



The City of Seattle

Landmarks Preservation Board

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

LPB 627/15

REPORT ON DESIGNATION

Name and Address of Property: **Wayne Apartments
2224 Second Avenue**

Legal Description: Lot 5, Block A, Bell's William N. 3rd Addition less street, recorded in Vol. 1 of Plats, Page 137, Records of King County, Washington.

At the public meeting held on October 7, 2015 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Wayne Apartments at 2224 Second Avenue as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

- C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; and*
- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; and*
- F. *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.*

DESCRIPTION

Site and neighborhood context

The subject site is addressed as 2224, 2226, and 2228 Second Avenue in the Belltown (a.k.a. Denny Regrade) neighborhood of Seattle. Belltown, although one of Seattle's oldest neighborhoods, is today largely characterized by low-slung, one- and two-story commercial/light industrial and apartment buildings that were developed on this north edge of downtown in the 1920s to the 1960s, interspersed with highrise residential towers that were developed there from the mid-1970s to the present. The neighborhood benefits from its convenient proximity between downtown and the Lower Queen Anne/Seattle Center areas, as well as the Pike Place Market and waterfront views along the neighborhood's western edge. There is a high concentration of social service providers in the neighborhood, and the area is a major route in and out of downtown by bus and automobile. As a city-designated urban village, the neighborhood is undergoing increase densification, and remains popular with residents and tourists for pockets of restaurants, bars, music clubs, and other forms of entertainment, primarily along First and Second Avenues.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

The subject parcel measures 60 by 108 feet in plan, and is located on east side of Second Avenue just south of the corner of Bell Street. The site is essentially flat. The parcel is bounded by an alley on the east, and beyond that is Regrade Park, a public off-leash dog park, at the corner of Bell Street and Third Avenue. In recent years, the Bell Street right of way between First and Fifth Avenue has been designated as park space. For City of Seattle land use purposes, the site is zoned DMR/R 85/65 (Downtown Mixed Residential / Residential), and is located in the Belltown Urban Center Village.

To the north, sharing a property line, is a c.1924 one-story brick-clad 6,400 square foot commercial building occupied by Mama's Mexican Restaurant. To the south, sharing a property line, is a c.1923 two-story brick-clad 17,000 square foot commercial building with bars and restaurants at street level, and offices above. Across the street to the south is a small surface parking lot associated with a c.1927 brick and timber warehouse at 115 Bell Street. South of that is a six-story 54,000 square foot c.1995 apartment building with a small amount of retail on the first floor. Also across the street, on the southwest corner of Second Avenue and Bell Street, are two early twentieth-century wood-frame commercial structures—2231 Second Avenue, built in 1900, and 2235 Second Avenue, built in 1907. According to the entries for them in the Department of Neighborhoods Seattle Historical Sites database, they are among the oldest remaining structures in Belltown.

There are numerous designated Seattle landmarks within two or three blocks of the subject site. Nearby designated landmarks include the MGM Building, RKO Distributing Company Building, and William Tell Hotel one block north on Second Avenue between Bell and Battery Streets; the Austin A. Bell Building, Barnes Building, and Hull Building at First Avenue and Battery Streets; the Bon Marche Stables, Union Stables, and Empire Laundry Building along Western Avenue on either side of Bell Street; the Castle Apartments at Second Avenue and Blanchard Street; the Guiry-Schillestad Building at First Avenue and Lenora Street; and the Metropolitan Printing/Brasa Building at Third Avenue and Lenora Street.

Building description

The subject building is a mixed-use structure, currently with one story of three commercial storefronts at sidewalk level, and seventeen apartments on the second and third floors. The upper level apartments were originally three two-story wood-frame attached rowhouses constructed some time between 1888 and 1893. The upper levels of the building, which pre-date the Denny Hill regrade, represent a once-common but now extremely rare rowhouse building form in Seattle, although this example has been altered.

In 1911, the rowhouses (by that time divided into numerous apartments) were raised and the one-story unreinforced masonry commercial structure was constructed underneath, presumably to improve the viability of the structure following the regrading of the Second Avenue portion of Denny Hill, which was completed around 1906. The subject building has been called a “regrade hybrid,” referring to “one and two story frame buildings from the late 19th century and early years of the 20th century that were raised so a retail first floor could be slipped underneath to meet the newly graded street,” which occurred in Seattle’s regraded neighborhoods (primarily Chinatown/ID, the Central Business District, Pike/Pine, and Belltown).

The mixed-use nature of the building—ie, that it was originally a residential structure, with commercial space later built at sidewalk level—is less rare in Seattle, and found occasionally in older neighborhoods.

First floor exterior and interior

The west or main elevation of the building consists of a base of three commercial storefronts at the first floor, which meet the sidewalk at the property line. The commercial spaces are approximately

equal width; however, the far right (southernmost) storefront is narrower than the other two, in order to accommodate an exterior stair against the south property line which accesses the residential units on the second and third floors. Original drawings, as well as the 1937 tax assessor photographs, show that each storefront at that time featured large areas of storefront glazing separated by brick pilasters, a recessed store entry, and a multi-light transom above. A simple, masonry projecting entablature element formed the parapet above the pilasters.

Over time, the commercial storefronts have been altered to suit tenants; according to building permits, major updates to the storefronts occurred in 1957. Today, the west elevation features a textured and painted stucco finish, perhaps over the original brick, and the projecting entablature portion of the parapet is no longer extant. Storefront bulkheads are now brick. Storefront windows are now aluminum sash, except for the center store, which replaced its storefront glazing with a solid wall and porthole windows probably in the 1980s. The recessed entries feature white hexagonal tiles with a Greek key pattern surround in gray square tiles, of unknown date. Only the far left storefront retains an apparently original wood sash transom; the others have been covered over or removed (the far right storefront's covered transom is visible from the interior). Beyond these features, each storefront has been customized with different exterior painting, signage, and awnings.

The commercial spaces today retain no significant interior features, although exposed brick is visible at some locations. First floor ceiling heights are 12 feet. One of the commercial spaces features a pressed-tin ceiling, but this appears to be a recent and non-historic installation. According to architectural drawings, these spaces originally were simply long, open, rectangular rooms separated by fire walls, with restrooms at the back, and access to the alley at the rear. The alley side exterior wall for the three commercial spaces features at least one punched-opening window per storefront. The alley-side door and window openings feature brick relieving arch at the headers.

At the rear of the first floor commercial spaces, at the southeast corner of the parcel, is a paved, exterior yard approximately 15 by 31 feet in plan. A chain-link fence separates the yard from the alley, and light-framed wood structure supports a corrugated metal roof which entirely covers the yard. South of this yard, projecting from the rear wall of the commercial block towards the alley, is a two-story, slightly below grade, flat roofed brick structure measuring 15 by 18 feet in plan. It originally contained trunk storage and laundry for residents above, with a furnace room below. Today the upper level is used as a residential unit and the lower level is mechanical space. A final space, at the northeast corner of the parcel along the alley, is shown as a 15 by 11 foot open yard on the 1911 plans, but has since been walled in and roofed over, and appears to be a storage or mechanical space. A set of contemporary wooden steps next to the former storage/laundry room projection connects the alley level to the second floor or residential level, one story up.

