

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Ballard Avenue

AND/OR COMMON
Ballard Avenue Historic District

2 LOCATION

STREET & NUMBER
Ballard Avenue from Northwest Market to Northwest Dock St
CITY, TOWN
Seattle
STATE
Washington
VICINITY OF
CODE
53
COUNTY
King
CONGRESSIONAL DISTRICT
1st - Joel Pritchard
CODE
033

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
☒ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE	☐ MUSEUM
☐ BUILDING(S)	☐ PRIVATE	☐ UNOCCUPIED	☒ COMMERCIAL	☒ PARK
☐ STRUCTURE	☒ BOTH	☐ WORK IN PROGRESS	☐ EDUCATIONAL	☐ PRIVATE RESIDENCE
☐ SITE	☐ PUBLIC ACQUISITION	☐ ACCESSIBLE	☐ ENTERTAINMENT	☐ RELIGIOUS
☐ OBJECT	☐ IN PROCESS	☐ YES: RESTRICTED	☐ GOVERNMENT	☐ SCIENTIFIC
	☐ BEING CONSIDERED	☒ YES: UNRESTRICTED	☐ INDUSTRIAL	☐ TRANSPORTATION
		☐ NO	☐ MILITARY	☐ OTHER:

4 OWNER OF PROPERTY

NAME Multiple

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. King County Administration Building

STREET & NUMBER
Fourth and James

CITY, TOWN
Seattle

STATE
Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Ballard Avenue Historic District

DATE
1975
FEDERAL STATE COUNTY ☒ LOCAL

DEPOSITORY FOR SURVEY RECORDS
City of Seattle, Department of Community Development

CITY, TOWN
Seattle
STATE
Washington

DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Ballard Avenue Historic District encompasses a well-preserved section of one of the most successful of several townsites which grew up around early-day Seattle and which eventually were incorporated into the metropolis. Widely known as a manufacturing center and the harbor of a sizable fishing fleet, Ballard has retained a strong community identity. A high Scandinavian population, initially drawn to Ballard's fishing and boat-building industries, accounts for a distinctive cultural heritage which contributes to the community spirit.

Primary and secondary buildings lining Ballard's historic main street typify modest-scale commercial building in the American West from 1890 to 1930. None of the buildings exceed three stories in height; most are one and two stories high. Presently, all of the buildings are faced with brick, stone, or stucco, even though several are merely veneered wood-frame structures. A remarkable number of hotel buildings were erected along Ballard Avenue between the turn of the century and the First World War. Invariably, the ground stories of these larger, two and three-story buildings were devoted to stores or taverns, and separate entrances were provided to rooms on the upper levels. Owing to peculiarities of the plat, a common characteristic of buildings on block corners in the area is a plan conforming to a triangular or trapezoidal lot.

Within the segment of Ballard Avenue which comprises the district, demolition, rebuilding and radical alteration have been moderate since the Second World War. That the streetscape remains homogeneous and that facades above the ubiquitous shop fronts have been well preserved owes largely to the fact that the community's Post War development was attracted elsewhere, notably along Market Street, to the north, and along 15th Avenue to the east. Together, Market Street and Ballard Avenue form the community's present-day business and retail shopping core.

As an outgrowth of a locally-inspired revitalization movement, the City of Seattle recently created the Ballard Avenue Landmark District under authority of its Landmarks Preservation Ordinance. In the future, irreversible alterations to building exteriors, demolition and new construction within the four-block area are to be regulated by the City acting on the recommendations of a local review body.

LEGAL DESCRIPTION

Ballard Avenue Historic District is located in SE¼ Sec. 11, T.25N., R.3E., of the Willamette Meridian. Properties within district boundaries occupy Lots 1-8, Block 70; Lots 1-19, Block 71; Lots 1-13, Block 72; Lots 4-9, Block 73; Lots 20-37, Block 74; Lots 14-23, Block 75; and Lot 22, Block 76, Gilman Park Addition to the Plat of Seattle.

THE SITE AND PHYSICAL FEATURES

Ballard Avenue Historic District is a lineal district encompassing a half block on either side of Ballard Avenue between NW Market Street and NW Dock Place. The area is the equivalent of four blocks; approximately 10 acres, including streets.

The Community is located at the base of gently sloping peninsular land which forms the north bank of the Salmon Bay Waterway which, in turn, links Puget Sound to Lakes Union and Washington.

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Ballard's historic commercial center is a triangular section oriented southwesterly along the Salmon Bay Waterway. The "Triangle", as it is known, is an angled grid with six avenues running southeast to northwest and four perpendicular cross streets. It is bounded on the north by Market Street, a principal east-west thoroughfare, and on the east by 17th Avenue, a north-south street. The Triangle is intersected by two north-south streets extending from the conventional grid north of Market Street to the waterfront. These intersecting streets, 22nd Avenue NW and 20th Avenue NW, and the border streets truncate the rectilinear block pattern within the section and create a series of triangular and trapezoidal lots and a multiplicity of vistas. In addition, Ballard Avenue was made to bend slightly to the southwest at its intersection with 22nd Avenue. As a consequence, the City Hall with its imposing four-story tower, which once stood at the northwest corner of the intersection, became the focal point of one's view up Ballard Avenue.

It has been pointed out by Ron E. Batterson in his 1969 case study that the "finite" quality of the vistas contributes to the pleasing human scale of streetscapes within the Triangle. By contrast, it is noted, along thoroughfares such as Market Street "infinite" vistas stretch out virtually uninterrupted except by an occasional change in elevation. However much a visual asset the angled layout and its picturesque concentration of flat-iron buildings may be considered today, the reason for the divergent grid is understood to have been one of economics. A greater number of waterfront lots for industrial development could be laid out on a tangent paralleling the shoreline than could be obtained in the same space by a compass-oriented grid.

Streets and sidewalks within Ballard's Triangle were hard-surfaced during the first decade of the 20th century. Brick was the earliest pavement to abut the Seattle Electric Railway tracks which ran the length of Ballard Avenue and continued northwesterly to join the westernmost tip of the peninsula to Seattle and other suburbs. The brick paving later was replaced with concrete. Granite curb stones, still in evidence here and there, are generally believed to have come to hand as ships' ballast.

In its historic period, as today, Ballard Avenue was lined with utility poles. Only the street railway lines were subsequently deleted from the overhead wiring. Street lamps on classical column standards formerly mounted on the sidewalks have been supplanted. In recent years mercury vapor lamps were attached to existing utility poles.

Ballard Avenue developed as a busy commercial street in which residences and enterprises running the gamut from small shops and mechanics' garages to large dry-goods stores and hotels were arrayed side by side. There were no street plantings, nor were there any statuary or park parcels. The City Beautiful Movement by-passed Ballard's Triangle. Eventually, toward the end of the historic period, the last of the frame dwellings with their modest yards began to disappear from the scene.

PRIMARY AND SECONDARY BUILDINGS

Of some 74 surveyed properties, including vacant lots, nearly 50 are considered to have primary or secondary value. Those in the secondary category may lack architectural or

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historical significance, but, through compatible scale, design or materials, contribute to the district as a whole. Construction dates used in the evaluation were based on early field notes of the King County Assessor.

