

RICHARD J. THOMPSON
Director



STATE OF WASHINGTON
DEPARTMENT OF COMMUNITY DEVELOPMENT
OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

111 West Twenty-First Avenue, KL-11 • Olympia, Washington 98504-5411 • (206) 753-4011 • SCAN 234-4011

March 19, 1987

Ms. Karen Gordon
Historic Preservation Officer
Seattle Community Development
400 Yesler Building
Seattle, WA 98104-2696

Dear Ms. Gordon:

It gives us great pleasure to notify you that the

SEATTLE CHINATOWN HISTORIC DISTRICT
Seattle, Washington

has been selected by the Keeper of the National Register for placement
in the National Register of Historic Places.

The National Register records the tangible reminders of the history of
the United States and is the official list of the nation's cultural
resources worthy of preservation.

We are pleased to apprise you of this honor.

Sincerely,

A handwritten signature in cursive script that reads "Jacob E. Thomas".

Jacob E. Thomas
State Historic Preservation Officer

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RECEIVED

MAR 23 1987

CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

WD 74

1. Name

historic Seattle Chinatown Historic District

and/or common International District

2. Location

Roughly bounded by Main and Jackson on the north, Weller
street & number on the south, 5th on the west, & I-5 on the east. not for publication

city, town Seattle vicinity of

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use
☒ district	☒ public	☒ occupied	☐ agriculture
☐ building(s)	☒ private	☒ unoccupied	☒ commercial
☐ structure	☐ both	☒ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☐ yes: restricted	☐ government
	☐ being considered	☒ yes: unrestricted	☐ industrial
	n/a	☐ no	☐ military
			☐ museum
			☐ park
			☐ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Multiple

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number Fourth Avenue at James Street

city, town Seattle state Washington 98104

6. Representation in Existing Surveys

1) International Special Review District Survey
title 2) Washington State Inventory of Cultural Resources has this property been determined eligible? yes ☒ no
1) 1979
date 2) 1986 federal ☒ state county ☒ local

depository for survey records 1) Seattle Office of Urban Conservation
2) Office of Archaeology and Historic Preservation
1) 400 Yesler Building, Seattle Washington 98104-2696
city, town 2) 111 W. 21st Ave., KL-11, Olympia state Washington 98504-5411

7. 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

Introduction

The Seattle Chinatown Historic District, located in a downtown neighborhood commonly referred to as the International District, has been the business, residential, and cultural center of the city's Asian community since the first quarter of this century. Although an integral part of the city's historic landscape, today the district is largely severed from the surrounding area by highways and parking lots and is a physically discrete neighborhood.

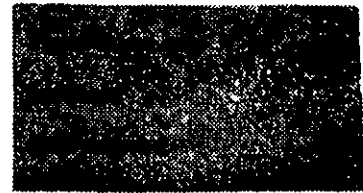
The boundaries of the district are underscored by major land use changes on three sides. Due west are railroad lines and the Pioneer Square Historic District (National Register, 1970). To the south lies Dearborn Street and the Seattle Tidelands-Duwamish Valley industrial area. Interstate 5 cuts through the eastern portions of the community, dramatically separating the historic district from the neighborhood's original extension eastward into the Central Area.

The district is bounded on the north by a change in topography, density, and historic character. A band of noncontributing properties, including expansive parking lots, nonhistoric park and garden areas, and two large scale apartment buildings constructed in the 1960s, form a distinct boundary along the north side of Main Street. Beyond the boundary, land rises steeply uphill and the few historic buildings in the area (including the Nippon Kan Theatre building, NRHP 1980) are separated by large expanses of nonhistoric open space. The dramatic change in topography, the lack of dense historic fabric, and the visual intrusion of contemporary construction clearly distinguish the area north of Main Street from the Seattle Chinatown Historic District.

Within the district, streets are laid out on a typical rectilinear grid pattern with each block generally composed of eight 60 by 120 foot lots. The district developed in a relatively short period (roughly 1907-1929) and is characterized by three- to six-story brick hotels, one- and two-story commercial buildings, and automobile garages from the period. For the most part, the district is densely developed with historic buildings, although since the 1960's some older buildings within the boundaries have been demolished, leaving gaps in the street where vacant lots and parking lots now exist. Several newer commercial buildings, including banks and restaurants, have been developed as well. Some of the new designs successfully blend with the older buildings; others intrude by the nature of their design, partial lot coverage, or use of materials (see architectural descriptions below). But the general integrity of the district is well preserved, and the district today clearly reflects its historic character as the heart of Seattle's Asian community.

Although the general area was originally referred to as "Chinatown," the district has been home for many nationalities, and different streets within the district are associated with different ethnic groups. Chinese, Japanese, Filipino, Italian, Native American, and black residents have all lived in the district--each adding to the life and look of the area. The name "Chinatown"--in common usage throughout the historic period--has remained, however, despite the rich ethnic heterogeneity of the area.

The principal nationalities tended to concentrate in specific areas, creating physical subcommunities within the district. The Chinese business core is centered along King Street, and still serves as the primary focus of the International District. South Main Street was originally the center of the Japanese business core, called "Japantown" or

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

2

"Nihonmachi"-- an area that extended in a long residential strip eastward as far as 12th Avenue. The Filipino enclave is located in the vicinity of King Street west of Maynard Avenue South and along South Weller Street.

Boundary Justification

The boundaries of the Seattle Chinatown district include the largest group of intact and contiguous properties which reflect the history and historic architecture of this vibrant ethnic community during the period of significance (1907- 1936). Today's boundaries also reflect the dramatic changes of recent decades which reduced the size of the original area. For example, after the internment of Japanese- Americans during World War II, much of Japantown was demolished to make way for the Yesler Terrace housing project. The southern residential area was substantially altered after the war by parking lot and industrial warehouse development. (Only a few residential buildings south of the district still stand; for the most part, the integrity of these buildings has been compromised and they are not included in the district.) Construction of Interstate 5 in the early 1960s, together with parking lot development and building remodeling, have subsequently altered the appearance of the light industrial/warehouse area to the east of the business core. As noted above, new construction, demolition, and extensive parking lots and nonhistoric open space distinguish the area north of Main Street from the body of the district.

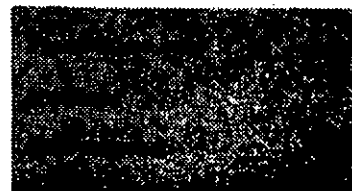
Consequently the strongest concentration of buildings still reflecting the early 20th century development of the district is located in the area west of Interstate 5, north of South Weller Street, east of Fifth Avenue South, and south of Main Street. This area is composed of the old Chinese business core and includes the southern flank of the old Japantown business core, which has partially escaped demolition.

Building Types

The historic buildings in the Seattle Chinatown Historic District can be classified according to the following typology:

- A. **Single Room Occupancy Worker's Hotels.** Although over 40 hotels in the International district have been demolished since 1950, 26 historic hotels remain and constitute the most characteristic building type in the district. Typically, these structures are three- to six-story brick buildings with residential units in the upper floors and retail businesses in the ground level storefronts. Occasionally, due to the slope of the street, developers were able to include a mezzanine level of shops, offices, or meeting rooms.

Although most of these hotel buildings are three to four stories in height, some are five or six stories. In general, the buildings cover 100 percent of their lots, resulting in a strong, unbroken street wall throughout the commercial core, especially along King Street. The relatively plain facades of the hotels serve admirably as backdrops for the many signs, balconies, and applied ornamentation which have historically characterized the district.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

3

Structurally, these buildings overwhelmingly feature masonry and wood frame construction, with some masonry and heavy timber construction. In later years, reinforced concrete (sometimes in combination with other structural systems like wood or steel frames) was used.

The exteriors of the buildings are generally of common brick or stucco. Hotel storefronts are typically built of wood and brick frames with plate glass display windows and generously scaled transoms, many of them operable. Trim materials for cornices, lintels, canopies, and sills consist of formed sheet metal, cast stone, terra cotta, or unglazed clay tile.

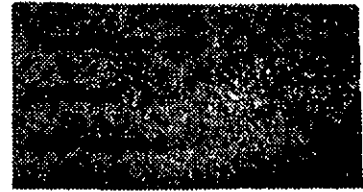
Nearly all the hotel buildings exhibit an architectural motif that includes a glazed storefront with wood frames separated visually from the upper facade by a continuous decorative sheet metal or cast stone band of shallow or medium projection. Intermediate upper story facades are simple in appearance, with repetitive flat or round arch window openings. Some windows are treated with cast stone or terra cotta hoods, lintels or sills. Frequently, the windows are ornamented with decorative keystones of terra cotta, cast stone, or brick, and radiating brick voussoirs. The crowning stories of the hotels are usually more ornate, distinguished by cast stone or terra cotta window hoods and decorative courses of brick, cast stone, terra cotta, or formed sheet metal. Several building facades are more complex, with projecting corner bays, alternating window patterns, variations in sash design, and ornamental panels.

Whatever the design of the facade, the hotel buildings are almost always crowned with a decorative cornice of medium or deep projection, usually of formed sheet metal with running bands of dentils and brackets. Parapet walls generally cap the buildings.

Some hotel buildings have special features unique to the Chinatown district. For examples, balconies (some recessed, some projecting) characterize many hotels and often indicate the presence of a "family association." Many of the narrow pent roofs which shelter the upper story balconies feature curved clay tiles as a roofing material, another feature with Asian overtones. Tile roofs are also seen over entryways or storefronts. In addition, painted advertising signs cover many of the blank walls at the rear or sides of buildings.

Although many of the hotel buildings in the district have been altered, the general integrity of the buildings has been well preserved (often as a result of general neglect or a lack of upgrading efforts). The most noticeable alterations occurred as a result of stricter earthquake and fire codes after World War II. Many buildings in the district subsequently lost sheet metal cornices and the wrought iron balconies that defined family associations. Typically, storefronts and interiors have suffered greater loss of integrity than exterior surface of upper stories although in some cases storefronts, interiors and window sash are original.

- B. **Low Scale Retail and Commercial Buildings.** Between the hotel buildings which dominate the district are nine lower scaled retail and commercial buildings generally constructed between 1917 and 1932. Most are one- and two-story buildings of masonry

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

4

construction with common brick exteriors, although two examples are distinguished by highly decorative terra cotta cladding (The Governor Apartments, #1, and the Rainier Heat and Power Company building, #9). One retail building originally had stucco on masonry.

Storefronts are similar in style and material to the storefronts of the neighboring hotels and feature wood, brick or stucco bulkheads, large plate glass display windows, and glazed wood or metal transoms. Generally, the buildings fill the full lot, thereby reinforcing the continuity of the street wall in the district.

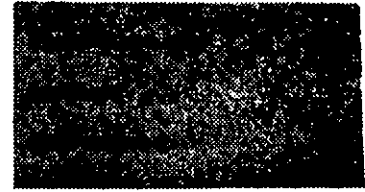
Architecturally, the retail buildings are simply expressed with a minimum of detail. In one-story examples, simple brick clad pilasters separate large display windows and rise to a parapet wall. Two-story examples generally feature a string course to separate the street level storefronts from the upper level offices. Two of the four extant two-story buildings are crowned with projecting cornices; the other two have simple facades. The two exceptions to the simple facades are the Governor and Rainier Heat and Power buildings, both clad with white glazed terra cotta that is highly embellished with Beaux Arts ornament.

As with the hotels, some of the low scale commercial buildings have been remodeled. The most noticeable changes have been replacement of traditional storefront bays with contemporary plate glass and metal framing. In a few cases, entire building facades have been resurfaced with stucco, plywood, or elaborate Chinese inspired ornament.

- C. **Early Automobile Garages.** Constructed between 1915 and 1927, the four garage buildings in the district feature masonry bearing walls with heavy wood truss roofs. These one-story buildings are simple and functional in design: exterior surfaces are covered with stucco, ample windows feature wood sash and glazing, and two of the garages have peaked parapets. Two of the four garages have storefronts which flank the central garage entry. Three of the garages completely cover their lots and maintain the street wall along the primary facades. One garage is developed in an L-shape along the interior lot lines, with a large paved apron allowing cars to maneuver and park before going into service bays, a design which is a forerunner of modern service stations. Architecturally, the subtle manipulations of stuccoed surfaces and the peaked parapets, which reflect the use of heavy wood trusses in the roof system, make for successful background buildings that maintain the street wall in the district.

Generally, these garages retain their original appearances. In one case, however, a garage has been adapted as community center and the newly created entrance, somewhat post-modern in design, has significantly altered the central window bay of the facade.

- D. In addition to the three major building types, the district features several cultural landmarks including the old Main Street School Annex, a frame Classical Revival schoolhouse (1903) and the Chong Wa Benevolent Association building (1929), an imposing fraternal hall. There is one operating film theater and another theater that has been a restaurant since the 1930's.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

5

Special Cultural Characteristics

Several physical features of the district illustrate the strong Asian heritage of the area and distinguish it from other areas of the city. For example, many buildings are ornamented with signs written in Chinese and Japanese characters. The Asian language script, which is still used on both brightly-painted panels and on posters, is an important visual tradition.

Another building feature unique to the Seattle Chinatown Historic District are the balconies on the upper stories of several of the district's brick buildings. Belonging to either a private family or club, the balconies follow a tradition in Southern China of providing cool and pleasant outdoor living space overlooking street activity below. Besides balconies and Asian language signs, other building details which are unique to the district include tile roofs and other Oriental ornamentation which enliven otherwise ordinary brick buildings.

