



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-1649
Street Address: 700 5th Ave Suite 1700

Landmark NOMINATION Application

Name: Cassel Crag

Year Built: 1925

Street and Number: 1218 Terry Avenue, Seattle WA 98101

Assessor's File No. 197820-0285

Legal Description: Lots 1 and 4, Block 111, A. A. Denny's Broadway Addition to the City of Seattle, according to the plat thereof, recorded in Vol. 6 of Plats, page 40, in King County, Washington.

Plat Name: Denny's A. A. Broadway Addition **Block:** 111 **Lots:** 1 and 4

Present Use: Offices

Present Owner: Virginia Mason Medical Center
Contact: Elizabeth "Betsy" Braun, Architect, MHA
Director, Planning and Real Estate / Design, Construction & Properties Management
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Seattle, WA 98101-2756
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Original Owner: A. W. Cassels

Original Use: Apartment building

Architect: H. G. Hammond

Builder: Sheble & Snyder

Submitted by: David Peterson Historic Resource Consulting **Date:** October 29, 2020
PO Box #115
Seattle WA 98111
(206) 376-7761 / david@dphrc.com

Reviewed by: _____ **Date:** _____
(Historic Preservation Officer)



Cassel Crag

Virginia Mason Medical Center

1218 Terry Avenue

Seattle Landmarks Preservation Board

October 29, 2020

Cassel Crag Apartment Building
Seattle Landmark Nomination

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I. INTRODUCTION

This report was written at the request of Virginia Mason Medical Center, the owner of the property, in order to ascertain its historic nature prior to future redevelopment of the site.

The building was reviewed by the Seattle Landmark Preservation Board twelve years ago. A nomination report prepared by BOLA Architecture + Planning, dated December 2007, was presented to the Board on January 2, 2008, and the property was accepted for nomination by a vote of 5 to 3. However, at the following designation meeting on February 6, 2008, the Board voted 11 to 0 against designation. Because the Board's determination expires after five years per the Seattle landmark ordinance, this report serves to bring the property before the Board again.

This report was researched and written by David Peterson. Unless noted otherwise, all images are by the author and date from October 2019. Sources used in this report include:

- Copies of the original drawing set and historic building permits, on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library; and current drawings held by the owner.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building review.
- Historic photographs of the subject property to assess changes to the exterior to the building, including 1937 King County tax assessor photos.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.

II. BUILDING INFORMATION

Name (historic/current):	Cassel Crag Apartments/Cassel Crag Offices
Year Built:	1925
Street & Number:	1218 Terry Avenue
Assessor's File No.:	197820-0285
Original Owner:	A. W. Cassels
Present Owner:	Virginia Mason Medical Center
<u>Contact:</u>	Elizabeth "Betsy" Braun, Architect, MHA Director, Planning and Real Estate Design, Construction & Properties Management 1202 Terry Ave., Room 318A, R3-DCPM Seattle, WA 98101-2756 Phone: (206) 341-0941 Email: Betsy.Braun@virginiamason.org
Original Use:	Apartment building
Present Use:	Offices
Original Designer:	H. G. Hammond
Original Builder:	Sheble & Snyder
Plat/Block/Lot:	Plat: Denny's A. A. Broadway Addition / Block: 111 / Lots: 1 and 4
Legal Description:	Lots 1 and 4, Block 111, A. A. Denny's Broadway Addition to the City of Seattle, according to the plat thereof, recorded in Vol. 6 of Plats, page 40, in King County, Washington.

III. ARCHITECTURAL DESCRIPTION

A. Neighborhood context

The subject site is located at the southwest corner of Terry Avenue and University Street in the First Hill neighborhood (for purposes of this report, Terry Avenue will be considered oriented north-south, and University Street east-west). First Hill is one of Seattle's earliest residential areas to develop, and is now dominated by hospitals, large apartment buildings, and institutions. It is also one of the city's smallest neighborhoods, bounded approximately by the I-5 highway on the west, James Street on the south, E Pike Street on the north, and 12th Avenue on the east.¹ [*See Figs. 1-2 for current maps and aerial photos*]

The subject property is part of Virginia Mason Medical Center's Seattle Main Campus, which extends one to two blocks to the south and west. Boren Avenue, a busy arterial, is located a half-block to the east.

To the south of the subject property, sharing a property line, is a three-story reinforced concrete frame and brick veneer building constructed in 1946 as a nurse's dormitory. Today called Virginia Mason Medical Center's Blackford Hall, it is now used for offices.

To the east of the subject property is a three-story, 31,000 square foot masonry building constructed in 1915 as the Sunset Club, a private women's club. It is a designated Seattle landmark.

North of the subject property, across University Street, is a surface parking lot owned by Virginia Mason Hospital.

Across Terry Avenue, west of Cassel Crag, is the Virginia Mason Health Resources Building, originally constructed in 1943 as Doctor's Hospital. Immediately south of it is Virginia Mason's Lindeman Pavilion, a nine-story reinforced concrete medical office building constructed in 1988.

Kitty-corner to the subject building is Horizon House, a high-rise retirement community established in the late 1950s and expanded in the early 1960s, which now occupies most of its block.

There are several designated Seattle landmarks within a few blocks of the site, including:

- The Sorrento Hotel (Harlan Thomas, 1909) at Terry Avenue and Madison Street;
- The Baroness Apartment Hotel (Schack & Young, 1931) at Terry Avenue and Spring Street, which is owned by Virginia Mason Medical Center;
- Fourth Church of Christ, Scientist/Town Hall Seattle (George Foote Dunham, 1916) at 8th Avenue and Seneca Street;
- Dearborn House (Henry Dozier, 1905) at Minor Avenue and Seneca Street, the headquarters of Historic Seattle;
- Stimson-Green Mansion (Cutter & Malmgren, 1900) also at Minor and Seneca; the historic home of C. D. and Harriet Stimson, Laura and Joshua Green, and now headquarters of the Washington Trust for Historic Preservation.

For city planning purposes, the subject parcel is zoned MIO-240-HR (Major Institution Overlay-240-Highrise), and is located in the First Hill/Capitol Hill Urban Center urban village overlay.

¹ Some surveys place the eastern border at Broadway and Boren where they meet at Alder Street, retaining the Swedish Hospital campus in First Hill but separating the Seattle University campus from it, thus creating a much smaller neighborhood. Some surveys consider Yesler Avenue as the southern boundary, rather than James Street. The 1975 Steinbrueck/Nyberg historic survey placed the boundaries at Pike Street on the north, 15th Avenue on the east, and Dearborn Avenue on the south.

In the 1975 building inventory of the First Hill neighborhood by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was not identified as a building of significance either to the neighborhood or to the city. The property is not included in the Seattle Department of Neighborhoods Historical Sites Database.

B. Site and building description

The subject site is located at the southwest corner of Terry Avenue and University Street in the First Hill neighborhood. The parcel measures approximately 120 by 128 feet, oriented east-west, with a grade sloping downward approximately 22 feet from the southeast to northwest property corner. The subject building occupies most of the parcel. It is C-shaped in plan, and measures overall 118 by 110 feet. There is a 30 by 60 foot landscaped entry courtyard on the west side, and each wing flanking it is approximately 40 feet wide. There is no alley right-of-way on the block, but a paved, shared driveway at the rear of the building accessed from University Street creates the appearance of one – the drive accesses a 30 by 80 foot paved area (straddling the property line) containing a fenced garbage enclosure one or two parking stalls on the southeast side of the building. There is a 10 foot wide paved walk on the south side of the building, accessed from the Terry Avenue sidewalk through a brick gate. *[See Figs. 5-33 for current photos of the building]*

Cassel Crag was constructed in 1925 as a 42-unit apartment building with Tudor Revival detailing. It is currently used as offices, with slight changes to the interior room arrangement.

The structure is four stories of unreinforced masonry on a concrete foundation, with wood floor joists and wood frame interior partition walls, over a small partial basement. Street-facing facades feature heavily textured rug face brick in shades of dark browns, reds, and tans, with deeply raked mortar joints, typically laid in a running bond. The roof is flat with a high brick parapet; the parapet features decorative brickwork in a repeating diamond pattern on street facing facades. Common brick in pale reds and tans is used at the rear facades, laid in a running bond with thickly-set flush mortar joints and lighter-colored header courses every fifth or sixth row, creating a modest decorative effect.

Painted and unpainted cast stone is used as architectural ornament on the building, particularly on street-facing facades. Horizontal bands wrap the building at the base of the parapet, at the first floor window sill level, and at the first floor base. All window sills are cast stone, as are quoins at the building corners at the first floor level. The first floor windows are further enhanced with a wrapping brick soldier course at the header level and centered cast stone keystones. Stacks of lancet windows centered on the west façades of the wings flanking the entry courtyard are edged with cast stone for a decorative quoining effect, and topped with a cast stone panel at the parapet featuring Tudor Revival ornament. A similar stack of rectangular windows with quoins topped by a parapet panel is found on the north elevation, centered above a side building entry with Tudor-style arch, projecting drip cap, and a cast stone panel incised with the word "Cassel Crag" in Gothic lettering.

At the northwest building corner is a small daylighted basement, exposed due to the grade, measuring approximately 20 by 40 feet in plan on the interior. The exterior at this location is scored concrete, finished with cementitious stucco painted white to match the building's cast stone trim. A recessed basement entry is visible on the west part of the north elevation.

Windows on the building are a mix of the original single-hung wood sash, and vinyl replacements, which have been installed in recent decades. Typical original unit windows feature 10-over-1 clear leaded glass, or in a few locations, two ganged 6-over-1 clear leaded glass configurations.

The main entry is accessed through the landscaped west side courtyard, which is raised above the sidewalk by three concrete steps. The entry is raised on two brick and concrete steps, and features an

elaborate cast-stone Tudor Revival surround, further emphasized by a full-height projecting bay rising above it. The bay features three ganged 12-lite clear leaded glass casement windows at each floor, diamond-shaped flush decorative brickwork between windows, and a large decorative panel featuring Tudor Revival details at the parapet. The glazed entry doors are original, with bronze hardware. There are original bronze light fixtures flanking the entry, and a non-original fabric canopy providing weather protection.

Upon entry, three steps lead up to a central foyer with the main stair at the rear, and transverse double-loaded corridors leading to residential units in the wings. There are original recessed fire doors in the archways leading to the north and south corridors. The lobby features marble wainscoting and steps, crown molding, and four corner square pilasters with Tudor-style capitals supporting arched concrete beams. The main stair is original and features turned balusters and an octagonal newel post. There is an elevator adjacent to the main lobby.

Ceiling heights are 9 feet on all floors. Tax records indicate original interior finishes included fir and oak floors, tiled bathrooms, and plaster walls with fir trim. Most unit interiors and corridors have contemporary carpet over wood floors. At present, the apartments are used as office space, but interiors largely retain original layout of living rooms, kitchens, bathrooms, etc., with little remodeling. Some interior doors have been removed for ease of access, and floors carpeted, but many original finishes remain intact.

C. Summary of primary alterations

The subject building is largely intact, with few permitted alterations. Below are known primary permitted alterations to the property:

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
242968	1925	\$150,000	Build 4-story Apt. house per plans
475744	1959-61	\$40,000	Alter & construct addn. to exist. bldg.
516271	1966	\$2,000	Repair fire damage (Apts. 211, 311, 411)
545548	1972	\$570	Update bldg. for Ord. 98868
548645	1973	\$2,000	Enclose stairway of exist. bldg.

The 1959-61 work involved foundation repairs and improvements to the basement level, but a proposed addition was not constructed. Additional minor foundation work was conducted in 2019.

Historic photographs provide additional information regarding alterations to the building. The most significant alteration is the replacement of approximately 40% of the original fenestration with vinyl windows in recent decades.

Some interior alterations have occurred on a piecemeal basis since the building has been adapted to office use in recent decades (for example, removing an interior apartment wall to create a larger conference room). However, many of the apartment layouts and features remain largely intact, although currently used as offices.

IV. HISTORICAL CONTEXT

A. The development of the First Hill neighborhood

First Hill is one of Seattle's oldest neighborhoods, developing early in the city's history due to its close proximity to the city's original downtown core which was centered around Pioneer Square. In the late 1850s, the hillside rising to the east above the young settlement of Seattle was heavily forested and was called Yesler's Hill, because pioneer Henry Yesler cleared the timber for his saw mill at the foot of what is now Yesler Way.² Later entrepreneurs found freshwater springs on the hill which were developed as an early private utility in the 1870s. *[See Figs. 34-47 for historic images of the neighborhood]*

Between 1880 and 1900, Seattle's population grew dramatically, from approximately 3,500 people to 80,600. During this period, the northern part of Yesler's Hill began to be developed as a fashionable neighborhood convenient to downtown, and was referred to as "First Hill." Wealthy and prominent Seattle families began to build mansions on the hilltop and slopes to take advantage of views of the Olympic Mountains and Puget Sound. More modest homes and duplexes developed at the south end of the neighborhood, between E Jefferson Street and Yesler Way. The First Hill neighborhood was also one of the earliest areas served by streetcar lines, via Yesler Way and James Street. Madison Street sliced through the middle of the neighborhood, connecting downtown to Madison Park. A cable car installed in 1889-1891 along Madison Street helped establish it as a major paved thoroughfare and commercial spine in later years.³

The neighborhood attracted some of the earliest apartment building development in Seattle, including the St. Paul (1901, altered) at Summit Avenue and Seneca Street, which was the first apartment building in the city. Other early apartment buildings on First Hill were the St. Francis (1902) at the southwest corner of 9th and Madison; the Adrian Court at Madison and Summit (Stephen Jennings, 1904, destroyed), the San Marco (Saunders & Lawton, 1905) at the southeast corner of Minor and Spring, the Westminster at the northwest corner of 9th and Marion (Andrew McBean, 1906), the Normandie at the northwest corner of 9th and University (James Schack, 1909, destroyed), and the Old Colony at the southwest corner of Boren and Cherry (Frank P. Allen, 1910). Most of these were three to five stories with large floorplates, and were typically built of brick. Many of these initially functioned as apartment hotels when constructed. The Adrian Court was the first concrete building in Seattle. The Normandie, located one and a half blocks west of the subject site, was notable for negotiating a very steep site with a pedestrian bridge across the University Street right of way, allowing easier access to the building from uphill.

By the early 1910s, prominent residences, civic structures, and institutions had been established on First Hill. Religious institutions included St. Mark's Episcopal Church (1897, demolished), the forerunner of St. Mark's Episcopal Cathedral, at Seneca Street and Harvard Avenue; the huge First Presbyterian Church (1907, demolished) at 7th Avenue and Spring Street, which by 1920 had the largest congregation of its denomination in the country; and First Baptist Church (1912) which remains at Harvard Avenue and Seneca Street. Clubs included the imposing Scottish Rite Cathedral Masonic lodge (c. 1912, demolished) at Broadway and Harvard Avenue; and the Sunset Club (1915) at Boren Avenue and University Street. Two prominent hotels were the Sorrento (Harlan Thomas, 1909) at Terry Avenue and Madison Street; and the Perry (Somervell & Cote, 1906, demolished), nearby at Boren Avenue and Madison. The Frye Art Museum at 704 Terry Avenue began as a private art collection attached to the First Hill mansion of Charles and Emma Frye, which first opened to the public in 1915. Just beyond the south end of the

² This section derived primarily from Dorpat, Paul, "Seattle Neighborhoods: First Hill—Thumbnail History," HistoryLink essay 3095, www.historylink.org, March 14, 2001.