Upper floors exterior and interior

The second and third floors of the building were constructed between 1888-1893 and are a smaller footprint than the commercial floor below, being set back from the street side by 24 feet 9 inches, and from the alley side by 22 feet 9 inches. The flat roof of the commercial first floor serves as outdoor space for the second floor front and rear. Four units were investigated for this report.

Main access to the front of the second floor is from a gated exterior stair at the southernmost part of the Second Avenue (west) elevation. From the roof deck on the second floor, three entries on the west elevation provide access to the apartment units in the three rowhouses. Each rowhouse originally featured on the street side a two-story projecting square bay window with gable front; however, when the commercial level was constructed underneath it, the first floor of the far right two-story bay was removed, to provide easier passage to the unit entry due to the location of the new access stairs leading to the sidewalk (see note on 1911 drawings). A shallow original roof structure (visible in the

1937 tax photograph) between the bays just above the second floor, which provided some weather cover, has been augmented at some unknown time after 1937 with a light wood frame and corrugated fiberglass panel roof extension. At the third floor, the window bays present gable ends to the street, which are clad in modern composite shingles. Between each bay is a single double-hung window. At the top of the parapet, a pent eave roof, which is also clad in modern composite shingles, extends between the three window bays.

The exterior of the upper floors is clad in faux-brick asphalt sheet siding, which was installed sometime after 1937, likely in the 1950s or 1960s. The siding may be on top of the original horizontal wood siding, but this could not be confirmed as there were no clear locations observed where this occurred. The building today is largely stripped of original exterior architectural details, visible in the 1937 tax photographs. Features removed or covered include scalloped shingles at the projecting window bays, decorative jig-cut aprons wrapping the base of the bay window glazing, and recessed wood panels at the top of the window glazing. Decorative, projecting bracketed gablets over the third floor between-bay smaller windows were also removed at some time after 1937. The only remaining decorative architectural element is an end bracket supporting the parapet pent eave roof, visible on the south elevation.

The rear of the upper floors are characterized by three narrow wings extending from the three rowhouses, with two long narrow courtyards in between. The courtyards are covered with a light wood frame and corrugated fiberglass panel roof for weather protection, and gated with chain link fencing at the second floor level. The southernmost courtyard is wider than the other, and includes a straight stair run which accesses the third floor. Additional rear stairs accessing the third floor are reached through doorways at the ends of the three wings. The southernmost wing also includes a small room at the second floor only, which features three east-facing wood-sash windows and is enclosed by a shed roof. This shed-roofed room may be original and may have existed for each of the other two wings; a form similar to it appears in a photo dating to the early 1900s.

Most of the windows at the second and third floors appear to be the original one-over-one double-hung wood sash. In some cases, aluminum storm windows on the exterior obscure the original wood sash behind. A few windows have been replaced with vinyl, aluminum, or wood sash which do not match the size of the original opening.

On the interior of the second and third floors, the original rowhouse arrangement of rooms remains discernable, although the current situation does not exactly match the 1911 architectural plans. Today, the building houses twelve apartment units in what had originally been three rowhouse. Each rowhouse has a front stairhall, a room which had originally been a bathroom behind the stair, and two rooms arranged lengthwise, one room wide, flanking this circulation core. At the rear were two additional rooms, arranged lengthwise and one room wide, which occupy the long narrow wings at the rear. Because the wings are shifted in plan, they are accessible from more than one room or corridor in the front part of the rowhouse to which it belongs. Each rowhouse includes a back stair which accesses the rear of the building.

Ceiling heights at the second and third floors measure 10 feet, allowing some tenants to construct loft-bed or bunkbed-like platform structures inside the units to increase usable living space. Not all units have kitchens; those that do appear to have been updated in the past several decades. Some units now have private bathrooms, but others still share a bath in the stairhall as was the original condition. In at least one location, the former stairhall bath had been converted into a sleeping room at a very early date.

Throughout the interior, original casework around doors and windows appears to be intact. Some interior doors feature transoms. Rooms generally feature plaster walls, high ceilings, and a picture rail, although floors were observed to be non-original carpet or vinyl tile. Front stairhalls feature a decorative newel post, and a mix of original decorative turned balusters interspersed with rectangular utilitarian replacements.

Summary of primary alterations

The original wood-frame rowhouse structure was constructed at some time between 1888 and 1893, based on information obtained from Sanborn fire insurance maps. In 1911, that structure was raised and three commercial storefronts were constructed of masonry at the first floor.

Building permits on file record the following alterations (not including mechanical/electrical permits):

3200	1900	\$200	Repair foundation – brick piers
98607	1910	\$13,000	Raise two story flat bldg 60x108, add bldg story underneath
295688	1930	\$100	Install range hood
363170	--	--	--
456364	1957	\$2,000	Alter existing storefront; install new stair
495790	1962	\$250	Erect and maintain sign
504677	1963	\$125	Erect and maintain electric sign
528727	1968	\$2,000	Construct partitions in store and alter existing alley apartment

Also on file are additional construction permits, from recent decades, for minor tenant improvements to the commercial spaces.

The most significant alterations to the building are based on photographic evidence and visual inspection, but are of unknown date. These include:

- Re-cladding the exterior with an faux-brick asphalt sheet siding product. The faux-brick siding likely covers the original horizontal wood siding. (After 1937, but mid-20th century).
- Removal of Victorian architectural detail at square-bay windows (After 1937)
- Removal of bracketed gablets at small windows between bay windows, which are visible in the 1937 tax assessor photo. (After 1937)
- Construction of a light-frame porch at the second level to provide covered outdoor space for the front of the residential units. (After 1937)
- Construction of a light-framed roofs to cover the alleyside stair courtyards between row houses. (After 1937)
- Significant alteration to all three storefront windows; however, the transom window at the far left storefront appears to be intact. (After 1937)
- Interior alterations to commercial spaces. (To present decade)

STATEMENT OF SIGNIFICANCE

The development of the Belltown / Denny Regrade neighborhood

The term “Belltown” originally referred to the area north of downtown along First and Second Avenues, between Pine and Denny, but particularly around Bell Street. The later term “Denny Regrade” referred to a larger area cleared by the regrading of Denny Hill, extending eastward to about Fifth Avenue or Westlake.

The Belltown neighborhood north of downtown was originally part of the land claim of early Seattle settler William Nathaniel Bell and his wife Sarah. The claim stretched from Elliott Bay eastward to today's Yale Avenue, and from Pine Street to Denny Way. Within the claim area was an existing Native American semi-permanent winter settlement around the beach at the foot of Bell Street, which included longhouses over one hundred feet in length.