Landscaping and Street Furniture

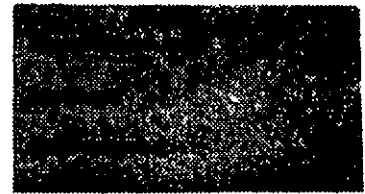
Recent street improvements, including lighting standards, brick pavers, bus shelters, and telephone booths, have reinforced the ethnic flavor of the district. These improvements, based upon a comprehensive plan, replaced an odd assortment of non-historic light standards and repaired and upgraded deteriorated streets and sidewalks. The "information board" at the corner of King Street and 7th Avenue does not date from the period of historical significance but has served as a public information kiosk for Asian community residents for many years.

A park has recently been completed within the district. Although not built during the historic period, the park reflects the area's Asian character. Hing Hay Park (1975), in the center of the district, is a popular community focal point and includes an authentic Chinese pavilion designed by a Taiwanese architect. The shrine was a gift of the city of Taipei and was built in the Republic of China and assembled at the present site under the supervision of the architect. Sakuma, James, and Peterson were the park designers.

Collectively, these physical attributes reinforce the district's ties to foreign cultural traditions and provide Americans with a rare opportunity to observe and experience every-day life within those cultures.

Recent Rehabilitation Activity

The International District lost nearly 40 hotels and its population dropped substantially (from 5000 to 1300) between 1950 and 1978 during a period of highway construction, urban renewal, and general economic decline in the area. Businesses failed and buildings deteriorated. Since 1978, federal housing grants and low interest loans have supported the rehabilitation of older apartments and hotels and the construction of new apartment buildings. Federal block grants have also funded new street lamps, paving, street furniture, and tree planting that have improved the visual identity of the area and reinforced King Street as a major cultural focus for the community.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

6

Building Classifications

The contributing buildings in the Seattle Chinatown Historic District can be divided into primary and secondary buildings. Primary buildings are the architectural and historical landmarks of the district and retain good integrity and strong associations with historical themes or architectural styles. Secondary buildings have less architectural or historical significance but were constructed during the period of significance, and reflect the general historical and architectural character of the district despite moderate loss of integrity.

Noncontributing structures were built after the period of significance or are historic buildings which have lost considerable integrity and do not retain the characteristic features described above. Noncontributing buildings include contemporary bank offices, recently constructed one-story commercial buildings, and several historic commercial buildings whose facades have been sufficiently altered that they no longer resemble the original character.

Building Inventory

Following are brief descriptions of individual properties in the Seattle Chinatown Historic District, with numbers keyed to the accompanying map. The buildings are identified by historic name, street address, year of construction and architect if known, classification and legal description. Although the architects of several buildings have been identified, future research will likely yield more information regarding the identity of the builders and designers who practiced in the area.

1. GOVERNOR APARTMENTS

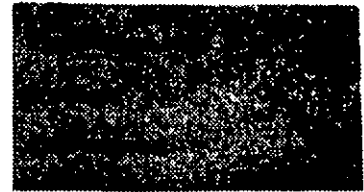
514-526 South Jackson Street

1926 J.L. McCauley, Architect for Rainier Heat and Power Company

Primary: Block 33, Lots 5, 6, D.S. Maynard's plat

A two-story terra cotta clad retail building with second story apartments and offices. The terra cotta facade is highly ornamental with classical details including a dentillated cornice above ground floor storefronts, brackets and dentils above second floor windows, and a handsome parapet with open niches grouped in triplets which form a balustrade. Terra cotta panels between the second floor windows are ornamented with urns, torches, and leaf patterns. Thirteen wrought iron globe lamps are suspended from piers between second floor windows.

The Governor Apartments and a second white terra cotta clad commercial building designed by the same architect for the same owner, Rainier Heat and Power Company, provide consistent scale, materials, and use along the north side of South Jackson Street in this and the 600 block. With the exception of some storefront remodeling, the facades retain good integrity.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

7

2. MAIN STREET SCHOOL ANNEX
307 6th Avenue South
1903 Attributed to James Stephen
Primary: Block 33 Lot 7, D.S. Maynard's plat

This early frame school building was built as annex to the original 1873 South School at the corner of Sixth South and South Main Street. Originally, the school was a gable roof building with shiplap wood siding, wooden cornices and a shed roofed porch. The present front porch, probably designed about 1910, features Ionic columns supporting a dentillated pediment that forms a formal portico to the street.

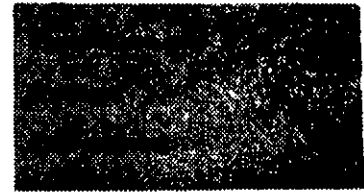
The building originally contained a two room floor plan. During its use as a restaurant, modifications included addition of a kitchen, a flat roof, a sheet metal canopy constructed over the staircase, and the addition of Roman brick retaining walls and neon signs. A City of Seattle Historic Landmark, the building is presently vacant.

3. RUSSELL BUILDING/Kayo Restaurant
513-527 South Main Street
1924 J.L. McCauley
Secondary: Block 33, Lot 8, D.S. Maynard's plat

Built for Jesse Russell as a hotel with office and retail space on the principal commercial street of Japantown, this two-story building has a concrete foundation and first floor with a wood frame second floor. Facades are covered in stucco. Upper floor window openings and ornamental details are simple and well-proportioned. The Main Street corner bays project slightly and have peaked gabled parapets. Corner bay windows are grouped in pairs, contrasting to single openings elsewhere. The low relief projections and recesses along the facade create a refined appearance. A simple sheet metal cornice is placed below the parapet. Alterations have occurred to all storefronts, and a metal canopy above them has been removed. The building occupies the site of the original South School (1873).

4. PANAMA HOTEL
601-611 South Main Street; 302-6 Sixth Avenue South
1910
Secondary: Block 42, Lot 1, D.S. Maynard's plat

Five-story workingman's hotel (94 single rooms) located in the heart of Japantown. Constructed of masonry and wood frame on a concrete foundation, with street level storefronts. Simple red brick veneer with some ornamental embellishments, including yellow brick quoins and radiating brick window headers with projecting keystones. Cornice has been removed and replaced by a stucco band and storefronts have been altered. Despite these changes, the building helps define the once thriving commercial hub of the Japanese settlement.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

8

5. N.P. HOTEL

304-310 Sixth Avenue South

1914 John Graham, Sr., Architect for P.J. Murphy

Primary: Block 42, Lot 2 D.S. Maynard's plat

Six-story hotel constructed of masonry and heavy timber frame on concrete foundation. Contains 130 single rooms and two street level storefronts. A sheet metal canopy defines the central hotel entrance; paired French windows define the stair landing above the hotel entrance; brick pilasters with terra cotta capitals frame storefronts. A masonry course separates storefronts from hotel floors. Ledges with dentils form sills at floors three and six. Crowning the facade is one of the most elaborate formed sheet metal cornices in the district, supported by a prominent dentil course and brackets. Built to cater to people arriving by rail, the hotel has a prominent sheet metal sign 2 1/2 floors high above the entrance.

6. JACKSON BUILDING

600-612 South Jackson Street

1932

Secondary: Block 42, Lots 3, 4, D.S. Maynard's plat

A two story office/retail building constructed of masonry on a concrete foundation. The facade is composed of sand colored brick with cast stone trim. The nine storefront bays are typical of the period and three retain complete integrity. Details on the simple facade include a soldier course of darker brick topped by a narrow band of cast stone above storefronts and at the parapet, and a Gothic arched portal to the second floor offices on Sixth Avenue South. This building was one of the few constructed in the International District during the Depression, and its architectural simplicity reflects the boxlike and horizontal low rise buildings of that period. Its construction indicates that even during difficult financial times, the Chinatown district's continuing growth in population and commerce allowed for new and expanding business.

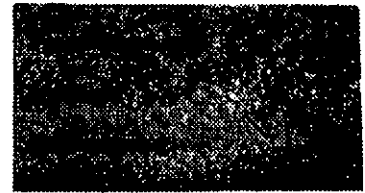
7. HAVANA HOTEL

614-624 South Jackson Street

c. 1900; 1908 Thompson and Thompson, Architects for A.F. Low

Secondary: Block 42 Lot 5, D.S. Maynard's plat

The Havana Hotel is one of the few extant frame buildings that predates the 1907 Jackson Street regrade. This hybrid building was a simple gable roofed, wood frame working man's hotel that was raised and given a new ground floor of retail shops after the regrade. The 1908 masonry base structure includes 6 storefront bays with typical metal columns framing glazed display areas. Upper building has a flat roofed west section and gabled east section and may have originally been two separate buildings joined together; both were later altered with a sheathing of asphalt "brick" siding. The entire building has recently undergone a complete rehabilitation into low income apartments and retail. New windows, storefront treatments, restoration of some brick, stuccoing of the facade, and the addition of balconies with Asian motif metal railings has compromised the integrity of the structure but the hybrid form is still apparent.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

9

8. U.S. HOTEL (INTERNATIONAL APARTMENTS)

315 Maynard Avenue South

1910

Secondary: Block 42 Lot 6, D.S. Maynard's plat

Three-story masonry and concrete Japanese workingman's hotel (54 single rooms) which differed from other single room occupancy hotels in its provision for individual bathing and toilet facilities. A single storefront was originally located at the southern half of the daylight basement formed by the steep slope of the street, but it has been converted to an apartment. The building facade is composed of multicolored face brick. The first floor window openings are round headed and framed with red brick arches (partially filled with stucco panels). The entry portal is also arched. A three course projecting band forms a third floor sill. The brick and cast stone cornice is topped by a simple brick parapet with cast stone capping. The building has been rehabilitated and its original windows replaced by aluminum sash.

9. RAINIER HEAT AND POWER COMPANY

650-662 South Jackson Street/316 Maynard Avenue South

1917 J.L. McCauley, Architect

Primary: Block 47, Lots 3, 4, D.S. Maynard's plat

Two-story ivory terra cotta clad office and retail building. The original storefronts were designed with marble bases, plate glass display windows and transoms, most now altered. The west elevation is ornamented with a series of decorative terra cotta panels framed with classical surrounds. An arched entry leads to the upper floor. Second floor bays are divided into three-part windows with operable casements and stationary sidelights. Scrolled brackets and large dentils support the elaborate cornice, above which is a parapet decorated with lions' heads, swags, and crowned with urns.

This is the first and more ornate of two prominent terra cotta clad commercial buildings constructed along Jackson Street by Rainier Heat and Power Company and designed by J.L. McCauley. The facades are richer in appearances than the more common brick and cast stone facades of workers' hotel in the district. Nevertheless, the scale and complete lot coverage is consistent with two-story commercial neighbors.

The Japanese Chamber of Commerce was located in the second floor of this building and the formation of the Japanese American Citizen's League, a national organization, took place on the site in 1930.

10. JACKSON HOTEL

664-676 South Jackson Street

1917

Secondary: Block 47, Lot 5, D.S. Maynard's plat

This three-story, wood frame and brick veneered workingman's hotel (40 single room occupancy units) consists of two hotel floors above six ground floor storefront bays. The building has a simple, unadorned window pattern. The original cornice was

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

10

removed and storefront bays altered during 1960's. The building has recently been rehabilitated to provide subsidized housing and new storefronts, and windows have been added. Although the building is not distinguished, it is of the same scale and materials as many other simple workers' hotels in the district and therefore supports the continuity of the streetscape.

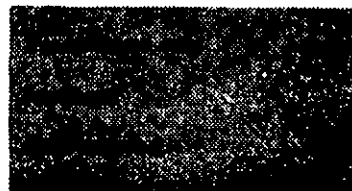
11. BUTY BUILDING (IDAHO HOTEL)
503-511 South Jackson Street
1901; 1910 James Stephen, Architect
Primary: Block 34, Lot 1, D.S. Maynard's plat

The west half of the three-story hotel building was constructed for Frank Buty in 1901 and designed by James Stephen, replete with a turretted corner tower. The 1907 Jackson Street regrade generated a new street level floor. The widening of Jackson Street also appears to have required alterations to the facades. In 1910, architect the firm of Stephen and Stephen designed a three-story east wing and, at the same time, eliminated the tower and several feet of space fronting Jackson Street. The remodelling incorporated the older section of the building behind a new facade of red brick with distinctive cast stone or terra cotta window surrounds reflecting the ornamental principles of Louis Sullivan and the construction of commercial buildings of the Chicago School. In addition to the Art Nouveau inspired ornamental surrounds, the facade features a cream colored terra cotta hotel entrance portal with Ionic capitals and garlands. The entrance bay projects slightly from the face of the building and has paired windows above the entry. The original sheet metal cornice has been removed. A 1933 remodeling of the west storefronts by architect B. Dudley Stuart for the Monte Carlo Beer Parlor produced several unique fixed transom designs that reflect Art Nouveau, with circles and curves within rectangular frames.

12. DEPOT GARAGE/FIORE D'ITALIA CAFE
404-416 Fifth Avenue South
1927
Noncontributing: Block 34, Lots 2, 3, D.D. Maynard's plat

One-story commercial building and garage, originally with Mediterranean styled elements possibly linked to its use at D'Italia Cafe. Reinforced concrete with post and beam construction on a concrete foundation. Facade is stuccoed; storefronts and center bay parapet elements were flanked by red tile roofs. A 72 foot roof truss allows for a garage bay in the clear span opening. Originally had a sheet metal canopy over storefronts and garage. Facade has been radically altered, its tile roofs removed and storefronts and parapet completely covered with plywood. Earthquake action has misaligned facade. Although originally a somewhat awkward but pleasant sequence of storefronts interrupted by auto service use, alterations in the 1960's and 1970's have substantially changed its contribution to the visual character of the street.

13. 418-422 Fifth Avenue South/500-512 South King Street
1926
Secondary: Block 34 Lot 4, D.S. Maynard's plat

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

11

One-story commercial building of masonry and heavy timber construction on a concrete foundation, with four storefront bays fronting Fifth Avenue South and eight fronting South King Street. Storefronts are typical of buildings of the era; building is faced with brick on three sides (the King Street facade has been covered with an aggregate veneer) and has unembellished parapet. Building housed community oriented retail stores and continues to provide community uses today.