During the initial period of development within the district, between Ballard's incorporation in 1890 and the time of the community's annexation to Seattle in 1907, a great many wood-frame structures were built, naturally. Some of the clapboarded dwellings and shops with their false fronts and Italianate cornices stood for decades. Most, however, were soon torn down and replaced by more permanent construction. A few of the early frame buildings are still extant, though outwardly unrecognizable. The two-story dwelling at 5439-5441 Ballard Avenue erected in 1903, for example, was remodeled with a Mission Style stucco facade in 1926.

Overall, brick was the material most widely used for construction. A number of substantial store and hotel buildings went up along Ballard Avenue in the early period; none, however, exceeding three stories in height. It was this generation of masonry buildings - often supplanting temporary frame structures, which claimed the choice corner lots at major intersections from 22nd Avenue to Dock Place. The typical facing material, of course, was brick, although stone and stucco were used also. Stucco was occasionally scribed in imitation of masonry joints. Corbeled parapets were more frequently straight than crested. Only a few buildings, such as the Cors and Wegener Building (1893) and, possibly, the North Star Bar and Hotel (1905) appear to have had more elaborate sheet metal cornices supported by corbel tables. The buildings had trabeated or arched fenestration, and frequently a combination of both. Typically, they were simple Italianate structures of the type erected by carpenter-builders on small-town main streets throughout the West in this period.

The sole example of Richardsonian Romanesque architecture in the district is the three-story G. S. Sanborn Building (1901), initially a hotel, which was wholly faced with sandstone. The central tripartite bay of its third story is surmounted by a bold round arch, the tympanum of which is pierced by multiple small openings. The ground story front of the two-story triangular A. W. Preston Drug Store (1901) is distinguished by rusticated stone facing, clustered column piers with heavy, block-like caps carved in a stylized foliate motif. The two-story Scandinavian-American Bank (1902) with its cement veneer imitating smooth-dressed stone, "vermiculated" quoins and keystones, its low mansard roof and curvilinear corner crest, is the district's only example of the Second Empire Baroque Style.

Almost without exception, the buildings were equipped with one or more shop fronts, depending upon the street frontage. In the typical ground story there is a multi-paned transom a central entrance recessed between two plate glass bays, and wood-frame bulkheads. Bulkheads were ceramic tile-faced in the 1920's. Marquees were also typical of the later period.

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The second period of growth in the district, boosted by completion of the Hiram M. Chittenden Locks and Lake Washington Ship Canal, shipyard activity during the First World War and the general prosperity which followed, is dated from 1908 to 1930. In this period reinforced concrete was introduced. The old Eagles Lodge Hall (1908) and the Ballard Hotel (1909) are two of the district's early buildings of reinforced concrete. Victorian Italianate facades were now joined by those patterned after a more restrained palazzo type related to the Second Renaissance Revival Style. Rusticated brick facing, round-arched portals and bracketed cornices are typical of buildings erected in the second period.

The district's sole example of the Neo-Classical Revival is the small temple-like Ballard Savings and Loan Association Building (1914) with its common wood frame disguised by cast stone facing. The best-preserved of several examples of the Mission Style is The Vik Apartments (1926). Its stucco facade surmounted by a curvilinear gable, its iron balconies and tile window hoods are unaltered. The most common type of building erected in the district later in the second period was a single-story commercial structure with, normally, a modicum of historical detail. In these buildings, a frieze of patterned brick, a straight or rectilinear crested parapet, or a low, pyramidal false gable was the extent of treatment above the standard shop front.

There are several noteworthy buildings on the periphery which buttress Ballard Avenue but which nevertheless fall outside the district boundaries. The strongest of several historic structures now somewhat isolated at the southeast end of Ballard Avenue is the two-story former St. Charles Hotel (1902) presently occupied by Kolstrand's Hardware and Marine Supplies. With its series of projecting polygonal bays, it presents a facade of 100 feet, twice the frontage of the typical larger building fronting Ballard Avenue. The longer facades are usually found on the corners of cross streets.

Slightly offset from the northwest end of Ballard Avenue, on the north side of Market Street, is the four-story terra cotta-faced Second Renaissance Revival building erected in the 1920's by the Fraternal Order of Eagles. With a street front of 200 feet, the Ballard Building, as it is now known, is probably the most nearly monumental historic building in the community. It symbolizes both the high point of Ballard's promise as a commercial center prior to the Depression and the growing trend of development along Market Street.

At the foot of NW Vernon Place is the single-story brick-faced C. D. Stimson Company office building constructed ca. 1913 from designs in the "Modern English" vein by leading Washington architect Kirtland K. Cutter. The Stimson Company lumber mills historically have played a prominent role in Ballard's economy.

Ballard's Fire Station No. 18 (1911), designed by the Seattle firm of Bebb and Mendel, is located a block east of the northwesterly end of the district. Previously entered into the National Register, the picturesque brick building with its stepped gables and strut-supported eaves is scheduled for stabilization and restoration with funds made available by the Department of Housing and Urban Development. Meanwhile, a suitable tenant is being sought for the surplus fire station.

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DEVELOPMENTS FOLLOWING THE HISTORIC PERIOD

By 1930, as development increased along Market Street, Ballard Avenue's status as the community's main business street began to be eclipsed. On the lower end of Ballard Avenue, southeast of the district boundary, property development tended to be more industrial in character. Several turn-of-the-century store and hotel buildings were neighbors to factory warehouses, mill yards and sheet metal works. Throughout the period of the Second World War to the present day, this semi-industrial atmosphere has been reinforced by new construction, including single-story frame office structures, cold storage plant facilities and warehouses. Comparatively little of this type of development has eroded the historic district, although a handful of modern frame office structures and concrete warehouses are interspersed among the primary and secondary buildings.

A more prevalent kind of intrusion in the district is the alteration of ground story shop fronts to varying degrees. Despite the fact that such alteration is commonplace, many shop fronts remain intact. The ones at 5227-5229 Ballard Avenue are good examples of those which are as yet untouched.

Recently, Ballard business leaders undertook to revitalize the business core, principally, that segment of Market Street bordering the Triangle. Improvements based on recommendations of urban designers stopped short of a pedestrian mall, but did include colorful awnings, resurfaced sidewalks and crosswalks, street plantings, and a small corner-lot park known as Bergen Place Park. Concurrent with this move to create a more attractive environment for shoppers was the banding together of Ballard Avenue property owners who shared a common interest in rejuvenating and preserving the older commercial street. The Ballard Avenue Association was organized in 1974. The group supported creation of a City Landmark District and the notion of retaining at community level responsibility for regulating alterations, demolition and new construction within the district. The ordinance was officially enacted in April, 1976. It provides that district property owners, tenants and residents shall elect five of their number to the local review board. In addition, a professional architect and historian appointed by the Mayor will make up the Ballard Avenue Landmark District Board.

