

The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

LPB-49/81

REPORT ON LANDMARK DESIGNATION

Name of Property:

First Avenue Groups

Addresses and Legal Descriptions:

Globe Building, 1001-1011 First Avenue - Lots 7 & 6, Blk. B, A.A. Denny's 1st Add.; Lots 3 & 4, Blk. 185, Seattle Tidelands.

Beebe Building, 1013 First Avenue - Lot 3, Blk. B, A.A. Denny's 1st Add.; Lot 2, Blk. 185, Seattle Tidelands.

Hotel Cecil, 1019-1023 First Avenue - Lot 2, Blk. B, A.A. Denny's 1st Add.; Lot 1, Blk. 185, Seattle Tidelands.

Coleman Building, 94-96 Spring Street - Lot 7, Blk. C, A.A. Denny's 1st Add.; Lot 4, Blk. 184, Seattle Tidelands.

Colonial Hotel, 1119-1123 First Avenue - Lot 2, Blk. C, A.A. Denny's 1st Add.; Lot 1, Blk. 184, Seattle Tidelands.

National Building, 1006-1024 Western Avenue - Lots 1-4, Blk. 186, Seattle Tidelands.

Features/Characteristics to be preserved:

Entire exteriors of the properties listed above.

Criteria applicable:

- 3.01 (3) Significant relationship to city's economic heritage.
- 3.01 (4) Architectural significance.
- 3.01 (6) Significant spatial relationships and contribution to distinctive historical identity of First Avenue.

REPORT ON LANDMARK DESIGNATION
LPB-49/81
Page Two

Approved by the Landmarks Preservation Board at February 18, 1981 Designation Hearing.

Issued: February 19, 1981


Earl D. Layman
City Historic Preservation Officer

EDL:jw

cc: William Justen, Superintendent of Buildings
Cornerstone Development Company -
(attn: Harriet Sherburne, Project Manager)
Bumgardner Partnership -
(attn: Allan Grainger, Project Coordinator)
Hewitt & Daly, Architects



City of Seattle
 Department of Community Development/Office of Urban Conservation

LPB-449/80

Landmark Nomination Form

Name First Avenue Groups Year Built c. 1898 - 1915
(Common, present or historic)

*Street and Number _____

*Assessor's File No. _____

*Legal Description Plat Name _____ Block _____ Lot _____

*Refer to individual data sheets, pp. 6 - 19 for locational and legal descriptions.

Present Owner Cornerstone Development Corp. Present Use commercial

Address 1507 Western Avenue, Suite 500, Seattle, Washington 98101

Original Owner multiple ownership Original Use commercial

*Architect refer to data sheets Builder undetermined

Description: Present and original (if known) physical appearance and characteristics

GENERAL STATEMENT/Preamble

In 1975, the Seattle Office of Urban Conservation and the Seattle Landmarks Preservation Board pursued the possibility of designating a First Avenue Historic District which would have extended from Pioneer Square (Columbia Street) on the South, to the Pike Place Market (Union Street) on the North. After a number of public hearings and extensive studies, combined with the unfortunate destruction of an entire block of these significant buildings between Seneca and University Streets, it was determined that the best route to pursue would be to designate separately historic, individual properties in the area. To date the nearby Holyoke Building, the Colman Building, and the Old Federal Office Building have either been designated locally or entered in the National Register, or both. This nomination, then, for the several buildings contained on the West side of First Avenue between Madison and Seneca streets, represents the completion of those actions started in 1975.

GENERAL STATEMENT/Early Development

First Avenue as it was regraded following the 1889 fire, and later, rises gradually from south to north from Pioneer Square in a continuous incline which extends to just beyond the Pike Place Market. Business was beginning to move beyond Pioneer Square (the original central business district) before the 1889 fire, and following the rapid recovery and redevelopment of the City after that holocaust, intensification of business along this almost waterfront street continued in a sporadic pattern. However, with the Gold Rush activity engendered in 1897 and 1898, the City began to grow much more rapidly and there was an acute need for new structures to provide necessary retail outlets and hotels for the large number of transients, dock workers, lumber workers and ships' crews. Of the buildings under consideration in this nomination, no less than five provided workingmen's hotel facilities, and the National Building along with many others since destroyed provided the expanded need for warehousing on the waterfront.

GENERAL STATEMENT/The Buildings

The properties under consideration, but for one intrusion which is not included in this nomination, consist of the last contiguous and undesignated blocks of ca. 1900 buildings on First Avenue between Pioneer Square and the Pike Place Market. Here is a variety of buildings in style and height, which is typical for American commercial development anywhere, anytime (viz. the new structures of the seventies in downtown Seattle or elsewhere) but nonetheless, in this instance, there is unusual degree of group harmony of character, materials and scale. The Grand Pacific Hotel (Richardsonian Romanesque), and the adjoining Colonial Hotel (eclectic Federal), and the Beebe Building (eclectic English Renaissance overtones) a block away, are certainly the centerpieces of the group. It is interesting to note that in spite of their variety, the Globe and Beebe buildings, and the Cecil and Colonial hotels, were all designed by the same architect, Max Umbrecht, in 1900-1901; he also did a number of landmark buildings in Pioneer Square. There are, however, recognizable characteristics of detailing and scale in these several buildings which do reveal the common authorship. The National

Building on Western Avenue is a lesser albeit compatible structure. The unfinished Coleman Building at the corner of First and Spring is considerably later and more sophisticated with an impressive, somewhat overscaled entrance (eclectic Renaissance) on Spring Street.

The construction dates for all of these buildings stem from ca. 1900 (i.e., 1898-1902). Design of all of them was confronted with the problems associated with acute grade differences between First Avenue and Post Avenue, and in some instances they have been built upon the remains of earlier buildings (partially engulfed by regrading of First Avenue). In recent years all but the National Building have declined from flop houses and parking garages to empty shells in the upper floors, combined with honky-tonky businesses at street level. The result of this latter change has caused many superficial (reversible) changes to the store fronts.