14. AMERICAN HOTEL
518-526 South King Street/417-21 Sixth Avenue South
1925
J.L. McCauley for Rainier Heat and Power Company
Primary: Block 34, Lot 5, D.S. Maynard's plat

Four-story building with 103 single hotel rooms and six storefronts. Concrete foundation and reinforced concrete frame with stucco faced exterior walls. Simple storefronts with large glass transoms. Cast stone corbelled band separates street level retail from hotel floors. Corbelled cornice with simple parapet. A simpler canopy has replaced the more distinguished metal marquee above storefronts. Paired windows on the fourth floor corners are separated by twisted columnettes

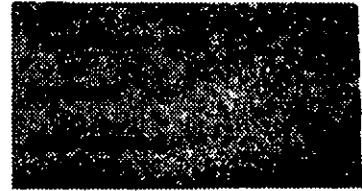
15. SEATTLE FIRST NATIONAL BANK
525 South Jackson Street
1958 Durham, Anderson and Freed, Architects
Noncontributing: Block 34, Lot 6, 7, 8, D.S. Maynard's plat

One-story building with red Roman brick facade with metal and glass curtain wall facade on Jackson Street. Multi-colored Oriental motif abstract grillwork above entrance portal and stone sculpture. Similar materials and scale to other one-story commercial buildings of an older period; but is nevertheless a clearly contemporary building that does not successfully blend with its neighbors. The parking lot at the rear disturbs the continuous street wall that provides harmony to the district.

16. UNITED SAVINGS AND LOAN
601 South Jackson Street
1972 Woo and Park, Architects
Noncontributing: Block 41, Lots 1, 2, D.S. Maynard's plat

Two-story tan brick building with Asian motifs, including second floor balconies and enameled gold tile curving roof elements, along with metal grille balustrades. Concrete supports are curved to further evoke a pagoda roof effect.

The contemporary idiom does not replicate the more subtle brick, cast stone and terra cotta, materials of older district buildings with minimal Oriental references. It is set back slightly from the street line to provide planting boxes, and has a mural at its entry by noted artist Fay Chong.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

12

17. UNITED STATES POSTAL STATION: International District
414 Sixth Avenue South
1956
Noncontributing: Block 41, Lots 3, 4, D.S. Maynard's plat

One-story flat roofed concrete building with false front parapet along north side and loading bays on south side. Central bays facing Sixth Avenue South have large picture windows. Facade is painted with yellow and tan graphics.

18. BUSH HOTEL
615-627 South Jackson Street
1915 J.M. McCauley
Secondary: Block 41, Lots 7, 8, D.S. Maynard's plat

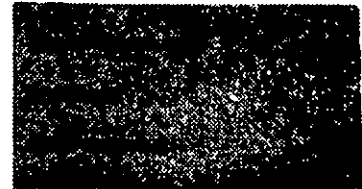
One of the largest buildings in the district, the Bush Hotel was constructed for Rainier Heat and Power Company, a major property owner, to serve passengers arriving to the city by rail and disembarking at nearby King Street and Union stations. The building has gained greater prominence in the district with the demolition of older frame buildings on adjacent lots and subsequent development of Hing Hay Park to the south.

The six-story hotel and retail structure originally had 255 rooms on the upper levels and six street level storefronts. Two long, narrow light wells formed an E- plan. The building was constructed of reinforced concrete foundations, frame, and exterior walls, floors and roof. A sheet metal course separates storefronts from hotel floors; a sheet metal cornice with deep brackets and a dentil band caps the facades along Jackson and Maynard Streets.

During 1981 remodeling, original sheet metal hotel entrance canopy was removed and replaced with a fabric and metal frame canopy. South facade additions include new wood frame storefronts with red tile base, a glazed frame and an Asian inspired wall mural. Building now houses 140 single room occupancy units and a small shopping arcade. Although facade alterations are noticeable, the impact is lessened by the use of complementary materials. Wood frame replaces wood frame; tile is much brighter than tile that might have been used in original storefronts in the district but is nevertheless a justifiable surface material. The historic integrity of the building is still readable in its form and use.

19. TOKIWA HOTEL (Evergreen Apartments)
651-661 South Jackson Street
1916 Thompson and Thompson, Architects
Primary: Block 48, Lot 1, part of 2, D.S. Maynard's plat

Three-story hotel constructed of masonry bearing walls and a concrete foundation with 62 single rooms on the upper floors and with six ground level storefront bays. Storefront bays are defined by simple, unembellished brick columns, bulkheads and large transoms. Other detail includes an ivory terra cotta entrance portal; sheet metal course at second floor sill and similar course at third floor window heads; a corbelled brick band and diagonally laid brick panels and terra cotta standards at

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

13

the parapet; and ornamental canopy. Building was completely rehabilitated in 1981 to provide apartments and retail; it still maintains its architectural integrity, despite new windows and entrance doorway.

20. ATLAS THEATER/Kokusai Theater
412 Maynard Avenue South
1918

Secondary: Block 48, s 37' Lot 2, n 23' Lot 3, D.S. Maynard's plat

Probably built as an automobile garage, this one-story building has been a movie house since the 1930's. Masonry construction on concrete foundation. Two store fronts flank theater entrance. Stucco facade over 9" masonry walls; a regular flat diamond "rivet" pattern appears on stucco surface. Arched parapet above central bay and a decorative coping band of circles and square reliefs crown the facade. Recessed panel above marquee reflects the arched parapet form. Alterations to store fronts and theater entrance compromise the integrity of the building. As the only Asian film house remaining in the district, it is an important cultural feature of the community.

21. ATLAS HOTEL
416-424 Maynard Avenue South
1920

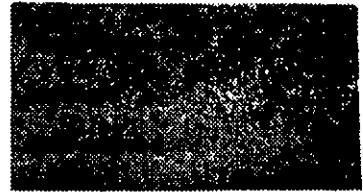
Primary: Block 48, s 37' Lot 3, all Lot 4, D.S. Maynard's plat

Four-story workingman's hotel (88 single rooms) with 10 storefront bays. Masonry construction with concrete foundation. A mezzanine level with offices provides a variation from the tradition hotel configuration in the district. Facade has sand colored brick veneer with terra cotta trim. Prominent hotel entrance consists of bracketed terra cotta lintel with slender torchlight brackets. Below the parapet is a terra cotta cornice with large brackets. Parapet has raised corner and central sections with terra cotta wreath and medallion insets. The center panel is inscribed "1920." The rehabilitated building includes low income apartments, community offices on the mezzanine, and ground floor retail services. Exterior changes have been minimal, and have not disturbed the building's architectural integrity.

22. GOON DIP BUILDING/Milwaukee Hotel
664-676 South King Street/415-419 7th Avenue South
1911

Primary: Block 48, Lots 5, 6, D.S. Maynard's plat

Imposing five-story hotel (150 single rooms) with nine storefront bays and central hotel entrance. Masonry bearing walls on concrete foundation, with wood frame floor and roof system. Facade is composed of light beige face brick with terra cotta and sheet metal trim. Elaborate terra cotta hotel entrance with consoles supporting an entablature with acroterions and garland swags on King Street. Corner bays and central window bays are more detailed than the rest of the facade, with terra cotta window heads with keystones and denticulated sills. Elaboration of these bays

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

14

carries through at the parapet, where small pediments are centered above. A sheet metal cornice with brackets crowns the building. Despite many storefront alterations, building retains nearly all of its upper level integrity.

In 1911, this building was advertised as "the largest building yet erected in the new Chinatown." It is named for its developer, a prominent leader in the Chinese community. Goon Dip contracted Chinese laborers and provided jobs for unemployed Chinese in the Northwest and Alaska, especially in salmon canneries. During the Alaska-Yukon-Pacific Exposition, the Imperial Government of China appointed him Consul for Washington, Montana, and Alaska. He built the hotel for his business and had his offices there.

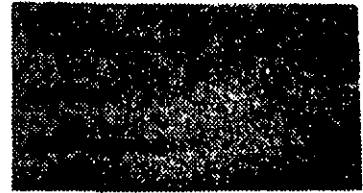
23. CHINA GARAGE (T.C. Garage)
413-17 Seventh Avenue South
1915
Secondary: Block 48, Lot 7, D.S. Maynard's plat

The earliest extant example of an automobile garage in the district, this building is a well proportioned, simple design that fits sensitively into the commercial and hotel area surrounding it. The one-story garage has masonry walls resting on a concrete foundation with a wood roof truss system. The masonry walls are covered with stucco. The facade of the garage is arranged symmetrically with two shallow arched automobile portals flanking the central bay. The central bay window has a high sill with three large sash windows below a transom. Originally, hinged wood swinging doors were installed at garage entries with fixed glazed transoms in the arched openings above. A 1981 project to convert the building into a theater and community center annex is nearly complete. The central window and automobile entries were dramatically altered.

25. T & C BUILDING
667-677 South Jackson Street
1915 Thompson and Thompson, Architects
Secondary: Block 48, Lot 8, D.S. Maynard's plat

A two-story hotel with stores at ground level. Masonry construction on a concrete foundation. Six storefront bays with 31 single rooms above, now converted to office use. Light colored brick columns with corbelled capitals articulate the facade. A continuous masonry string course underscores the second floor sills. The building had a sheet metal cornice and coping on parapets. End bay and center bay parapet have raised pediments. All storefronts have been unsympathetically altered and the original cornice replaced by concrete band.

25. SEVENTH AVENUE AUTO SERVICE
701-11 South Jackson Street
1927
Secondary: Block 55, Lots 1, 2, D.S. Maynard's plat

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

15

One of four early auto garages in the district, and a forerunner of the modern service station, this "L" shaped one-story building is of masonry and heavy timber construction on a concrete foundation. The long meandering facade of the building follows no particular design theme; it includes a small office and sales area similar to typical storefronts of the era, and a series of auto service bays, originally with folding glazed wood doors. Exterior finish is unembellished stucco on masonry. Alterations include filling in service bay openings, replacement with sliding metal doors and, at the westernmost bay, an aggregate finish.

The building illustrates a variation on early auto garage design. Unlike most garages of the period, which filled the lot completely to the street line, the L shape design of this building occupies less than half the corner parcel and allows for outdoor parking, circulation, and gasoline pumps. The 1927 garage shares its parcel with a more modern 1948 service station which is considered a noncontributing element.

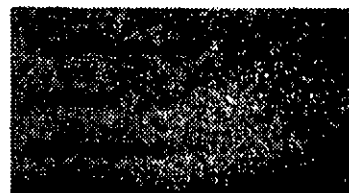
26. REPUBLIC HOTEL (Lyn Yuen Apartments)
410-416 Seventh Avenue South
1920 John Creutzer, Architect for T. Ding Association
Primary: Block 55, Lot 3, D.S. Maynard's plat

A four-story workingman's hotel with masonry bearing walls on concrete foundation. The three ground level storefronts are framed by simple brick clad columns. The ornate cast stone or terra cotta hotel entry is sheltered by a bracketed canopy with a tile roof. An oval medallion above the entry is inscribed with the word "Hotel," the date, "1920," and Chinese characters. A wrought iron balcony supported by scrolled bracket extends along the facade at the second story level,

where windows are capped with a shallow, tiled canopy of Oriental design. This delineation of the second floor indicates the location of a Chinese fraternal organization or family association meeting room. The rest of the facade is simple. Terra cotta heads and keystones define windows and a triangular pediment is located at the center of the cornice.

The hotel was built by a Chinese family association to house members immigrating to Seattle or employed in seasonal labor. The second floor housed the meeting hall of the association. Street level shops continue to serve the Asian community. Alterations have occurred, but the building still makes a positive contribution to the architectural character of the district. Architect John Creutzer also designed the First Presbyterian Church Oriental Evangelical Society at Ninth Avenue and South Weller Street the same year.

27. NORWAY HOTEL/NEW AMERICAN/BING KUNG ASSOCIATION APARTMENTS
418-424 Seventh Avenue South/704-710 South
King Street 1916 Thompson and Thompson, Architects for Chinese Masons
Primary: Block 55, Lots 4, D.S. Maynard's plat

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

16

A Chinese family association hotel building which includes 91 single rooms and a Chinese Mason's meeting hall. The four-story building has masonry bearing walls faced in brick and resting on a concrete foundation. The street level storefronts have wood frames with large glazed transoms above. A sheet metal string course demarcates the first and second story and forms a sillcourse for the second floor windows. The building is crowned by a denticulated sheet metal cornice and a brick parapet. An eastern pavilion, housing the Masonic hall, projects slightly from the principal facade and rises above the hotel. The exterior of the hall is expressed with an ornate recessed balcony on the fourth floor with terra cotta columns and balustrade. The balcony has a tiled canopy with lion heads ornament at the eave. Terra cotta panels inset in the parapet above the hall are decorated with swags, shields and the Masonic symbol. The rear or east side of the building indicates that the meeting hall has three tripartite stained glass windows. A simple but elegant terra cotta entrance to the Mason's hall is located on the South King Street facade. With the exception of some alterations to storefronts, the building maintains its architectural integrity.

28. FOUR SEAS RESTAURANT
413-21 Eighth Avenue South/714 South King Street
1962 Benjamin McAdoo, Architect
Noncontributing: Block 55, Lots 5, 6, D.S. Maynard's plat

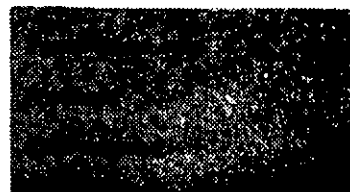
Built on the site of a playground that had been paid for and maintained by the Chinese community, this is a one-story restaurant of frame and masonry on concrete foundation, set back from property line to include a parking lot. Front entrance facade is clad with orange brick and provides for a narrow planted courtyard to screen windows from parking lot. Side of building clad with vertical wood siding. Low pitched roof with ornamental red flared ridge beam also has exaggerated red and black rafters extending from roof at main entrance and along side.