Other efforts of the Ballard Avenue Association have been directed toward neighborhood clean-up and redevelopment of the Ballard City Hall site which was landscaped in recent years by the City Engineering Department. The City Hall was torn down around 1967 after having been damaged in the 1965 earthquake. At present, the site at Ballard and 22nd Avenues is partially paved, outfitted with benches and planted with Oregon grape and evergreen shrubbery. Sculptural elements are the old building's four cast iron portico columns. It has been proposed that an additional relic, the City Hall bell, be mounted in a new brick clock tower on the site. This and other improvements contemplated for the district as a whole, as a matter of course, will be worked out in cooperation with the newly-authorized Ballard Avenue Landmark District Board.

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INVENTORY OF PROPERTIES IN BALLARD AVENUE HISTORIC DISTRICT, SEATTLE.

1. 2301-2313 NW Market Street, and 5421 Ballard Avenue NW (1923).

Status: Secondary structure

Trapezoidal plan with nine foot truncated corner bay at junction of Ballard Avenue and Market Street. Twenty-two foot frontage on Ballard Avenue; 126 feet on Market Street. One story. Concrete (?) construction. Concrete foundation. Scribed brick exterior facing. Piers mark off multiple store front bays. Ceramic tile bulkheads. Marquee. Straight parapet and low, double-pitched false gable on Market Street elevation. Parapet decorated with Gothic terra cotta panels, terra cotta coping. False gable recently added to corner bay in imitation of medieval half timbering.

2. 5440 Ballard Avenue NW (1920).

Status: Secondary structure

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Stucco (?) exterior veneer. Shop front with marble bulkhead. Marquee. Flat-arched bay window second story. Straight parapet with carved brick or terra cotta frieze in Art Deco motif.

3. 5443-5447 Ballard Avenue NW (1906).

Status: Secondary structure

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Brick exterior veneer, stone trim. Originally, three shop fronts. Ground story remodeled. Corbeled parapet.

4. 5439-5441 Ballard Avenue NW (1903).

Status: Secondary structure (frame residence converted to Mission Style commercial front after 1925)

Rectilinear plan. Fifty-foot frontage on Ballard Avenue, including nine foot area way on east end. Two stories. Frame construction. Post and block foundation. Stucco exterior facing. A single story, eight-foot enclosed gallery with deck extends across entire front and area way. Curvilinear Mission Style deck railing. Central, round-arched entry. Second story: three bays, linteled openings. Central attic window. Bracketed, overhanging eave of mission tile. Alterations: applied "fanlights" over second story windows and decorative "balcony" under attic window have been removed; west half of curvilinear deck railing altered.

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5. 5433 Ballard Avenue NW (1900).

Status: Tertiary structure (remodeled 1926, front comprehensively remodeled 1957).

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. One story. Brick masonry construction. Roman brick veneer. Bay windows. Straight parapet. Entire front remodeled 1957.

6. 5429-5431 Ballard Avenue NW (1923).

Status: Secondary structure

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. One story. Brick masonry construction. Concrete foundation. Scribed brick exterior facing. Originally, two shop fronts with brick bulkheads. West shop front remodeled with stone facing ca. 1952. East shop front remodeled thereafter. Low, double-pitched false gables over either store front. Frieze of basketweave patterned brick. Central date and title panel inscribed: "Hopkins Block/1923."

7. 5423-5427 Ballard Avenue NW (C. 1926).

Status: Primary structure. Current use: The Vik Apartments

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Two stories. Hollow tile construction. Concrete foundation. Stucco exterior facing. Two shop fronts. Central linteled entry with transom gives access to second story. Marquee. Second story: two wide bays on either side of central bay which is blank except for slit window with round arch head. Decorative iron balconies at each window. Pent tile eaves over each window. Curvilinear Mission Style gable and parapet with coping. Unaltered except for compact air conditioning apparatus atop marquee.

8. 5419 Ballard Avenue NW (1913).

Status: Secondary structure

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. One story. Brick masonry construction, three walls. Brick exterior facing. Straight parapet with coping. Sheet metal cornice. The original shop front and side entry offset to west were modified in 1940 and again more recently. However, the building's facade supports the horizontal lines of its Mission Style neighbor to the west.

9. 5417 Ballard Avenue NW (c. 1900?)

Status: Tertiary structure (remodeled 1946 and earlier)

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Rectilinear plan. Twenty-one foot frontage on Ballard Avenue. One story. Single construction. Post and block foundation. Brick veneer. Conventional shop front with brick bulkheads was remodeled with glass brick 1946. Straight parapet with central rectilinear crest. Frieze of diaper patterned brick. Roofline a foot or two lower than that of its neighbor to the west.

10. Lot 9, less alley, Block 72, Gilman Park Addition.

Status: Vacant property

11. 5411 Ballard Avenue NW (c. 1890's?)

Status: Tertiary structure (remodeled 1968).

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue with parking SE½ of lot. One story. Frame construction. Originally Stick Style false front decorated with scroll work. Applied cross-members, urn-shaped finials. The building and its two-story frame Italianate neighbor to the east (since demolished) were intact in 1925. 5411 Ballard Avenue was remodeled for tavern use with a comprehensive veneer of vertical board siding, 1968.

12. 5403-5407 Ballard Avenue NW (1901).

Status: Primary structure. Current use: Buffalo Tavern, Oak Parlor Antiques.

Polygonal plan. Sixty-six foot frontage on Ballard Avenue; 48 feet on 22nd Avenue NW. Two stories. Brick masonry construction. Brick foundation. Brick exterior facing. Two westerly shop fronts with frame bulkheads are intact. Easterly ground story facade recently remodeled. Second story: double-hung sash windows under segmental brick arches; four paired bays on 22nd Avenue face; five paired bays on Ballard Avenue face. Two tall brick flues intact. Majority of flues shortened to parapet level. Early location of J. C. Penney Department Store in Ballard, early 1920's.

13. Lot 13, less alley, Block 72, Gilman Park Addition

Status: Vacant property

14. 2215-2225 NW Market Street (1903).

Status: Secondary structure

Triangular plan with eight-foot truncated apex at junction of Ballard Avenue and Market Street. Eighty-two foot frontage on Ballard Avenue; 120 feet on Market Street. Two stories. Brick masonry construction. Concrete foundation. Scribed

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buff brick exterior facing. Ground story shop fronts on Market Street remodeled. Marquee, Market Street facade. Second story: linteled fenestration. Corbeled cornice.

15. 5424 Ballard Avenue NW (1906).

Status: Primary structure

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Red and fire-flashed brick exterior facing. Commercial shop fronts either side central entry to second level are intact. Central entry altered. Second story: four bays, linteled windows recessed between piers marking off bays. Bracketed cornice.

16. 5420-5422 Ballard Avenue NW (1948)

Status: Intrusion (Post War construction).

Rectilinear plan. Thirty-eight foot frontage on Ballard Avenue. Frame construction. Brick veneer. SE portion of lot is black-topped.

17. Lot 6, Block 73, Gilman Park Addition.

Status: Vacant property used for parking.

18. 5410 Ballard Avenue NW (1908).

Status: Primary structure. Current use: Ballard Printing and Publishing Co.