GENERAL STATEMENT/Summary

Recognition, designation and protection of these structures will add immeasurably to the maintenance of historic continuity between Seattle's first two historic districts: Pioneer Square and Pike Place Market. They will also continue to complement the other nearby individual Register properties in the area, and if maintained and rehabilitated preserve a valuable segment of Seattle's historic built environment.

ARCHITECTURAL SIGNIFICANCE

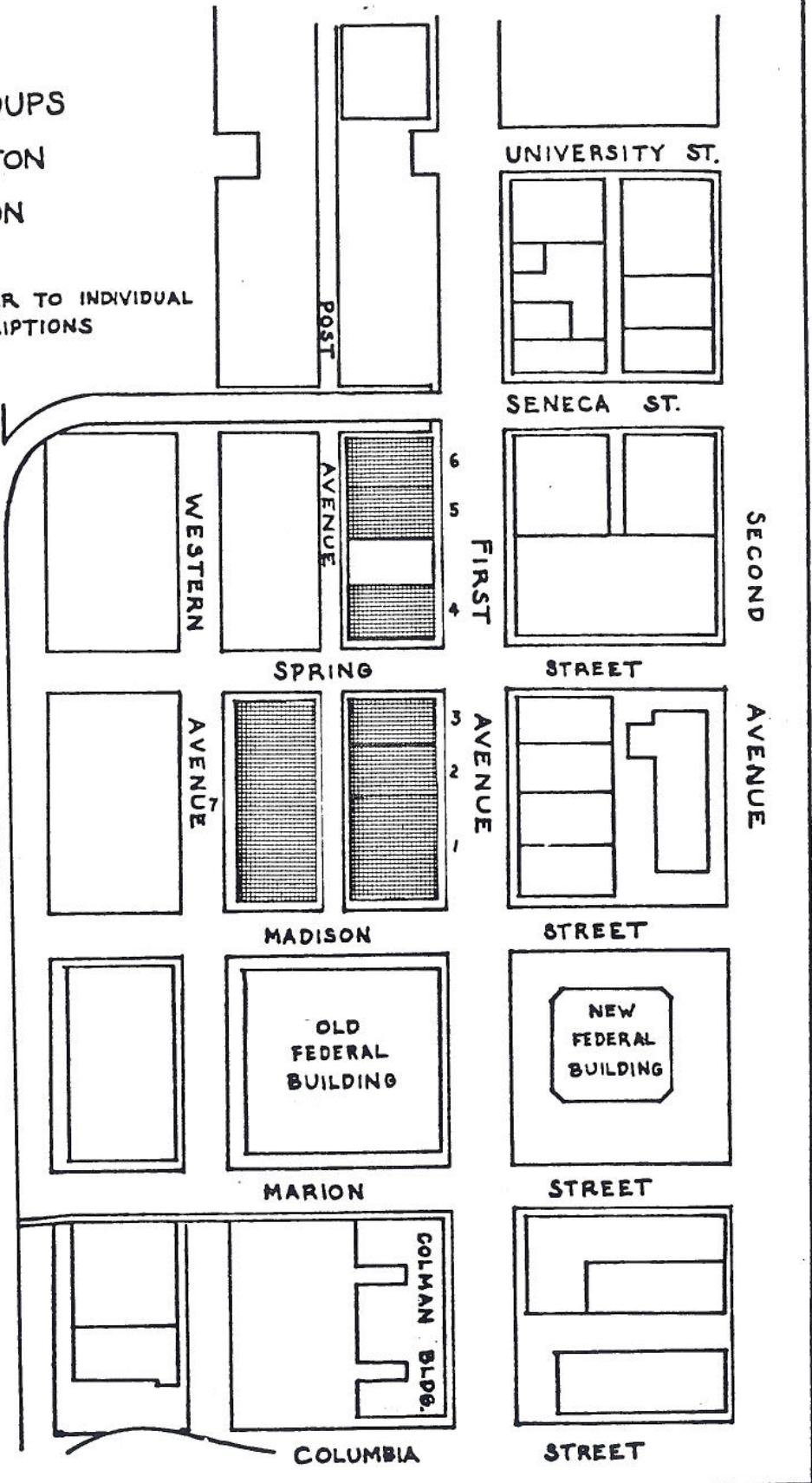
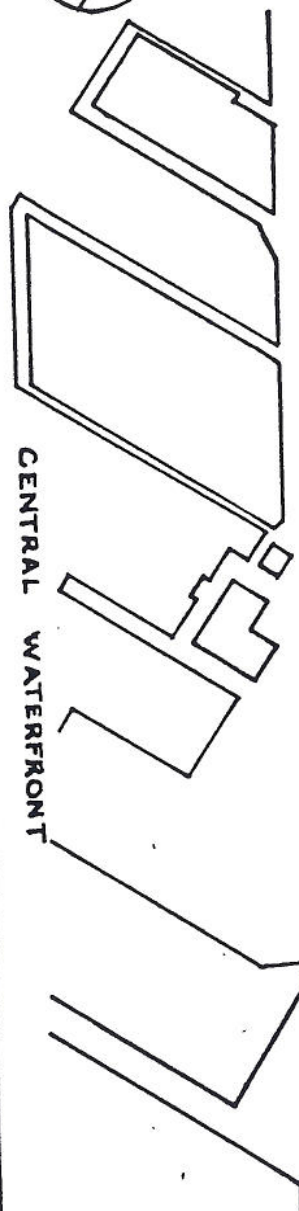
Detailed architectural evaluations and categorizations are provided for each individual building on the following sheets.