Although Nathaniel Bell, his wife, and four children were among the members of the original pioneering Denny party which arrived at Alki in 1851, they left for California a few years later, in 1856, after their cabin was burned during the brief skirmish with Native American locals known as the "Battle of Seattle." Sarah Bell died in 1856 after the move, and Bell only returned briefly to Seattle in the 1860s to plat his land. In 1870, he and his son Austin—who had been born in Seattle during the five years the family resided there—moved permanently back to encourage the development of his properties, which had lagged behind the development of the Pioneer Square area. Part of the reason for the slow development of Bell's properties was due to the steep grade of First Avenue (then called Front Street) and Second Avenues over Denny Hill, which separated the area from downtown to the south.

Nevertheless, by 1880, Belltown had more than fifty houses, at least two churches, a two-room school, and a grocery store. In 1884, the neighborhood was significant enough to be included in Sanborn fire insurance maps, and the neighborhood could boast the two-story Denny School at Fifth Avenue and Battery Street, Bell's own Bellevue Hotel at First and Battery, and many more houses and duplexes. On the waterfront below First Avenue were two barrel manufactories, two wharves, a shipyard, sawmill, furniture company, and additional workers' cottages.

In 1887, Nathaniel Bell died. His son, Austin, hired architect Elmer Fisher to design the five-story Austin Bell Building, next door to the Bellevue Hotel, which was completed by his wife after Austin Bell's death in 1889. That same year, Fisher also designed the four-story Odd Fellows Hall (now the Barnes Building) next door to the Austin Bell Building, as well as the Hull Building across the street. These buildings served as the core of a three-block long commercial area along First Avenue between Battery and Lenora. Fisher would go on to design numerous structures in the Pioneer Square area following the great Seattle fire, which also occurred in 1889. The cluster of these substantial, multistory, relatively ornate structures, on the other side of Denny Hill from the urban core that had developed in the Pioneer Square area, helped to give the Belltown area a distinct identity, although commercial growth remained modest. The largest other nearby structure was the Denny (later Washington) Hotel, at the top of Denny Hill around Stewart Street and Third Avenue, for which construction had begun in 1888 and would not be completed until 1903.

In 1889, the first electric streetcar service to Belltown was installed along Second Avenue, extending from James Street to Denny Way. In a few years, additional lines would run down First and Fifth Avenues, connecting the neighborhood to the expanding city. By the final years of the 19th century and into the early 1900s, Belltown was a well-developed but low-density residential area, with a mix of housing types available to all income levels, social level, and family structure. Options in the neighborhood included single family homes, duplexes, triplexes, or rowhouses for families or couples that could afford to rent; or apartment hotels which catered to the middle and upper classes and provided meals served in common dining rooms. Waterfront workers (which were mostly single men) might stay in boarding houses, which served meals. Worker's hotels and rooming houses did not serve meals or have kitchen facilities, so that the residents had to eat all meals at restaurants. Flats and tenements were available for workers or those in transition.

It was at approximately this time, between 1888 and 1893, that the wood-frame rowhouse portion of the subject building was constructed. By 1893, the three rowhouses were divided into at least nine apartments with shared bathrooms.

Seattle grew rapidly at the turn of the 20th century, fueled in part by the reconstruction of the post-fire city, the completion of the Great Northern Railroad's direct transcontinental rail link in 1893, and the Klondike gold rush beginning in 1897. In the decade between 1890 and 1900, the city population would nearly double from approximately 43,000 to 81,000 people. By 1910, the population would reach an astonishing 237,000 people, although that was largely due to the annexation of several adjacent communities, such as Ballard, Columbia City, and West Seattle.

As the city grew, the downtown core expanded northward, along First and Second Avenues, blocked by Denny Hill. By the early 1900s, Second Avenue in the blocks around Pike Street had become home to the city's major retailers and department stores. Second Avenue served as the primary spine through downtown, and became the main route for city parades and festivals.

As a measure to accommodate downtown expansion, the city continued its program of regrading steep streets with the proposal to remove Denny Hill. The hill, located approximately between Second and Westlake Avenues, and between Pine and Cedar Streets to nearly Republican Street, rose steeply at Second Avenue and Pine Street. The primary advocate for the regrade was Reginald H. Thomson, who was the longtime City Engineer from the 1890s to 1911 (and again briefly in the 1930s), who sought to encourage development and to improve water and sewage systems in the city. Steep grades were also an obstacle for the horse-drawn vehicles of the time. The hill west of Fifth Avenue was removed in several phases between about 1905 and 1911 (the hill east of Fifth Avenue would not be completely removed until 1930). Second Avenue in front of the subject site was regraded by 1906. During the process of regrading, most existing structures were demolished, but some were either moved to entirely new locations, or raised and remodeled to adapt to their new ground level.

Regrading dramatically increased land values in the area; however, early construction in this newly-improved area largely occurred south of Virginia Street. The area became dominated by hotels and apartment hotels, in part driven by continued population growth, the establishment of the nearby Pike Place Market in 1907, and the anticipation of the Alaska-Yukon-Pacific Exposition in 1909. Buildings of very considerable scale were constructed along Second Avenue following the completion of the regrading of Denny Hill, just a few blocks south of the subject site, including seven-story Moore Hotel and Theater (1907) or the fourteen-story New Washington Hotel / Josephinum (1907). However, rarely was the scale of these buildings reached on the blocks north of Virginia Street until several decades later. Behind Second Avenue, period photographs show newly leveled, mostly empty blocks available for development.

It was in this economic climate that, in 1910-1911, the rowhouse portion of the subject building was raised, and the first floor commercial portion was constructed beneath.

In 1910, the newly regraded area was proposed as a new Beaux-Arts civic center, the epicenter of which was to be at about Fourth Avenue and Blanchard Street, approximately three blocks east of the subject site. This proposal, called the Bogue Plan, would have relocated the heart of downtown to the regrade district but was soundly defeated at the polls in 1912.

Instead, contrary to expectations, the Belltown/Regrade area grew slowly compared to other parts of downtown. Following the economic slowdown associated with World War I, there was a flurry of two- to four-story apartment and commercial building construction in the 1920s. Affordable apartment buildings convenient to downtown were an attractive option for single women, who were

increasingly entering the workforce at that time due to changing social and economic conditions. In 1923, the institution of a new city zoning code had the result that higher buildings were encouraged downtown, but not in the Belltown / Regrade area, which remained relatively low-density. One- and two-story commercial buildings in the neighborhood continued to cater to light industrial businesses—such as printers, automobile services, suppliers, and even the film distribution industry—which benefited from proximity to downtown but without the expensive land costs or congestion.