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Currently three stories. Reinforced concrete construction. Concrete foundation. Stucco(?) exterior facing. Ground story front remodeled. Uppermost story: four paired bays, linteled openings presently filled in. New windows in former bays. Corbeled belt course and frieze panels. Molded cornice and central stepped and curvilinear crest. Building originally carried title of Eagles Lodge and date, 1908. Until recently, building was longtime local newspaper plant.

19. Lot 4, Block 73, Gilman Park Addition.

Status: Primary site.

Triangular lot. Site of three-story brick masonry City Hall with conical-roofed corner tower erected 1899 and demolished ca. 1967 following damage sustained during earthquake in 1965. After Ballard was annexed to Seattle in 1907, the former City Hall served as a local police station and other functions. The City Hall was the

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strongest symbol of Ballard's early years as a separate governmental entity. The four columns which supported the City Hall's four-story corner tower have been utilized in the existing landscape plan.

20. 5345½-5349 Ballard Avenue NW (1901).

Status: Primary structure. Current use: Antique furniture storage.

Triangular plan with six-foot truncated apex at junction of Ballard Avenue and 22nd Avenue NW. Fifty-two foot frontage on Ballard Avenue; 67 feet on 22nd Avenue. Two stories. Brick masonry construction. Brick foundation. Ballard Avenue facade: rusticated brick and random ashlar exterior facing. Ground story shop fronts set off by clustered column piers with heavy, block-like caps incised with stylized foliate motifs. Second story: four bays, round-arched openings with arched hood molds. Outermost bays are coupled. Straight parapet with corner finials. Sheet metal cornice. Corbeled belt course and cornice on 22nd Avenue facade. Originally A. W. Preston Drug Store. Later, Bartell's Drug Store.

21. SEly 35.7 feet of Lot 1, and NWly 2½ feet of Lot 2, Block 71, Gilman Park Addition.

Status: Vacant property.

22. 5337-5339 Ballard Avenue NW (1900).

Status: Secondary structure

Rectilinear plan. Forty-three foot frontage on Ballard Avenue. Single story. Masonry construction. Post and block foundation. Scribed brick exterior facing. Conventional shop front. Straight parapet with central, double-pitched false gable or crest.

23. 5335 Ballard Avenue NW (1909).

Status: Primary property. Current use: Vacant.

Rectilinear plan. Twenty-six foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing; sandstone trim, ground story. Conventional shop front with transom lights, recessed central entry, plat glass window bays, and wood frame bulkheads. Additional entry to second level offset on east side under segmental arch. Second story: two projecting polygonal bays, frame. Corbeled cornice. Central fan or semi-circular crest, originally stuccoed.

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24. 5333 Ballard Avenue NW (1904).

Status: Secondary property

Rectilinear plan. Twenty-four foot frontage on Ballard Avenue. Single story. Frame construction with brick exterior facing. Conventional shop front with brick bulkheads. Faces of brick piers at either side of facade have rock-cut sandstone bands which match those of neighbor to west. Straight, unembellished parapet.

25. 5325½-5329 Ballard Avenue NW (1906).

Status: Primary structure. Current use in transition.

Rectilinear plan. Fifty-five foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing and quoins, second story. Three conventional shop fronts with frame and ceramic tile bulkheads. Additional entry to second level offset to east side of facade. Second story: 4 bays, linteled openings with flat brick arches and keystones. Raised geometric brick pattern between two center bays. Sheet metal cornice. Four brick flues with corbeled caps intact.

26. 5323 Ballard Avenue NW (1901).

Status: Primary structure. Current use: Al's Second Hand Store.

Rectilinear plan. Forty-four foot frontage on Ballard Avenue. Three stories. Brick masonry construction. Brick foundation. Rock-cut sandstone facing. Tripartite commercial front with wide central entry bay. Upper stories: three wide bays of compound linteled openings set off by strip pilasters. Central tripartite bay of third story surmounted by a pierced tympanum under bold Romanesque arch. Corbeled cornice. Originally a store and hotel building. Central second story spandrel panel carries title: "G. B. Sanborn."

27. 5317-5319 Ballard Avenue NW (1927).

Status: Secondary structure

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Single story. Concrete tile construction. Concrete foundation. Scribed brick exterior facing. Essentially intact are three conventional shop fronts set off by strip pilasters which extend as short posts above roofline. Frieze of basketweave patterned brick. Marquee. Low, double-pitched false gable centered over facade.

28. 5315 Ballard Avenue NW (1927).

Status: Secondary structure

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Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Single story. Brick masonry construction. Concrete foundation. Brick exterior facing, facade. Rusticated stone-faced corner piers. Conventional shop fronts remodeled. Garage door east end. Corbeled cornice.

29. 5305-5307 Ballard Avenue NW (1900).

Status: Secondary structure (remodeled during 1920's?)

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Single story. Masonry construction. Brick foundation. Scribed brick exterior facing, facade. Originally, three conventional shop fronts set off by strip pilasters which extend as short posts above straight parapet. Transom lights intact. However, ground story remodeled with new plat glass, outer bays, and false(?) stone bulkheads. Frieze of ceramic tile mosaic squares.

30. 5301 Ballard Avenue NW (1914).

Status: Primary structure. Current use: J. Gabel Custom Upholstering.

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue; forty-two feet on NW Vernon Place. One story. Frame construction. Concrete foundation. Stone bulkhead. Cast stone veneer. False Neo-Classical parapet and pediment with antefixae above cornice. Linteled openings set off by pilasters. Facade has central entry with bracketed hood. A wide bay either side of entry. The rear corner bay of the Vernon Place elevation is blind, indicating location of concrete vault. Frieze initially bore inscription: "Ballard Savings and Loan Association." Cornucopia with motto "Thrift" decorates tympanum of false pediment.

31. 5237-5239 Ballard Avenue NW (1900).

Status: Tertiary structure (remodeled).

Rectilinear plan. Twenty-foot frontage on Ballard Avenue; ca. 75 feet on NW Vernon Place, including rear addition. One story. Brick masonry construction. Concrete foundation. Stucco exterior veneer. Remodeled shop front presently includes Roman brick veneer and two business entrances. Originally, conventional shop front with single, recessed central entry and frame bulkheads. Spanish-style curvilinear applied crests have been removed from linteled openings on Vernon Place elevation. Straight, unembellished parapet.

32. 5233 Ballard Avenue NW (1898).

Status: Secondary structure

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Rectilinear plan. Thirty-foot frontage on Ballard Avenue. One story. Brick masonry construction. Post and block foundation. Brick exterior facing. Minor alteration to conventional shop front with wood panel bulkheads. An additional entry west side of facade. Corbeled cornice.

33. 5231 Ballard Avenue NW (1913)

Status: Tertiary structure (remodeled 1956).

Rectilinear plan. Twenty-four foot frontage on Ballard Avenue. One story. Brick masonry construction. Concrete foundation. Originally, brick facing and conventional shop front with wood panel bulkheads, false curvilinear gable. Refaced with ceramic tile and structural glass, gable removed, 1956.

34. 5227-5229 Ballard Avenue NW (1890).

Status: Primary structure. Current use: Commercial.