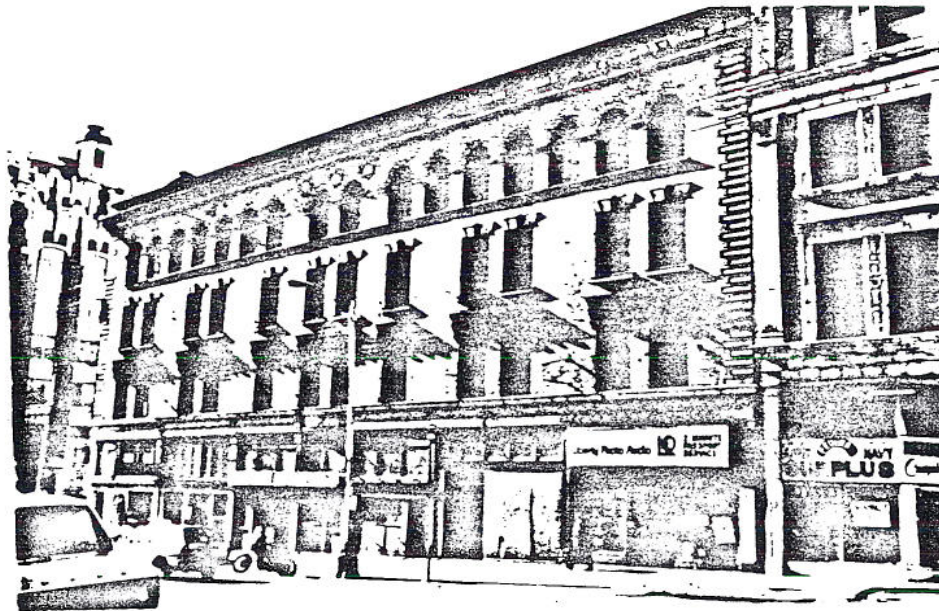
HISTORICAL SIGNIFICANCE

Commercial development along Seattle's First Avenue was primarily restricted to the Pioneer Square area until after the Great Fire of 1889. Soon after the rebuilding of the Pioneer Square area, the center of the commercial area city began to expand northward and brick commercial buildings began to displace residences formerly located in the area. The Holyoke Building, begun before the fire and completed in 1890 was the first major office building erected on First Avenue north of Madison Street. It was followed in the 1890's by the sporadic development of additional lots and the construction of several other large commercial buildings generally representative of late victorian architecture. The pace of development accelerated markedly however in 1897 and 1898 when the Klondike gold rush suddenly boosted Seattle's economy and growth and Seattle became the pre-eminent point of departure for the gold fields. One of the immediate demands created by the gold rush was the demand for conveniently located and moderately priced hotels and rooming houses to serve transient miners, sailors, and businessmen. Five buildings in this group were built in partial response to this demand, specifically the Grand Pacific Hotel (1898), the Globe Building (1901), the Beebe Hotel (1901), the Cecil Hotel (1901), and the Colonial Hotel (1901). The National Building, built in 1904 is related in part to the economic prosperity following the gold rush and the increasingly important economic role and activity of Seattle's port.

FIRST AVENUE GROUPS
 SEATTLE, WASHINGTON
 REGISTER NOMINATION

NUMBERS REFER TO INDIVIDUAL
 BUILDING DESCRIPTIONS





1. The Globe Building (1901)
1001 - 1011 First Avenue

A brick commercial building occupying two 111 by 60 feet lots with a 120 foot long primary facade fronting upon First Avenue. Four stories along First Avenue front, five at Post Avenue due to the east west change in grade.

Architect: Max Umbrecht

Lots 7 & 6, Blk B., A.A. Denny's 1st Add; Lots 3 & 4, Blk. 185 Seattle Tidelands.

Current Owner: Cornerstone Development Corporation

Status: Primary structure

The First Avenue facade is organized into three vertically ascending layers consisting of a continuous ground floor storefront zone, a two story body and an arcaded upper story. The storefront zone consists of large display windows and clerestories many of which have been cosmetically altered with garish signage and other reversible accretions. Masonry walls above the storefronts are supported by a series of slender iron columns and horizontal girders encased within a terra cotta entablature. The walls are faced in tan-colored

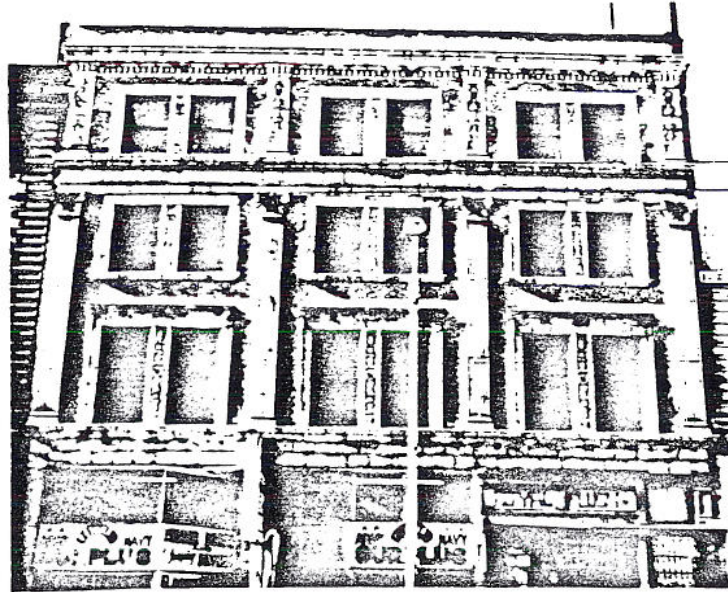
pressed brick and are penetrated by pairs of double hung windows at the second and third stories, and a nearly continuous arcade of round arched windows at the fourth story. Neo-classical detailing executed in ivory-colored terra cotta includes corner quoins, bracketed lintels above the second story windows, segmented flat arches above the third story windows and a terminating cornice detailed with an egg and dart motif. An arched entrance canopy, four iron balconies and a small roofline pediment originally incorporated at the center of the First Avenue Facade no longer remain.

The Madison Street facade incorporates similar fenestration and detailing. The wall plane of this facade is interrupted at the center where a slight recess occurs beneath an elliptical terra cotta arch. The recess appears to have originally opened into an internal light court which has since been enclosed. The wall surface now contains unadorned double hung windows. Openings at the basement level of this facade relate to the Arlington Garage, which occupied the lower floors of the building several decades after the buildings initial construction.