³ "Seattle Neighborhoods: Madison Park – Thumbnail History," HistoryLink.com Essay #2808, by Junius Rochester, November 16, 2000. Horse-drawn streetcars had been introduced in Seattle in 1884, cable cars in 1887, and electric streetcars in 1889. By 1892, Seattle had 48 miles of streetcar lines and 22 miles of cable car lines.

neighborhood was the domed King County Courthouse at 7th Avenue and Terrace Street, which had been a highly visible landmark from its construction in 1890 until its demolition in 1931.

A cluster of Roman Catholic institutions developed at the turn of the 20th century on First Hill. Jesuits established the forerunner of Seattle University with the construction in 1894 of the Garrard Building on the south side of Madison Street at Broadway, which would eventually become a dominant presence in the neighborhood. The Academy of the Holy Name (c. 1900, demolished) nearby at Broadway and Union Street was a school for girls. Between 1905 and 1907, St. James Cathedral was constructed at 9th Avenue and Marion Street to mark the move of the bishopric from Vancouver, Washington, to Seattle in 1903. Eventually, Catholic institutions would cover several blocks, including O’Dea High School which was built in 1923 at Terry Avenue and Marion Street; Columbus/Cabrini Hospital, established in 1916 in the former Perry Hotel at Boren Avenue and Madison Street; a convent; diocesan offices; and support buildings.

By the 1920s, First Hill was transforming into a denser neighborhood. The old prominent families moved to new, more fashionable areas in the city developed after 1900 (such as Capitol Hill, Washington Park, Mt. Baker, Broadmoor, or The Highlands), and the old mansions were subdivided into apartments, or demolished and replaced with apartment buildings. Some mansions remaining to the present day include the Hofius House/Catholic Archbishop’s Residence (1902) at the corner of Spring Street and Boren Avenue; and the Dearborn House (Henry Dozier, 1905) and Stimson-Green Mansion (Cutter & Malmgren, 1900), both at the corner of Minor Avenue and Seneca Street.

However, most single family homes were removed as apartment house construction intensified between 1910 and 1930. Apartment buildings varied in size from three-story walk-ups to elevator buildings of more than ten stories, and appealed to different renter markets. Some were tall, prominent luxury buildings with large units, such as the 12-story Marlborough House (1928) at 1220 Boren Avenue, the 12-story 1223 Spring Apartments (1929), and the 13-story Gainsborough (1930) at 1017 Minor Avenue, all designed by Seattle architect Earl Morrison. These buildings had only a few apartments per floor, maid’s quarters, elaborate common areas, and refined architectural details. Other apartment buildings were geared towards smaller units with modest rents, such as the 10-story Lowell-Emerson (Harry Hudson, 1928) at 8th Avenue and Spring Street, which featured two-room apartments, Murphy wall beds, and efficiency kitchens.⁴ Many of the apartment buildings constructed during the 1920s were on or near Boren Avenue, such as the Sovereign (J. Lister Holmes, 1925) at 1317 Boren. The six-story Art Deco style Baroness Apartment Hotel (Schack & Young, 1930-31) was built nearby, at Terry Avenue and Spring Street.

Also during the first decades of the 20th century, First Hill attracted hospital development and the neighborhood began to be closely associated with health care. The earliest was T. T. Minor Hospital (Heins & LaFarge, with Somervell & Cote, 1906) at Harvard Avenue and Spring Street, which operated until 1929. Swedish Hospital, established around 1910 in the Capitol Hill neighborhood, moved to Summit Avenue and Madison Street around 1911, eventually expanding to over twelve blocks between Madison, Boren Avenue, and Broadway. Virginia Mason Hospital was established in 1920 in a new building on Terry Avenue between Spring and Seneca Streets, and eventually expanded to an urban campus of approximately four blocks. Part of that expansion was the incorporation of the former Doctor’s Hospital, which had been established in the 1940s at 9th Avenue and University Street. King County’s Harborview Hospital was established in a 15-story tower built in 1931 on the site of the former courthouse.⁵

The south end of First Hill remained an area of working-class housing through the 1930s, and was impacted by the northward expansion in the 1920s of the traditional Nihonmachi or Japantown, which was centered around Main Street. Parts of this area were already considered blighted in the 1920s, a

⁴ James, pp. 94-95; 125-135.

⁵ Kreisman, pp. 161-175.

condition only worsened by the Depression years of the 1930s. Around 1940, 43 acres of this neighborhood south of Harborview Hospital was cleared and the residents displaced. In its stead, the federally-funded Yesler Terrace public housing project was constructed in phases between 1941 and 1943. Although originally intended for World War II defense workers, in later decades it was taken over by the Seattle Housing Authority.⁶

In the postwar period, First Hill again experienced growth and change. In 1946, Boren Avenue was widened to create a major arterial through the heart of the neighborhood. In the late 1950s and early 1960s, the construction of the Interstate 5 highway created an emphatic western boundary between First Hill and downtown. Buildings located in the route were demolished, and the blocks adjacent to the highway tended to deteriorate due to the noise and increased traffic.

Many of the First Hill hospitals underwent expansions in the 1950s and 1960s, building Modern-style wings to house advanced treatment facilities. Modern-style apartment buildings began to be built on First Hill; one of the earliest and largest was the 14-story Nettleton (Earl Morrison, 1949-50), built in two towers of reinforced concrete and filling the block at the southwest corner of 9th Avenue and Spring Street. Others from this period were the 18-story Horizon House (1956, with a 1961 addition) at 9th Avenue and University Street, or the block-wide, 10-story steel and glass Sutton Place tower (1962) on the west side of Minor Avenue between Seneca and University Streets. In 1961, changes in federal mortgage policies and Washington State law allowed condominiums for the first time, which led to the conversion of some apartment buildings from rentals to condominium ownership.

In the late 1970s, First Hill was partly reconnected to downtown at University and Seneca Streets by the construction of Freeway Park. In the decades since the 1980s, earlier patterns of growth have continued – expansion of hospitals, construction of condominiums and apartment buildings, and increasing population density of the neighborhood.

B. The development of the building, and building owners

Cassel Crag Apartments was built in 1925 by Angus W. Cassels, who appears to have purchased the property around 1924. Prior to that time, the site was relatively undeveloped – unlike the surrounding blocks which were largely built out with single family houses or duplexes, as evidenced by the 1905 Sanborn Fire Insurance map from that year. *[See Figs. 3-4 for historic images of the building]*

Cassels was born in 1864 in Stratford, Ontario to parents of Scottish ancestry. Little is known about his early life. He moved to the United States in the mid-1890s, arriving initially in Portland, Oregon.⁷ His wife, Elizabeth Beasley Cassels, was also from Canada. The couple moved to Seattle by 1898, and lived for many years at 1154 16th Avenue in the Capitol Hill neighborhood, where they raised their two sons, Bertrand B. (born 1898) and Harry Angus (born 1903).

Angus Cassels was employed for almost forty years as the commercial freight agent for the New York Central Railway.⁸ He and his wife were active in numerous local associations and frequently mentioned in the Seattle Times society columns. They were members of the Rainier Club, the Inglewood Golf and Country Club in north Seattle, and the Transportation Club.

Presumably as a side venture, Cassels developed real estate projects, such as the subject building. At least one other apartment building was identified that he developed and owned – the 22-unit Browne-Cassel

⁶ Kreisman, pp. 112-115.

⁷ BOLA, p. 7.

⁸ "A. W. Cassels," obituary, Seattle Times, April 3, 1935, p. 28.

Apartments (now called the Castle Court) at 844 Queen Anne Avenue N, built in 1915, and where they lived for a time in the early 1920s.⁹ The architect of that building could not be identified. [Fig. 48]

The Cassels hired Seattle architect H. G. Hammond to design the subject building in late 1924 or early 1925. The general contractor was Sheble & Snyder. Unusually for a project of this scale, there appeared to be little or no coverage of the site development in the Seattle Times until the building construction was nearly finished. A news account reported that the building featured two to five room apartments, with Murphy-in-a-Door beds for the smaller units. The building included a lobby mail room, and four “maid’s rooms” (four sleeping rooms sharing one bathroom) and laundry facilities in the basement. The project was valued at \$250,000, and was expected to be ready for tenants by September 1, 1925. The apartments were to be managed by West & Wheeler, an established Seattle realty company.¹⁰

Angus and Elizabeth Cassels resided in a fourth-floor apartment in the Cassel Crag from 1925 until Angus’s death at age 71 in 1935, and Elizabeth’s death at age 74 in 1937.¹¹ Their sons, who also lived in the building, managed it for about another decade. During this period, Bertrand Cassels was employed as an engineer at Pacific Telephone and Telegraph Company, and Harry Cassels was a commercial agent for the International Forwarding Company.¹²

In 1946, the property was sold to Herman E. Conner, a Missouri native who moved to Seattle in 1936 at age 52. Prior to that time, he was a grocer in Spokane and a rancher in Idaho. He and his wife Charlotte lived in the Cassel Crag Apartments and managed the building until his death in 1971.¹³

In 1971, the property was sold to Virginia Mason Hospital, the present owner. Since that time, the building has been transitioned for use as office space, with occasional remodeling. As late as 2007, one of the original forty-three apartments was still occupied as a dwelling.¹⁴ The building today is fully used as offices.

C. Overview of apartment buildings in Seattle

The residential landscape of early Seattle in the mid-19th century was dominated by single family dwellings which housed the one hundred or so people that lived there. Visitors or new residents had the opportunity to stay at the Felker House, Seattle’s first hotel, which was established in 1853 and offered food and bedding to lodgers. In 1862 the population was only 182 persons, but the town grew steadily, reaching 1,107 by 1870, 3,553 in 1880, and jumping to 42,800 in 1890.¹⁵ Multifamily housing options available for those who could not afford single family homes were essentially limited to boarding houses and hotels. After the late 1890s, Seattle experienced rapid urban and population growth, and the demand for housing became more acute in the following years. From 1890 to 1900 the Seattle population nearly doubled over the decade, to 80,761. City boundaries expanded through several 1907 annexations, such that by 1910 the population had nearly tripled to 237,194, and to approximately 327,000 in 1920. The pace of growth slowed considerably in the 1920s, so that by 1930, the population had reached only 365,500.¹⁶

⁹ “Lots value up 1,000 per cent in decade/Queen Anne moving,” Seattle Times, April 24, 1910, p. 40; and “Cassel Crag is rising,” Seattle Times, April 26, 1925, p. 27. The building is also addressed as 822 Queen Anne Avenue N.

¹⁰ “New Cassel Crag cost \$250,000,” Seattle Times, August 23, 1925, p. 27.

¹¹ “Mrs. Angus W. Cassels,” obituary, Seattle Times, November 8, 1937, p. 19.

¹² Professions listed in Polk’s Seattle Directory.

¹³ “Rites planned for Herman E. Conner, 87,” Seattle Times, April 6, 1971.

¹⁴ BOLA, p. 17.

¹⁵ Ochsner, pp. 4-12.

¹⁶ Ochsner, pp. 12-13.

In the first decades after 1900, apartment buildings began to play more of a role in housing Seattle's population, particularly in the denser neighborhoods. In 1907, the City of Seattle building code defined the following multiple-dwelling structures: Boarding houses, lodging houses, hotels, and apartments:¹⁷

- Boarding houses were defined by the ordinance as offering five to twenty sleeping rooms. By custom, they generally offered meals in a family-style setting. The typical boarding house operated like a family, and typical tenants of boarding houses might be teachers, gentlemen, families, or sometimes women only. By contrast, lodging houses were defined by ordinance as offering the same number of rooms, but differed in that they offered no food. Meals were taken at restaurants. This low-cost form of housing typically attracted laborers, recent immigrants, railroad workers, and the like.
- Hotels offered furnished rooms to visitors as well as locals, and terms were offered by the day, week, or month, as was typical across the country in the early 20th century. Hotels ranged from luxurious to modest, and every price range. Larger hotels had spaces available to the public, such as dining rooms, reception rooms, or outdoor verandas.
- Apartments offered an alternative to boarding houses, lodging houses, and hotels, and were defined by the City of Seattle in 1907 as a building containing separate housekeeping units for three or more families, having a street entrance common to all.¹⁸ More specifically, apartment buildings (unlike boarding houses, lodging houses, or hotels) offered the same spaces and utilities that could be found in a single-family house—full bathroom on the premises, a kitchen for preparation of meals, hot and cold running water, standard-sized rooms, operable windows, and a street address. Apartment buildings could also sometimes offer additional semipublic spaces not found in single-family houses, such as foyers or rooftop gardens, to be shared by all the residents.¹⁹

Apartment buildings as we know them today in the United States began to become popular in the larger, denser East Coast cities in the latter half of the 1800s. Some of the early buildings were tenement apartments, which housed large numbers of residents in rooms that often lacked windows, fire exits, or plumbing. Building codes aimed at preserving basic health and safety standards for apartment dwellers developed in cities like New York around the turn of the 20th century. By about 1900, Seattle—although never as densely populated as such cities as New York or San Francisco—had adopted similar measures as well.²⁰

In the early 1900s, apartment buildings proliferated as the increasing value of close-in land prices made the construction of apartments more attractive to land owners. Nodes of apartment buildings developed—along with commercial buildings housing shops and services—along streetcar routes, both in-city and in developing streetcar suburbs.²¹ While there was an early public apprehension about a lack of privacy in apartment buildings, or living in the same building with complete strangers, those fears were outweighed by the convenience of living near the city center or near transit routes.

At the early part of the century, Seattle apartment buildings often advertised new or standard conveniences in units that might not have been available in older houses, including running hot and cold water, gas, and electricity; kitchens with gas or electric ranges; cooler cabinets, iceboxes, or refrigerators; dishwashers; even built-in radios. Buildings might include laundry rooms, additional storage space, or a parking garage, or feature extras such as elevators, or telephone service.²²

¹⁷ James, pp. 8-10.

¹⁸ James, pp. 8-10.

¹⁹ Hunter, pp. 210-212.

²⁰ James, p. 8; Hunter, pp.225-227; Sheridan, 1994, p. 34.

²¹ Sheridan, 1994, p. 28.

²² James, pp. 20-34.

A recent analysis of the development of apartment buildings in Seattle describes three classes of apartments which developed concurrently in the first third of the 1900s – luxury, efficiency, and intermediate:²³

- At the higher end, for those who could afford them, luxury apartment buildings featured distinctive exteriors, ornate lobbies and finishes, large suites of rooms, and occasionally servant’s quarters.
- Most affordable were efficiency apartment buildings, which emphasized compact living quarters, and did not focus expense on luxurious common areas. These apartments had one to five rooms – usually a living/sleeping room, small kitchen or kitchenette, eating alcove or dinette, bathroom, and a dressing room/closet which often concealed a hideaway or “Murphy” bed. Space in efficiencies was maximized through the use of built-in cabinets, benches, or tables, and multipurpose rooms. A subcategory of efficiency apartments was the “apartment hotel.” Beginning in the 1920s in Seattle, this term began to be applied to some multifamily buildings which offered hotel-like amenities such as housekeeping or dining service, as well as hotel-like ornate exteriors, elaborate lobbies, public dining rooms, elevators, and roof gardens – but the units inside were essentially efficiency apartments.²⁴
- Intermediate apartment buildings occupied the middle range of the three apartment classes – they offered more space than the efficiencies, and some finer finishes or amenities, but not at such higher rates as the luxury market.