Very little residential construction occurred in the neighborhood during the economic downturn of the 1930s and during the material-rationing war years of the 1940s, and much of the existing housing stock deteriorated. The parts of Belltown west of Third Avenue were considered comparable to Seattle's Skid Road in Pioneer Square. Dwelling units there were among the oldest and most crowded in the city, and consisted of worker's cottages and cheap hotels often with no private toilet or bath. The area population had a high percentage of older and unemployed males. East of Third Avenue, conditions were better, due to the numerous relatively new brick apartment buildings that had been built there in the 1920s, and which were more likely to be occupied by female clerical and sales force workers employed downtown. However, the local economy improved during the war years, in part due to Boeing and other defense-related jobs, and Belltown was well situated to provide housing and entertainment for servicemen, waterfront workers, and defense workers.

In the post-war years of the 1940s and 1950s, local and national economic and housing trends emphasized the growth of the suburbs rather than city centers, and accommodating the automobile. Belltown continued to be largely seen as a service area to support downtown. Between 1952 and 1954, the Battery Street tunnel was constructed in a cut-and-fill fashion in order to connect the c.1930s Highway 99/Aurora Avenue with the newly-completed Alaskan Way Viaduct along the downtown waterfront. In 1957, a new zoning ordinance designated Belltown as a "general commercial" area, which had the effect of discouraging new housing. The waterfront area continued to be classified as a manufacturing zone, as it had long been, which encouraged continuing construction of small warehouses and additional light industrial buildings in the neighborhood. By the 1960s, parking lots were a common feature in Belltown, driven in part by the downtown commercial core to the south, and the construction of the 1962 Century 21 Exposition (later the Seattle Center) at the north end of the neighborhood. The construction of the above-grade monorail to connect downtown with the world's fair exposition grounds further emphasized Belltown as a place to move through, rather than a destination in itself.

The perception of Belltown as a service area to support downtown was further emphasized by a proposed comprehensive plan adopted by the city council in 1963, known as the Monson Plan. To stave off the increasing possibility of businesses fleeing downtown for the suburbs, the scheme emphasized automobile access and parking. It proposed (among other things) surrounding downtown with high-speed ring roads through Belltown, and a large parking/office structure to replace a demolished Pike Place Market. Public resistance to and rejection of the plan, and to similar citywide proposals in the 1970s, led to a movement to establish the local historic preservation program in 1973 and the protection of the Pike Place Market, Pioneer Square, and other areas.

In the early 1970s, Belltown continued to be marked by deteriorating worker hotels and other housing built earlier in the century. A major fire in a Belltown apartment building called the Ozark Hotel led to stricter fire safety regulations in the city, including mandatory sprinkler systems above the ground floor. An unexpected result was that rather than upgrading, some building owners simply closed off upper floors and left them empty. However, encouraged by new 1974 and 1985 city development plans for downtown and the regrade area, several non-profit agencies using federal and local housing funds began acquiring and restoring more than twenty buildings in the neighborhood for use by low

and moderate income renters. New low-income housing was constructed as well, supported by social service agencies which established their facilities in Belltown and which remain to the present day.

Also in the 1970s, large construction projects of the scale intended after the regrading efforts ended around 1930 were finally built. These included high-rise private condominiums, high-rise housing owned by the Seattle Housing Authority, and several office towers. Such major construction continued into the 1980s to the present day. Nonetheless, many of the existing, lower-scale buildings of the past retained relatively inexpensive rents, which attracted artists, musicians, restaurants, clubs, galleries, cafes, and small shops to the area. In 1994, the Belltown/Regrade neighborhood was designated an urban center to encourage increased density.

The development of the subject property

The subject building consists of a wood-frame attached rowhouse structure built sometime between 1888 and 1893 (based on Sanborn fire insurance maps), which was raised and a masonry commercial storefront addition was installed beneath it, at the sidewalk level, in 1911. While original architectural drawings do not exist for the c.1888-1893 portion, there are architectural drawings on file prepared by architect Charles L. Haynes for the 1911 portion. Building permits, historical maps, and historical photographs also provide some information regarding the development of the property.

In the 1860s and 1870s, the neighborhood around the subject property was regarded as “North Seattle” and was slow to develop. The area had been part of the William Bell donation land claim, and was largely separated from the central city to the south by the bulk of Denny Hill (the subject parcel, in fact, was located at the edge of the northwest flank of Denny Hill). However, by the 1880s, a three-block neighborhood commercial core along First Avenue—at that time called Front Street—had coalesced around the imposing Bellevue Hotel at the corner of Battery Street, and the adjacent Austin A. Bell Building. The rest of area consisted of wood-frame single family homes with outbuildings on ample lots, and scattered wood-frame duplexes.

The 1888 Sanborn map shows the site at that time was a double parcel, and was occupied by two modest single family homes with full-width front porches, and one small outbuilding. A block away, at First Avenue (aka Front Street) and Bell Street, the presumed owners of the subject property at that time, Lewis and Miranda Rowe, had established a row of commercial buildings. In 1890, Lewis and Miranda Rowe are listed in city directories as living on the subject site (addressed as 2228 2nd Avenue), but it is unclear whether they lived in one of the houses on site, or if the subject rowhouses had been built by then.

By 1893, as evidenced by the Sanborn map for that year, the site had been subdivided into two lots, and three wood-frame rowhouses had been built (therefore dating the construction of this part of the subject building to some time between 1888 and 1893). As originally constructed, each rowhouse was presumably a single residential unit, rather than multiple apartments. The map shows that each rowhouse was two stories, with a long front stair providing access (perhaps due to a steep grade change from sidewalk to building). A one-story outbuilding was located behind each rowhouse. Building permit #3200 on file dated January or June 1900, issued to Lewis Rowe, was issued for the repair of the foundation with the installation of brick piers under the structure.

The earliest photograph of the structure dates to approximately 1902, although it shows only the upper part of the north and west sides of the building. The image shows that the building at that time featured horizontal wood siding, scalloped and pointed shaped cedar shingles at the square-bay windows, and decorative vertical elements ornamenting the bay window roofs. At that time, Second Avenue in front of the property was relatively steep as it climbed Denny Hill towards downtown. During 1903-04, Second Avenue would be regraded and Denny Hill lowered, followed by the re-

installation of a streetcar line down Second Avenue, to replace that which had existed since 1889. First Avenue, one block west, had previously been regraded between 1897 and January 1899. On the 1905 Sanborn map, a notation indicates that the building by that time had already contained nine apartments within—perhaps a reflection of the rapidly expanding city at that time. However, there appears to have been no alteration of the interior space to accommodate separate apartments—the nine were probably simply assigned single rooms.

On December 31, 1910, building permit #98607 was issued to Seattle architect Charles Haynes, for building owner C. F. Schneider. The permit was to “raise two story flat building 60 x 108, add building story underneath as per plans.” The story underneath consisted of three commercial storefronts. A complete set of Haynes’ drawings and specifications are on file at the Department of Planning and Development, which not only detail the proposed first floor commercial addition, but also provide an “as-built” record of the older wood-frame rowhouse structure.