The Post Avenue elevation is purely functional and consists of six bays with garage portals at the basement level, and three-part double hung windows above. Elevator shafts occur directly behind two of these bays. To the north, a masonry wall abuts the adjacent Beebe Building.

The Globe Building was built for developer J. W. Clise in 1901, and was originally occupied by retail stores, offices, and presumably lodgings.





2. The Beebe Building (1901)
1013 First Avenue

The Beebe Building occupies a mid-block lot 111 by 60 feet and stands four stories in height at the primary First Avenue facade, and five in height at Post Avenue. The main facade is faced in tan pressed bricks.

Architect: Max Umbrecht

Lot 3, Blk. B, A.A. Denny's 1st Add.; Lot 2, Blk 185, Seattle Tidelands.

Current Owner: Cornerstone Development Corp.

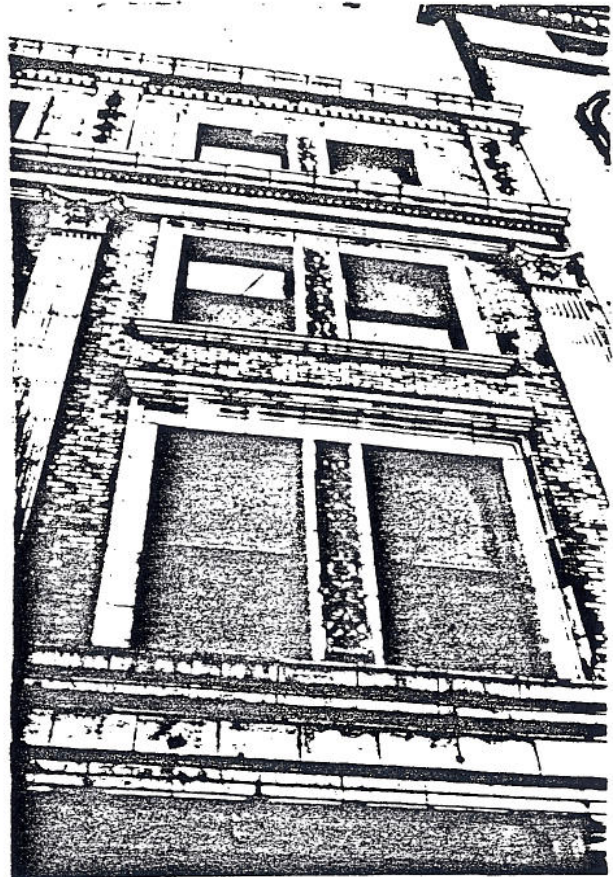
Status: Primary structure

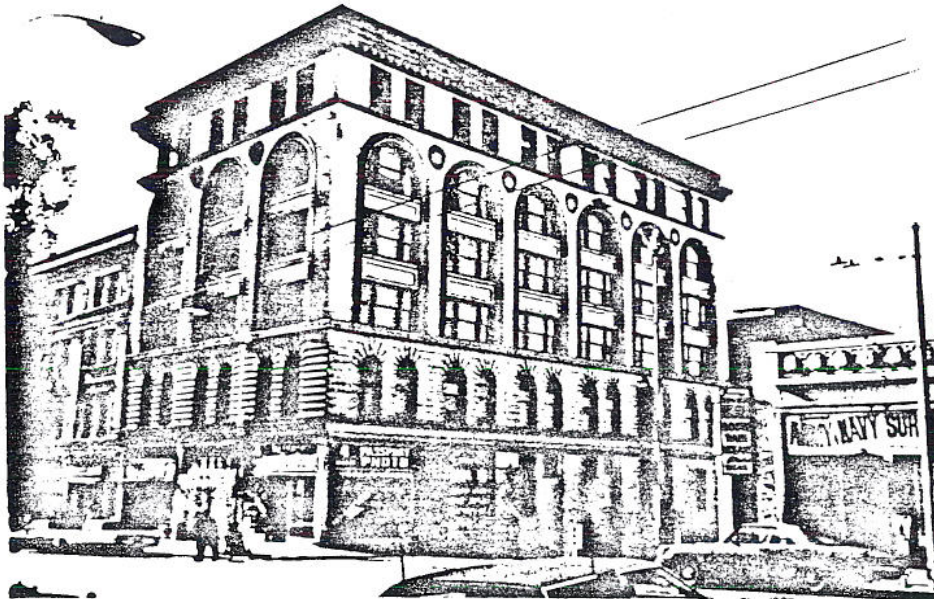
The composition and detailing of the primary First Avenue facade reflects the English Renaissance eclecticism which was the source of the buildings design. The ground floor of the facade incorporates storefronts which have undergone numerous but reversible cosmetic alterations. The masonry walls above the storefront area are carried upon a continuous terra cotta encased girder bridging four slender iron columns which divide the storefront into three twenty-foot-wide structural bays. The three bay organization of the facade is more apparent above the storefront entablature where it is expressed by four fluted terra cotta pilasters with Corinthian capitals which define three two-story-high bays of equal width. A second entablature occurs

between the third and fourth stories and four short pilasters carry the three part division of the facade upward to the cornice. Above the storefronts, fenestration consists of paired double hung sash windows at each of the three upper stories in each of the facades three bays. The window pairs are framed within terra cotta casings and decrease in height with each additional story. Finely executed Renaissance-derived ornamentation is particularly apparent in the raised relief detailing of the window mullions, the fourth story pilasters, and the third story pilaster capitals.

The rear elevation fronting Post Avenue is utilitarian in design and includes a deeply recessed light court open through the center of the third, fourth and fifth stories. The north and south walls abut adjacent buildings.

The Beebe Building is stylistically unique in Seattle and with the exception of some storefront accretions, remains in a virtually unaltered condition. It was originally built for Clifford Beebe and has served as an inexpensive hotel throughout most of its history.