By these categories, the Cassel Crag would meet the requirements of the intermediate class, since it offered a range of apartments, from two-room studios with Murphy beds, to five-room suites for families.

First Hill was the city’s first intensively developed apartment district.²⁵ The first purpose-built apartment building in Seattle was the St. Paul, built in 1901 at the corner of Summit Avenue and Seneca Street on First Hill. The building, which still exists but has been substantially altered, was intended to attract the upper classes by featuring a private vestibule, reception room, library, parlor, dining room, kitchen, and two to three bedrooms, per apartment.²⁶

Besides First Hill, apartment buildings were also widely constructed in close-in neighborhoods or denser neighborhoods served by streetcar lines, such as Renton Hill, the Denny Regrade, lower Queen Anne, the University District, and Capitol Hill. Apartment buildings along commercial streets often had storefronts along the sidewalk, with residential units on upper floors. These mixed-use buildings were attractive to owners and investors because they provided two sources of rent – residential tenants, and commercial tenants.

In the period of the 1910s-1930s when the subject building was constructed, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Buildings were typically rectangular in plan, with simple layouts that reflect cost-effective use of land and an efficient apartment arrangement. However, apartments also followed E-, H-, L-, or U-shaped plans to accommodate lightwells, entry courtyards, or rear courtyards. A main entry on the exterior front façade typically led to a lobby, and then to double-loaded corridors for access to individual unit entries. Cladding materials were generally brick and terra cotta for newer buildings, or wood for those constructed in the earlier part of the century. The buildings were often ornamented in varying degrees with architectural details following the eclectic styles of the early 20th century, especially the Colonial or Tudor Revival styles which were popular during the 1920s.

²³ James, pp.68-79.

²⁴ James, pp.71-72. An example of an apartment hotel cited by James is The Camlin Hotel (1926), which originally had kitchenettes in all but eight of the units.

²⁵ Sheridan, 2008, Section E, p. 65.

²⁶ James, pp.131-133.

D. The architect, Harry G. Hammond

Architectural drawings on file at the Seattle Department of Construction and Inspections microfilm library indicate that H. G. Hammond was the architect of the Cassel Crag Apartments. Only limited information was found about him or about his other works. *[See Figs. 49-51 for other work by Hammond]*

Hammond was born in New York State in 1876. He graduated from Colorado State College (now Colorado State University) in Fort Collins, then worked for the Denver School Board for many years, in an unknown capacity.²⁷

He first appears in Polk's Seattle city directories in 1916, listed as an architect and living at 1079 26th Avenue N with his wife Carrie. However, from 1917 to 1921 he worked as a draftsman for J. F. Duthie & Company, and for Skinner & Eddy, both Seattle shipbuilding companies busy during World War I. Between 1922 and 1924, Hammond was employed at the City of Seattle's Engineering Department and at Seattle City Light. During the same period, he and Carrie moved to 4507 W Trenton Street near the Fautleroy ferry terminal, where they lived for over thirty years.

Although working as a draftsman for other entities during this period, Hammond established himself locally by being active in professional organizations. In 1922, he was elected a trustee for the Washington State Society of Architects, a statewide organization formed in the 1910s as an alternative to the larger and older American Institute of Architects. (He served as its treasurer in 1926, and was elected president of the organization in 1938.)²⁸

In 1925, at age 49, Hammond established his own firm, with an office listed in city directories in downtown Seattle. The Cassel Crag may have been one of his first projects during this period, since the drawings are dated February 1925, and its construction was completed in August 1925. Why Hammond was selected for the project by the property owner is unknown.

During the design and construction of the subject building Hammond presumably encountered John Hudson and his brother Harry Hudson, if they did not know each other already. In 1925, John was completing two nearby buildings very close by the Cassel Crag site – the Chasselton Apartments (1925) at 1017 Boren Avenue and the Northcliffe Apartment Hotel (1925, demolished) at 1119 Boren Avenue. Harry Hudson was completing the John Winthrop Apartments (1925) a block away, at 1020 Seneca Street. (There is no indication that the Hudsons were involved in the development or construction of the Cassel Crag.)

John S. Hudson (1879-1945) and his brother Henry "Harry" E. Hudson (1881-1963) moved to Seattle from Minnesota around 1903. In 1910, John attended the University of Washington and later received an architectural license from the State of Washington. Harry Hudson was also a licensed architect. Together they had a design and construction firm from 1908 to 1920, then after 1920 typically worked together on projects only occasionally. John Hudson usually entered brief partnerships with individual architects for specific projects. For example, he built and co-designed both the Chasselton and Northcliffe with prominent Seattle architect Daniel Huntington, and the Washington Irving Apartments (1924) at 1305 E Howell Street on Capitol Hill with architect Willis E. Dwyer. The number of Hudson apartment building projects during the 1920s on First Hill was remarkable – others include the Hudson Arms (1923, demolished) at the northwest corner of Boren Avenue and Spring Street; the Paul Revere and John Alden Apartments (both 1924) at 1019 Terry Avenue; and the Lowell-Emerson Apartments (1928) at 1102 8th Avenue.²⁹

²⁷ "Harry G. Hammond," obituary, *Seattle Times*, April 14, 1959, p. 18.

²⁸ "State architects elect," *Seattle Times*, December 8, 1922, p. 25; "Hammond to head state architects," *Seattle Times*, December 9, 1938, p. 10.

²⁹ Rash, David, "Hudson, Henry 'Harry' Eligah" and "Hudson, John Staiffner," both entries in *Ochsner*, pp. 445-446.

In 1926, John Hudson hired Harry Hammond to design yet another – the Miramar Apartments at 1108 9th Avenue, between Spring and Seneca Streets. The building was a three-story brick structure which featured 30 studio and one-bedroom units, with an estimated construction cost of \$78,000.³⁰ The following year, Hammond and Hudson co-designed the Rhododendron Apartments (now the Inn at Virginia Mason), located at 1006 Spring Street. In 1928, Hammond was listed in city directories as an employee of Hudson’s company.

In 1930, the two men formed a partnership, Hudson & Hammond, perhaps to better seek work as the economic climate of the Depression worsened. The only project that could be identified for this report was the Montrose (now Rosecrest) Apartments at 7914 Densmore Avenue N near Green Lake, a three-story 15-unit structure built in 1930.³¹ After two years, their partnership was dissolved.

After 1932, Hammond operated as a sole proprietor. No projects could be identified between 1932 and 1936, but by the late 1930s, he appears to have had enough modest single-family house projects to remain in business. Houses identified in brief building permit notices in the Seattle Times include 3026 36th Avenue SW, 768 N 74th Street, 6765 38th Avenue SW, 4217 43rd Avenue NE, 1603 Palm Avenue, 1737 Sunset Avenue, and 1537 Palm Avenue.³² He also designed at least one store building during this period, the Columbian Furnace Company (1938) at 2510 N 45th Street.³³ On more than one occasion, Hammond collaborated with Seattle architect Fred J. Rogers, who specialized in single family houses and multifamily buildings, including a design of six Mediterranean-style homes at 26th Avenue N and E Galer Street called Arboretum Park.³⁴

No works after 1939 by Hammond could be identified. However, Hammond apparently never retired – he maintained a listing in city directories for a downtown Seattle architectural office until his death in 1959 at age 83.

E. The builder, Sheble & Snyder

According to newspaper accounts, the Cassel Crag was built in 1925 by Sheble & Snyder, a Seattle general contracting firm founded by Ernest K. Sheble and Fred V. Snyder.³⁵ [*See Fig. 52 for other work by Sheble & Snyder*]

Sheble was born in 1885 in Missouri, according to federal census records. He is listed in Polk’s Seattle Directory in the 1910s as a manager for the Washington Construction Company, and in the early 1920s as a construction engineer, or as a civil engineer.

Fred Snyder was born in Seattle around 1882; his parents had arrived to the young town in the 1870s. He attended Seattle public schools, and appears to have always been employed in the building trades. In 1924, Sheble was the masonry contractor for the Hudson Arms apartment building at the corner of Boren Avenue and Spring Street, for architect-builder John S. Hudson.³⁶ It may have been this connection which led to Sheble & Snyder getting the job for the construction of the subject building.

³⁰ “New apartments to be constructed on Ninth Avenue,” Seattle Times, September 19, 1926, p. 56. The building was demolished in the mid-1960s for the construction of a parking garage.

³¹ “Apartment job starts at once,” Seattle Times, March 9, 1930, p. 30.

³² Seattle Times, June 28, 1937; September 28, 1937; December 21, 1927; February 24, 1938; November 13, 1938; March 26, 1939; April 23, 1939; May 2, 1939; August 16, 1939.

³³ “Jensen Home,” Seattle Times, November 13, 1938, p. 25.

³⁴ “100 Roy Apartments,” Seattle Landmark nomination, David Peterson Historic Resource Consulting, 2019; “Arboretum Park homes started,” Seattle Times, March 26, 1939, p. 11.

³⁵ “New Cassel Crag cost \$250,000,” Seattle Times, August 23, 1925, p. 27.

³⁶ “Two fine apartments built this year by John S. Hudson,” Seattle Times, July 6, 1924, p. 49.

In any event, Sheble & Snyder did not formally incorporate until December 1926, after the work was completed. They apparently operated until 1928, when they no longer appear in city directories.³⁷ The only other project built by the firm that could be identified for this report was the Laurelton Apartments (Frank Baker, 1927) at 1820 16th Avenue on Capitol Hill, a building unusual for its stripped-down industrial appearance and reinforced concrete construction.³⁸

After the firm dissolved in 1928, Sheble formed the Sheble Construction Company in 1929, and Snyder appears as a partner in a new contracting firm, Crisman & Snyder. Little additional information was found about them.

Snyder apparently retired around 1932 due to an illness, and died four years later in 1936, at age 54.³⁹

Sheble remained active in the field and was recognized in 1935 by the Washington State director of the Federal Housing Administration for receiving the first loan on the Pacific Coast (and one of the first in the entire country) under the terms of the second section of the 1934 National Housing Act. This section of the Act provided for the financing of new construction and refinancing of exiting indebtedness on existing structures.⁴⁰

He and his wife, Hildred, appear repeatedly in the Seattle Times society columns throughout the 1920s and 1930s. In 1938, the Shebles moved to Beverly Hills, California.⁴¹ Little information was found about his life there; he died in 1968 in Santa Monica, California.⁴²

F. Comparable buildings

Cassel Crag is an example of a low-to-mid-rise apartment block from the 1920s. The building features brick cladding with cast stone trim, applied Tudor Revival architectural details, and a U-shaped plan with an entry courtyard. Comparable buildings can be found on First Hill, and in older neighborhoods in Seattle. *[See Figs. 53-69 for images of comparable buildings]*

On First Hill, there are several circa 1920s apartment buildings which share some features with the subject building, such as massing, scale, materials, and level of architectural ornament. Most of these feature Tudor or Gothic Revival detailing, and/or an entry courtyard. Examples on First Hill include:

- The Arcadia (Charles Z. Frey, 1916) at 1222 Summit Avenue. Although it dates to the decade of the 1910s, rather than the 1920s, the Arcadia features a U-shaped plan with a small entry courtyard, and terra cotta Tudor Revival details. At three stories, it is one floor shorter than the subject building.
- The Maximilian (Victor Voorhees, 1918) at 1414 Seneca Street is three stories in height, and constructed in brick with terra cotta Tudor Revival trim.
- The Paul Revere (1923) at 1018 9th Avenue, and the similar John Alden Apartments (1924) at 1019 Terry Avenue, both have courtyard entries and feature similar detailing that has been called “Neo Colonial Revival.” Both were designed and built by Harry and John Hudson. Another Hudson building, the John Winthrop Apartments (1925) at 1020 Seneca Street, features similar

³⁷ “New incorporations,” Seattle Times, December 16, 1926, p. 25.

³⁸ “Summary for 1820 16th Ave / Parcel ID 808040-0165,” Seattle Historical Sites inventory, Seattle Department of Neighborhoods, 2006.

³⁹ “F. V. Snyder,” obituary, Seattle Times, January 14, 1936, p. 21.

⁴⁰ “Ernest K. Sheble...,” Seattle Times, January 13, 1935, p. 28. The National Housing Act was part of Depression-era legislation intended to make housing and home mortgages more affordable. It also created the Federal Housing Administration and the Federal Savings and Loan Insurance Corporation.

⁴¹ “Entre nous,” Seattle Times, July 7, 1941, p. 8.

⁴² Social Security Death Index, from Ancestry.com.

massing but with more straightforward Colonial Revival details, such as full-height pilasters and a double-height columned entry porch.

- The Union Arms/Union Manor (John Creutzer, 1924) building fills the north side of Union Avenue between Belmont and Boylston, and features two entries. Cladding is brick with restrained Tudor Revival cast stone details at the entries and parapet.
- Lowell-Emerson Apartments (Harry Hudson, 1928) at 1102-1110 8th Avenue are two joined high-rise buildings which share a common entry courtyard (although the courtyard elevations are not fully realized). They feature ornate Gothic Revival terra cotta details at the upper stories.

There are numerous examples of 1920s brick apartment buildings in other Seattle neighborhoods; the examples listed below all feature Tudor Revival architectural details.

- Charlesgate (E. T. Osborn, 1922) at 2230 4th Avenue in Belltown.
- Stephensberg (1923) at 405 E Olive Street on Capitol Hill.
- The RoyVue (Charles L. Haynes, 1924) at 615 Bellevue Avenue E on Capitol Hill. This building is a Seattle landmark.
- The Biltmore (1924) at 418 E Loretta Place on Capitol Hill.
- Highland Apartments (Stuart & Wheatley, 1924) at 931 11th Avenue E, near Volunteer Park on Capitol Hill. This building is a Seattle landmark.
- Park Vista (John Creutzer, 1928) at 5810 Cowen Place, overlooking Cowen Park in the University District.
- The Malloy (Earl Roberts, 1928) at 4337 15th Avenue NE in the University District.
- The Shelby (1928) at 2815 Boylston Avenue E in the Eastlake neighborhood.
- The Sheffield (1929) and the Buckley (1928) at 200-201 17th Avenue E on Capitol Hill.
- Olympus Manor (1930) at 220 W Olympic Place on Queen Anne Hill.
- The Phinney (Fred Rogers, 1930) at 5705 Phinney Avenue N across from Woodland Park in the Phinney Ridge neighborhood.
- The Bering (Max A. VanHouse, 1930) at 233 14th Avenue E on Capitol Hill.