29. HOUSE OF HONG
409 Eighth Avenue South
1941
Noncontributing: Block 55, Lots 7, 8, D.S. Maynard's plat

Masonry and concrete on wood frame. Originally a grocery store and recently remodeled for restaurant use. Simple poured concrete and brick infill with fluted concrete pillars at corners. Current facade features rough stucco and red lacquer finished mullioned windows that obscure the original design.

30. HIP SING ASSOCIATION BUILDING/CHINN APARTMENTS
418-422 8th Avenue South
1910
Primary: Block 3, Lot 6, 7, McNaught's Addition

Located on the eastern edge of the district's commercial area, this four-story workingman's hotel (25 single rooms) is built of reinforced concrete and masonry on a concrete foundation. The simple brick facade includes brick columns between store-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

17

fronts and mezzanine offices, a projecting brick sill course below second floor window, and a substantial sheet metal denticulated cornice with paired brackets. The parapet features pilaster panels and two corbelled rows of masonry. A wrought iron balcony with tile pent roof extends the full width of the building along Eighth Avenue at the fourth floor, serving the Hip Sing Association meeting room. Originally, the parapet had four large cast stone globes at the corners and a central decorated pediment. Adjacent to the hotel entrance, the mezzanine is delineated by a recessed balcony with wrought iron railings.

31. DON HEE APARTMENTS
410-416 Eighth Avenue South
1910
Secondary: Block 3, Lot 6 and 7 McNaught's Addition

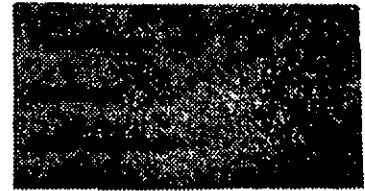
At the eastern edge of the district, this three-story retail and apartment building (four 2-room, six 3-room units) is built of wood frame and concrete block construction on a concrete foundation. Red brick veneer pilasters separate storefronts and punctuate parapet. The building is ornamented with a metal cornice. Inset brick panels appear in the spandrels between second and third floors. Windows have radiating brick heads. Considerable change has occurred to this building; the storefronts have been altered, aluminum sash windows have been installed, and the rear of the building was altered to accommodate Interstate 5 highway construction. Nevertheless, the building is typical of the district. Today, it serves as the home of the Wing Luke Museum, named for a distinguished late City Councilperson, and as a center for exhibits and public programs focusing on the diverse Asian community of Seattle.

32. HOTEL PUBLIX
504-12 Fifth Avenue South/501 South King Street
1927 J.L. McCauley, Architect for Rainier Heat and Power Company
Primary: Block 35, Lots 1, 2, D.S. Maynard's plat

Six-story workingman's hotel (211 single rooms in three wings) with 12 street level retail bays. Reinforced concrete frame with concrete foundation. Located directly across the street from the Union Station (1911), the primary facade faces Fifth Avenue South and probably attracted large numbers of passengers from the station. Stucco exterior walls are embellished on principal facades with recessed panels and a pediment at central and corner bays. Simple sheet metal canopy with "Publix Hotel" in relief on 3 sides shelters main entrance with arched fan lights. With the exception of a number of insensitively altered storefronts, the building retains good architectural integrity.

33. 605-613 South King Street/500-506 Sixth Avenue South
1925
Secondary: Block 40, Lot 1, D.S. Maynard's plat

Two-story commercial building of masonry construction on concrete foundation. Eight storefront bays are framed by brick pilasters rising to punctuate a plain parapet. Storefronts are typical of others in district. Embellishments include window heads

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory--Nomination Form

Continuation sheet

Item number

7

Page

18

trimmed in contrasting lighter brick color, with blue tile corner inlays, cast stone sills and parapet coping. Building houses a number of Asian food stores and restaurants; in the 1930's, a nightclub, the Rizal Club, occupied part of the second floor.

34. 514-522 Maynard Avenue South
1909; 1960; 1962
Noncontributing: Block 40, Lots 3, 4, D.S. Maynard's plat

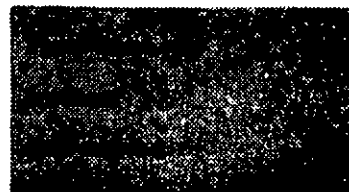
Once a typical one-story commercial building of masonry construction and wood frame storefronts; 1960's alterations--for example, the addition of Roman brick bulkheads and pillars; boarding up, painting, or replacing display windows and doorways of storefronts-- result in a loss of integrity so that the building no longer reflects its historic character.

35. OHIO HOTEL
616-624 South Weller Street
1909
Secondary: Block 40, Lot 5, D.S. Maynard's plat

This three-story workingman's hotel, built of concrete and wood frame construction, includes 43 single rooms with four storefront bays at the ground level. The exterior walls are exposed concrete and the building is capped with a denticulated sheet metal cornice. A molded sheet metal stringcourse underscores the second floor sill. Generally a very plain building of the period with its architectural integrity substantially intact. The combination of concrete and frame construction represents a step in the evolution of construction methods leading to the later use of reinforced concrete in such district hotels as the Bush or Publix.

36. FREEDMAN BUILDING (Adams Hotel)
513-517 Maynard Avenue South
1910
Primary: Block 40, Lot 6, D.S. Maynard's plat

Distinguished by one of the most elaborate facades in the district, the Freedman is a four-story mid-block hotel with 80 single rooms and two storefront bays at the street level. The building is built of masonry construction on a concrete foundation. Storefront bays are separated by cast stone columns and crowned with a cast stone entablature above the transoms. Classically inspired cast stone entablatures supported by brackets shelter the entries at both sides of the building. The facade displays a hierarchy of windows; those on the second floor, with projecting brick surrounds, are round arched with terra cotta consoles that support third floor balconettes with wrought iron railings. A terra cotta cast nameplate, "Freedman Building," is centered in the facade in a panel above the third floor windows. Triangular medallions and a brick double course form the sills below paired top floor windows. Each pair of fourth floor windows is separated by brick shields, above which are round terra cotta medallions. An egg and dart course and bracketed sheet metal cornice crown the facade. The building has recently been rehabilitated to

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

7

Page

19

provide apartments, office space, and retail stores. The work respected the architectural integrity of the building, which continues to be a valuable visual contribution to the street.

37. MAR HOTEL
507-511 Maynard Avenue South
1927
Primary: Block 40, Lot 7, D.S. Maynard's plat

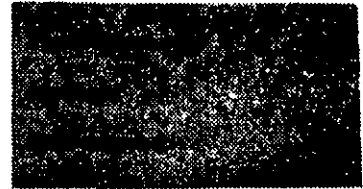
Four-story hotel (72 single rooms) and commercial building of heavy timber and masonry construction. Details include a cast stone band or ledge at the second floor sill separating yellow brick street level from red brick upper floors and four large cast stone brackets supporting a shallow, simple cornice. Parapet has four small cast stone decorative arches in line with the brackets below. A non-historic full width metal canopy has been added above a black glass/vitrolite restaurant storefront with large projecting neon and sheet metal signage. Despite these intrusions, the scale, materials, and architectural treatment of the Mar help maintain a solid streetscape of consistent building types reflecting the historic character of Maynard Avenue South.

38. ALPS HOTEL
615-25 South King Street
1910 Graham and Myers, Architects
Primary: Block 40, Lot 8, D.S. Maynard's plat

This six-story workingman's hotel, constructed of masonry with a concrete foundation, anchors an important intersection in the district at King Street and Maynard Avenue South. Ground floor storefronts include large operable transoms with multiple panes. Light colored brick clad columns frame the storefronts; above the transoms, a band of cast stone separates the retail level from the more rustic brick courses of the hotel floors. Window heads have radiating brick voussoirs with elongated light colored brick keystones. The top floor is defined by cream colored brick window surrounds, a continuous course of cast stone at the sills, and a deep sheet metal and cast stone cornice. The hotel entrance canopy has been removed, but the building's original architectural integrity is well preserved.

39. REX HOTEL
651-665 South King Street
1909 F.H. Perkins, Architect
Primary: Block 49, Lot 1, D.S. Maynard's plat

Four-story hotel building with masonry bearing walls on concrete foundation. Simple facade includes cast stone course between ground floor retail and hotel floors; paired windows with cast stone keystones centered above each pair along King Street and each single window along Maynard Avenue; cast stone sill course below the fourth floor windows; and band of corbelled cast stone headers above these windows. A sheet metal cornice with rows of large and small dentils completes the building. The Rex is in a key location at the southeast corner of King Street and Maynard and, along with the Alps, Atlas, and Hing Hay Park, anchor a pivotal hub of the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

20

40. EASTERN HOTEL
506-510 Maynard
1911 David Dow, Architect
Primary: Block 49, Lot 2, D.S. Maynard's plat

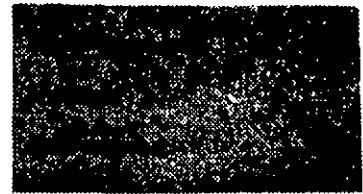
Built for the Wa Chong Company, this four-story hotel and commercial building is distinguished by a multi-colored brick facade along Maynard South. Notable details include recessed arches above the second and third floor windows. The arches on the second floor are semi-round; those on the third floor are flat. Several shades of diamond shaped brick and tile ornament the recesses of the second floor arches creating a trompe l'oeil pattern.. Bricks of two alternating colors fill the third floor arches and panels below a bracketed copper cornice. Paired, tapered brick corbels embellish the piers separating the fourth floor windows. A brick string course, ornamented with a modified Greek key pattern, demarcates the storefronts and the hotel floors. The entrance to the hotel is plain, but a rondel above the door, surrounded by a sunburst pattern in contrasting brick, allows light into the hotel entrance lobby. Although storefronts have been altered, the hotel facade remains sufficiently intact, adding a strong visual interest to the street. Seattle Historic Landmark.

41. SING KEONG FAMILY ASSOCIATION
512-516 Maynard Avenue South
1906
Secondary: Block 49, Lot 3, D.S. Maynard's plat

The oldest of the low rise commercial buildings in the district core, the one-story Sing Keong Association is built of masonry and wood frame on a concrete foundation. Originally the building housed three storefronts, each delineated by columns faced in red brick and illuminated by large plate glass display windows and operable wood transoms. The upper facade is simple and straightforward and includes a soldier course of light colored brick slightly recessed from the plane of the facade, above which is a continuous corbelled band of light brick and a plain parapet capped by another corbelled brick band. Storefronts have been altered in an unsympathetic manner using inappropriate materials. Of particular note is the large "Ghiradelli's" sign painted on the south facade, which has been on the building at least since the 1930's.

42. ECLIPSE HOTEL
664-670 South Weller Street
1908
Secondary: Block 49, Lot 5, D.S. Maynard's plat

A modest three-story workingman's hotel (70 single rooms) constructed of brick bearing walls on concrete foundation. The street level includes six typical storefront bays with sheet metal band separating them from the hotel floors above. The corner bays project slightly from the facade. Windows are embellished with brick heads. Simple sheet metal cornice at parapet. Despite ground floor alterations, building is essentially intact.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

21

43. GEE HOW OAK TIN HOTEL
513-519 Seventh Avenue South
1907
Primary: Block 49, Lot 6, D.S. Maynard's plat

One of the earliest extant workingman's hotels in the district, this three-story building was constructed of masonry bearing walls on a concrete foundation shortly after the 1906 regrade. The building was owned and operated by a Chinese family association for immigrants and seasonal laborers, and its ground floor shops provided retail and service for the Asian community. Upstairs, there were 60 single rooms.

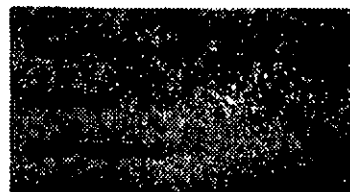
The facade has simple brick details, including radiating brick heads above windows, brick sills, and a sheet metal cornice. A prominent feature is the third floor location of the family association, identified by a recessed balcony with metal railings and set off by a tiled roof with flared edges. The Oak Tin has maintained almost all its architectural features and makes positive contribution to the continuity and harmony of the district. The adjacent Eclipse Hotel is an addition to this building

44. LOUISA HOTEL AND CHINESE BULLETIN BOARD
615-625 South King Street/505-511 7th Avenue South
1909
Primary: Block 49, Lots 7, 8, D.S. Maynard's plat

This three-story hotel has masonry bearing walls on a concrete foundation. The eight storefront bays are typical of the period; six of them have been altered. There are also several storefronts facing Maynard Alley. The facade is of orange brick with cast stone bands and windows with cast stone sills and lintels. Unlike other hotels in the district, the Louisa has seven two-story window bays on each facade, framed with wood and with wood spandrels. A sheet metal cornice connects each of the two sets of bays. A simple brick parapet with inset gray brick is capped with sheet metal trim. In 1909, the Louisa was likely to be surrounded by older frame structures that included bay windows in their facades. Now it alone carries on that window treatment in the district.

The Bulletin Board, a Seattle Historic Landmark, follows a long standing tradition; the earliest posting board in the Chinese section of the city was established in the 1890's. The present board, installed in the 1960's, is integral to the Chinese community, providing a public forum for news, messages, and information, particularly to senior citizens, who read no English. Until recently, all messages were posted in Chinese. The bulletin board is a noncontributing feature.

45. ~~KING~~ KONG YICK APARTMENTS
701-711 South King Street
1910 Thompson and Thompson for Kong Yick Investment Co.
Primary: Block 54, Lots 1, 2, D.S. Maynard's plat

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

22

One of the largest hotels on South King Street, the King Yick was built to provide housing for Chinese immigrants and seasonal workers. It still houses many oriental community businesses and family associations. It is very similar to its neighbor, the Freeman Hotel, because both were constructed at the same time and designed by Thompson and Thompson for Kong Yick.