3. Hotel Cecil (1901)
1019 - 1023 First Avenue

The Cecil Hotel occupies a 111 by 60 foot corner lot and stands six stories in height along First Avenue and eight at Post Avenue due to the steep gradient of the site. Brick exterior construction.

Architect: Max Umbrecht

Lot 2 Blk. B, A.A. Denny's 1st Add.; Lot 1, Blk. 185, Seattle Tidelands.

Current Owner: Cornerstone Development Corp.

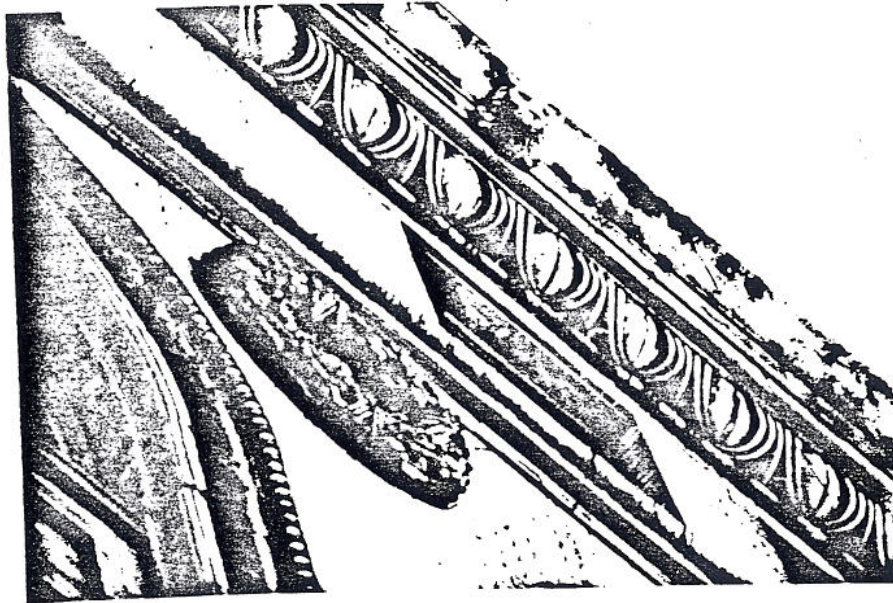
Status: Primary Structure

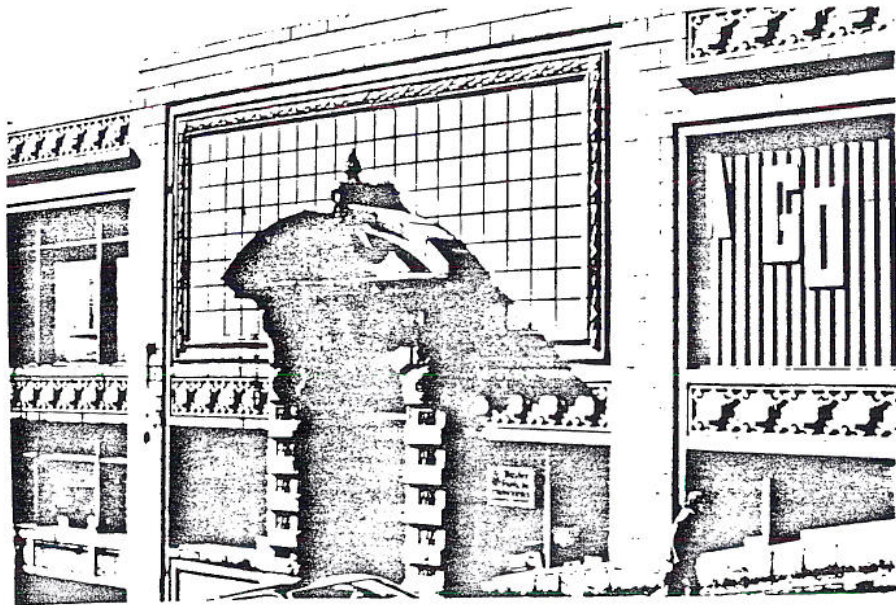
The Cecil Hotel includes two major, eclectically-detailed facades which occur along First Avenue and Spring Street, and a utilitarian facade along Post Avenue. Faced in tan-colored pressed brick, the major facades are organized into a series of vertically ascending layers which in essence creates a two story base, a three story body and a single story crowning feature. The bottom layer consists of storefronts surmounted by a rusticated second story with pairs of round arched windows. This lower level is terminated with a terra cotta belt course. Above this level fenestration of the third, fourth and fifth stories is contained within clearly defined arched bays. The First Avenue facade incorporates three bays and the Spring Street facade six owing to

its greater length. The bays are embellished with terra cotta border moldings and include tripartite double hung window groupings at each story separated by narrow brick spandrels. The sixth and uppermost story of the facade begins above a narrow terra cotta string course and includes rectangular windows arranged in three pairs which correlate with the bays below. This crowning element is terminated with a substantial terra cotta cornice detailed with a classical egg and dart motif and projecting lion heads.

The Post Avenue elevation consists of three window bays separated by four brick piers. Structural elements including piers and spandrels are reduced to a minimum at this elevation in order to maximize window sizes and the subsequent exposure to natural light. The south wall abuts the adjacent Beebe Building.

The Cecil Hotel, built in 1901, was originally classified as a "moderate" hotel, and along with other hotels in the First Avenue Group, helped fulfill the demand for moderately priced lodgings convenient to the activity generated in the neighboring waterfront area. It remains in an essentially unaltered condition, externally.





4. The Coleman Building (P&M Co.) (1915)
94-96 Spring Street

A small terra cotta-clad reinforced concrete building occupying a 111 by 60 foot corner lot. One story in height at First Avenue, three at Post Avenue due to steep slope of site.

Architect: Bebb & Gould

Lot 7, Blk. C, A.A. Denny's 1st Add.; Lot 4, Blk 184, Seattle Tidelands.