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Note:

The abbreviations below are used in source citations for the following figures and images:

DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Museum of History and Industry
PSRA	Puget Sound Regional Archives, historic tax assessor records
SDCI	Seattle Department of Construction and Inspections, microfilm library
SMA	Seattle Municipal Archives
SPL	Seattle Public Library
UWSC	University of Washington Special Collections

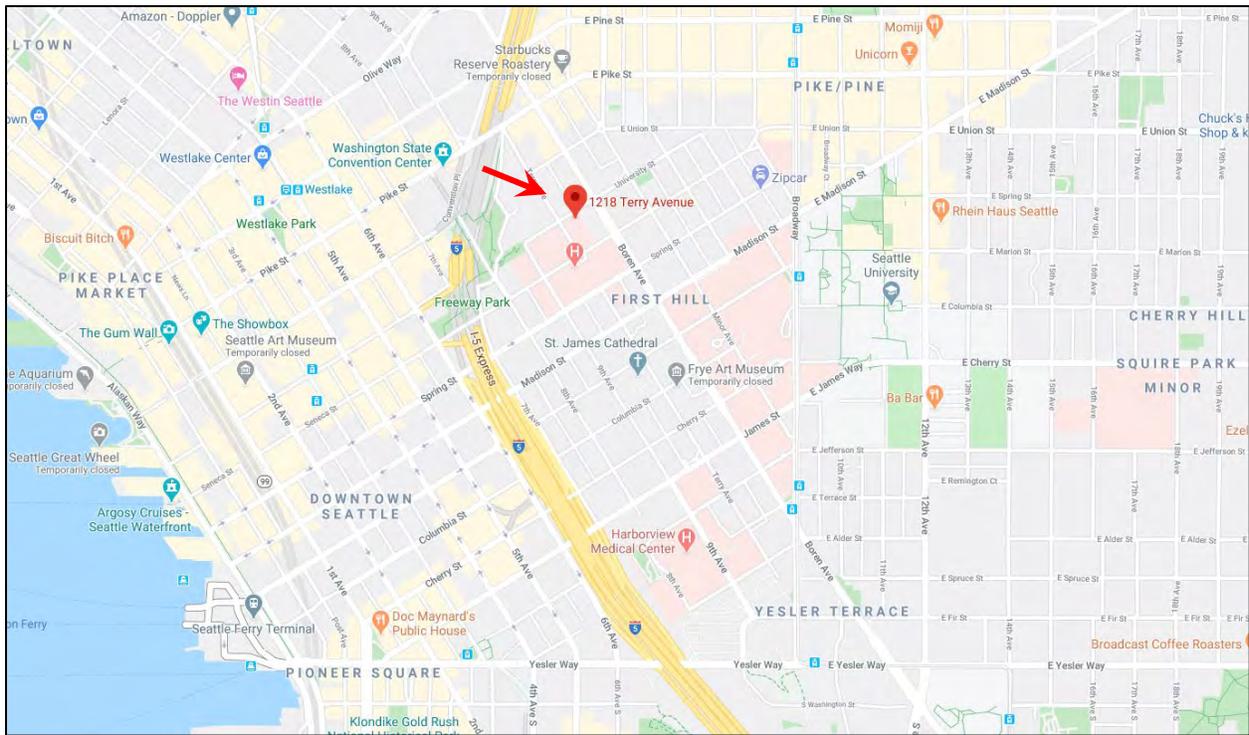


Fig. 1 – Map of the subject location in 2020.

True north is up. Approximate site of subject building indicated by red marker and arrow. (Google Maps)



Fig. 2 – Aerial photo showing subject site. True north is up.

For purposes of this report, Boren Avenue will be considered running north-south. Subject parcel indicated by red dotted line. Directly to the east of the parcel is the Sunset Club (1915). (King County GIS Map, 2019)

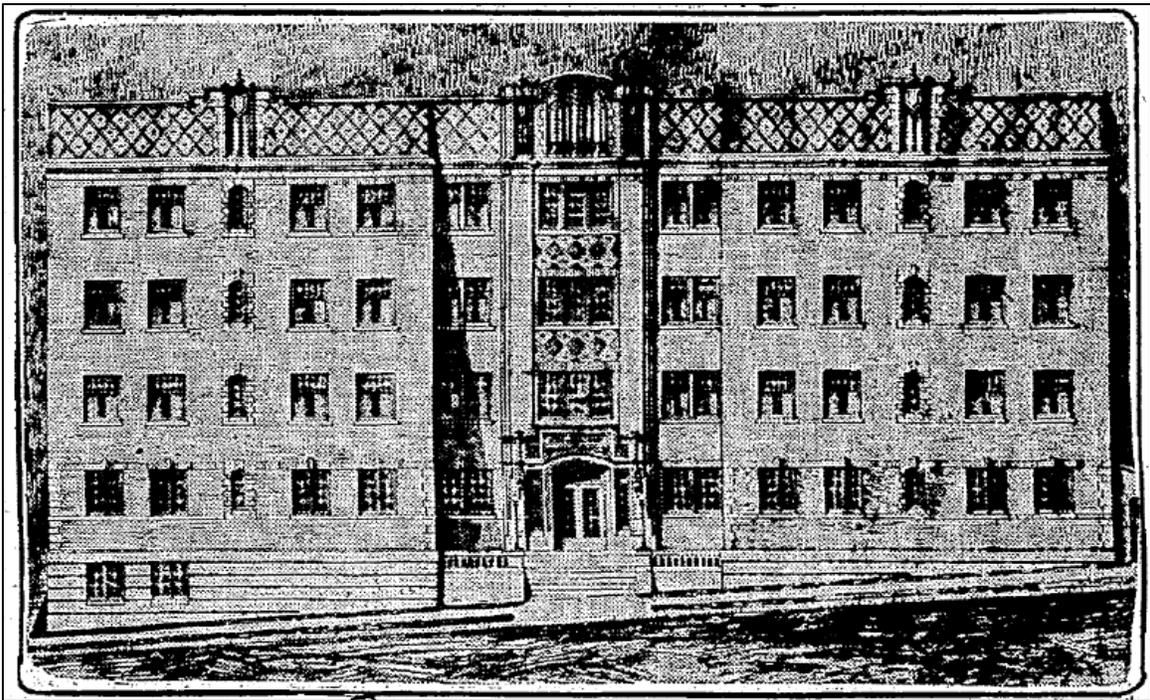


Fig. 3 - Rendering of Cassel Crag, the earliest image of the subject building.
(Seattle Times, 4/26/1925)



Fig. 4 - 1937 Tax Assessor photo of the subject building. (PSRA)



Fig. 5 – North and west elevations



Fig. 6 – West elevation, entry courtyard



Fig. 7 – West elevation, entry courtyard, detail of masonry



Fig. 8 – West elevation, entry courtyard, detail of entry



Fig. 9 – West elevation, entry courtyard, landscape retaining walls



Fig. 10 – West elevation, entry courtyard, detail of masonry entry steps (left) and view west from main entry (right)



Fig. 11 - North elevation



Fig. 12 - North elevation, detail of masonry



Fig. 13 – East elevation, north part



Fig. 14 – East elevation, south part



Fig. 15 - East elevation, south part, detail of masonry and windows



Fig. 16 - East elevation, south part, detail of masonry and windows



Fig. 17 – South elevation, view east from sidewalk (left) and view east on subject property (right)



Fig. 18 – South elevation, view west from southeast property corner



Fig. 19 - Main entry



Fig. 20 - Interior, foyer, view west to main entry



Fig. 21 – Interior, foyer entry steps



Fig. 22 – Interior, foyer and main stair, view east

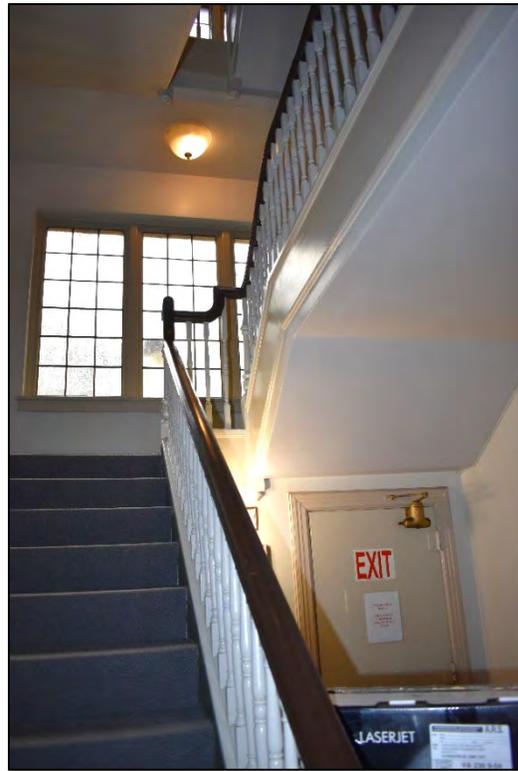


Fig. 23 – Interior, foyer, fire door (left) and stair landing (right)

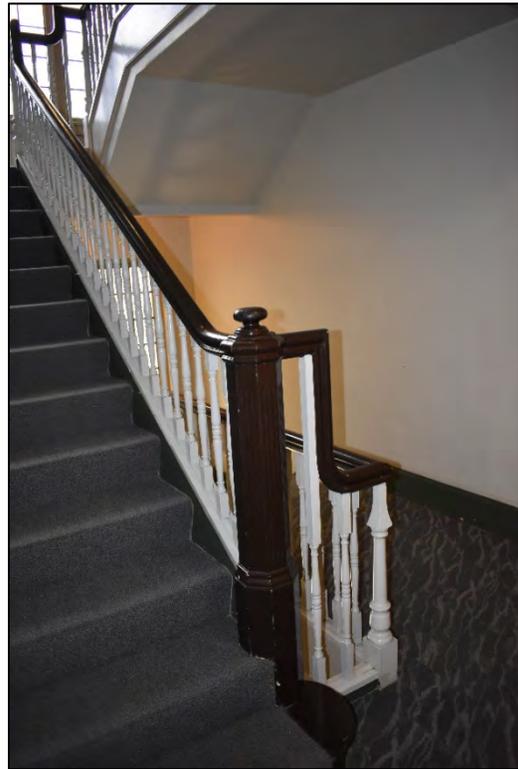


Fig. 24 – Interior, main stairway at upper floors (two photos)



Fig. 25 – Interior, corridors, typical finishes



Fig. 26 – Interior, corridor in wing showing split hallway condition (see building plans)



Fig. 27 – Interior, conference room, typical finishes



Fig. 28 – Interior, typical apartment now used as offices



Fig. 29 – Interior, typical apartment now used as offices



Fig. 30 – Interior, typical office (left) and window detail (right)



Fig. 31 – Interior, typical kitchen



Fig. 32 – Interior, typical bathroom

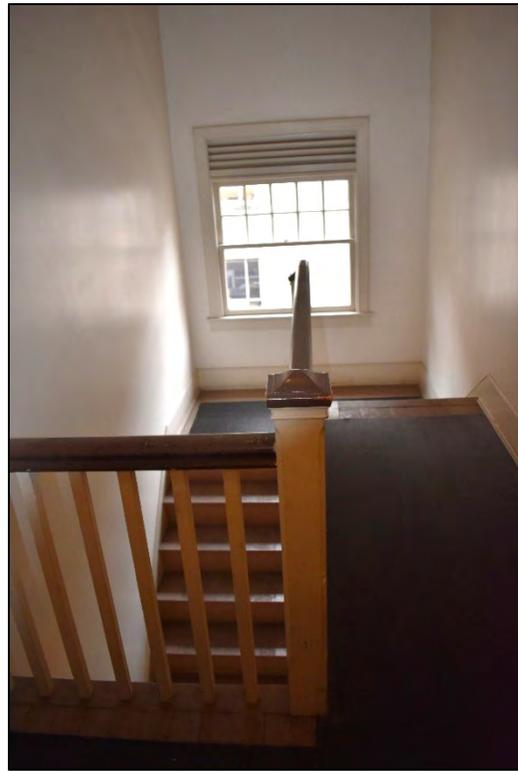


Fig. 33 – Interior, secondary stairs



Fig. 34 – First Hill: ca. 1893 birds-eye photo, looking north from Columbia Street and Terry Avenue.
(Paul Dorpat, MOHAI Arthur Churchill Warner)



Fig. 35 – 1905 Sanborn Fire Insurance maps (two stitched together). Subject parcel indicated by shading. At this time, the area was largely made up of single family homes and duplexes.



Fig. 36 – 1951 Sanborn Fire Insurance maps (two stitched together). Subject parcel indicated by shading. By this time, institutions and larger apartment buildings have begun to dominate the neighborhood.



Fig. 37 – First Hill: Circa 1880-1905 development was characterized by family homes of Seattle’s elite, such as the Stimson-Green mansion (Cutter & Malmgren, 1900) at upper right. (All Paul Dorpat images except upper right by Joe Mabel)

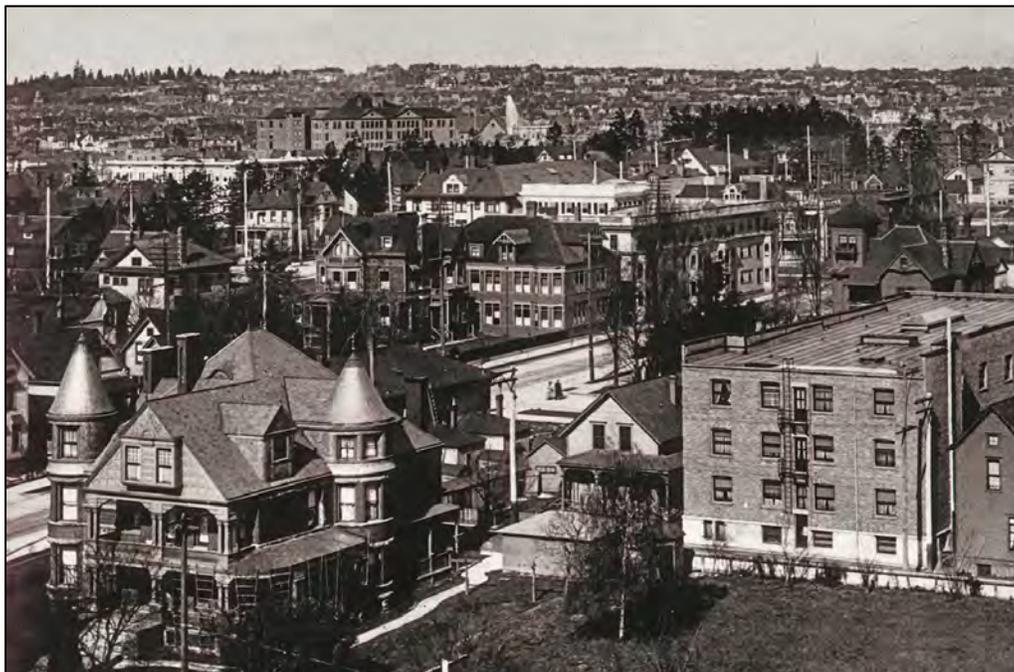


Fig. 38 – First Hill: Circa 1906 view north from Madison Street and Terry Avenue. Mansions were beginning to be replaced by denser development. (Paul Dorpat/Lawton Gowey)



Fig. 39 – First Hill: The Perry (1906, destroyed) and the Sorrento (1909), on Madison Street at Boren Avenue and Terry Avenue, were high-end hotels developed before 1910.



Fig. 40 – First Hill:
Apartments c.1900-1910.

The St. Paul (1901,
altered) at top;

the St. Francis (1902,
altered), at middle;

the Normandie (1909,
destroyed), at bottom.



First Hill attracted some of the earliest (ie, pre-1905) apartment development in Seattle. The St. Paul was the first apartment building constructed in the city. The St. Francis functioned as an apartment hotel for a time, as did the Normandie. The latter was located one and a half blocks from the subject site, at a steep grade change across the east and west sides of the University Street/9th Avenue intersection.

(MOHAI 1983.10.2601;
LoopNet; Paul Dorpat /
Lawton Gowey)





Fig. 41 – First Hill: Apartments c.1920s-1930s.