The building contains 158 single rooms and nine street level storefronts. The facade consists of simple red brick faced columns with decorative capitals at the corners of building and cast stone sills and keystones. A mezzanine level at the west end includes recessed balconies with turned wood balusters and panelled sills. An arched doorway on the third floor and plain doors on the second floor led to metal balconies (now removed) that were a common feature of these hotels and likened them to their Asian counterparts. Storefronts still line the Canton Alley facade, reinforcing the alley's importance as a pedestrian corridor and shopping street. Original sheet metal cornice has been replaced by a stucco band.

46. CHINESE GARDEN/CHINA GATE

514-518 Seventh Avenue South

1924 Andrew Willatzen, Architect for Charles Louie

Noncontributing: Block 54, Lot 3, D.S. Maynard's plat

The China Gate Restaurant was originally built as an opera house by a Chinese opera troupe that arrived in Seattle and, instead of proceeding to San Francisco, (their original plan), decided to settle here. Consequently, Seattle had the only homegrown Chinese Opera Company in the nation. The group later opened the King Cafe and the Tang Kee Restaurant. On weekend evenings, the Luck Ngai Music Club continues to play music, recite lines from memory, sing arias, and dance.

Originally designed by well-known architect Andrew Willatzen, (later spelled Willatsen), a student of Frank Lloyd Wright and designer of Prairie School residences in Seattle, this building was converted to restaurant use and has been used exclusively for that purpose since the 1930's. Its original facade had a central entrance framed by two storefronts with typical display windows, transoms, and trim. Of masonry construction on a concrete foundation, the building had a stuccoed facade. Three tiled canopies, the one at the center bay being placed higher than the rest and thereby defining the prominent theater entrance, crown the building. A 1970's remodeling using stone veneer, wood lattice patterns, and carved dragon panels for the China Gate restaurant have dramatically changed its original integrity. Only the canopies, now painted green with more flamboyant ornamentation, recall the original character of the building.

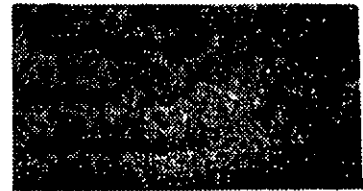
47. CHONG WA BENEVOLENT ASSOCIATION

522 Seventh Avenue South

1929

Primary: Block 54, Lot 4, D.S. Maynard's plat

The Chong Wa building is a rectangular, two-story benevolent association hall and school of masonry and wood frame construction on a concrete foundation. The red brick facade has a faint Georgian character colored with a variety of Oriental

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page

23

motifs. The facade is decorated with cast stone sills, second floor balcony, entry portal, stringcourses, and cornice.

Ground floor windows on the principal Seventh Avenue South facade are small while windows on Weller Street are double hung sash. Second floor windows are tall and arched with cast stone keystones. The prominent feature of the building is the entrance bay and its entablature. The stairway to the cast stone entrance portal is very formal with a handsome curving cast stone balustrade. Four cantonned concrete pillars support a balcony with wrought iron railings and an arched doorway. The cornice is has decorative corbel work. A curving pediment extends above the tile roof line; it is inset with decorative ochre colored tile. A similar pediment, although less grand, occurs above the secondary entrance on South Weller Street. The building is freestanding, unlike others in the district, and is prominent in its classic formality, as well as in its slightly more elaborate Chinese motifs. Nevertheless, in its use of brick and cast stone banding and its scale, it is harmonious with other buildings in the area. The Benevolent Association was an important cultural landmark in the district and provided a common meeting place for residents of the area as well as a school.

48. FREEMAN HOTEL

715-725 South King Street

1910 Thompson and Thompson for Kong Yick Investment Co.

Primary: Block 54, Lots 7, 8, Maynard's plat

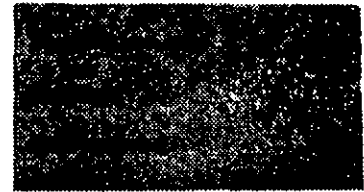
This and the Kong Yick Apartments were designed and built at the same time and were promoted as "the nucleus of the new Chinatown." The building provided 155 single rooms and nine storefronts in a four-story building with masonry walls and concrete foundation. Almost identical in detail to the adjoining Kong Yick Apartments, the facade has plain brick clad columns with capitals at each end with slender metal columns framing storefronts. Sheet metal banding, now removed and replaced with stucco, defined the separation in function of the hotel and the commercial space below. The western most bays contain recessed balconies at the mezzanine levels similar to those of the Kong Yick Apartments. A series of double doors on the third floor indicate the location of a continuous wrought iron balcony, now removed. Like the Kong Yick, the Freeman facade is embellished with cast stone or terra cotta sills and keystones that contrast to the darker brick facing. The unity of design and materials of these two buildings provide a strong street wall. The storefronts facing onto Canton Alley further reinforce the importance of the alley to the Asian community for commerce. The building was the home of several important businesses, or merchant shops, in the district including those of Wa Chong and Quong Tuck.

49. 801-811 South King Street

1925

Secondary: Block 6, Lots 4-5, McNaught's Addition.

One-story commercial building located on the eastern edge of the Chinese business district is constructed of masonry and reinforced concrete on a concrete foundation. One of the eight low-scale retail buildings from the period, the building features

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

7

Page 24

six storefronts, originally separated by brick columns, and featuring wood bulkheads, plate glass display windows, and operable transoms. Two storefront bays on King Street are well preserved; the others are altered.

50. NEW CENTRAL HOTEL
651-661 South Weller/606-610 Maynard Avenue South
1909
Secondary: Block 50, Lots 1, 2, D.S. Maynard's plat

Located at the southern edge of the district's commercial core, the New Central is a three-story workingman's hotel (126 single rooms) with six storefront bays on Weller Street and two on Maynard. Plain brick pilasters frame traditional storefronts. A sheet metal band separates ground floor from hotel functions above. Rusticated patterned brick corners distinguish the primary facade. At the mezzanine level on Maynard are small, square windows. An unadorned arched entry to the mezzanine is placed on Maynard Avenue South. The building has a plain brick parapet. The original sheet metal cornice has been removed and replaced by a stucco band similar to those in other district hotel buildings. A recent rehabilitation to provide low income apartments has replaced wood sash with aluminum. Despite alterations, the building reinforces the southern edge of the commercial core and makes a marginal contribution to the architectural integrity and continuity of the area.

Archaeological Features

The Seattle Chinatown Historic District has been the site of extensive development activity since the turn of the century. The area was regraded in the early twentieth century and it is unlikely that any significant archaeological features survive.

SUMMARY RESOURCE COUNT:

The Seattle Chinatown Historic District is composed of the following elements (described above):

Contributing buildings (i.e. Primary and Secondary):	42
Noncontributing buildings:	8
* Noncontributing park:	1
* Noncontributing open space/parking lot	<u>2</u>
Total:	53

*Note on open space: As discussed above, Hing Hay Park (1975), south of building #18 is a noncontributing landscaped feature. All other open spaces are nonhistoric and are considered noncontributing. The notable open spaces are south of building #15 and south of building # 41.

8. 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/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☒ other (specify) ethnic history

Specific dates period of significance: 1907-1936 Builder/Architect various, see text

Statement of Significance (in one paragraph)

The Seattle Chinatown Historic District is a well preserved and cohesive group of commercial and hotel buildings that has been the focal point of Seattle's Asian community since the early 20th century. Physically distinct from the surrounding city and culturally autonomous, the district includes many of the commercial, cultural, and residential buildings that served Chinese, Japanese, Filipino, and other residents of the area since 1907.

The size and vitality of the district attracted thousands of immigrants after the turn of the century and gave rise to dozens of important Asian businesses, social organizations, and cultural institutions whose buildings still stand. The district was the heart of the most extensive Asian community in Washington State and attracted residents from throughout the region who wanted to enjoy the cultural and economic opportunities of a large community.

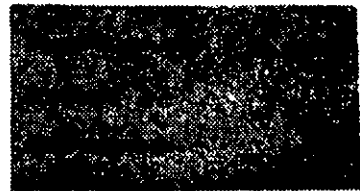
Although reduced in size and physically severed from the rest of the city after World War II by freeway construction and redevelopment, the district has remained a vibrant and discrete community. Today, it represents the most significant collection of buildings associated with the history of Asian settlement in Washington State and includes several architecturally distinguished examples of early 20th century commercial design.

Historical Background and Significance

The history of the Seattle Chinatown Historic District is inextricably tied to the history of Asian settlement in Washington, and is characterized by alternating periods of immigration and deportation, cultural florescence and racial discrimination. In essence, the district's history is the story of the efforts of Asian-Americans to build a stable community in the midst of a society that was often hostile. The substantial buildings of the district are testimony to the enduring success of those efforts.

The First Chinese Community: 1860's-1889

Seattle's first Chinese settlers came to the Northwest in the 1860's and 1870's, providing a cheap labor force for the booming lumber mills, fishing operations, and railroads of the region. Chinese businessmen in Seattle contracted laborers to these operations and built boarding houses to shelter and assist the transient immigrant workers. A few Chinese merchant and manufacturing shops were established in the city as well. The boarding houses and shops were located adjacent to Henry Yesler's mill and eventually developed along Second, Occidental and Third avenues between Yesler Way and South Washington Street in the area around Pioneer Square. Because most of residents were single men who were in the city on a temporary basis, the Chinese quarter developed as a densely populated neighborhood of boarding houses and hotels. By 1876, about 250 people lived in the quarter on a permanent basis; another 300 transient workers made the area a short term home.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page

2

The number of Chinese living in Seattle increased in the 1880's, as workers were laid off from railroad projects or came to the city to escape the discriminations of smaller communities. But the growing population met forceful hostility. A nationwide depression had closed hundreds of factories and mines. At the same time, the completion of the Northern Pacific and Canadian Pacific railroads threw thousands of white and Chinese men out of work, swelling the labor market in the Northwest. Anger over widespread unemployment was directed at the Chinese laborers, and the Asian community found itself the target of government restrictions and mob violence.

The first federal attempt to institutionalize anti-Chinese sentiment came in 1882 when Congress passed the first of the notorious "exclusion acts." The law--which was renewed several times and not repealed until 1943--suspended the immigration of Chinese laborers, provided for the deportation of workers who had entered the country temporarily, and denied citizenship to Chinese residents.

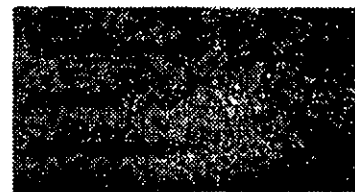
The government's restrictions matched the public mood and in February 1886, rioting whites in Seattle attacked the Chinese community and 500 Chinese workers were expelled from the city by boat.

During the following decades, Japanese immigrants arrived in Seattle and filled the void created by the departing Chinese, taking over their dwellings and jobs as farmhands, domestic servants, launderers and shop owners. But the Chinese community in the city did not disappear. The few Chinese merchants who remained after 1886 continued to contract Chinese labor in the face of resentment. Chinese workers were recruited to rebuild and expand the Yesler sawmill in 1888; to help construct the Seattle-Lake Shore and Eastern Railroad, begun in 1887 ; and to work in the region's logging camps, mines, and salmon canneries.

The First Chinatown: 1889-1910

During the Great Seattle Fire of 1889, the Chinese quarter--much of it built on stilts over the tideflats--burned down. To ensure the future safety of his business, wealthy merchant and labor contractor Chin Gee Hee erected a brick building on South Washington Street and Second Avenue three blocks east of the Seattle Chinatown Historic District. The building, known as the Canton Building, housed Chin Gee Hee's Quong Tuck Company on the lower floor. The move stimulated further development in the area.

Eventually, Chinese businessmen leased a string of buildings on both sides of lower Washington Street, and "Chinatown" developed with a mix of eating establishments and merchant shops or "tongs" that served as the key social and economic institutions for immigrant families. The "tong" was a headquarters and hostelry that provided newcomers with food, shelter, employment, protection, and advice. The largest merchant shops were those of the Wa Chong Company, the Quong Tuck Company, and the Ah King Company. These concerns were the three most profitable Chinese enterprises in Seattle for many years, and their respective owners were community leaders who continued to contract labor through the 19th century.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page 3

The Move to a New Chinatown: the Seattle Chinatown Historic District, 1907-present

The influx of single male laborers resulted in crowded conditions in the restricted confines of South Washington Street. But the regrading and widening of South Jackson Street and South King Street in 1907 allowed the Chinese community to relocate from the older quarters to the regraded area east of the railroad tracks.

Immediately after the resurfacing of South King Street in 1907, a Chinese investment group, Kwong Kick (Quong Yick) Company, led by community leader Goon Dip, built a series of buildings on the south side of King Street from Eighth Avenue South to Maynard Avenue South. The construction proved to be the catalyst for the building of a new Chinatown in the King Street area. Many of the buildings from that phase of development still stand.

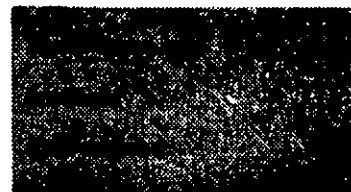
Goon Dip, whose contracting eventually provided labor for 21 salmon canneries in Washington and Alaska, was appointed Chinese consul for Washington, Montana, and Alaska. He established the consulate and his offices at 711 South King Street (Kong Yick Apartments, 1910, map # 45) until he built the Milwaukee Hotel (1911, #22) and moved his operations to that building.

The proximity of the King Street Station and the Union Station, constructed in 1910 and 1911, provided a strong stimulus for further hotel construction in the district. At the same time, the renewed influx of seasonal laborers prompted construction of single room occupancy hotels operated in some cases by Chinese family associations. As a result of these factors, hotels and boarding houses became a distinguishing characteristic of the area. (See, for example, the Hip Sing Association Building, #30, or the Rex Hotel, #39.)