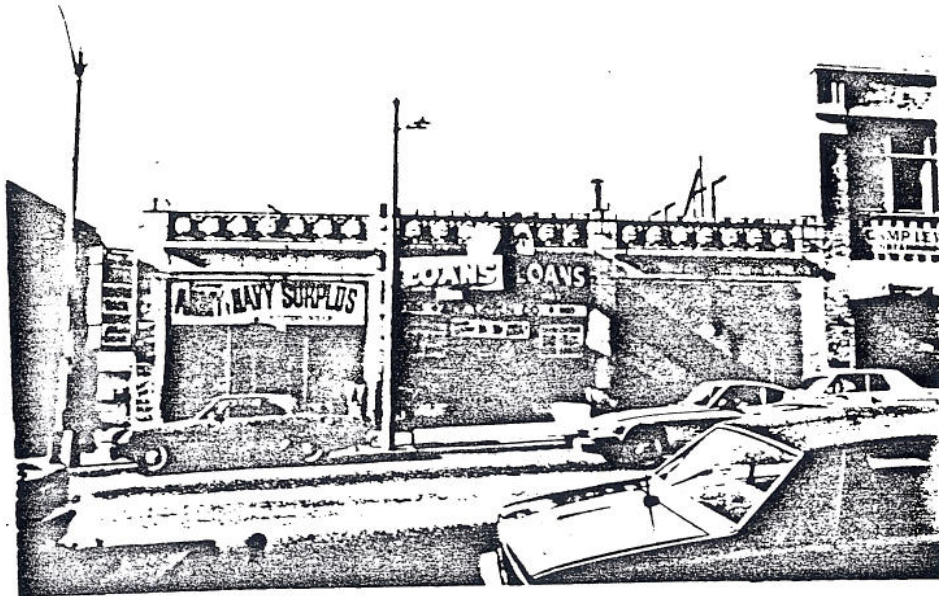
Current Owner: Cornerstone Development Corp.

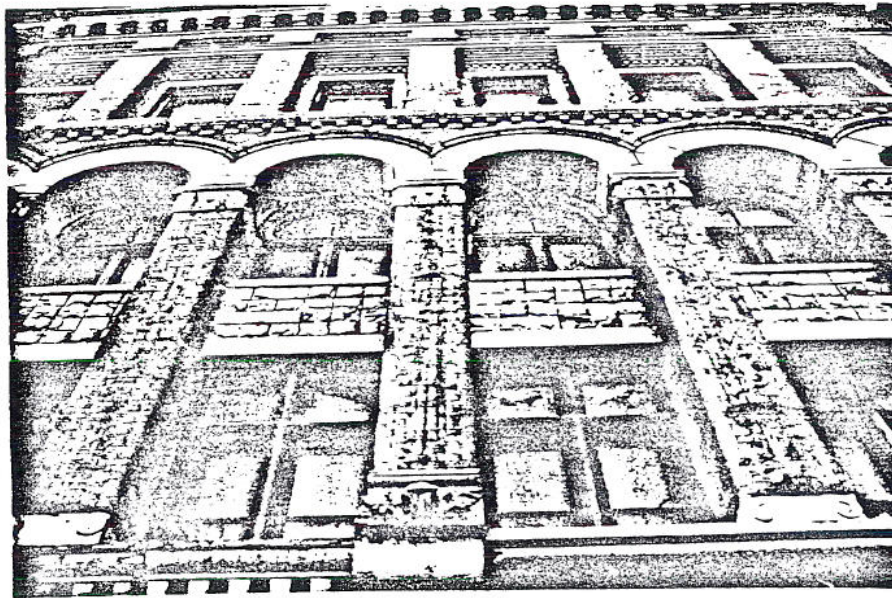
Status: Secondary structure

The primary entrance facade facing Spring Street is dominated by a central entrance form which is composed of a monumental Italian Renaissance-styled entrance arch imposed upon a large rectilinear panel at the upper level. The arch is flanked by windows at the ground level which complete the composition. The arch itself is detailed with rusticated blocks and voussoirs and is surmounted by a broken pediment. On either side of the entrance composition, the facade incorporates two bays which include windows at each above grade story. The uppermost story is embellished with geometrically ornamented

window spandrels and corresponding panels within the parapet wall. The First Avenue facade is similar in materials and detailing and incorporates three twenty-foot-wide storefront bays. Although cosmetic alterations to the building have occurred to the storefronts and two of the Spring Street facade windows, their impact is minimal and could easily be reversed.

The Coleman Building was designed by the locally prominent architectural partnership of Bebb & Gould in 1915, one year after their partnership was formed. Gould received his education at the Ecole des Beaux Arts and later served apprenticeships with McKim Mead & White and George B. Post. He began his Seattle practice in 1908. Charles Bebb's architectural career began in Chicago where he became an engineer specializing in the use of terra cotta for the fireproofing of early steel cage skyscrapers. His success led him to an association with the firm of Adler & Sullivan where he served as a supervising architect. He began his Seattle practice in 1898, and later associated with Louis Mendel before forming his partnership with Gould. Individually and as a partnership, Bebb and Bebb and Gould were responsible for a number of significant commercial, governmental, educational and residential buildings in the Seattle area.





5. The Grand Pacific Hotel (c.1898)
1115 - 1117 First Avenue

A four and six story brick structure occupying a 111 by 60 foot mid-block lot with a 60 foot wide primary facade facing First Avenue.

Architect: undetermined

Lot 3, Blk. C, A.A. Denny's 1st Add.: Lot 2, Blk. 184, Seattle Tidelands.

Current Owner: Cornerstone Development Corp.