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Post and block brick foundation. Scribed stucco veneer. Ground story store fronts intact with transoms, central recessed entries, plate glass window bays, and frame bulkheads. One shop front on either side of central entrance to upper level. Second story: three bays either side wide central bay. Double-hung sash windows under segmental arches. Sheet metal cornice.

35. SEly ½ Lot 13, Block 71, Gilman Park Addition.

Status: Vacant property.

36. 5221 Ballard Avenue NW (1902)

Status: Tertiary structure (remodeled 1962).

Rectilinear plan. Fifty-foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Remodeled with stucco veneer. Originally, conventional shop fronts with wood panel bulkheads either side of central round-arched entrance to second level. Second story: arched openings, originally; three and four bays either side of central bay set off by strip pilasters (still apparent underneath stucco veneer). Additional entry on west side facade. Originally, sheet metal cornice and title crest which carried name "J. L. (?) Andstrom."

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37. 5213-5215 Ballard Avenue NW (1902).

Status: Primary structure. Current use: The International Schooner Tavern, etc.

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Brick exterior facing. Ground story remodeled 1948 and again recently. Originally, a conventional shop front with wood panel bulkheads on either side of central, segmental-arched entry to second level. Second story intact. Four bays, outermost of which are coupled. Linteled windows. Belt cornice between stories. Sheet metal superior cornice.

38. 5209 Ballard Avenue NW (1898).

Status: Tertiary structure (remodeled 1945 and 1952).

Rectilinear plan. Forty-nine foot frontage on Ballard Avenue. One story shop, two wide bays. Brick masonry construction. Concrete foundation. Straight parapet. Initially, frieze of raised geometric brick patterns. Remodeled with stucco veneer, garage doors.

39. 5205 Ballard Avenue NW (1915).

Status: Secondary structure

Rectilinear plan. Twenty-six foot frontage on Ballard Avenue. Single story. Brick masonry construction. Red brick exterior facing. Conventional shop front with wood panel bulkheads. Garage entry offset to side. Frieze of stretcher bricks laid on end. Straight parapet.

40. 5201 Ballard Avenue NW (1915).

Status: Primary structure. Currently for lease.

Polygonal plan with truncated corner at junction of Ballard Avenue and 20th Avenue NW. Fifty foot frontage on Ballard Avenue; ca. 28 feet on 20th Avenue. Brick masonry construction. Concrete foundation. Buff-colored brick exterior facing. Three original shop fronts recently remodeled with plate glass bay windows. Rusticated ground story piers and second story quoins. Centered in Ballard Avenue facade is round-arched entrance which originally led directly to second level. Ballard Avenue facade, second story; three wide bays. Linteled openings, coupled and tripartite. Bracketed cornice. Two stories.

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41. 4825 20th Avenue NW (c. 1900?).

Status: Intrusion (?) - remodeled or replaced.

Originally, trapezoidal plan. Fifty-eight foot frontage on 20th Avenue. Two stories. Brick masonry construction. Concrete foundation. Two conventional shop fronts and central round-arched entry to second level. Second story: three wide bays set off by strip pilasters. Paired double-hung sash windows with common lunette transoms. Corbeled cornice. Building replaced or subsumed in remodeling for what appears to be warehouse use. Present exterior facing: brick and concrete block.

42. 5400½-5404 22nd Avenue NW (1901).

Status: Primary structure. Current use: Sunset Hotel (since 1925 or earlier), Jones Brothers Company, Meats.

Triangular plan with seven foot truncated north apex. One hundred fifty foot frontage on 22nd Avenue. Three stories. Brick masonry construction. Concrete foundation. Brick exterior facing. Commercial ground story facade somewhat altered. Marquee. Entrance to upper levels south end. Wheel window over entrance. Second story fenestration round-arched with arched hood molds, mostly coupled bays. Third story fenestration linteled with flat brick arches and keystones. South end bay, including ground story entrance, set off by strip pilasters. Corbeled cornice. Early Ballard U. S. Post Office building.

43. 5354 Ballard Avenue NW (1895).

Status: Secondary structure

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Single story. Brick masonry construction. Concrete foundation. Brick exterior facing. Stone or cast stone trim at base of corner piers. Remodeled shop front. Frieze of recessed panels and corbeled cornice intact.

44. 5346-5350 Ballard Avenue NW (1896).

Status: Primary structure. Current use: Bowie Electric Company, etc.

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Two stories. Ten foot single-story bay on east end. Brick masonry construction. Concrete foundation. Scribed brick exterior facing. Marquee. Conventional shop front with ceramic tile bulkheads (possibly updated 1920's). Entrance to upper level centered in facade. Colored glass transom. Second story: seven bays, linteled openings. Terra cotta or stamped metal belt course in guilloche motif above windows. Low, central double-pitched crest, or pediment, flanked by short posts extending above parapet.

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45. 5342 Ballard Avenue NW (c. 1920's).

Status: Secondary structure

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Single story. Brick masonry construction. Concrete foundation. Brick exterior facing. Original two shop fronts remodeled. Ceramic tile bulkheads painted. Entry in west bay. Frieze of raised geometric brick patterns. Low, central double-pitched crest, or pediment.

46. 5338-5340 Ballard Avenue NW (1927).

Status: Secondary structure

Rectilinear plan. Forty-seven foot frontage on Ballard Avenue. Single story. Brick masonry construction. Post and block foundation. Brick exterior facing. Original three shop fronts remodeled. East end of facade is enclosed. Centered over facade is stepped false gable, or crest.

47. 5334 Ballard Avenue NW (1920's ?).

Status: Secondary structure

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. SE½ lot is used for parking. One story. Brick masonry construction. Post and block foundation. Brick exterior facing. Altered shop front. Frieze: three raised brick Greek crosses. Corner piers rise as short posts above straight parapet.

48. 5330-5332 Ballard Avenue NW (1927)

Status: Secondary structure

Rectilinear plan. Fifty foot frontage on Ballard Avenue. One story. Brick masonry construction. Concrete foundation. Scribed brick exterior facing. Slightly projecting central bay contains garage door. Straight parapet.

49. Lot 30, Block 74, Gilman Park Addition

Status: Vacant property used for parking

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50. (5320) Ballard Avenue NW (1905).

Status: Secondary structure

Rectilinear plan. One hundred foot frontage on Ballard Avenue. Single story garage-office-and-automotive showroom (Wilson Motor C.). Brick masonry construction. Concrete foundation. Stucco exterior veneer. Originally, a stylized stepped and curvilinear false gable (stuccoed frame construction) was centered over each 25-foot section. Parapet removed from east sections. Still in use for automotive purposes. Main entrance now on Leary Avenue NW.

51. 5306-5310 Ballard Avenue NW (1900).

Status: Primary structure. Current use: Commercial.

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Brick exterior facing. Original ground story store fronts remodeled. Building corners and central entrance to second level are set off by rusticated brick piers with capitals. Second story: four wide bays and narrow central bay. Linteled fenestration. Corbeled frieze. Bracketed cornice. Early use: hotel.

52. 5304 Ballard Avenue NW (1903).

Status: Primary structure. Current use in transition.