The Sovereign (J. Lister Holmes, 1925) at top, Marlborough (1928) at left, and Gainsborough (1930) at right, the latter two both designed by Earl Morrison. (Zillow, Joe Mabel, Paul Dorpat)



Fig. 42 – First Hill: Apartments c.1940s-1960s.

The Nettleton (1949) at left, and Sutton Place (1962) at right. (SPL shp-19252, NWMLS)



Fig. 43 – First Hill: Institutions and Clubs.



Seattle University's Garrand Building (John Parkinson, 1894) at top;

Scottish Rite Cathedral (1912, destroyed) at middle;

Sunset Club (1915), at bottom. The subject building is visible at far lower right in the photo.

(UWSC CUR189, UWSC CUR912, DAHP)





Fig. 44 – First Hill: Churches.

Top to bottom, left to right:

St. Mark's Church (1897, destroyed),
 First Presbyterian (1907, destroyed),
 St. James Cathedral (1907),
 First Baptist (1912),
 Fourth Church of Christ Scientist/
 Town Hall (1916).

(UWSC CUR506, UWSC PSE095, Paul

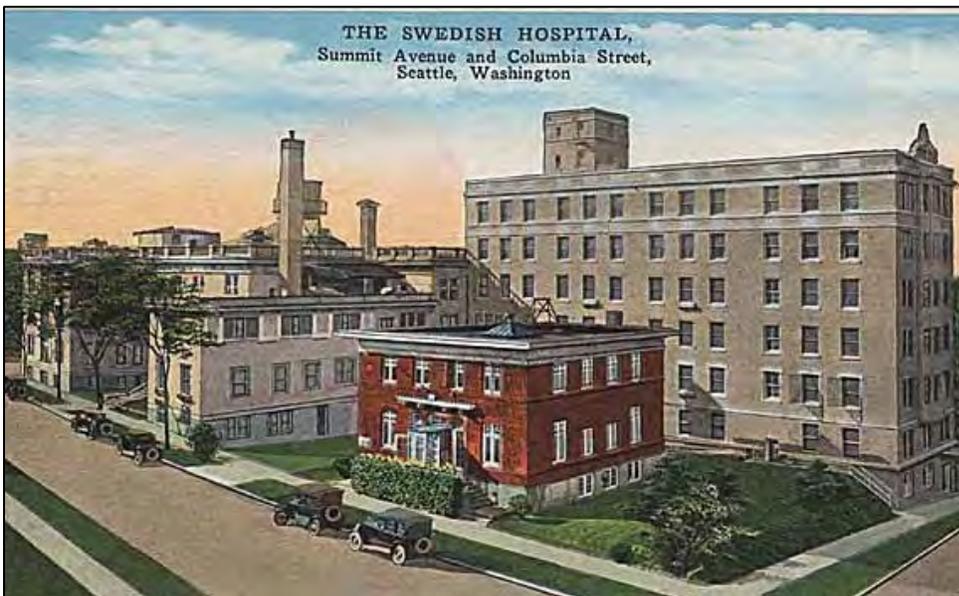


Fig. 45 – First Hill: Hospitals.

T. T. Minor Hospital (Heins & LaFarge, with Somervell & Cote, 1906) at top;

Virginia Mason (1920) at middle, original building at left and 1922 addition visible far right;

Swedish Hospital (est. 1911), at bottom.

(MOHAI SHS221, Paul Dorpat, MOHAI 2002.48.870)

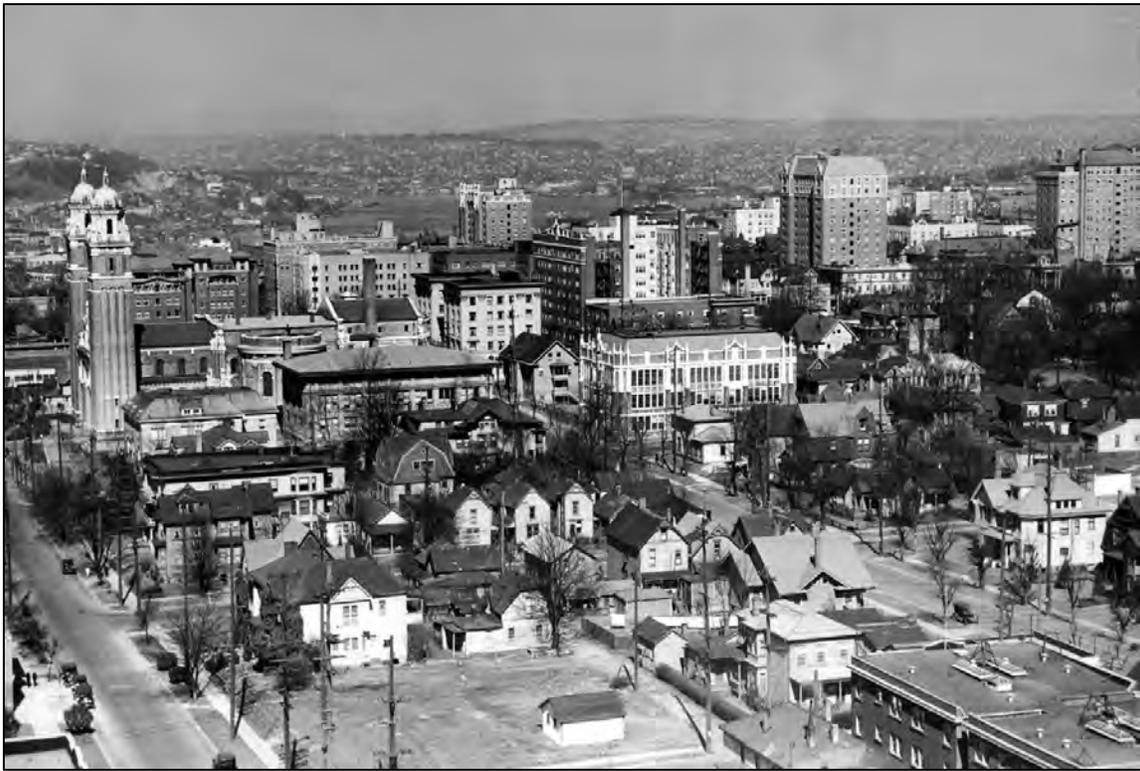


Fig. 46 – Circa 1930 view of First Hill north from 9th Avenue and Jefferson Street.
(Paul Dorpat/Ron Edge)



Fig. 47 – Circa 1961 view north showing path of demolition for I-5 highway construction. First Hill on right, downtown on left. Subject building indicated by arrow. (Paul Dorpat)



Fig. 48 – Browne-Cassel Apartments (1915) at 844 Queen Anne Avenue N, now known as Castle Court Apartments. This building was also developed by A. W. Cassel, the original owner and developer of the subject building. The Cassels resided here in the late 1910s. (UWSC CFT0168)



Fig. 49 – Rhododendron Apartments (John Hudson & H. G. Hammond, 1928)



Fig. 50 – Montrose/Rosecrest Apartments (Hudson & Hammond, 1930), 7914 Densmore Avenue N. (Google Streetview)



Fig. 51 – Typical work of the 1930s by architect H. G. Hammond, including single family homes such as 6765 38th Avenue SW (1938) at left, and the Columbian Furnace Company (1938) at 2510 N 45th Street in Wallingford, at right.



Fig. 52 – Other work by builder Sheble & Snyder: Laurelton Apartments (Frank Baker, 1927) at 1820 16th Avenue (DON)



Fig. 53 – Comparable buildings on First Hill: The Arcadia (1916) at 1222 Summit Avenue.



Fig. 54 – Comparable buildings on First Hill: The Maximilian (Victor Voorhees, 1918) at 1414 Seneca Street..



Fig. 55 – Comparable buildings on First Hill: John Alden (1923), top; Paul Revere (1924), middle; John Winthrop (1925), bottom two photos.

These three apartment buildings, by Harry and John Hudson, are within a few blocks of the subject building, and share with it a similar scale, massing, and material palette. They feature Colonial Revival architectural ornamentation.



(Middle photo, DON; bottom photos, ApartmentGuide)





Fig. 56 – Comparable buildings on First Hill: Union Manor/Union Arms (John Creutzer, 1925) at 604 E Union Street. (Google Streetview)

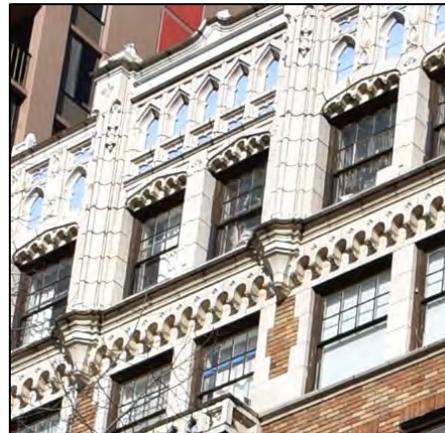


Fig. 57 – Comparable buildings on First Hill: Lowell-Emerson Apartments (Harry Hudson, 1928), at 1102-1110 8th Avenue.



Fig. 58 – Comparable buildings: Charlesgate (E. T. Osborn, 1922) at 2230 4th Avenue.



Fig. 59 – Comparable buildings: Stephensberg (1923) at 405 E Olive Street. (DON)



Fig. 60 – Comparable buildings: The RoyVue (Charles L. Haynes, 1924) at 615 Bellevue Ave E, a Seattle landmark. (Joe Mabel)



Fig. 61 - Comparable buildings: The Biltmore (Stuart & Wheatley, 1924) at 418 E Loretta Place.
(PSRA, DON)



Fig. 62 - Comparable buildings: Highland Apartments (Stuart & Wheatley, 1924) at 931 11th Avenue E,
a Seattle landmark.



Fig. 63 – Comparable buildings: Park Vista (John Creutzer, 1928) at 5810 Cowen Place. (Joe Mabel)

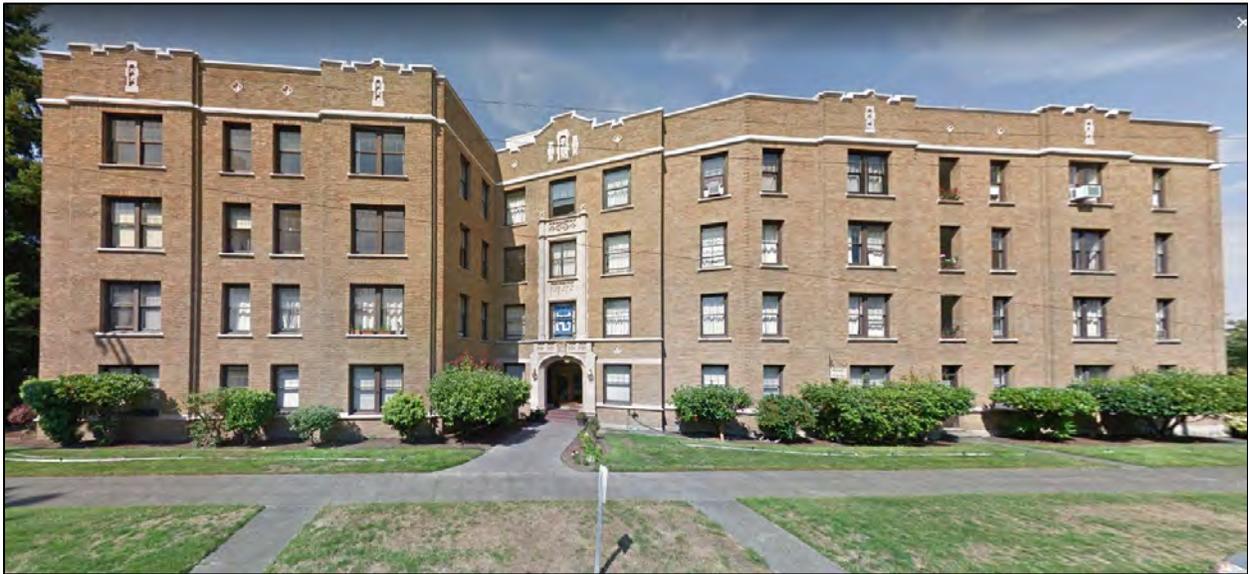


Fig. 64 – Comparable buildings: The Shelby (1928) at 2815 Boylston Avenue E. (Google Streetview)



Fig. 65 – Comparable buildings: The Malloy (Earl Roberts, 1928), 4337 15th Avenue NE. (Google Streetview)



Fig. 66 – Comparable buildings: The Sheffield (1929) at 201 17th Avenue E. (NWLS)



Fig. 67 – Comparable buildings: Olympus Manor (1930) at 220 W Olympic Place. (DON)



Fig. 68 – Comparable buildings: The Phinney (Fred Rogers, 1930) at 5705 Phinney Avenue N. (Google Streetview)



Fig. 69 – Comparable buildings: The Bering (Max A. VanHouse, 1930) at 233 14th Avenue E.



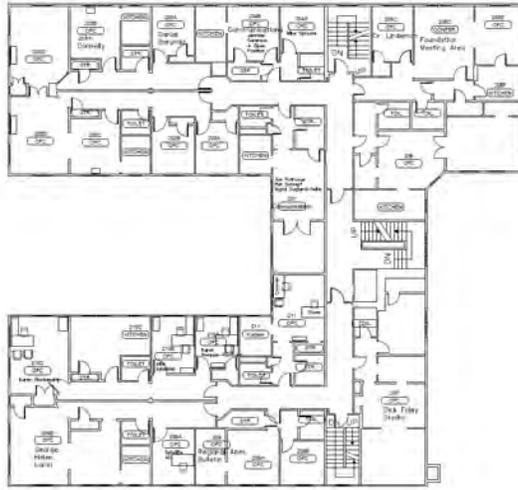
SITE PLAN

Site plan sketch of Virginia Mason's Cassel Crag property, 1218 Terry Avenue, Seattle WA 98101.

Red dotted line indicates parcel boundary, with dimensions noted. Approximate building footprint indicated by shading. (SDCI GIS maps, 2020, with annotations)

Plat: Denny's A. A. Broadway Addition / Block: 111 / Lots: 1 and 4

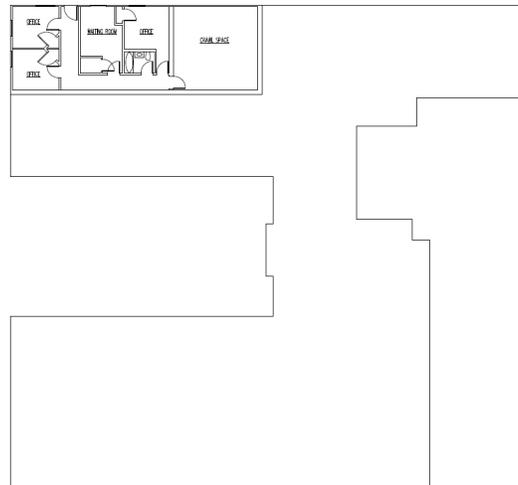
Legal Description: Lots 1 and 4, Block 111, A. A. Denny's Broadway Addition to the City of Seattle, according to the plat thereof, recorded in Vol. 6 of Plats, page 40, in King County, Washington.