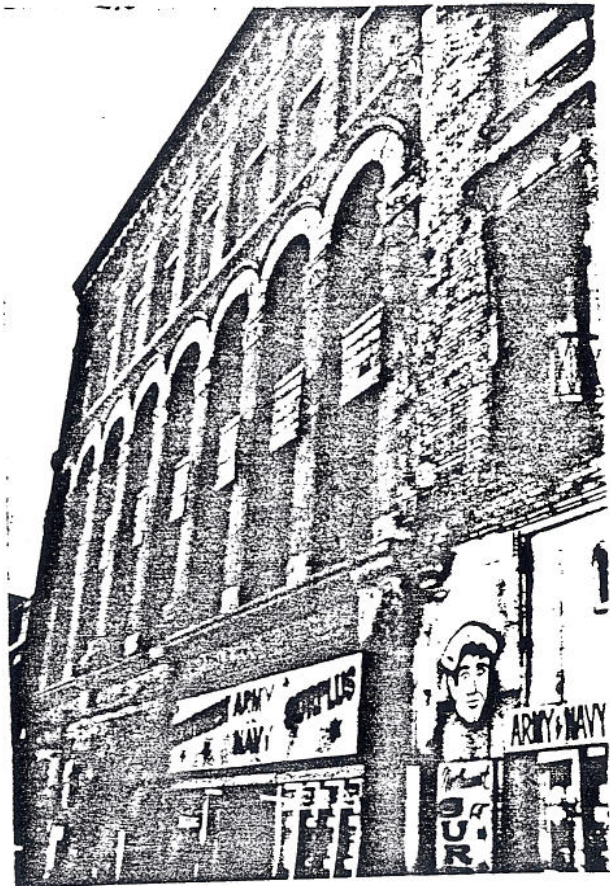
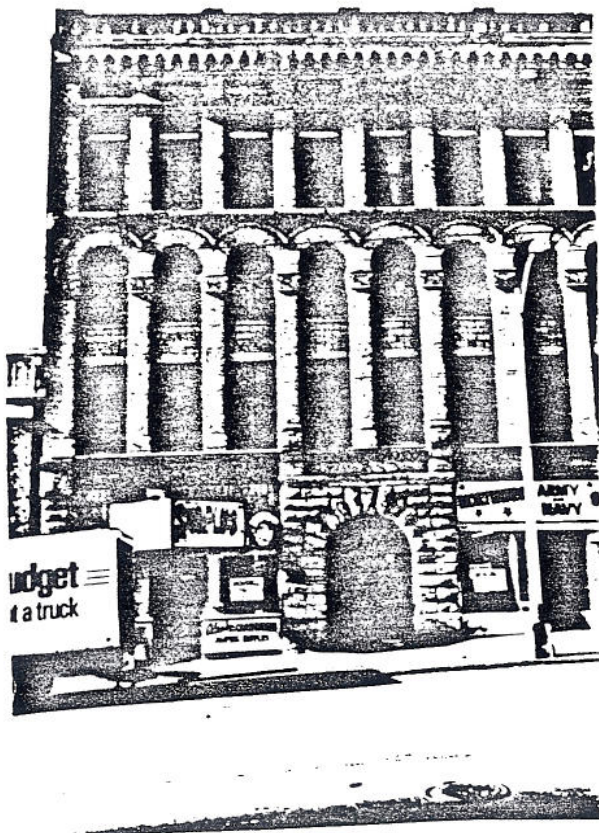
Status: Primary structure

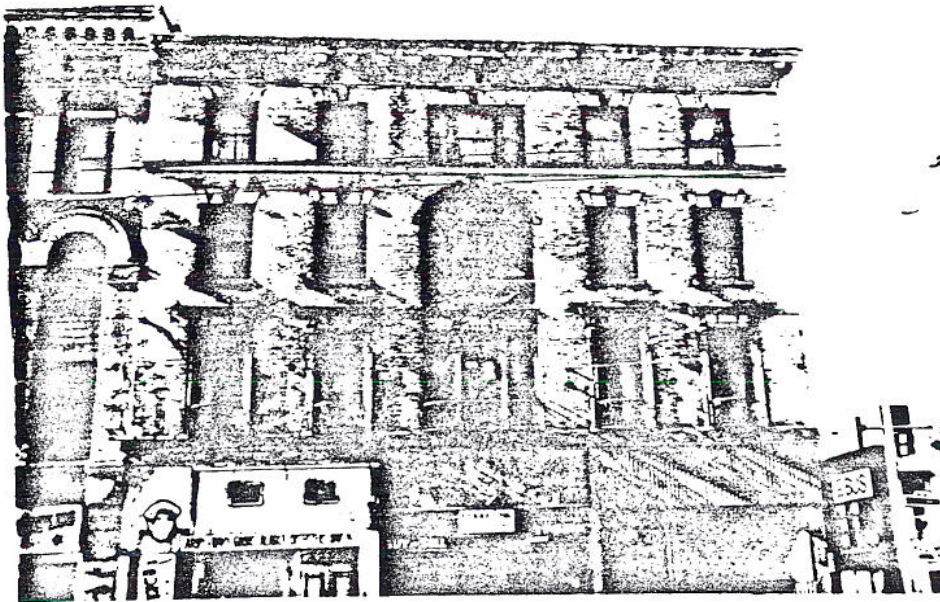
The former Grand Pacific Hotel exemplifies the Richardsonian Romanesque style in the composition and detailing of its primary or First Avenue facade. Beginning at the ground floor, the facade incorporates a bold central entrance arch flanked by clerestoried storefronts. The arch is constructed of lightly rusticated limestone blocks and voussoirs as are the two stone block piers at the extreme ends of the storefront zone. Both storefronts suffer from uncomplimentary accretions and signage, and the central arch is currently boarded-up. These alterations appear to be easily reversible.

Above the storefront area and the archway, the First Avenue facade is dominated by a rhythmic two story arcade composed of nine square-based brick piers and eight round, cut stone arches which spring from elegant and compact stone capitals. Deeply recessed between these piers, the second and third story windows are separated by slightly recessed spandrels, faced in small, square, rusticated blocks. The fourth story of the First Avenue facade begins above a stone dentil course and consists of eight rectangular windows framed between short piers aligned with those of the arcade below. A parapet wall rising above the fourth story is detailed with recessed panels and a corbelled cornice.

The Post Avenue elevation is six stories in height and consists of regular series of eight segmentally arched windows at each of the upper four stories, and four larger openings at each of the lower two stories. The north and south walls of the building are of brick construction and abut adjacent structures.