Rectilinear plan. Fifty foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Brick foundation. Brick exterior facing with rock-cut stone trim. Perma stone veneer added to ground story and ground story openings altered, 1947. Second story: three wide bays. Coupled openings with round arch heads trimmed with continuous stone belt course. Building corners and central bay set off by strip pilasters. Central rectilinear false gable. Corbeled cornice is surmounted by globe finials on pedestals. Winged gargoyle originally at center of gable no longer extant. Early use: hotel and store.

53. 5300 Ballard Avenue NW (1902).

Status: Primary structure. Current use in transition? (lately, Starlight Hotel).

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue; 90 feet on NW Vernon Place. Two stories. Brick masonry construction. Brick foundation. Cement, or stucco, facing scribed in imitation of masonry. Ground story Ballard Avenue facade altered. Stuccoed corner piers "rusticated" with vermiculated panels. Second story: linteled openings with vermiculated keystones. Two coupled bays, Ballard Avenue facade. Low mansard roof with corner posts surmounted by pyramidal caps and ball finials. Corner

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at junction of Ballard Avenue and NW Vernon Place surmounted by large, bowed escutcheon, or crest, bearing title "Bank Building". Ballard's early Scandanavian American Bank.

54. Ballard Elks Temple (ca. 1905-1910?).

Status: Primary Structure

Rectilinear plan. Seventy-five foot frontage on Ballard Avenue; 100 feet on NW Vernon Place. Three stories. Masonry construction. Red brick exterior facing, rusticated ground story. Two original shop fronts on Ballard Avenue remodeled. Neo-Classical temple-fronted portico slightly offset from center of Ballard Avenue facade presently closed. Main entrance is now in modern annex on Leary Avenue. Although Ballard Avenue facade is unpainted, the NW Vernon Place elevation has been painted white to conform with annex. Second story, fenestration segmental-arched with tripartite arcade over Ballard Avenue portico. Third story windows linteled with keystones. Brick belt courses. Straight parapet above molded cornice.

55. 5216 Ballard Avenue NW (1920's?).

Status: Tertiary structure (converted to bowling alley, then garage, 1963).

Rectilinear plan. Fifty foot frontage on Ballard Avenue. One story. Masonry construction. Concrete foundation. Scribed, buff-colored brick exterior facing. Store converted to bowling alley and, in 1963, garage. Ground story altered with garage entrance, bay windows. Small ceramic or cast stone panels make up frieze. Straight, unembellished parapet.

56. 5214 Ballard Avenue NW (1956).

Status: Intrusion (Post War construction).

Rectilinear Plan. Twenty-five foot frontage on Ballard Avenue. SE½ lot used for parking. One story. Frame construction on concrete slab(?). Flat roof overhang.

57. 5202-5210 Ballard Avenue NW (1890).

Status: Primary structure. Current use: Commercial. Pelican Printers, etc.

Triangular plan with eight foot truncated apex at junction of Ballard Avenue and 20th Avenue NW. 116-foot frontage on Ballard Avenue 148 feet on 20th Avenue. Two and three stories. Originally, three stories. Excepting westerly three bays, third story removed prior to November, 1925 (date of earliest known photo showing alteration).

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Brick masonry construction. Concrete foundation. Brick exterior facing. Ground story shop fronts somewhat altered with paint and shake water skirt and bulkheads. Centered in Ballard Avenue facade is round-arched entry to upper level. Bays set off by strip pilasters. Second story: double-hung sash windows under segmental arches. Bowed corner at intersection overhangs ground story and is supported by four columns which frame entry to end shop. Sheet metal belt cornice. The corner bay of the missing third story was surmounted by a crown-shaped crest bearing the title "Junction Block."

58. 5135 Ballard Avenue NW (1897).

Status: Primary structure. Current use: Paulette Financial Arrangements, etc.

Triangular plan with six foot truncated apex at junction of Ballard Avenue and 20th Avenue NW. Fifty foot frontage on Ballard Avenue; 63 feet on 20th Avenue. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing. Ground story shop fronts altered. Second story, Ballard Avenue facade, six bays grouped in sets of three between strip pilasters. Segmental brick arch heads. Corbeled cornice. Straight parapet with flues (?) carried above roofline.

59. 5129 Ballard Avenue NW (1897).

Status: Primary structure. Current use: American Flag and Decorating Co.

Trapezoidal plan. Thirty-seven foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing. Ground story shop front with central entry somewhat altered. Additional entry to second level on west end facade. Second story: six bays, segmental-arched openings. Central two bays separated by brick pier continuous from grade level to frieze of recessed panels. Corbeled cornice.

60. Lot 2, Block 70, Gilman Park Addition

Status: Vacant property, fenced.

61. Lot 3, Block 70, Gilman Park Addition

Status: Vacant property, fenced.

62. Lot 4, Block 70, Gilman Park Addition

Status: Intrusion (modern warehouse construction).

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63. 5109 Ballard Avenue NW (c. 1900?).

Status: Primary structure. Current use: Commercial.

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. NW $\frac{1}{2}$ of lot vacant, fenced on street front. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing. Rusticated stone-faced corner piers, ground story. Shop front altered. Second story: four bays, linteled fenestration. Corbeled cornice. Short corner posts and central rectilinear crest removed from roofline.

64. 5107 Ballard Avenue NW (1900).

Status: Tertiary structure (remodeled).

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. SE $\frac{1}{2}$ of lot partially vacant for parking purposes, with new construction at rear of vacant portion. One story. Brick masonry construction. Brick exterior facing with corbeled cornice, recently stuccoed. Auto repair garage front remodeled.

65. 5101 Ballard Avenue NW (1905).

Status: Primary structure. Current use: Custom welding shop.

Rectilinear plan with truncated corner at junction of Ballard Avenue and NW Dock Place. Twenty foot frontage on Ballard Avenue; 76 feet on NW Dock Place. Two stories. Brick masonry construction. Concrete foundation. Brick exterior facing. Shop front on Ballard Avenue somewhat altered. Segmental brick-arched openings first and second stories, including corner entrance. Above entrance is projecting polygonal corner bay. Three hooded linteled bays, slightly overhanging, Dock Place elevation. Rusticated brick quoins. Corbel table initially carried sheet metal cornice, though no cornice has been in evidence since ca. 1937. Originally the North Star Bar and Hotel.

66. 4775 Ballard Avenue NW (1909).

Status: Primary structure. Current use: Residential (?).

Rectilinear plan. Twenty-six foot frontage on Ballard Avenue; 90 feet on NW Dock Place. Three stories. Reinforced concrete construction. Concrete foundation. Stucco exterior veneer. Ballard Avenue shop front remodeled. Linteled fenestration. Upper sashes of second and third stories windows divided by perpendicular and diagonal cross members. Projecting polygonal corner bay at intersection, continuous from second story to roofline. High, straight parapet above bracketed cornice.

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67. 5006 20th Avenue NW (1893).

Status: Tertiary structure (remodeled).

Trapezoidal plan. Twenty foot frontage on 20th Avenue. One story. Masonry construction. Originally, brick exterior facing with conventional shop front with frame bulkheads. Shop front wholly remodeled.