The 1911 drawings show what had presumably been three single-family rowhouses were now physically altered for use as multiple apartments. The building specifications noted that all interior walls were to be stripped to the lath and re-plastered, and that the “old building is to be made to correspond to the plans as nearly as possible.” They further stated that all new wiring, plumbing, gas piping, and finish hardware was to be newly installed to replace that which had been there.

Drawings show a front stairhall with bathroom serving as a circulation core, flanked by two front rooms oriented lengthwise along the core. Beyond are two additional rooms, arranged lengthwise in wings separated by narrow courtyards. While the center and north rowhouse were identical in plan, the rear wing of the southernmost rowhouse was shifted southward against the property line. The result of this shift was that the courtyard between the center and south rowhouse was larger than the other courtyard. A kitchen is shown at the front and back of each rowhouse on both floors, suggesting that each rowhouse could accommodate at least four separate tenants. Some room rental configurations may have required entry from the alley side of the building. Notes on the drawings direct that the corner fireplaces at the front two rooms were to be removed when the rowhouse structure was to be installed above the new first floor commercial construction. Handwritten annotations on the drawings approved on March 14, 1912, perhaps made by the building inspector, show new walls added to middle rooms in order to create corridors, allowing more floor plan options to be carved out of the original rowhouse interiors.

In 1912, the first classified advertisements begin to appear for the building: “The Wayne. Furnished 2, 3, and 4-room apartments. 2224 2nd Ave., 3 blocks from The Moore.” Polk’s city directories show that the property owners at the time, Charles and Belle Schneider, lived on site in one of the apartments. The occupants of the commercial spaces at that time are unknown.

Over the years, the property has seen very little change in use, although considerable change in appearance. The upper levels have housed as many as eighteen residents, particularly during periods of high housing needs, such as the war years of the 1940s, and apparently since that time the building has offered very inexpensive rental housing to the neighborhood. Commercial spaces at the first floor have been updated to accommodate changing tenants, and bear only limited resemblance to its appearance in the 1937 tax assessor photographs. The building in general, and particularly the upper residential floors, appear to have suffered over time from deferred maintenance and stopgap repairs.

Owners and occupants of the property

Owners (per title abstracts)

Before 1908 Miranda F. Rowe

1908	Belle Schneider
1935	J. E. Norton
1939	E. M. Young sold to Jack E. Warner
1945	Irving J. and Gladys S. Brown
1952	Ponce C. Dumo, Elizabeth Schrum, Edna Schrum
1966	Mark J. and Eileen G. Servey Jr.
1998	John D. Lindgren and Brad W. Smith
2013	Rain City Properties LLC

Early owners

Title abstracts obtained from the Seattle Department of Planning and Development Microfilm Library were reviewed for owner information. The earliest owner of the subject property listed in the abstracts was Miranda F. Rowe, who is recorded as selling the property in 1908 to Belle Schneider. Rowe may have been the owner when the original wood-frame rowhouse-style structure was built sometime between 1888 and 1893, while Schneider was definitely the owner when the 1911 first floor addition was built. Only limited information was found for either Miranda F. Rowe or Belle Schneider.

Miranda F. Rowe and her husband Lewis S. Rowe were early settlers in Seattle. Lewis, born in Maine in 1834, traveled widely as a young man, working in the carriage-building business in New Hampshire, Kansas, Colorado, Hawaii, and San Francisco. In 1875, at age 41, he married Miranda Rowe (nee Hummell), and they moved from San Francisco to Seattle later that year. Miranda was born in Decatur, Illinois in 1857, and so was eighteen years old at the time of her marriage, and twenty-three years younger than her husband. Arriving in Seattle, Lewis Rowe had very limited resources due to a lengthy illness, but was able to establish a grocery business at the foot of First Avenue and Cherry Street in a wood-frame structure built for him by Henry Yesler. The Rowes at that time lived at Seventh and Union. With the profits made from the grocery business, he invested heavily in real estate, “when realty was very cheap and it was considered very foolish to put one’s money in property here.” By at least 1888, he had established a row of buildings at First Avenue and Bell Street, which provided rental income, and was part of a larger three-block commercial core which had developed around the Bell Hotel at First and Battery. Rowe’s structures also housed Rowe & Clark, his real estate company, and Rowe, Stone & Carr, a carriage business which he established with prominent Seattleite Corliss P. Stone. Rowe also developed forty acres in Bremerton along Veneta Avenue, and established a gold mine in eastern Washington.

At about this time, the original three subject rowhouses (without the first floor commercial space that exists today) were constructed—that is, after 1888 but before 1893, based on evidence in Sanborn fire insurance maps from those years. In 1890, Lewis and Miranda Rowe are listed in the Polk’s city directory as living on the subject site (addressed as 2228 2nd Avenue), and Rowe’s business partner, Seth W. Clark, residing next door at 2226 Second Avenue, but it is unclear whether they lived in the rowhouses, or in the single-family structures that existed on the site beforehand and appear in the 1888 Sanborn map. A typesetter with the memorable name Goethe G. Faust was listed as rooming at 2224 Second, but no one was listed as the primary resident for that address.

Lewis Rowe retired from active work around 1900. Miranda Rowe appears in brief newspaper notices which detail numerous property sales between 1904 and 1907 related to the five-acre Capitol Hill plats known as Rowe’s First Addition and Rowe’s Second Addition to the City of Seattle. The former was platted and developed with her husband Lewis, as well as eleven other adjacent land owners. The property consisted of twenty-five typically-sized Seattle residential lots, on the north side of Denny Way between Melrose and Bellevue Avenues North. Rowe’s Second Addition plat was owned by Miranda Rowe alone, separate from her husband, and consisted of twelve additional lots from Rowe’s First Addition towards Summit Avenue North and on either side of Loretta Place. The Rowes resided

there as early as 1901, at 416 East Denny Way. Miranda Rowe appeared to deal in other real estate ventures, including a purchase of an acre along the Lake Washington waterfront near Madison Park, from Jacob Furth.

In 1908, Miranda F. Rowe sold the subject property to Belle F. Schneider.

In 1911, Miranda Rowe was granted a divorce from her husband, and later that year married William Haitz, a Seattle insurance broker who then switched business interests primarily to real estate sales until at least 1917. His firm, William Haitz & Company, sold and developed residential properties in numerous Seattle neighborhoods. William and Miranda resided in an apartment at the Rhein (later Rehan) Hotel, which they owned and managed and apparently built, at 719 Union Street (the land under the hotel may have been acquired by Miranda and Lewis Rowe when they first moved to Seattle in 1875). Miranda had been active in the First Unitarian Church since 1899, and was elected president for life of the church's Women's Auxiliary. She died after a lengthy illness in 1913. No obituary could be found for William, but state death records indicate that he died in Steilacoom in 1922 at age 66. Lewis Rowe, Miranda's former husband, remarried in later years, and died in 1917.