**Second through
Fourth Floors**



First floor



Basement

CURRENT CASSEL CRAG BUILDING PLANS (2020)
(courtesy Virginia Mason)

1 DISTRICT *1* 2 ADDITION **A.A. DENNY'S BROADWAY** 19782 NAME *Cassel Crag Apts* #2224
 SECTION TWP. N. RANGE EWM: BLOCK *111* TRACT OR LOT NO. *4 + 1*
 LIMITS DESCRIPTION
 CODE NO. *1*
 3 ADDRESS—PROPERTY **1218 Terry Ave S.E. Cor.** CONT. PURCHASER
 4 FEE OWNER *B.B. + Harry A. Cassels* 7-2-36 4-19-34
 5 ARCHITECT CONTRACTOR

ORIG. COST \$ *950* BASEMENT *None* STORE FRONTS *None* EXTRA FEATURES *interior fire escape*
 6 BUILDING *Apartment* CONSTRUCTION *Ord Masonry- Good*
4-Stories REFRIGERATION *yes Ind.*
180 Rooms 7 CONDITION: EXTERIOR *good* INTERIOR *good* FOUND. *good*
43 Apartments 8 MAIN SUPPORT COLUMN *X* FOOTING SPAN FT.
+ 4 sleeping rms. in bsmt. FOUNDATION *Concrete* 9 FIRST FLOOR JOIST *INCH CENTERS BRIDGED*
 EXTERIOR *Brick Solid* 10 *finished* BUILDING
Comm & Jack Frost 11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
Cast Stone trim 12 DEPRECIATION: COND. *22* % OBSLSE. % ECON. SUIT. % TOTAL *45* %
Solid const. YEAR BUILT *1925* REMODELED
 INTERIOR *Tar-Gravel* EFFECTIVE AGE *11* YEARS FUTURE LIFE *39* YEARS
 180-Plastered DIMENSIONS *See Remarks* x SQUARE FT. AREA CUBIC FT.
 10,752

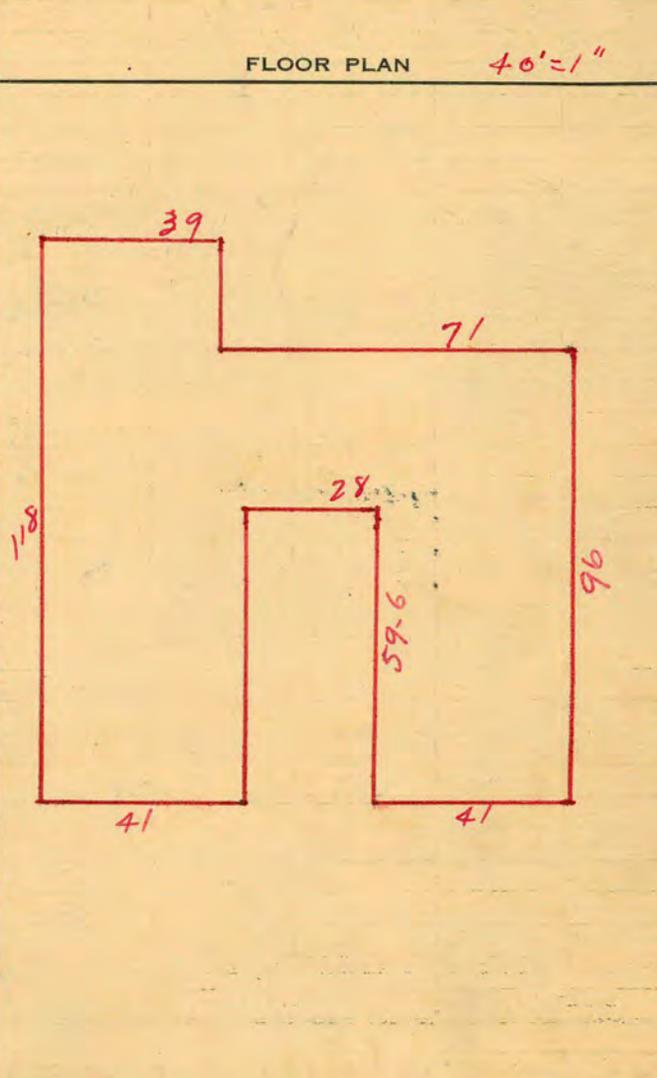
FLOORS *Fir-Kitchen*
Oak
 FIRE PLACE
 PLUMBING *172* Fixtures
43-Tubs-Pem 43-Toilets
43-Basins 43-Sinks
 TILE WORK *43-Bath Rooms 75 Sq'*
Each Total 3225 Sq ft
 WIRING
 HEATING *Hot-Water Steam*
Oil Burner
Birchfield
 ELEVATORS *Otis 1500 #*
hand doors Auto
 LOBBY *Elaborate Marble*
 CEILING—HEIGHT *1st Floor 9'*
2nd Floor 9' 3rd & 4 " 9'
Mean Roof Hgth 43'



IMPROVEMENT VALUE
 MAIN BUILDING \$ *62000*
 OTHER IMPROVEMENT \$ *57300*
 DEPRECIATED VALUE \$ *57900*
 ASSESSED VALUE 50% \$ *50,000*
 DATE
 LAND INFORMATION
 1. SIZE *X*
 2. STREET—ROAD *graded*
paved
 3. SIDEWALK *conc*
sewer no ally
 4. LANDSCAPING *none*
 5. TREND *static* VALUE \$
 6. USE *res. apartment*
 7. DISTRICT *med old*
2nd Res.

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	<i>Herman E Connor</i>	<i>10-15-46</i>	<i>3820850</i>	<i>175000</i>	<i>(2014)</i>	<i>175</i>
	<i>Rec Virginia Mason Hospital</i>	<i>12-21-71</i>	<i>E165627</i>	<i>255,000</i>		

REMARKS *Dimensions- Area- 96' x 110'*
22' x 39'
- 28'x59'6" (10,752 Sq.Ft)
Also in A.A. Denny's Broadway
Bldg formerly H.V. to the A.A. Denny's Broadway



FOLIO 2224A-1 ADDITION DENNIS A.A. BROADWAY
 Section 32 Twp 25 Range 4 E.W.M. Block 111 Lot or 4 and 11
 PERMIT NO. _____ Tax Lot _____ Tract _____
 DATE _____ Address 1218 TERRY AVE

FOR REFERENCE ONLY

SEE OVER

Fee Owner HERMAN L. COOPER Architect _____ Contractor _____
 Zoning _____ Condition of Exterior A Interior A Foundation A Floor Plan: Good _____ Accept. _____ Poor _____

USE <u>APARTMENT</u>	ROOF CONSTRUCTION	FLOOR FINISHES	<input checked="" type="checkbox"/> Tile <input type="checkbox"/> Lino <input type="checkbox"/> Form.	PLUMBING
<u>4</u> No. Stories	<u>100%</u> Frame-Joist	Fir <input type="checkbox"/> Maple <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Bath Floor	<u>132</u> No. Fixtures
No. Stores	Mill-Deck	<u>RPM</u> Oak <input type="checkbox"/> 2x6TG	<input type="checkbox"/> Bath Walls	<u>43</u> Toilets _____ Urinals
No. Rooms	Rein. Conc. _____ GLB	<u>5%</u> Lino <input type="checkbox"/> 3x6TG	<input type="checkbox"/> Tub Recess	<u>43</u> Tubs Leg. or Pem.
<u>A</u> Basement	Steel Fr. _____ Metal Deck	Cement <input type="checkbox"/> Lgtwgt. Conc.	<input checked="" type="checkbox"/> Drain Bds.	<u>43</u> Basins _____ Dr. Ftns.
No. Offices _____ Sq. Ft. _____	Trusses _____ Span _____	Terrazzo <input type="checkbox"/> Vinyl Tile	<input type="checkbox"/> Vanities	<u>41</u> Sinks
<u>43</u> No. Apartmts. _____	Wood _____ Steel	<u>5%</u> Asphalt Tile <input type="checkbox"/> Vinyl Tile		<u>1</u> Washers _____ Dryers
1 rm. <input type="checkbox"/> 2 rm. <input type="checkbox"/> 3 rm. <input type="checkbox"/>		or		Showers (tub) (stall)
4 rm. <input type="checkbox"/> 5 rm. <input type="checkbox"/> 6 rm. <input type="checkbox"/>				H.W. Tanks _____ Ldy. Trays

Date Built 1925 Date Add. Built _____ Finished Unfinished Remodeled
 Effective Age 45 Years Future Life _____ Years
 Dep. for Cond. _____ Dep for Ob. _____ Dep. for Es. _____ Total _____
NO Sprinkler Sys.

FACTOR	ITEM	DIMENSIONS	SQ. FT. AREA	FACTOR	COST	HEATING <u>100% HW + GAS</u>
--------	------	------------	--------------	--------	------	------------------------------

TYPE OF CONSTRUCTION

Frame
 Metal-Prefab
 Ordinary Masonry
 Mill Construction
 Class A Rein. Conc.
 Stru. Steel and Conc.
 Struct. Steel, Frame

QUALITY-TYPE

Good _____ Med. _____ Cheap _____

FOUNDATION

Mud Sill Post Pier
 Conc. Brick
 Load Hgt. Piling

BASEMENT

Full % Part. _____
 Sub-Basement _____
 Size 30x40
NO Garage No. Cars _____
NO LINO/CONC Floors
 Plastered Pl. Bd.
4 No. Apartments
 Service Rooms _____
100% AP7

EXTERIOR WALL CONST.

Single Double
 Stud Walls _____
100% Brick Pil.
 Conc. _____ Pil.
 Rein. Conc. Skeleton _____
 Str. Stl.-Frame _____
 Pre-Fab Metal _____
 Tilt-Up _____
 Filler Wall _____
 Curtain Wall _____

EXTERIOR FACING

Siding _____
 Stucco _____ Shakes _____
 Marblecrete _____
358 1/2 x 38 Brick Veneer
 Conc. Conc. Blk. _____

FLOOR CONSTRUCTION

Joist x x O.C. _____
 Mill _____ Car Deck _____
 R-Conc. _____ Elev. _____
 Steel _____ GLB. _____
 or FRAME

ROOF COVERING

Blt.-Up Tar.&Gr.
 Comp. _____ Metal _____
 or _____

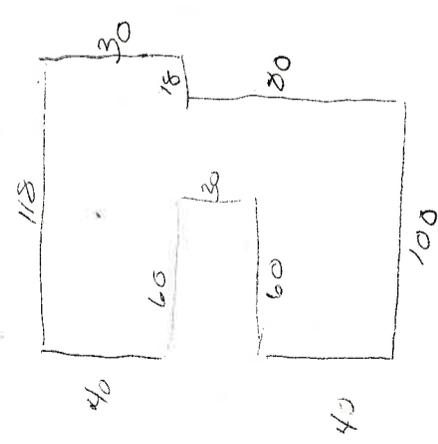


ec. Oil _____ Gas _____
 W. _____ St. _____ H.A. _____
 Bd. _____ Suspended _____
 IA _____ Pipeless _____
 Cond. _____ Wall Unit _____
 mb. Unit _____ Custom _____
 frig. _____ Convactor _____
 at Pump _____ Fireplace _____

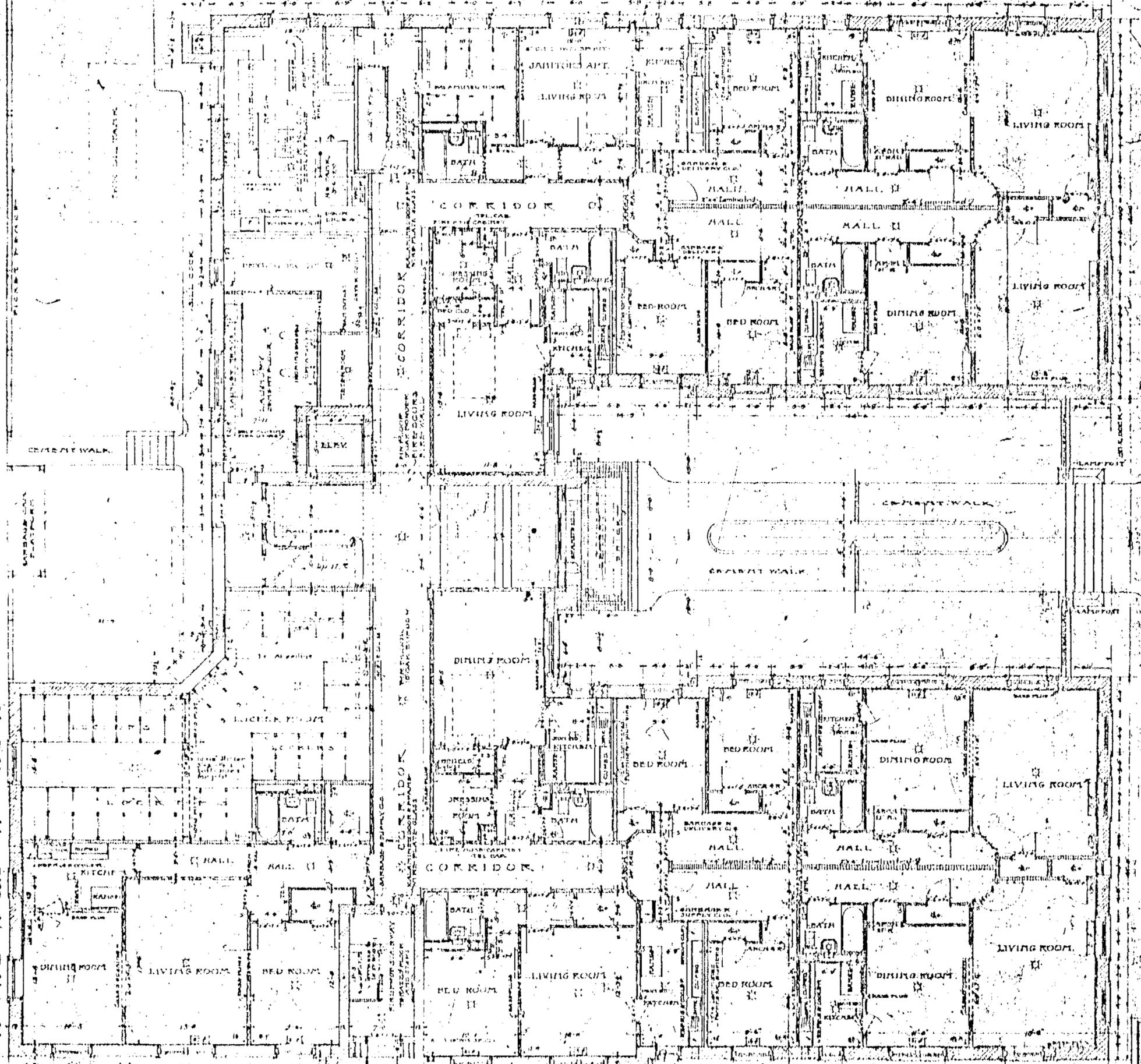
ASSESSED VALUE

C.Hgt.	GROUND FLOOR AREA	TOTAL FLOOR AREA
SB		
B	9'	
1	9'2"	
2	10'	
3	10'	
4	9'	
INTERIOR WALLS & CEILING		
5	Plaster DryWall	
6	Acc.Tile Celotex	
7	Ceiled Plywood	
8	Solid Block	
9	Sound Proofed Lamin.	
10	Finished Unfinished	
11	Painted Varnished	
12		
13		
14	INSULATION <u>LINK</u>	
15	Exter. _____ Partitions _____	
16	Roof _____ Floor _____	
17		
INTERIOR TRIM		
18	Fir _____ Birch _____	
19	Mah. _____ Oak _____	
20	Metal _____	
21	Wood _____ Metal Doors _____	
22	Wood _____ Metal Sash _____	
23	Stained _____ Varnish _____	
24	Painted _____ Unfin. _____	
25		
26		