The Grand Pacific Hotel, originally opened under the name of "The First Avenue Hotel" circa 1898, represents one of Seattle's finest examples of Richardsonian Romanesque commercial architecture. It is also one of the last major buildings in Seattle to be designed in this style. It is the earliest of the buildings comprising the First Avenue Group.





6. The Colonial Hotel (1901)
1119 - 1123 First Avenue

A four and seven story brick structure occupying a 111 by 60 foot corner lot with major facades facing First Avenue to the east and Seneca Street to the north.

Architect: Max Umbrecht

Lot 2, Blk. C. A.A. Denny's 1st Add.; Lot 1, Blk. 184, Seattle Tidelands

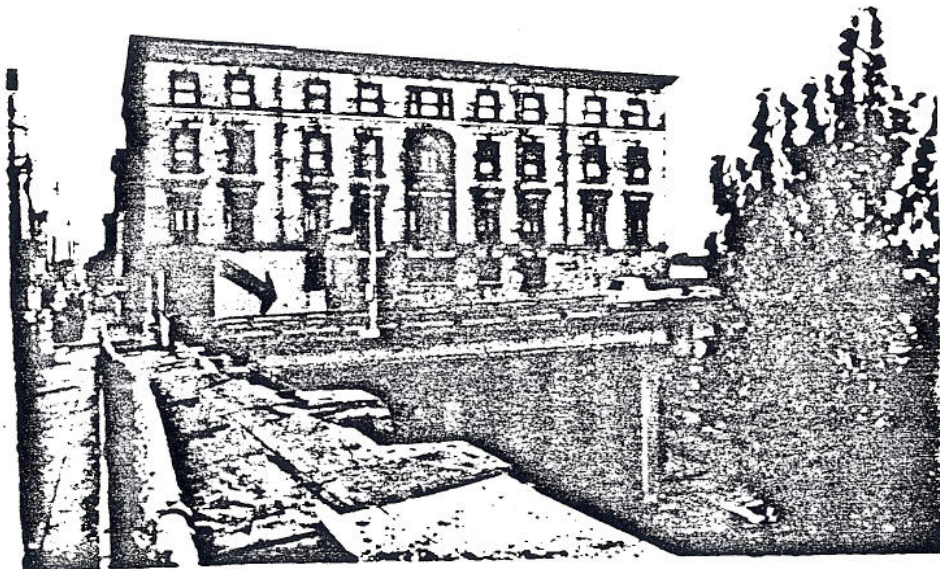
Current Owner: Cornerstone Development Corp.

Status: Primary structure

A sharp difference in grade between First Avenue and Post Avenue accounts for the difference in height between the four story First Avenue elevation and the seven story Post Avenue and Seneca Street elevations. A series of reinforced concrete stairs constructed immediately adjacent to the Seneca Street elevation provides a pedestrian route which overcomes the twenty-five foot high bulkhead elevating First Avenue and briefly terminating Seneca Street.

The existing form and appearance of the hotel are primarily the result of a major 1901 eclectic Federal addition to an earlier and less pretentious four story brick building. This is clearly illustrated in the Seneca Street elevation which includes segmentally arched windows in the lower three stories and bricked-up arched windows at the fourth level which corresponds with the First Avenue storefront. Five Federal style windows with segmented terra cotta flat arches are opened into the older walls at this level. The three stories added in 1901 begin above a terra cotta belt course and are faced in tan colored pressed brick with ivory colored terra cotta detailing. Fenestration includes full length windows with bracketed entablatures and wrought iron balconies at the fifth level, rectangular double hung windows with flat arches at the uppermost stories, and an elliptically arched opening at the center of the facade which incorporates a tripartite window and balcony at the fifth level and a Palladian window at the sixth. Above the cosmetically altered storefronts, the First Avenue elevation continues the same general pattern of fenestration across its narrower facade. Both major facades are terminated with a entablature and a modillion supported cornice. Originally the two facades were crowned with ornate balustrades which have long since been removed.

The seven story Post Avenue elevation is constructed of common red brick with segmentally arched windows spaced at regular intervals at each of the upper five stories. The south wall abuts the adjacent Grand Pacific Hotel.





7. The National Building (1904)
1006 - 1024 Western Avenue

A six story brick warehouse structure occupying an entire 100 by 240 foot block fronting the east side of Western Avenue between Madison and Spring Street.

Architects: Kingsley and Anderson

Lots 1-4, Blk. 186, Seattle Tidelands.

Current Owner: Cornerstone Development Corp.

Status: Secondary Structure.

The Western Avenue facade consists of eight bays encompassing storefronts at the ground story, and horizontal window bands in the upper five stories. The bays are defined by nine piers which are expressed externally as pilasters, and terminated at the sixth story by large ionic capitals. Wall planes within each bay are recessed behind the nine pilasters and enriched with molded back surrounds at the sides and top. Fenestration is characterized by a regular system of horizontal window groupings, each consisting of four pivoting windows with transoms. The window bands are separated vertically by wide, unadorned brick spandrels. Two of the bays include fire escapes.

The two side elevations incorporate four bays each, and are also defined by pilasters with ionic capitals. Fenestration includes pairs of square-shaped window openings within each bay at each of the upper five stories. Openings at the ground floor level of both elevators include storefront windows, small windows and doorways.

The east, or Post Avenue elevation is relatively undistinguished and includes a simple series of horizontal window bands in the upper stories, and a loading dock with large freight doors at the ground floor.

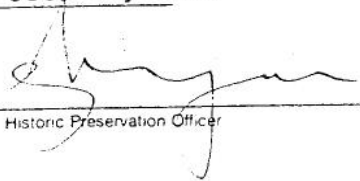
Several original elements, including a wide cornice and all but two projecting marquees, are presently missing from the building.



Submitted by: Staff, Office of Urban Conservation

Address 400 Yesler Building, Seattle, WA. 98104 Phone 625-4501

Date Oct. 21, 1980

Reviewed  Date 110680
Historic Preservation Officer