Between 1910 and 1912, the three largest merchant shops in Seattle moved to hotel buildings in the new Chinatown location. The Quong Tuck Company moved to 721 South King Street (#46); the Ah King Company moved to 707 King (#45), and the Wa Chong Company moved to 719 King (#48), all still extant. Soon, other commercial enterprises began to appear in the district. In 1910, the Wah Young Company was established at 416 Eighth Avenue South (Don Hee Apartments, #31) and the Yick Fung Company moved to 705 King Street (Kong Yick Apartments, #45) where it served as an agent for the Blue Funnel Steamship Line, the first Asian line to Seattle that specialized in cargo.

The movement of Asian businesses and housing to the King Street area and away from the old Chinese quarters on Washington Street was made irreversible in the mid-1920s when the city decided to create the Second Avenue Extension to improve circulation to the railway stations. The extension cut through the center of the old Chinatown. After 1925, only a few Chinese stores and residents remained on Washington Street.

Many of the buildings in the Seattle Chinatown district are associated with business and social organizations unique to the Chinese community which were built during the district's first decade. For example, the merchant shops built large hotels to house transient and immigrant contract laborers. In addition, Chinese family and district associations built substantial workers' hotels for their members, many embellished with traditional balconies in the style of their homelands in southern China. (See, for example, the Freeman Hotel, #48.)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page

4

Eventually, separate groups banded together to create the Chong Wa (Overseas Chinese) Benevolent Association which, theoretically, incorporated the interests of all the Chinese groups. Originally located on the top floor of the Quong Yick Investment Building on Eighth and King Street (#48), the Chong Wa moved into its own building at 522 Seventh Avenue South (#47), complete with classrooms and meeting rooms, in 1929. The Benevolent Association was formed to mediate problems that arose among community residents who, because of language and cultural barriers, were unable to utilize the American judicial or civic systems. The Association was active for a number of years and was particularly useful to Chinese residents who were older and did not speak English. Money for the building the permanent structure was solicited and raised from local property owners, shopkeepers, and residents.

The several halls and meeting places of the family and social societies were typically located within apartment or hotel buildings. These family associations and "tongs" had always played an important role in the community. But often the only external indication of these spaces were the decorated balconies mentioned above. A more visually obvious manifestation of ethnic traditions were the many small storefront shops offering special goods and services including import groceries, herbalists, and trading companies.

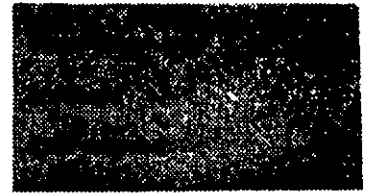
Chinatown After the War

Since 1930, the population of Chinese in Washington State has grown from 2,195 to 9,201 in 1970. The most dramatic growth occurred shortly after World War II when restrictions on Chinese immigration had been lifted. The dense concentration of new settlers occurred in Seattle--75 percent of the total number. In 1970, 6,261 Chinese resided in Seattle, making it the fourth largest Chinese community on the West Coast. Nevertheless, the Chinatown area itself declined in population after the 1940's as racial tolerance, the lessening of ethnic restrictions, and increasing educational and professional opportunities allowed the Chinese to move to other districts in the city and participate more fully in the region's economic, social and political life.

Japanese Settlement in the Seattle Chinatown Historic District

The first Japanese settler arrived in Seattle in 1879; by the turn of the century, Japanese immigration surpassed Chinese immigration and ultimately Japanese residents became Seattle's largest minority population. The growth was particularly dramatic at the turn of the century. In 1890, 125 Japanese lived in the city; by 1910, 6,127 lived there. The new immigrants filled many of the jobs the Chinese had held before their expulsion in the 1880's. In addition unlike the Chinese, Japanese residents were not initially restricted by law from immigrating or raising families in America.

The Japanese formed a substantial community extending from Second to Twelfth avenues between Yesler Way and South Jackson Street. That area, adjacent to the King Street commercial area and partially included in the historic district, was called "Nihonmachi" or "Japantown." Although Japanese businesses existed throughout the district, Japanese commercial and family life centered on South Main Street and Sixth Avenue South. Although many of the buildings associated with the Japanese in the area have not survived, some of the important extant structures near this critical intersection still stand and are included in the historic district.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page 5

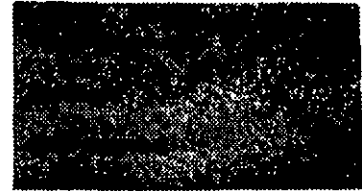
Unlike the Chinese, Japanese immigrants initially had an opportunity to bring in picture brides and raise families. Eventually, a sizable residential community developed on the fringes of the commercial core. Like their Chinese counterparts, several enterprising Japanese immigrants became powerful leaders in their community. One of these, Mosajiro Furuya, arrived in Seattle in 1890 to build a banking, trading, real estate, and labor contracting conglomerate that eventually operated office in Tacoma, Portland, Vancouver B.C., and several Japanese cities. His headquarters was at Second Avenue and South Main Street in the Pioneer Square area. The majority of Japanese residents, however, led less influential lives as grocers, hotel operators, shop owners, or laborers. The community, however, was a lively one, and meeting halls were the scene of many political and educational meetings.

By the 1920's, Japanese residents were subjected to a wave of rising racism. New immigration laws barred Japanese from becoming citizens and Washington State made it illegal for Japanese citizens to own, lease or operate farms. Because the economy of Nihonmachi depended upon a steady stream of Japanese immigrants and farmers who came to the city to trade and live, the restrictions resulted in a decline in population during the 1930's from 8,448 (1930) to 6,975 (1940). Under such duress, many Japanese returned to Japan.

The Seattle Progressive Citizens League was organized in 1921 by 19 Japanese Americans concerned about discrimination against Japanese aliens in light of pressure to have the state adopt an anti-alien law. Similar groups had been organized in San Francisco. Clarence Takeya Aria, born in Seattle in 1901, with a law degree from the University of Washington (1924), became president of the reorganized league in 1928 and toured the West Coast trying to gain support for a coastwide federation of Japanese Americans. James Sakamoto, another native born Seattleite (1903) who had been a prizefighter in New York City, returned to Seattle in 1927 to establish the weekly Japanese American Courier in 1928 as a voice for this community. The paper was published in the King Street Historic District. He also lobbied for a strong citizen's league.

Aria and other Seattle leaders proposed the establishment of a National Council of Japanese American Citizens League and through his efforts, Seattle hosted a convention in August and September, 1930 at which time the League was formed. The convention meetings were held in the Japanese Chamber of Commerce Hall on the second floor of the Rainier Heat and Power Company at Maynard and Jackson Streets (#9) with 102 delegates from five states and Hawaii staying at the Bush (#18) and NP hotels (#5) nearby. Between 1933 and 1939, the organization's monthly newsletter, "Pacific Citizen," was published out of the Japanese American Courier office in Seattle. Since its founding in the district in 1930, the League has grown to over 30,000 members nationwide who are committed to civil liberties, fair labor practices, and social justice.

In 1941, the attack on Pearl Harbor incited widespread anti-Japanese feeling in the U.S. and especially on the West Coast where large communities of Japanese Americans lived and worked. "In the interests of national security," an executive order was signed by President Roosevelt in 1942 calling for the evacuation and internment of all West Coast Japanese, both American and foreign-born.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

8

Page

6

Japanese Seattlites were detained at Camp Harmony near Puyallup or sent to Idaho for the duration of the war; they sacrificed many of their possessions and their homes and businesses in Japantown. The abandoned residential area east of Seventh Avenue, consisting of deteriorating frame buildings, became the obvious choice for a major public housing project that would cover 12 city blocks once owned by Japanese Americans. Closer to the commercial core, more substantial hotel buildings were abandoned, some eventually torn down for parking lots after 1950 that left gaps in the continuous street walls of the historic district.

After the war, many Japanese chose not to return to Seattle or returned to settle elsewhere with their families. The construction of Interstate 5 in the 1960's physically divided the area and eliminated businesses, homes and churches; the completion of the Kingdome in 1972 generated traffic and parking problems. The 1970's also brought stricter building and fire codes that resulted in the closure and demolition of many buildings.

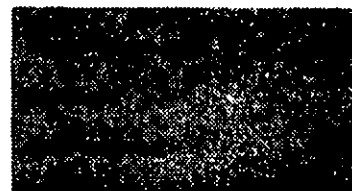
Despite these setbacks, portions of Japantown survive and together with the rest of the Seattle Chinatown Historic District remained the hub of Asian cultural activities. Other ethnic groups arrived, too, including many Filipinos who settled in the 1920's and the 1930's, establishing residences and businesses (and giving South Weller Street the nickname "Filipino Town"). Although allowed to immigrate to the United States, Filipinos could not become citizens. Nevertheless, by the 1930's over 1,600 Filipinos, mostly single men, resided in the city.

Filipino workers in Seattle were a strong element in the city's labor movement. Labor leaders like Virgil Duyungan were instrumental in organizing farm laborers and cannery workers and helped defeat the corrupted contract labor system. In 1936, Duyungan was assassinated by the nephew of a labor contractor on Main Street, but Filipino workers remained a key part of labor history in the city. More recent ethnic groups, including the Indochinese, continue to immigrate. In recognition of this diversity, the area has become known as the International District.

Among both the foreign and American born residents of the district were many who made significant contributions to life outside Chinatown. They include Wing Luke, first Asian-American elected to public office in the U.S.; Clarence Aria, founder of the Japanese American Citizen League; Sui Sin Far (Edith Eaton), James Mitsui and Carlos Bulosan, writers; sculptor George Tsutakawa; photographers Kyo Koike and Frank Kunishige; painters Yasuo Kuniyoshi and Paul Horiuchi; architect Minoru Yamasaki; and furniture designer George Nakashima.

Architectural Significance

The Seattle Chinatown Historic District is an architecturally significant collection of commercial buildings from the early 20th century which includes several distinctive examples of design and several works by prominent Seattle architects. Collectively, the buildings reflect a period when the district was a self-contained community whose architecture fused the requirements of American commercial life with the special traditions of a strong immigrant culture.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number

8

Page

7

Multistory brick hotel buildings--some ornamented with terra cotta stone sills, lintels, and metal cornices--dominate the district and constitute one of the largest collections of hotels buildings from the period in Seattle. Typically, the hotels are divided into street level store fronts (many with original cornices and transoms) below several floors of hotel rooms, crowned with an imposing classical cornice. In addition, many of the hotels feature the recessed balconies that indicated the presence of a family association. Some of the distinguished hotels in the district include the Republic (#26), the Norway (#27), the Hip Sing Association (#30) the Gee How Oak Tin (#43), and the Freedman (#36).

Smaller, low scale retail buildings and one-story garages, generally built after 1917, provide a connective tissue between the larger hotels. Among the retail buildings are two of Seattle's most distinctive examples of terra cotta ornament in a Beaux Arts mode--The Governor Apartments (#1) and the Rainier Heat and Power Company building (#9). In addition, several public buildings--including the Wa Chong Wa Benevolent Association (#47), which combines classicism with Orientalism, and the Main Street school annex (#2)--are important examples of institutional design.

The architectural character of the district possesses a remarkable coherence. One important reason is that the buildings were designed and built during a short period-- mostly between 1907 and 1925 with major building occurring directly after the completion of the Jackson Street Regrade (1907) and in the decade thereafter.

Although some of the extant hotels, retail buildings, and early auto garages have been altered in a manner which has compromised their individual historical integrity, the majority of these buildings are substantially intact. The most common alteration, not surprisingly, has been the remodeling of street level storefronts. But nearly all the contributing buildings retain upper level integrity and contribute, if only marginally, to the consistent scale and solid street walls that are notable in the district.

Architects

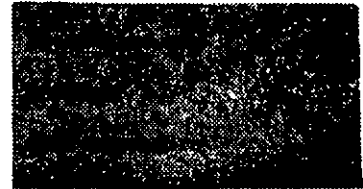
Of 22 district buildings attributed to architectural firms, nine were designed by Thompson and Thompson, six by J.L. McCauley, and two by John Graham, Sr. James Stephen, John Creutzer, F.H. Perkins, David Dow, and Andrew Willatzen each designed a building in the district. It is probable that some of the unattributed buildings in the district were also designed by these leading firms or others known to have practiced in the district including James Shack, Max Umbrecht, and Saunders and Lawton.

The most prolific designers in the district were the brothers Charles L. and Charles Bennett Thompson, who established an architectural partnership in 1898 with offices in the Maynard Building in Pioneer Square. Seattle of Today Architecturally (1907), expounded upon the firm's abilities with the typical boosterism of the period:

By the ideality and the individuality of its work, the firm has attained a success and a patronage which is equalled by few such concerns in the West, and every commendation is due it for the magnificent structures of which it is the author.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

8

Page

8

The publication listed a number of office buildings designed by the firm, including Standard Furniture Company, Sartori Block, Metropolitan Block, Hyde Block and the Gottstein Block.

No biographical information was readily obtainable on John L. McCauley, though his association with the Rainier Heat and Power Company, with their holdings in the International District, provided many commissions.

John Graham, Sr., established an architectural practice in Seattle in 1900 and formed a partnership with David Myers in 1905. By 1920, Myers was in partnership with Schack and Young. On his own, Graham executed the design of a large number of buildings in the downtown, including the Bank of California headquarters, the Exchange Building, the Bon Marche, and the Roosevelt Hotel, eventually expanding to become one of the largest architectural firms in the Northwest with projects in the United States and abroad.