Little information was found regarding Belle Schneider, who purchased the subject property from Miranda Rowe in 1908. Census records show that Belle and her husband Charles F. Schneider were originally from Pennsylvania and Ohio, and that she was born around 1870 and he around 1875. In 1910, census records indicate that they were living in Kougarak, Alaska, a mining settlement near Nome on the Seward Peninsula. They may have been in Alaska when they purchased the subject property in 1908. By 1911, they were listed in city directories at 105-305 Bellevue Avenue North, and in 1912 at the subject address, 2224 Second Avenue, known by then as the Wayne Apartments (with Mrs. C. F. Schneider listed as the proprietor). Curiously, the Bellevue Avenue North address would have been very close to Lewis and Miranda Rowe's house at 416 East Denny Way, and just one or two blocks north of the Rowe's First Addition property platted by them just a few years earlier. Perhaps the Rowes and the Schneiders were acquaintances or neighbors at some earlier time, or even related in some way, but no evidence could be readily found to support that theory.

In any event, the Schneiders were living in Seattle when they hired architect Charles L. Haynes to design the first-floor commercial space addition to the subject building in 1911. During the 1910s, Charles Schneider was for some time the proprietor of the Wayne Hotel at 2013 Second Avenue (two blocks from the subject site), which in later years was known as the Hotel Commodore, and was demolished around 2013. [Other than sharing the same name, no connection could be found between the Wayne Hotel and the Wayne Apartments. The Wayne Hotel was originally constructed in 1908-09 as the Hotel Nelson, and designed by William P. White for the owners D. and A. Coblenz]. Charles Schneider died in 1919. Belle Schneider continued to live in the subject building, the Wayne Apartments, and was its proprietor, until at least 1928. Census records show that by 1930, she was living in San Mateo, California, where she owned and lived in an apartment building. She sold the subject building to J. E. Norton in or around 1935. Schneider then moved to Los Angeles by 1940, and died there in 1953, at approximately 83 years of age.

Later owners

In later years, the subject building appears to have been retained as an investment property for a succession of later owners. Title abstracts indicate that, around 1935, Belle Schneider sold the subject building to J. E. Norton, who appears to have been Joseph E. Norton, the treasurer of Seattle real estate firm John Davis & Company. In 1939, E. M. Young owned the property; he appears to have been a developer, involved in land deals during the 1920s and the construction of the three-story E. M. Young Block at the southeast corner of Seventh Avenue and Pike Street (no longer extant).

E. M. Young sold the property in 1939 to Jack E. Warner, who was employed as a hotel clerk at the time, and was later building manager for the Wintonia Apartments in the 1950s, and as plant facilities manager for Vernell's Candy Company in the 1960s. Warner sold the subject building in 1945 to Irving and Gladys Brown, who were the owners and operators of The Grill, a restaurant at 1330 2nd Avenue near University Street. In 1952, the Browns sold the property to Ponce C. Dumo, whose family retained the property until the 1960s. In the 1940s, Dumo was employed as an engineer at the Sunset Club and was the operator of the Byron Hotel at 2017 First Avenue. In the 1950s, he resided in the subject property with his wife, Elizabeth Schrum. In 1966, the property was sold by Dumo's children to Mark J. Servey Jr., and his wife Eileen. Mark Servey was president of the Mesher Sheet Metal Company through the 1970s. In 1998, John D. Lindgren and Brad W. Smith purchased the property from Servey as an investment; they then made some updates to the commercial spaces. In 2013, Smith and Lindgren sold the property to Rain City Properties LLC, the current owner.

Building occupants

On the 1893 Sanborn map and supported by references in city directories, the building was addressed as 2224, 2226, and 2228 Second Avenue for each of the three rowhouses. Since 1911, when the first floor was added, those numbers corresponded to the streetfront commercial spaces, and 2224-1/2 was the address for the entrance to the Wayne Apartments above. A review of city directories, news articles, or photographs provided information on the occupants for the following years.

Occupants of the three commercial storefronts have varied extensively over the years, although the center store has been occupied by a tavern/restaurant for most of its history. In 1928, commercial occupants included Direct Service Printers, Service Printing Company, M & O Manufacturing Company, Vego Fruto Laxative Food Company, and Norton & Spangler Company. In 1938, the three storefronts were occupied by the Sorenson Fish Company wholesaler, The First Up restaurant, and two building trade companies in the third—Christensen & Regal painters, and Peter C. Nielsen general contractor (E. G. Spangler plumbers/contractors appear in the 1937 tax assessor photograph). In 1948, the occupants were the Western Theater Equipment Company, Feeley's Tavern, and R.R. Daxon Refrigerator Wholesalers Inc. Between about 1958 and 1978, a period of slow development in the neighborhood, two of the commercial spaces were often listed as "vacant" while the third was occupied during this time by the Golden West Tavern. For a time, the spaces were occupied by a lithograph company, and another by an accountant.

In 1978, the storefronts were occupied by Herson's Sewing Center sales and service, the Hawaii West Tavern (until at least 1988), and the Grosse Mailing postal shop. Ten years later, in 1988, one was vacant, with another occupied by Rama House Thai restaurant. The Hawaii West Tavern was changed to the Lava Lounge bar/restaurant by 1996. Today, the spaces are occupied by the Lava Lounge, Rocco's restaurant, and the third by the PDA Lounge, a marijuana dispensary.

After the initial owners Lewis and Miranda Rowe moved around 1900, the occupants of the residential units appear to have varied over the decades, with none living there for significant lengths of time. The earliest residents that could be identified were located in the 1901 Polk's city directory: Charles E. Allen, a salesman, roomed at 2224 Second Avenue, as did Helen (widow of John) Minter. Phoebe (widow of Henry J.) Curtiss resided at 2226 Second Avenue, and with her boarded her relatives Myrtle and Ella Curtiss, both working at Curtiss Milliners at 1316 Second Avenue. Robert L. Fox, a marble worker, also resided with them, perhaps as a boarder or relative. Next door, Elling G. Vashus, a fisherman, resided at 2228 Second Avenue.

The 1905 Sanborn map indicates that nine apartments were located at the Wayne; and the 1911 drawings suggest that the layout of the rooms allowed the flexibility of six to nine units of varying size could be available for rent. Since the units were served by shared bathrooms, the building

probably served a clientele searching for inexpensive lodgings. Unfortunately, most of Polk's listings for the Wayne Apartments do not indicate the occupants' professions.