68. 5000-5004 20th Avenue NW (1893).

Status: Primary structure. Current use: H. C. Davidson's Restaurant, etc.

Trapezoidal plan. Fifty-eight foot frontage on 20th Avenue. Two stories. Brick masonry construction. Brick and concrete foundation. Brick exterior facing. Two ground story shop fronts remodeled. Entrance to second level is centered in facade under a round-arched opening and classical pediment and is somewhat altered. Rusticated corner piers. Second story facade formally organized; an arcade of linteled openings with lunette transoms. Each of eight bays set off by strip pilasters. Corbel table supports sheet metal cornice and parapet with pierced railing and urn-shaped finials (south section missing). At center of metal parapet is classical pediment bearing title and date: "Cors and Wegener/1893."

69. 5144 Ballard Avenue NW (1911).

Status: Primary structure. Current use: Club Tavern (since 1937 or earlier).

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Brick foundation. Brick exterior facing. Ground story shop front remodeled in rustic log cabin motif (since 1937 or earlier). Second story: four bays, round-arched openings. Corbeled cornice.

70. 5140 Ballard Avenue NW (1902).

Status: Primary structure. Current use: Owl Tavern (since 1937 or earlier).

Rectilinear plan. Twenty-five foot frontage on Ballard Avenue. Two stories. Brick masonry construction. Concrete and brick footing wall. Brick exterior facing. Ground story front comprehensively remodeled. Corner piers, ground story, faced with rock-cut stone. Second story: two wide bays of coupled, round-arched openings under continuous double-arched belt mold. Corbeled cornice contiguous with that of neighbor to west. Above cornice is a high parapet decorated with raised geometric brick patterns.

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71. 5130-5136 Ballard Avenue NW (1900).

Status: Tertiary structure (remodeled).

Rectilinear plan. Ninety-nine foot frontage on Ballard Avenue; ca. 60 feet on NW Ione Place. Brick masonry construction. Concrete and brick footing wall. Originally two stories with four conventional ground story shop fronts and rooms above. Second story removed. Shop fronts comprehensively remodeled. Five brick-faced piers and short parapet are the only remains of original facade.

72. Lots 15 through 18, Block 75, Gilman Park Addition

Status: Intrusion (modern warehouse construction and shop yards).

73. 5100-5102 Ballard Avenue NW (1905).

Status: Primary structure. Current use: Trader Van's Tavern, etc.

Rectilinear plan. Fifty foot frontage on Ballard Avenue; 74 feet on NW Dock Place. Two stories. Concrete(?) construction. Concrete foundation. Brick exterior facing. Ground story shop fronts, Ballard Avenue, remodeled. Ground story exterior stuccoed and painted. Centered in Ballard Avenue facade is Neo-Classical temple-fronted portico with engaged Corinthian columns. Second story, Ballard Avenue facade: six bays, central four of which are clustered under blind arcade with cast decoration in tympanae. Staggered brick quoins. Bracketed cornice.

74. 4770 Ballard Avenue NW (1943).

Status: Intrusion (Berg Fuel Co. shed).

Rectilinear plan. Eighteen foot frontage on Ballard Avenue; 56 feet on NW Dock Place, including 26 foot rear garage addition. One story frame construction. Concrete foundation. Clapboard siding. Hipped roof with asphalt shingle cover.

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District Boundaries

The reason for the district's undeviating lineal character is simply that, taken as a whole, the significant properties are those fronting on the greater portion of Ballard Avenue. This is where the streetscape is most cohesive, the historical and architectural integrity most nearly intact.

The southeasterly segment of Ballard Avenue is less well preserved overall and, therefore, is excluded from the district. It does contain some significant buildings, but these are few and distinctly separated from the greater aggregate by intrusions.

For the most part, properties fronting on streets paralleling and intersecting with Ballard Avenue are similarly eroded. In all of the remaining peripheral zone there are two buildings which might ordinarily merit inclusion in the district. In one case inclusion was infeasible because of owner-resistance, and in the other case inclusion was, in the end, felt to be unjustifiable because the building is sufficiently offset from the district in visual terms.

18 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☒ TRANSPORTATION
☒ 1900-	☐ COMMUNICATIONS	☒ INDUSTRY	☒ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1890-1930

BUILDER/ARCHITECT Anonymous

STATEMENT OF SIGNIFICANCE

GENERAL STATEMENT

Ballard Avenue Historic District is significant to the City of Seattle as a well-preserved commercial section of an historic neighborhood community. Homesteaded as early as 1853, platted and promoted by the West Coast Improvement Company 1887-1889, and incorporated as a municipality in 1890, Ballard was one of the largest and most successful townsites developments which surrounded Seattle in early days. The key to Ballard's initial success was its juxtaposition to a hinterland of timber resources and its ready access to world markets via railroad and Puget Sound. Townsite proprietors, headed by Captain William R. Ballard, encouraged the siting of lumber mills on company land along Salmon Bay. By 1895, Ballard was one of the largest shingle-manufacturing centers in the world.

Buildings along Ballard's historic main street date from two major periods of growth between 1890 and 1930. The four-block Ballard Avenue Landmark District is the first such district to be created by the City of Seattle outside of Pioneer Square in the downtown core.

BACKGROUND OF THE TOWNSITE

White settlement of the area which was to become Ballard dates from the 1850's. As early as 1853 Ira W. Utter had proved his claim to 720 acres on the northeasterly shore of Salmon Bay. (Ballard Avenue Historic District is located slightly west of the west line of Utter's claim.) Seattle, too, had its beginning in this period. The small settlement destined to become a metropolis developed on land to the south, fronting Elliot Bay, which was claimed in 1852 by the Denny, Boren and Bell families; Dr. David Maynard and Henry Yesler. Whereas Seattle grew steadily after its founding, it would be many years before Ballard would be platted as a townsite.

In 1882 the 700-acre Farmdale Homestead, as the settlement at present-day Ballard was then known, was acquired by Seattle business interests. Five years later, in 1887, the land was consolidated with adjoining tracts by the West Coast Improvement Company and subsequently platted as Gilman Park. Partners in the enterprise were John Leary, Thomas Burke, Boyd J. Tallman, and William Ballard, who served as company manager. A majority of the 10-acre tracts were marked off into 50 by 100 foot lots for commercial and residential purposes. Larger waterfront parcels designated for industrial use were specifically intended for shingle and lumber mills, the first of which was put into operation by J. Sinclair in 1888.

In 1889 the Stimson Company was attracted from Michigan by timber prospects in the Puget Sound area, and, with encouragement from the West Coast Improvement Company, the company established its first mill on Salmon Bay. From the outset, the prosperous Stimson mills contributed significantly to the community's status as an industrial center. Other mills

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followed. After the disastrous fire which destroyed much of downtown Seattle in 1889, the community's lumber manufactories supplied window frames, paneling and other millwork needed for the reconstruction.

Fast-selling lots in Gilman Park rose in value as the job market grew with industrial development.