SEE SUPPL SHEET FOR SECTION
 4 1/2 PAGES

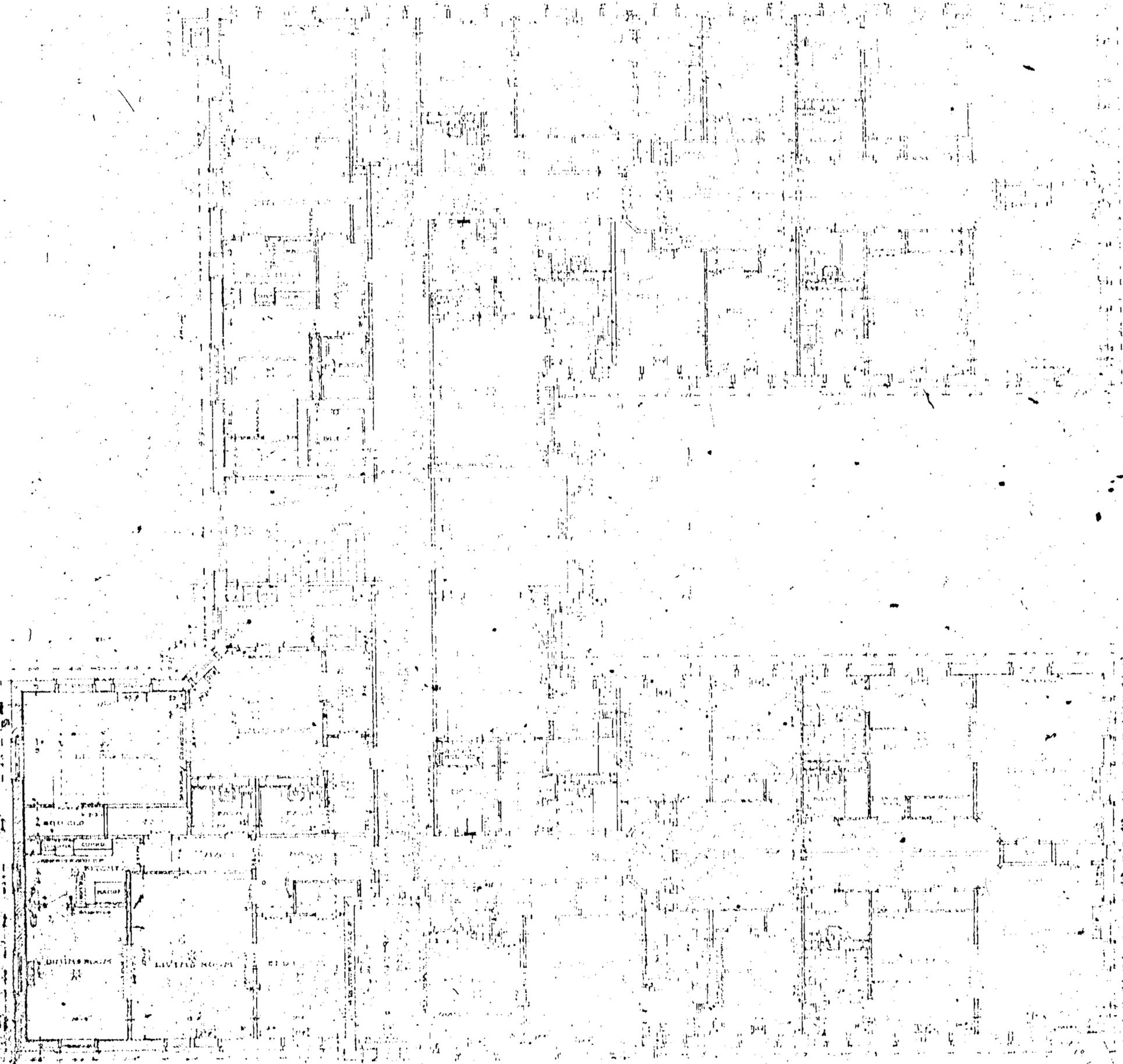


SILL COCK



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

ARCHITECTS
 ALASKA INC. SEATTLE WA 98101
 ARCHITECTS
 1000 3RD AVENUE
 SEATTLE WA 98101
 3



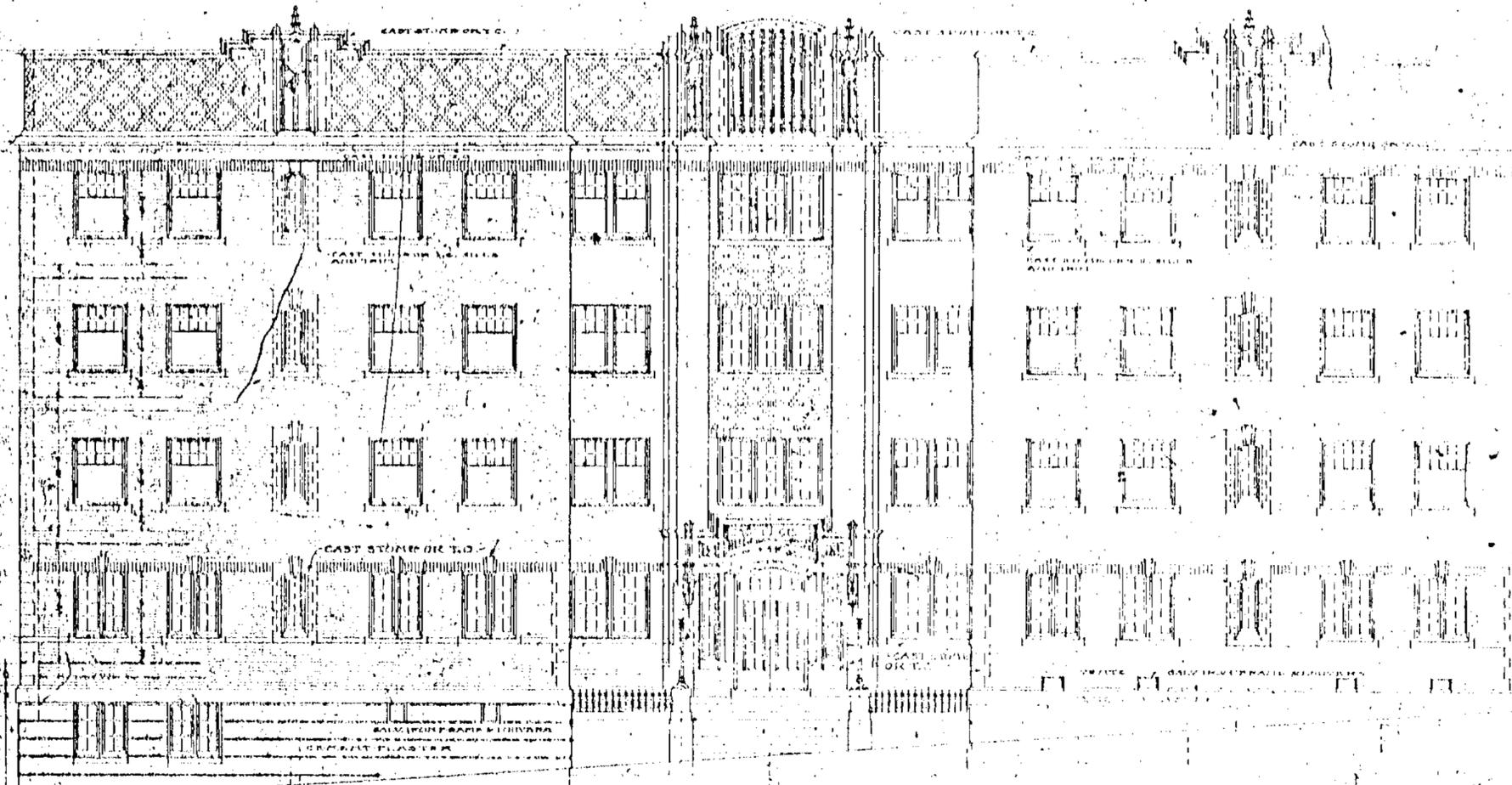
TYPICAL FLOOR PLAN

ABRAHAMSON ARCHITECTS
 ALASKA BLDG. SECT. WASHINGTON
 DATE 2 15 1925
 APARTMENT HOUSE
 FOR
 MR. W. CASSELL
 1115 BROADWAY SEATTLE
 CORNER OF TERRY AVENUE
 1115 BROADWAY SEATTLE

1. THE PLAN IS FOR THE
2. THE PLAN IS FOR THE
3. THE PLAN IS FOR THE
4. THE PLAN IS FOR THE

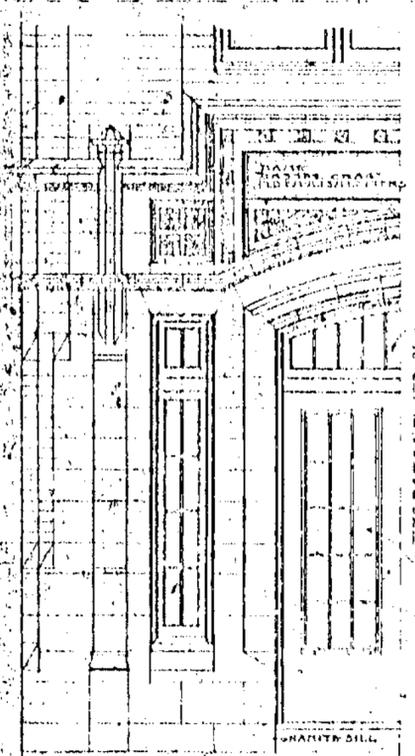
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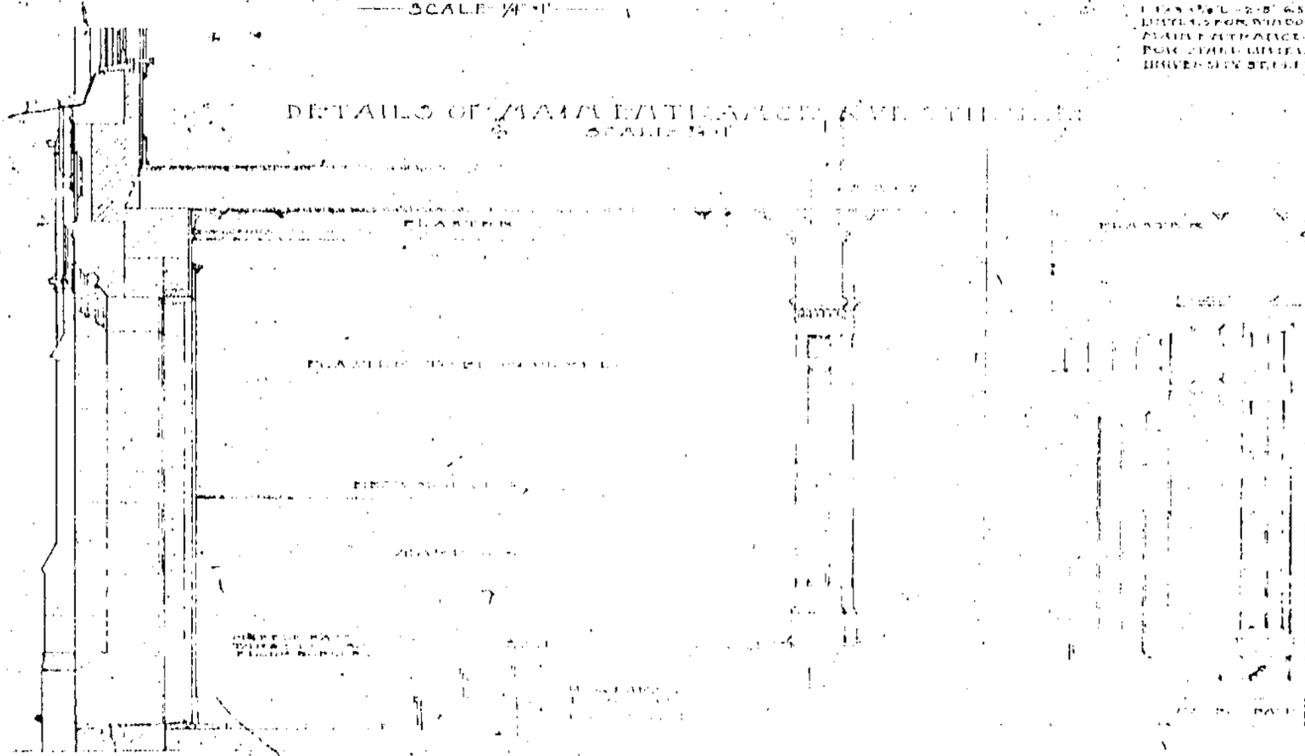


TERRY AVENUE ELEVATION
SCALE 1/4" = 1'-0"

12 WALL
 1" x 4" x 8" S.P. & 2" x 8" S.P. 1'-0" DIA.
 1" x 4" x 8" S.P. 2" x 8" S.P. 1'-0" DIA.
 1" x 4" x 8" S.P. 2" x 8" S.P. 1'-0" DIA.
 1" x 4" x 8" S.P. 2" x 8" S.P. 1'-0" DIA.