The first newspaper advertisement found for The Wayne Apartments, in April 1912, offered "furnished 2, 3, and 4-room apartments" but no price was listed. The 1928 Seattle House and Street Directory lists four men and one woman residing there. In 1938, when reverse listings in the Polk's city directory first appear, there were nine residents plus the apartment manager. Of these, the names suggest that five were men, one married or widowed woman, one was a unmarried woman, and two were simply listed by their initials. In 1948, just after wartime and constricted housing conditions in the city, there were an astounding eighteen separate residents listed in the city directory—at least seven men, one married or widowed woman, and nine listed by their initials (and therefore probably men). In 1938 and 1948, none of the occupants were the owners of the property.

In 1958, the owner at that time, Ponce Dumo, resided at the property and presumably acted as manager. There were twelve apartment occupants listed, all men. In 1968, eleven apartments were listed, with three vacant, seven men, and one woman. These conditions continued in 1978, with three vacant, ten men, and one woman resident. In the 1980s and 1990s, fewer apartments were listed, and about half appear to have been occupied by women.

Today the Wayne Apartments are known as Belltown Funky Studios, and appears to be fully occupied, with advertised monthly rents starting at \$400.

Rowhouses in Seattle

The subject building was originally constructed between 1888 and 1893 as an attached rowhouse structure, and was later modified into a "regrade hybrid" mixed-use structure in 1911, when the rowhouses were raised and a commercial first floor was constructed underneath. Based on the building form and on the number of residents listed at the subject building's addresses, the subject building appears to have been converted from three rowhouses into multiple apartments with shared bathrooms, within just a few years of its construction.

Rowhouses, also known as townhouses, are generally characterized as long narrow single residences of two to four stories, having individual entries, and ground-to-sky living space between shared party walls. They are often built en masse, with a repeating (or mirrored) plan and elevation creating a rhythmic streetscape. The individual entries and party walls are key identifying features; by contrast, an apartment building (regardless of its appearance) will be organized with a small number of common entries leading to shared circulation stairs and corridors, which then provide access to separate living units on each floor. There is also a rowhouse-like apartment building known as the "rowhouse flat," wherein each floor of the rowhouse is a separate apartment, connected by a main entry stairhall. It is possible that the subject building may have originally been constructed as a rowhouse flats, but the exact original room configuration (which might have provided clues) is unknown.

Rowhouse widths are typically twenty to twenty-five feet, although they can be as narrow as fifteen or sixteen feet wide. The narrowness increases the number of rowhouses that can be built, because all require street frontage. However, this greatly limits the room arrangements that are possible. A classic townhouse plan features a long and narrow circulation core of hall and stairs along one party wall, with the remaining available space organized as connected rooms flanking the circulation, and oriented front to back. Fenestration in rowhouses is normally at the front and back elevations, or along narrow light courts. The "best" and potentially most formal room would be at the front, with windows facing the street, while the rear room of the house would often contain the kitchen or laundry room because of its easier access to a rear yard. Rooms requiring few or no windows such as

bedrooms, bathrooms, and closets would be clustered in the middle of the structure and would often rely on narrow light wells, light courts, and skylights for light and air.

Rowhouses were and are an extremely common housing type in the older major cities of the East Coast and Midwest such as New York, Washington, Boston, Philadelphia, Baltimore, Chicago, Minneapolis, or St. Louis. Rowhouses in those cities are usually constructed of masonry, due to available building materials and early fire hazards. In the West, the building type is much less common, although San Francisco is well known for its wood-frame, Victorian-era townhouses (although these are actually detached, and therefore have somewhat more flexible plans than true attached rowhouses).

In the late 19th and early 20th century in Seattle, rowhouses were a relatively common building type, and are identifiable in historic photographs and maps. They could be found in the more densely settled parts of the early city, and were almost all constructed of wood. Other residential building types which can be identified are single family houses, duplexes, apartment buildings, apartment hotels, and mixed-use buildings. Unlike East Coast cities, where entire blocks would be built with rowhouses, in Seattle, rowhouse developments were often in the form of three to six units (due to available parcel width), and featured varying degrees of repetition. The building type offered more housing on an available piece of land than could be afforded from single family home construction; they were relatively inexpensive to build since walls were shared; and with a few minor alterations, they were flexible enough to be converted into apartments, as in the case of the subject building. There is overlap between the appearance and plan layout of rowhouses and other congregate housing types; rowhouses may be massed to appear as a series of attached duplexes, or as a triplex, or as a mansion, or as an apartment building.

The first rowhouse development in Seattle was located at the northeast corner of Second Avenue and Marion Street, constructed in 1881 for local door and window manufacturers George W. Stetson and John J. Post. The highly ornate Second Empire style structure consisted of five townhouses, essentially identical except for a tower at the center unit. Noted Seattleite Thomas Burke resided in one of the townhouses for a time, as did the owners Stetson and Post. By the turn of the century, downtown had grown up around it, so a commercial level of five identical and ornate storefronts was added at grade around 1905. Much like the subject building, the roof of the commercial level served as outdoor space for the residential levels above. However, land values were rising rapidly in that part of Second Avenue, and the building was demolished and replaced with a two-story terra cotta clad office building, now itself gone, in 1919.

Other late 19th century rowhouses include five- and six-unit projects near Seventh Avenue and Columbia Street, Fifth Avenue and Madison Street, and Western and Bell Street. Like the subject property, there are several examples of rowhouses altered to receive a first floor commercial level, either due to street regrading, or simply to increase the viability of the property. These include a six-rowhouse structure known as “Bridal Row” at the northeast corner of Sixth Avenue and Pike Street, and another a block away at Sixth and Pine. Both received commercial first floor bases when the streets were regraded around 1903. None of these examples are extant today.

There are few remaining comparable examples to the subject building in Seattle. The best may be the Victorian Row apartments, a historically and architecturally significant c.1891 building described by Historic Seattle as “the only pre-1900 apartments existing in Seattle today in unaltered condition.” Located at 1234 South King Street, the structure was renovated in 1993 and continues to be used as housing. The Victorian Row apartments features architectural elements similar to the subject building, including two-story gabled bay windows and a pent gable roof at the parapet, although the fronts of the apartments are situated perpendicular to the street. The bays also retain original

architectural details such as fishscale shingles and spindlework at the projecting porches. The building was designated a Seattle landmark in 1979, and is also listed on the National Register of Historic Places.

Another project with some similarities to the subject building was before the Seattle Landmarks Preservation Board in September 2011. A wood frame Queen Anne style apartment building originally constructed in 1903, it was located at 1200 East Pike Street and featured apartments accessed from multiple “point block” entries. In 1911, due to street widening and regrading, the structure was raised and a commercial floor was constructed at sidewalk level.

Charles Lyman Haynes, architect of 1911 portion

The designer of the subject building’s 1911 first floor commercial storefront addition was Charles L. Haynes, a prolific architect during a period of economic expansion in Seattle from 1910 to 1930. The subject work would have been an early commission during his career in Seattle; the works for which he is best known were constructed in the 1920s. Haynes is sometimes confused with Charles A. Haynes, an architect practicing at about the same time in Aberdeen, Washington.