The Seattle, Lake Shore and Eastern Railroad was the first railroad to serve what it unofficially designated "Ballard Junction". In 1888 the line extended from Seattle to the south shore of Salmon Bay, and passengers walked across a wagon bridge to the settlement. The "Ballard" usage was fixed by the time the town was incorporated in 1890. Ballard numbered its population at 1,173 the year it was incorporated. In that year, too, Ballard was more directly connected to Seattle by the West Street and North End Railway via a new bridge. The terminus of the interurban line was Ballard Avenue.

DEVELOPMENTS FOLLOWING INCORPORATION

By 1895 Ballard was considered to be the center of the largest shingle industry in the world. The capacity of its mills was close to $1\frac{1}{4}$ million red cedar shingles per year. In 1904 there were fifteen shingle mills in full time operation with a daily output of 3 million. In addition to lumber manufactories, Ballard had attracted iron foundries, shipyards, drop forge works, wood pipe works, and a boiler works. Population had risen to 10,000, and fishing began to rank with manufacturing as a major industry.

During the second decade, in 1907, Ballard citizens finally approved annexation to Seattle in hope of improving their inadequate water supply and sewerage system. In 1916, after lengthy planning and five years of construction effort by the U. S. Army Corps of Engineers, the Hiram M. Chittenden Locks at Ballard and the Lake Washington Ship Canal were completed. The new waterway linked Puget Sound with a vast inland harbor composed of Salmon Bay, Lake Union and Lake Washington. This fresh-water harbor combined with Seattle's salt-water harbor to provide navigational facilities rated among the best in the world. In the years following the First World War Ballard reached the high point of development based upon its strategic position on the Salmon Bay Waterway. In metropolitan Seattle today, Ballard continues to be the center of a nearly unique combination of manufacturing and commercial fishing industries and recreational boating. Ballard's identity as a community has remained strong and will be enhanced in the future by the preservation of that segment of its historic commercial street which recently was designated Ballard Avenue Landmark District by the City of Seattle.

BIOGRAPHICAL NOTE ON WILLIAM BALLARD

William Rankin Ballard (1847-1929), a native of Ohio, emigrated to Oregon with his father, Dr. Levi Ballard, and family in 1858. Educated at Umpqua Academy in Wilbur, Oregon and at the University of Washington in Seattle, he taught school in King, Pierce and Thurston Counties and later secured a government contract to survey the Yakima Indian Reservation.

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In 1876 Ballard became mate on the steamer Zephyr, which was operated by his brother, Irving, between Seattle and Olympia. In 1877 Ballard was given command of the vessel, and, subsequent to his brother's death in 1880, he purchased a share in the boat. One of his partners was John Leary. In 1887 Captain Ballard acquired full interest in the Zephyr and sold the boat for enough money to buy a share in the real estate development which was ultimately named for him.

Ballard and his partners in the West Coast Improvement Company profited considerably from their Gilman Park development. Lots along Ballard Avenue which opened at \$5 in 1887 reportedly sold for \$1,800 three years later. The price had risen at a rate of \$10 per week between 1887 and 1890.

Despite his role as manager of the Gilman Park development, Ballard never took up residence on Salmon Bay. In 1882, while still Captain of the Zephyr, he married Estelle Thorndike. The following year he and his wife moved into a new home on First Hill in Seattle, where most of his business affairs were focused. Captain Ballard helped organize the Seattle National Bank and became its first vice president. He also was one of the organizers of the Seattle Savings Bank and was its president until 1897. Ballard's other interests included the West Street and North End Electric Railway Company which served the Ballard community (Ballard was vice president), the Terminal Railway and Elevator Company, and the Mutual Land Company. Upon his retirement from business, Ballard devoted his later years to philanthropic projects, among which Whitworth College in Spokane ranked as one of the better-known.

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to the westerly margin of 20th Avenue Northwest, thence across 20th Avenue Northwest to the intersection of the easterly margin of 20th Avenue Northwest and the midblock line of Block 70, Gilman Park Addition (said midblock line being that line which separates lots 2 through 8, from lots 31 through 35 in said block 70), thence southeasterly along said midblock line to the southernmost corner of Lot 8, Block 70, Gilman Park Addition, thence northeasterly along the southeasterly margin of said Lot 8 to the southwesterly margin of Ballard Avenue Northwest, thence easterly across Ballard Avenue Northwest to the intersection of the northeasterly margin of Ballard Avenue Northwest and the southeasterly margin of Lot 22, Block 76, Gilman Park Addition, thence northeasterly along said southeasterly margin of said Lot 22, to the easternmost corner of said Lot 22, thence northwesterly along the northeasterly margin of said Lot 22 to its intersection with southeasterly margin of Northwest Dock Place, thence across Northwest Dock Place to the intersection of northwesterly margin of Northwest Dock Place and the midblock line of Block 75, Gilman Park Addition (said midblock line being that line which separates lots 14 through 23, from lots 2 through 13 in said block 75), thence northwesterly along said midblock line to the easterly margin of 20th Avenue Northwest, thence across 20th Avenue Northwest to intersection of the westerly margin of 20th Avenue Northwest and the midblock line of Block 74 Gilman Park Addition (said midblock line being that line which separates Lots 21 through 37 from Lots 2 through 19), thence northwesterly along said midblock line to the easterly margin of 22nd Avenue Northwest, thence across 22nd Avenue Northwest to the intersection of the westerly margin of 22nd Avenue Northwest and the midblock line of Block 73, Gilman Park Addition (said midblock line being that line which separates Lots 5 through 8 from Lots 1 through 3 in said Block 73), thence northwesterly along said midblock line and its northwesterly projection to the centerline of Northwest Market Street, thence westerly along said centerline to the point of beginning.

Note: The foregoing is a verbatim copy of the metes and bounds description of the City's Ballard Avenue Landmark District.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 10 acres

UTM REFERENCES

A

1,0	54	6	6,6,0	5,2	7,8	9,7,0
ZONE	EASTING		NORTHING			

B

1,0	54	6	5,6,0	5,2	7,8	9,7,0
ZONE	EASTING		NORTHING			

C

1,0	54	6	1,2,0	5,2	7,9	4,6,0
ZONE	EASTING		NORTHING			

D

1,0	54	6	2,6,0	5,2	7,9	4,6,0
ZONE	EASTING		NORTHING			

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the centerline of Northwest Market Street with the projection northwesterly of the southwestern margin of the alley in Block 72, Gilman Park Addition, thence southeasterly along said projection and margin to the west margin of 22nd Avenue Northwest, thence easterly across 22nd Avenue Northwest to the intersection of the east margin of 22nd Avenue Northwest and the midblock line of Block 71 Gilman Park Addition (said midblock line being that line which separates lots 2 through 19 from lots 21 through 37 in said block 71), thence southeasterly along said midblock line through said block 71

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES (continued on attached sheet)

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Elisabeth Walton Potter - Historic Preservation Specialist

ORGANIZATION

Office of Archaeology & Historic Preservation

DATE

April 1976

STREET & NUMBER

Washington State Parks & Recreation Commission, P.O. Box 1128

TELEPHONE

(206) 753-4117

CITY OR TOWN

Olympia

STATE

Washington 98504

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☐

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

David K. Hansen

TITLE

State Historic Preservation Officer

DATE

April 27, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