MAIN ENTRANCE



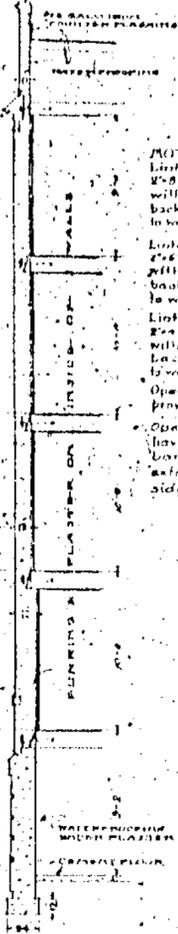
DETAILS OF MAIN ENTRANCE
SCALE 1/4" = 1'-0"

WEST ELEVATION
SCALE 1/4" = 1'-0"

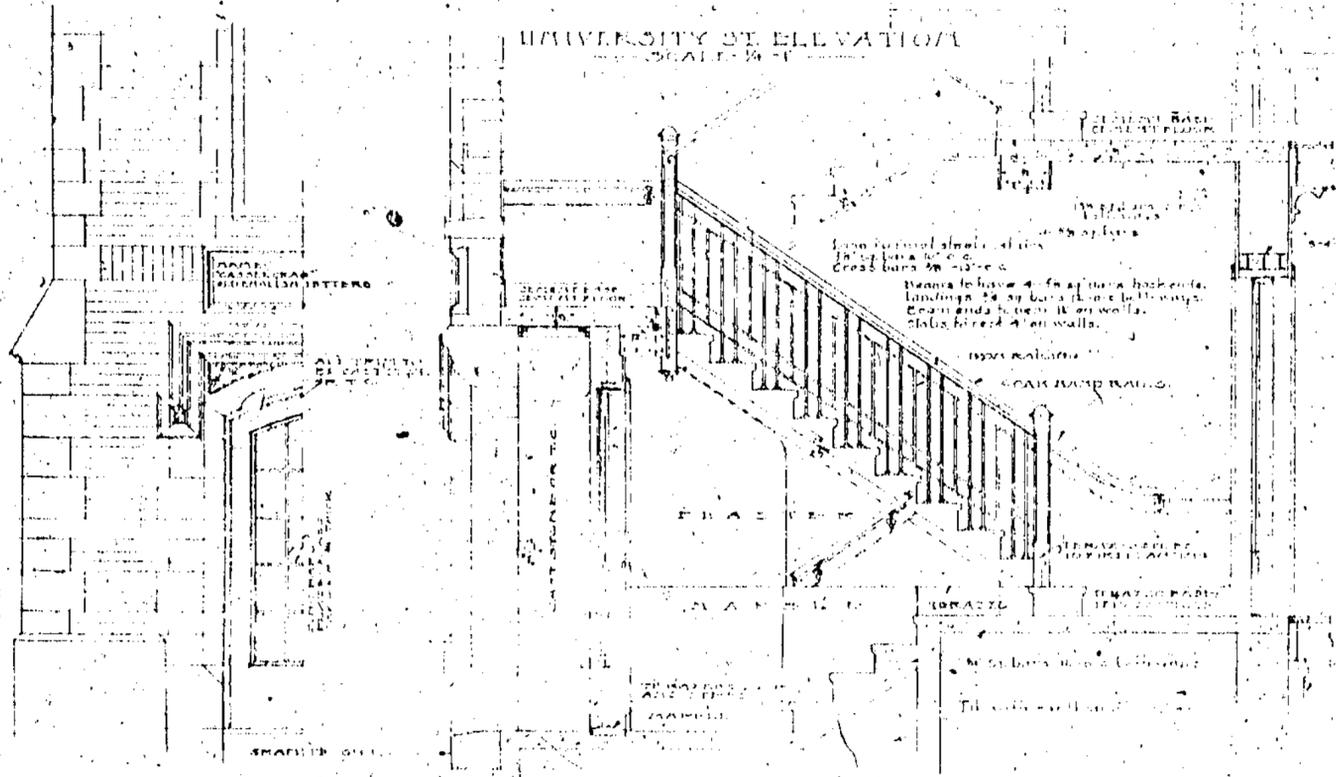
ALAN ALMOND - ARCHT. CT.	
ALASKA BLDG. SEATTLE, WASHINGTON	
APARTMENT HOUSE	
DATE	1925
DRAWN BY C. S. B. S.	
SUPERVISOR OF QUALITY CONTROL	
UNIVERSITY OF WASHINGTON	
SEATTLE, WASH.	



UNIVERSITY ST. ELEVATION
SCALE 1/4" = 1'-0"



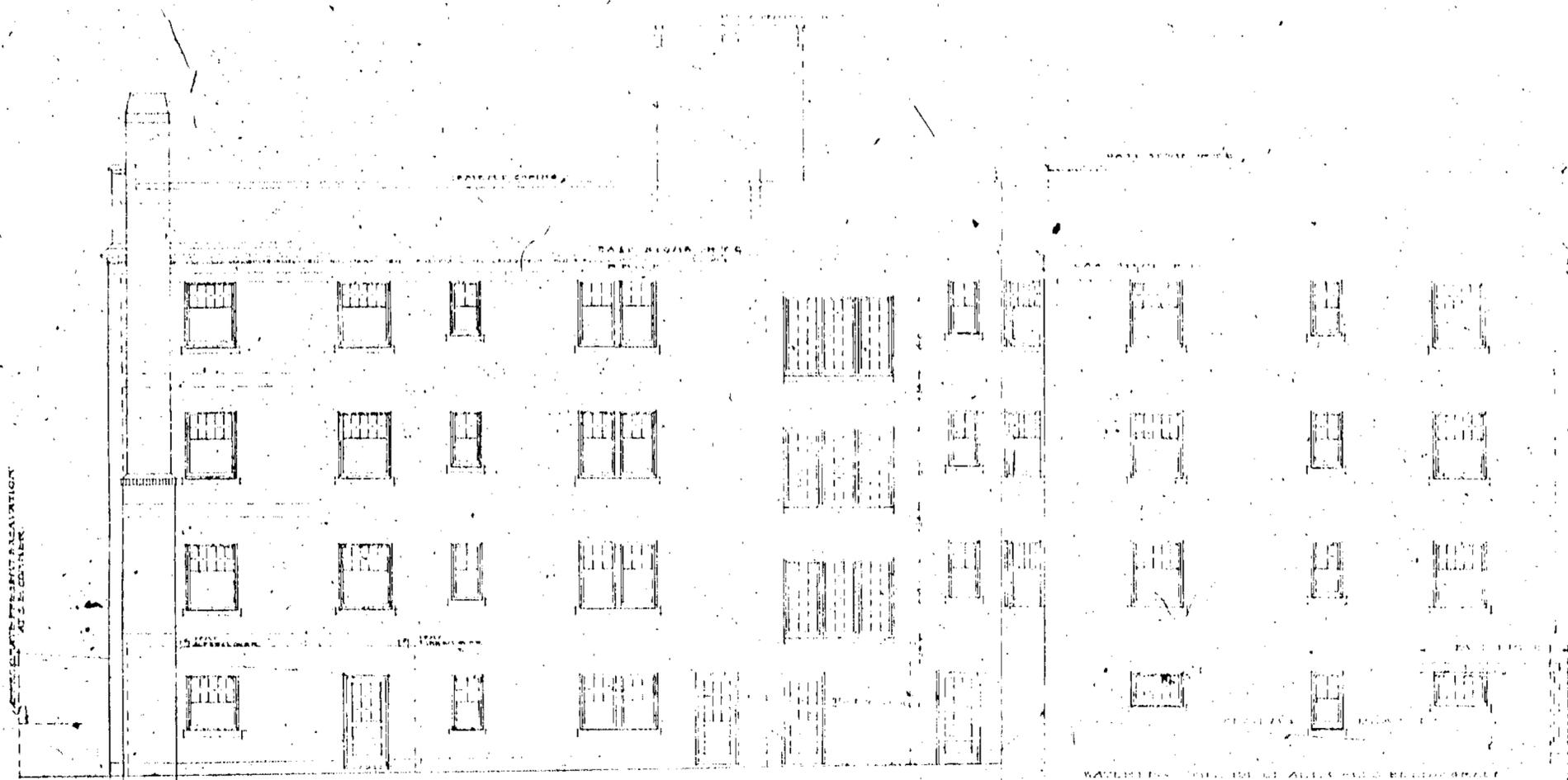
NOTE ON LISTS:
 Lists for 6 openings to be
 2x6 solid built up wood segments
 with 2 rowlock relieving arch for
 backing and a 2x4x4x7 L bolted
 to wood segment for every face brick.
 Lists for 4 openings to be
 2x6 solid built up wood segments
 with 2 rowlock relieving arch for
 backing and a 2x4x4x7 L bolted
 to wood segment for every face brick.
 Lists for 24 openings to be
 2x4 solid built up wood segments
 with 2 rowlock relieving arch for
 backing and a 2x4x4x7 L bolted
 to wood segment for every face brick.
 Openings not specified to be
 provided with double lists.
 Openings to concrete walls to
 have 3x4x4x7 steel framing
 bars over opening and
 extending at least 16 inches
 side opening.



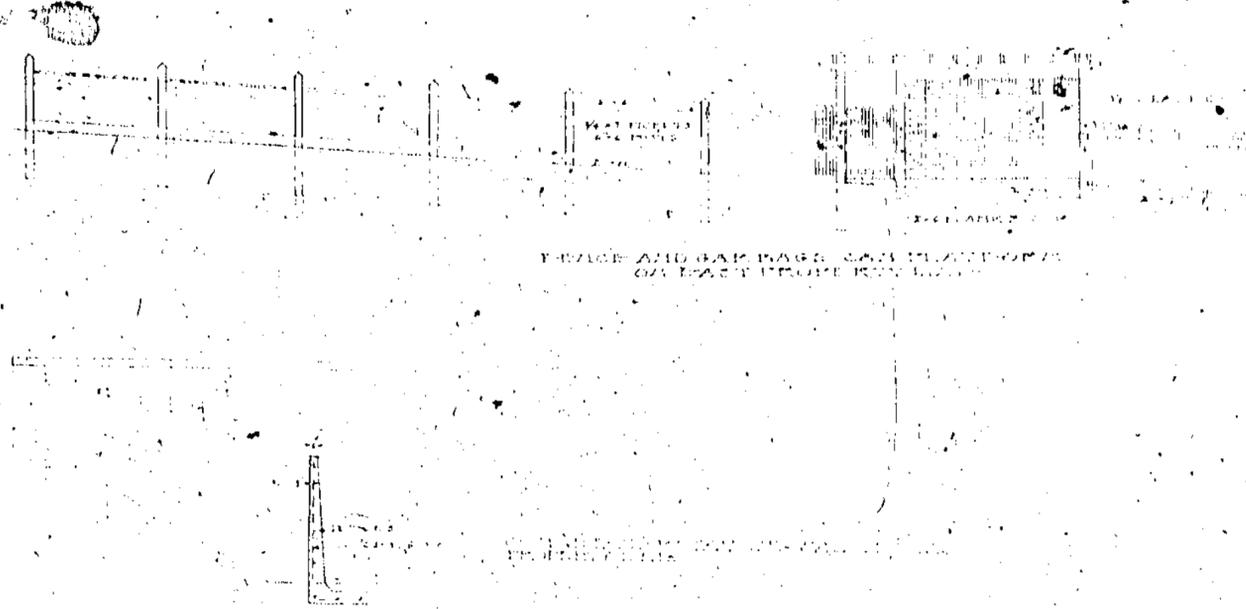
DETAIL OF UNIVERSITY ST. ENTRANCE AND STAIRS
SCALE 1/4" = 1'-0"

UNIVERSITY ST. ELEVATION
SCALE 1/4" = 1'-0"

AGHAMMOND ARCHITECTS		
ARCADE BLDG. SEATTLE, WASHINGTON		
DATE	APPROVED BY	SCALE
2/19	A. W. C. S. P. L. S.	1/4" = 1'-0"
1925	UNIVERSITY ST. SEATTLE, WASH.	9



FRONT ELEVATION



PORCH AND RAMP

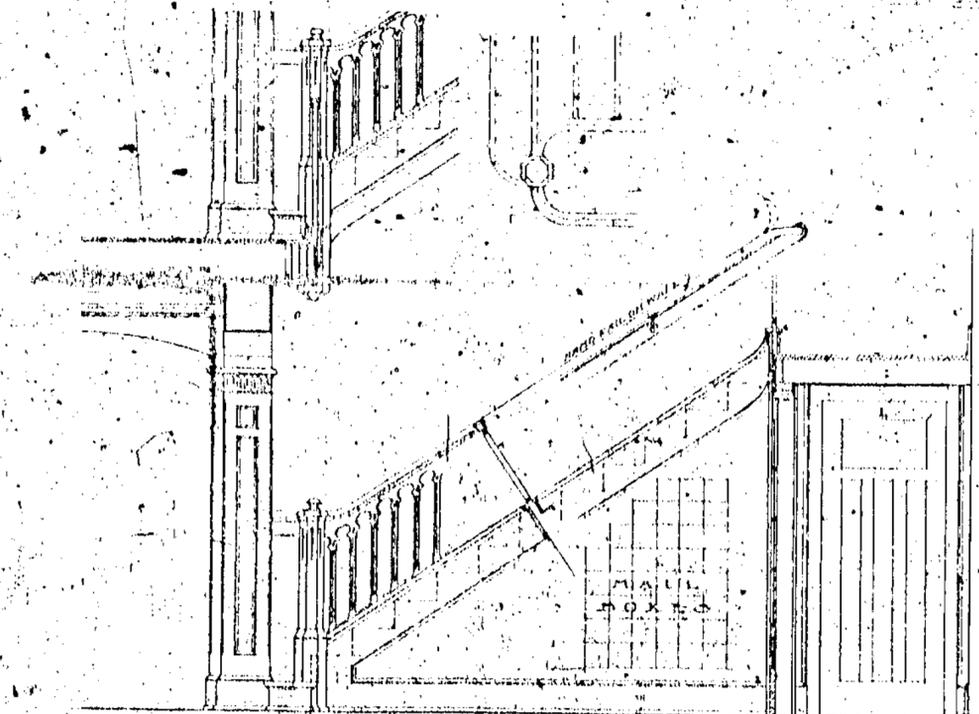
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT AND THE STANDARD SPECIFICATIONS FOR PUBLIC BUILDINGS, 1925, AS REVISED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY OF WASHINGTON, 1925.

EAST ELEVATION
SCALE 1/4" = 1'-0"

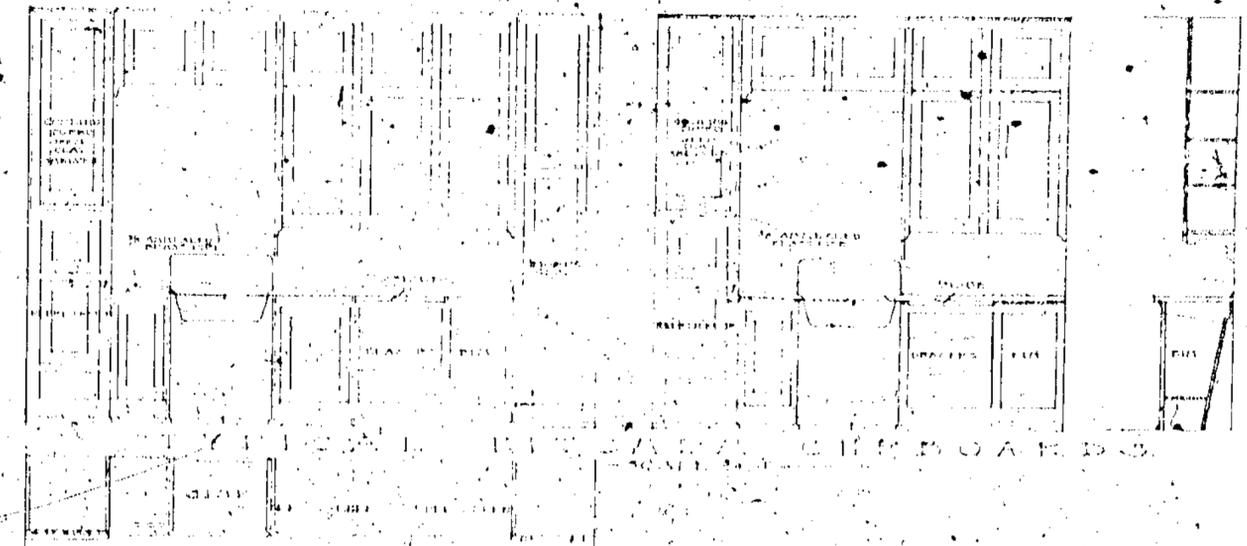
HUGHAMOND ARCHITECTS	
ALASKA BLDG. SEATTLE WASH.	
DATE	APRIL 15 1925
PROJECT	
APARTMENT HOUSE	
NO. 1000 10TH AVENUE	
SEATTLE WASH.	



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



DETAIL OF MAIN STAIRS
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

<p>A. HAMMOND ARCHITECT 1400 F STREET, N.W. WASHINGTON, D.C.</p>	
<p>DATE: 12-15-1916</p>	<p>APARTMENT HOUSE P.C.D.</p>
<p>BY: A. HAMMOND</p>	<p>NO. 11</p>