Of the architects who are only represented by one identifiable building, James Stephen and Andrew Willatzen are the most distinguished. Both trained in Chicago and the Midwest, Stephen being influenced by the work of Louis Sullivan, Willatzen by the work of his mentor, Frank Lloyd Wright. Stephen served as architect for the Seattle School District from 1901 to 1908 and designed many of the frame and brick school buildings in the city in the first quarter of the century. Willatzen, in partnership with Barry Byrne, designed residences in the Prairie School tradition before becoming active in the design of commercial and industrial buildings of brick and concrete during the period 1914-1930.

9. Major Bibliographical Reference

See continuation sheet.

10. Geographical Data

Acreeage of nominated property c. 23

Quadrangle name Seattle South, WA (7.5)

Quadrangle scale 1:24,000

UTM References

A

1	0
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5	5	0	7	1	0
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5	2	7	1	8	7	0
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Zone Easting Northing

B

1	0
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5	5	0	9	4	0
---	---	---	---	---	---

5	2	7	1	8	2	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	0
---	---

5	5	1	0	4	0
---	---	---	---	---	---

5	2	7	1	7	8	0
---	---	---	---	---	---	---

D

1	0
---	---

5	5	1	0	9	0
---	---	---	---	---	---

5	2	7	1	6	3	0
---	---	---	---	---	---	---

E

1	0
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5	5	0	7	5	0
---	---	---	---	---	---

5	2	7	1	6	0	0
---	---	---	---	---	---	---

F

1	0
---	---

5	5	0	6	6	0
---	---	---	---	---	---

5	2	7	1	6	2	0
---	---	---	---	---	---	---

G

1	0
---	---

5	5	0	6	6	0
---	---	---	---	---	---

5	2	7	1	7	8	0
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H

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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
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state	n/a	code	county	code
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11. Form Prepared By

Edited by Leonard Garfield

name/title Lawrence Kreisman, Urban Conservation Specialist Archaeology & Hist. Pres.

organization Office of Urban Conservation date May 1, 1986

street & number 400 Yesler Building telephone (206) 625-4501

city or town Seattle state Washington 98104-2696

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national X 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

title *James E. Oka* State Historic Preservation Officer date 7/26/86

For NPS use only

hereby certify that this property is included in the National Register

date

Keeper of the National Register

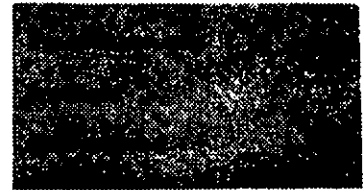
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

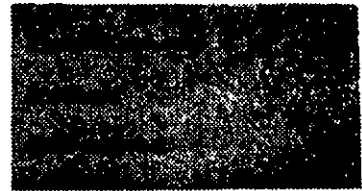
Item number

9

Page

2

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 - James Mar, Yick Fung Co.
 - Dan Woo, Quong Tuck
 - Don Chin, Sun May Co.
 - Tomio Moriguchi, Uwajimaya
 - Mayumi Tsutakawa, King County Arts Commission
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**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number

10

Page 1

Verbal boundary description:

The Seattle Chinatown Historic District is a rectangular property described thusly:

Beginning at a point at the southeast corner of Main Street and the alley between Fifth and Sixth Avenues (at the northwest corner of lot 8, Block 33, Maynard plat, aka 513-527 South Main), proceed east along the south edge of Main Street to the alley between Sixth and Maynard (at the northeast corner of Lot 1, Block 42, aka 601-611 South Main Street), proceed south along the west edge of the alley to a point parallel with the north property line of Block 42, Lot 6 (aka 315 Maynard Ave. S.), proceed east along the north property line of said property and continue until the west edge of Seventh Avenue, proceed south on Seventh Avenue until the south edge of Jackson Street, proceed east along Jackson Street until the Interstate 5 right-of-way, proceed in a southeasterly direction along edge of said right-of-way until King Street, proceed south across King Street and continue south along the east property line of Lots 4-5, Block 6, McNaught's Addition (aka 801-811 So. King St.), proceed south until the south property line of said property, proceed west along the south property line of said property until the west edge of the alley between Seventh and Eighth avenues, at a point at the east property line of Lot 3, Block 54 (aka 514 Seventh Avenue So.), proceed south along said rear property line-alley edge until the northern edge of Weller Street, proceed west along Weller Street to the west edge of the alley between Maynard & Seventh and proceed south along the east property line Lots 1-2, Block 50 (aka 651-661 So. Weller), proceed west along the south property line of said property until the east edge of Maynard, proceed north along Maynard until the south edge of Weller, proceed west along Weller until the east edge of Sixth, proceed north along Sixth until the south edge of King, proceed west along King until the east property line of Lots 1-2, Block 35 (aka 504-512 Fifth Avenue So.), proceed south along said property line until the south property line, proceed west along said property line until the east edge of Fifth Avenue, proceed north along Fifth Avenue until the south edge of Jackson St., proceed east along Jackson Street until the east edge of the alley between Fifth and Sixth avenues, proceed north along said alley until point of beginning.

For boundary justification, see item 7.

GEOLOGICAL SURVEY

122°22'30"
47°37'30"

548900m E. R. 3 E. R. 4 E.

EVERETT 27 MI.
EDMONDS 14 MI.

MOUNT LAKE TERRACE 15 MI.
20'

CORPS OF
1579
(SEATTLE)

5274000m N.

5273

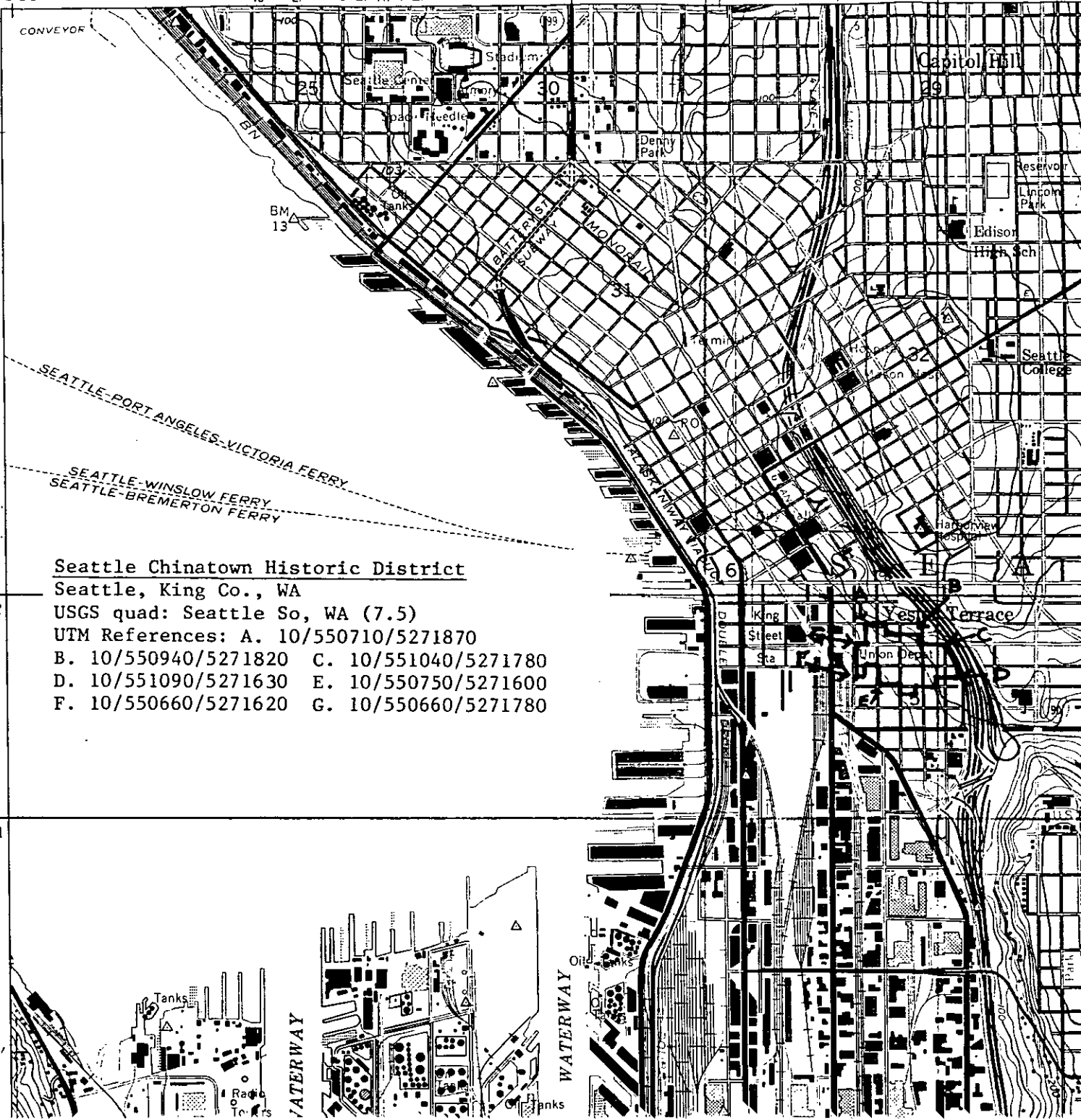
T. 25 N.

T. 24 N.

5272

5271

35'



Seattle Chinatown Historic District

Seattle, King Co., WA

USGS quad: Seattle So, WA (7.5)

UTM References: A. 10/550710/5271870

B. 10/550940/5271820 C. 10/551040/5271780

D. 10/551090/5271630 E. 10/550750/5271600

F. 10/550660/5271620 G. 10/550660/5271780

YESLER

WASHINGTON

MAIN

JACKSON

KING

WELLER

LANE

DEARBORN

FOURTH

FIFTH

SIXTH

MAYNARD

SEVENTH

EIGHTH

INTERSTATE
FIVE

SEATTLE CHINATOWN HISTORIC DISTRICT
Seattle, Washington
National Register district boundary