Charles L. Haynes was born in Santa Cruz, California, in 1870, but there is little available information about his early years or his education. He was practicing architecture in San Francisco by 1900, and worked there for San Francisco architect Alexander A. Cantin (1874-1964) for a time.

In 1907, he moved to Seattle to establish the Seattle office of Haynes & Cantin with his former employer, but this partnership did not work out and by 1908 was in private practice. He appears to have immediately received work upon his arrival in Seattle, in a range of commercial and residential building types. A newspaper article from April 1908 noted nine houses, a three-story apartment building, and a hotel/store building by Haynes already under construction, valued at \$84,000 in total. In addition, he worked that year on the alteration of an existing building due to a regrading project downtown, described as follows: “The Pacific Telephone main office building is being remodeled and almost entirely rebuilt under Mr. Haynes’ supervision. A large amount is being spent in the reconstruction of this building, and a complete new service is being installed. As soon as possible the present street front will be torn down and rebuilt to conform with the new Third Avenue grade. This work is being done at great expense, due to the fact that it is necessary to keep the public supplied with telephone service while the building is being reconstructed.”

Other early work by Haynes includes a factory and wharf for the Pacific Ammonia and Chemical Company (1908, demolished) at Northlake Way and Blewett Street, and a home near Volunteer Park for Robert P. Greer (1910), the director of that company, at 1052 E. Galer; the Hotel Hudson (1909, altered) at 515 7th Avenue South; and the Reliance Hospital (1910)—originally commissioned as a store and apartment building for a Mrs. M. Fitzpatrick—at 416 12th Avenue South.

In 1910, Haynes designed the first floor commercial addition to the subject building, the Wayne Apartments, and the construction was completed in 1911.

By 1911, Haynes’s commissions expanded to other commercial and institutional building types. On Capitol Hill, he designed the Packard Automotive Showroom (1911, altered) at 1205 East Pine Street and the Tyson Oldsmobile Company / Lozier Building (1912) at 905 East Pike. He submitted a design in 1912 for the competition for the Masonic Temple at the corner of East Pine and Harvard Avenue. While he lost the winning design to the architecture firm of Saunders & Lawton, his second-prize-winning proposal placed higher than the other entrants in the competition, which included some of Seattle’s most well-established and best-regarded architects: Bebb & Mendel, Julian Everett, Daniel Huntington, Harlan Thomas, and Theodore Buchinger.

Haynes was capable of designing competently in a number of historicist styles, a skill which was to serve him well when he was hired as the official architect of the Hunter Tract Improvement Company, the developer of the Madison Park neighborhood. The seventy-block area was platted in 1907, and Haynes first designs for that neighborhood appear to have occurred around 1912. Many prominent Seattle architects designed homes there, but Haynes is estimated to have designed over one hundred, including the Robert B. Kellogg house (1912) at 2701 Mt. St. Helens Place, the Hunter Improvement Company house (1913) at 2855 Mt. Rainier Drive, and the Frank Buty house (1915) at 3704 South Ridgeway Place.

Another residential design, a Prairie-style house (1913) for Margaret Calvert at 1809 10th Avenue East on Capitol Hill, was widely published and increased Haynes' commissions for additional residential work. A semi-residential work from this period was the Tudor-style Kappa Sigma house (1914) at 5004 17th Avenue NE, for one of the oldest fraternities affiliated with the University of Washington. An example of a wood-clad Colonial Revival style home from this period is the Frank and Ora Helt house (1918, altered) at 2712 Broadway Avenue East in the National Register's Roanoke Park historic district.

In 1919, when Washington State began requiring architectural licensure, Haynes received license no. 73 under the grandfather clause. During the 1920s, Haynes designed several significant commercial buildings and apartment buildings. These include the highly visible new home for the Butterworth Mortuary (1922) at the corner of Melrose Avenue and Pine Street; and the highly ornate Donohoe Garage (1921) at Third Avenue and Virginia Street, which was remodeled by Haynes in 1924 for use as a retail store building (and is today known as the Bergman Luggage building). His design for the Farmer's Public Market building (1923, demolished), at Seventh and Westlake Avenues and Virginia Street, although only two stories in height, was highly visible because it wrapped three elevations along a busy thoroughfare. Another prominent market building by Haynes, the Broadway Market (1928, altered) on Capitol Hill, occupies frontage along an entire city block and features extensive glazing and ornate terra cotta details.

Notable apartment buildings by Haynes during the 1920s include the RoyVue (1924) at 615 Bellevue Avenue East and the Dunlap (1929) at 1741 Belmont Avenue East, both on Capitol Hill; the Narada (1925) at 25 West Highland Avenue on Queen Anne Hill; and the Bonair (1925, altered) on the northeast edge of downtown. The RoyVue in particular is notable for an unusually long, brick and terra cotta Gothic Revival elevation extending two-thirds of a block along Bellevue Avenue, and a gracious landscaped interior courtyard accessed through the center entrance breezeway.

Examples of Haynes' work in the 1930s are more difficult to trace. One large commercial project dating to 1930, just at the beginning of the Great Depression, was the eight-story Brooklyn Building in the University District, home to the General Insurance Company (later Safeco).

Haynes resided at 4303 37th Avenue NE with his wife Alma and two daughters. Haynes retired around 1940, and died in 1947 in Seattle at age 77.

Below is a list of Charles L. Haynes primary built works, based on works listed in existing biographies. It is by no means exhaustive.

- 1909 Hotel Hudson
- 1910 Reliance Hospital
- 1910 Robert P. Greer House
- 1910 The Wayne Apartments addition (the subject building of this report)

1911	Packard Automotive Showroom
1911	South Bend Commercial Club in South Bend
1912	Tyson Oldsmobile Co. Building / Lozier Bldg
1912	Robert B. Kellogg House (Hunter Improvement Tract)
1914	Kappa Sigma Fraternity
1914	Mount Baker Community Club
1915	Frank Buty House (Hunter Improvement Tract)
1921	Donohoe Garage / Bergman Luggage
1922	Butterworth Mortuary
1923	Farmer's Public Market
1923	Amelia Hemrich House (Hunter Improvement Tract)
1924	Russell Building
1924	Roy Vue Apartments
1925	Narada Apartments
1925	Bonair Apartments
1925	T.A. Davies House
1927	RexLand Company Garage/Champion Building
1928	Broadway Market
1929	Dunlap Apartments
1930	Brooklyn Building

Olson & Larson, builders of 1911 portion

The builder of the subject building's 1911 first floor commercial storefront addition was Olson & Larson, according to the building permit. Unfortunately, no additional information could be found about the firm, although their address on the permit is listed as 116 Fairview. No builders by that name are listed in the Seattle Polk's city directory for the years before or after 1911.

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The features of the Landmark to be preserved include: The exterior of the building.

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