YESLER

WASHINGTON

MAIN

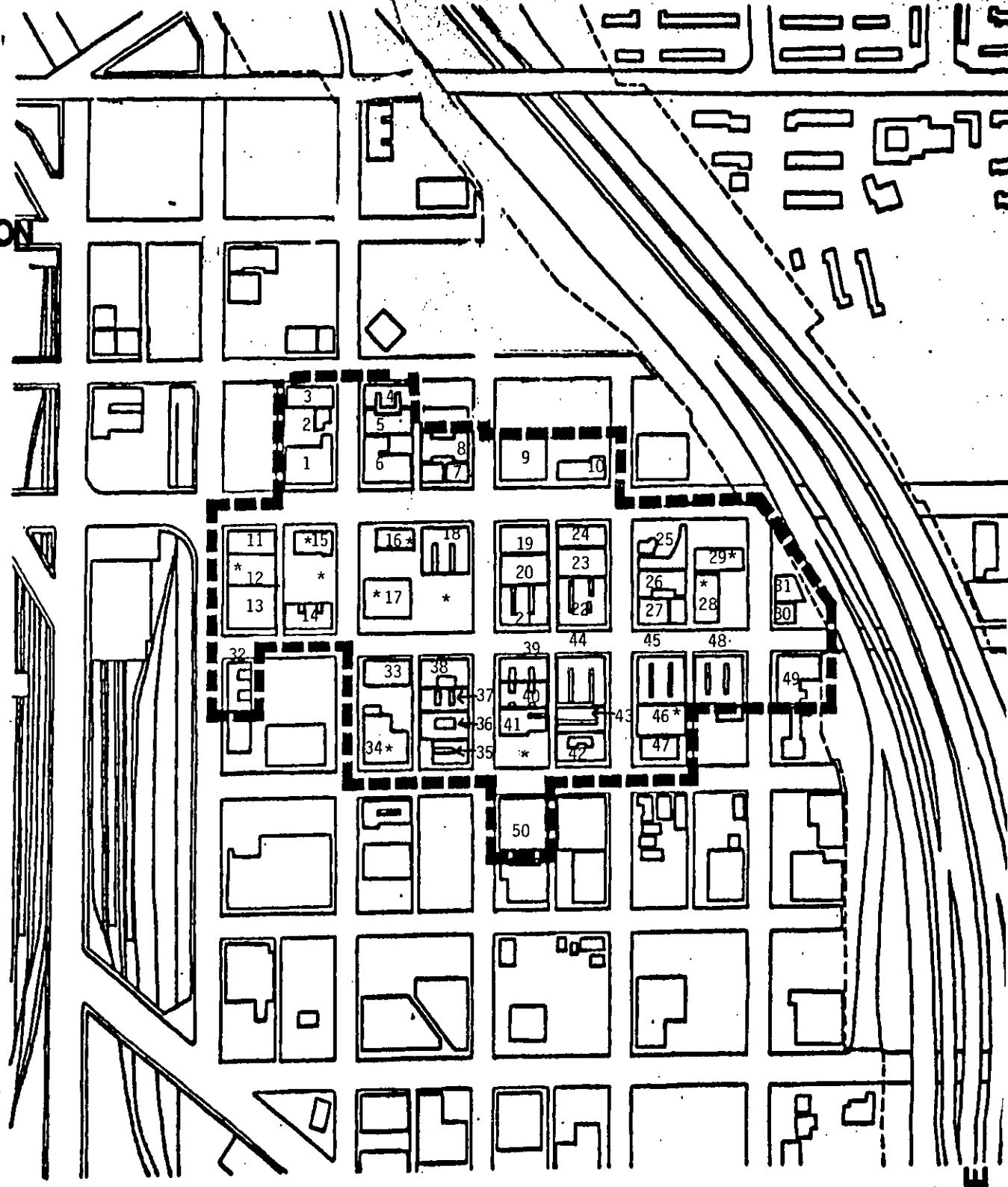
JACKSON

KING

WELLER

LANE

DEARBORN



FOURTH

FIFTH

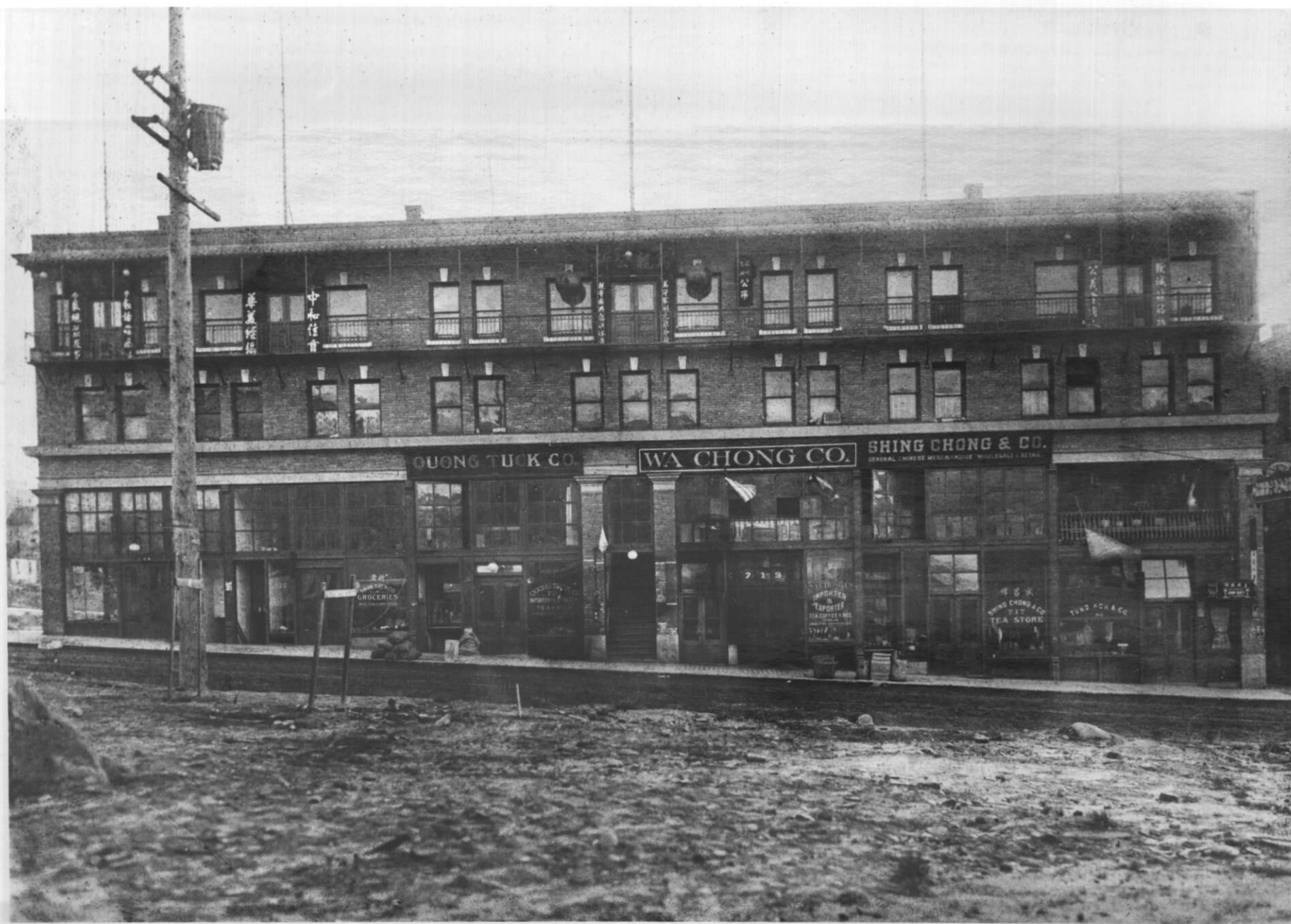
SIXTH

MAYNARD

SEVENTH

EIGHTH

INTERSTATE
AVE



KING STREET HISTORIC DISTRICT

Seattle, Washington

Wing Luke Museum Collection c. 1920

Freeman Hotel (# 49) 715-725 So, King St.

1910 Thompson and Thompson architects

Wa Chong and Quong Tuck were leading
merchant associations in Chinatown.

View to the south.

— of —



KING STREET HISTORIC DISTRICT
Seattle Washington
Wing Luke Museum Collection c. 1920

Sam Yick Co. Express Coal and Coke
Delivery Truck in front of Quong Tuck
Company at 715-725 So. King Street.

View to south

— of —

OVc



KING STREET HISTORIC DISTRICT
Seattle, Washington
Wing Luke Museum Collection c. 1920

Dragon Parade; Chinese New Year c. 1920
Freeman Hotel (#49) merchant shops along
King Street (south side) are in background.

-- of _



P1 22409

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Industry, Seattle, WA
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KING STREET HISTORIC DISTRICT
Seattle, Washington
Historical Society of Seattle and King Cty.
c. 1940
P-1 Photography Collection
Chinese Bulletin Board at South King St.
and Seventh Avenue South.

— of —

DVC



KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation 1983
Dept. of Community Development

KOKUSAI THEATRE (1918) map # 20
412 Maynard Avenue So.
View to northeast

— of —



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation

Dept. of Community Development 1983

RAINIER HEAT AND POWER CO. (1917) (map #9)

650-662 So. Jackson/316 Maynard So.

Terra cotta commercial bldg. and site of
founding of Japanese American Citizen
League in 1930. View to northeast

of



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation 1983

Dept. of Community Development

far left: OHIO HOTEL (map # 36)

center: FREEDMAN BUILDING (map # 37)

right: MAR HOTEL (map # 38)

500 block Maynard Avenue So. View to
southeast. ___ of ___



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation 1983

Dept. of Community Development

GEE HOW OAK TIN HOTEL (map # 44) 1907

513-519 Seventh Avenue So.

Detail of Chin Family Association

— of —



KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation
Dept. of Community Development

1982

Seafair Parade: 1982

View west along King Street; King and
Union Stations are in background.

— of —



KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation 1983
Dept. of Community Development

Shops along Canton Alley
View to north toward Yesler Hill

— of —



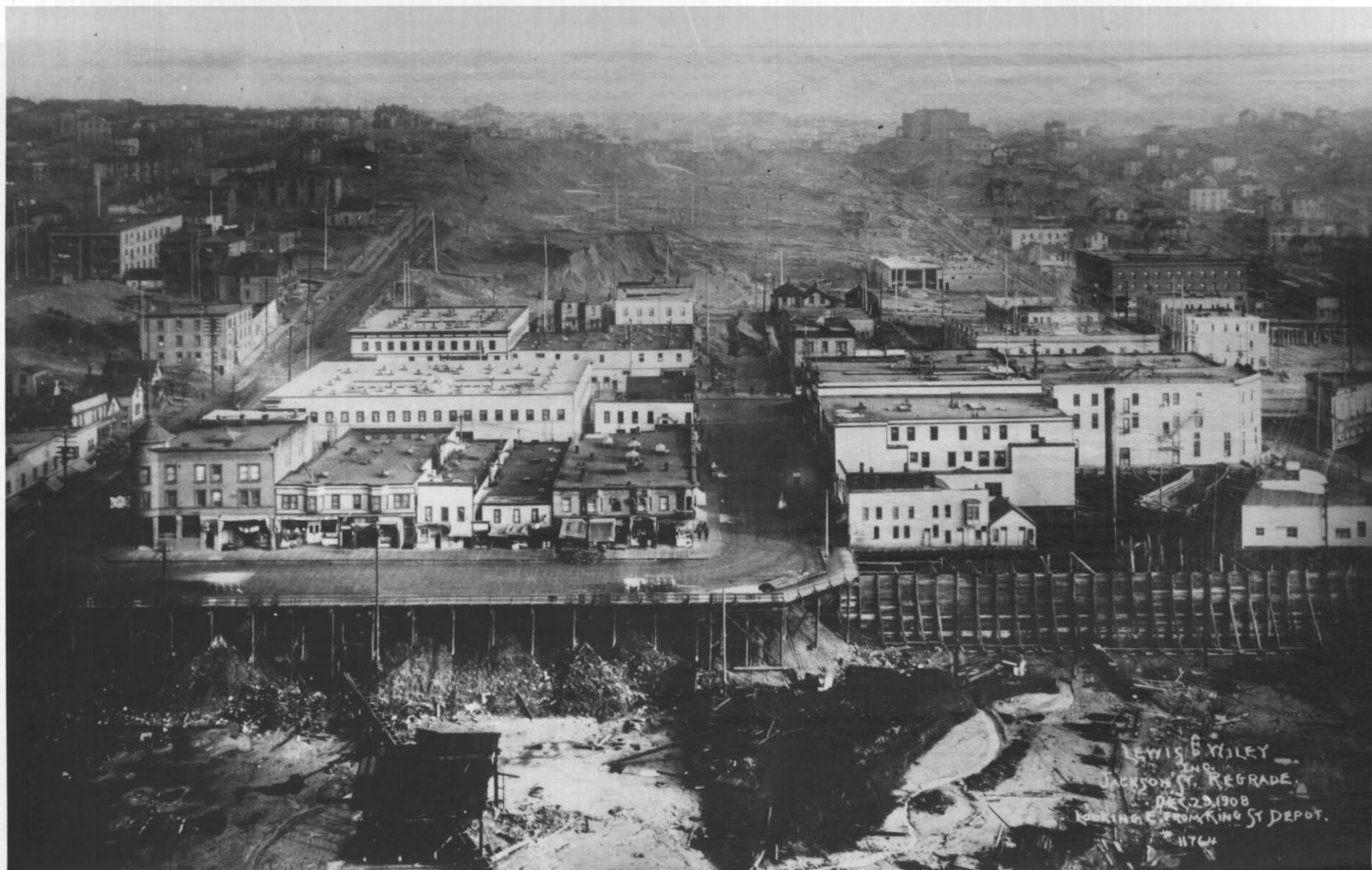
KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation 1983
Dept. of Community Development

GOON DIP/MILWAUKEE HOTEL (1911) map # 22
664-676 So. King Street
View to northwest
— of —



KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation 1983
Dept. of Community Development

GOVERNOR APARTMENTS 1926 J.L. McCauley
514-526 S. Jackson Street
View to north
— of —



LEWIS B. WILEY
JACKSON ST. REGRADE.
DEC. 29, 1908
LOOKING FROM KING ST. DEPOT.
* 11764

8651

Regrades

Jackson St looking

east on King St.

Dec. 29 1908

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LEWIS B. WILEY
JACKSON, MS. REGRADE.
DEC. 29, 1908
LOOKING E. FROM KING ST. DEPOT.
11764

KING STREET HISTORIC DISTRICT

Seattle, Washington

Northwest Collections: University of
Washington Library

1908

Jackson Street Regrade

King Street at center; looking east from
Fourth Avenue South before construction
of Union Station.

— of —



LEWIS B WILEY
INC.
JACKSON ST. REGRADE
11667
OCT. 30. 05

9651

Regrade
Jackson St looking east on King St
Dec 29 1908

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KING STREET HISTORIC DISTRICT
Seattle, Washington
Historical Society of Seattle and King Cty.

Jackson Street Regrade 1908
King Street in foreground; Rainier
Valley Streetcar runs along track
at right. View to the south to
tideflats prior to land fill operations
in the industrial area south of Dearborn.
— of —



KING STREET HISTORIC DISTRICT
Seattle, Washington
Northwest Collection, University of
Washington Library

Intersection of Seventh Avenue So. and
So. King Street, view to the west, c. 1908.

__ of __



KING STREET HISTORIC DISTRICT
Seattle, Washington
Northwest Collection, University of
Washington Library

International District c. 1920 view to
southeast, with Beacon Hill in background.
Twelfth Avenue Bridge over Dearborn Street
on far left rear. Main Street School
Annex at extreme left foreground.
of



KING STREET HISTORIC DISTRICT
Seattle, Washington
Wing Luke Museum Collection

King Street, view to the east from
Seventh Avenue So. c. 1920
Niagara Hotel (Kong Yick Apartments, #46)
in foreground, with Freeman Hotel
adjacent to it on south side of King St.
— of —



KINGSTREET HISTORIC DISTRICT

Seattle, Washington

Northwest Collections: University of

Washington Library

c. 1910

Intersection of Seventh Avenue So. and
So. King Street c. 1910 showing Louisa
Hotel (map # 45), center; Rex Hotel (#40)
right, and Kong Yick Apartments under
construction (#46) . View to south.



MB

KING STREET HISTORIC DISTRICT
Seattle, Washington
Office of Urban Conservation 1983
Dept. of Community Development

REPUBLIC HOTEL (map # 26) 1920
410-416 Seventh Avenue So.
Detail of entrance canopy
__ of __



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation 1983

Dept. of Community Development

Chong Wa Benevolent Assoc. (map # 48) 1929

522 Seventh Avenue So.

View to northeast

— of —



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation 1983

Dept. of Community Development

NORWAY HOTEL/BING KUNG ASSOC. APTS

(map # 27) 1916

418-424 Seventh Avenue So./704 So. King St.

East wing of building, with detail of
Chinese Masons Meeting Hall

— of —



KING STREET HISTORIC DISTRICT

Seattle, Washington

Office of Urban Conservation 1982

Dept. of Community Development

Seafair Celebration: 1982

South side of So. King Street looking west

— of —



Goon Dip

KING STREET HISTORIC DISTRICT
Seattle, Washington
Wing Luke Museum Collection

Goon Dip, Chinese Consul to Washington
appointed in 1909; businessman and
labor contractor, builder of the
Hotel Milwaukee.



Chin Gee Hee

228

KING STREET HISTORIC DISTRICT
Seattle, Washington
Wing Luke Museum Collection

Chin Gee Hee, Chinese merchant and
labor contractor; builder of first
brick building, the Canton Building,
in So. Washington Street Chinatown
after the 1889 fire.