Pacific Telephone & Telegraph Exchange /
Seattle Public Library Queen Anne Warehouse
1529 4th Avenue West, Seattle
Landmark Nomination

BOLA Architecture + Planning
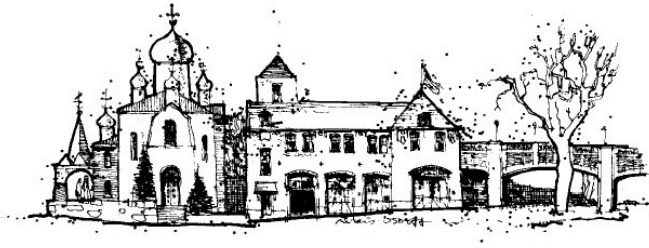**Seattle**

December 21, 2015

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Cover: Views looking southwest at the building: Museum of Communications, 1923; King County Tax Assessor's Property Record Card, 1936; Contemporary, BOLA, July 2015.

The City of Seattle

Landmarks Preservation Board

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

Landmark NOMINATION Application

Name (common, present, or historic):

The Pacific Telegraph and Telephone Garfield Exchange / Seattle Public
Library Queen Anne Warehouse

Year built: 1921-1922, 1929 (remodeled in 1950 and 1961); 1977 (Renovation)

Street and number: 1529 4th Avenue West, Seattle WA 98119

Assessor's file no.: 423290-3170

Legal description: Lots 1, 2, 3 and the North 10 Feet of Lot 4 in block 38 of Law's Second Addition
to the City of Seattle, according to the Plat Recorded in Volume 1 of Plats at
Page 53A, in King County, Washington

Plat name: Laws 2nd Addition Block: 38   Lots: 1, 2 and 3 and the north 10 feet of Lot 4

Present owner: Seattle Public Library
Owner's address: Capital Improvement Program | Manager
The Seattle Public Library | Central Library
1000 Fourth Avenue
Seattle, WA 98104
Attn: Dennis Reddinger, Capital Improvement Program Manager

Present use: Warehouse (vacant)

Original owner: Pacific Telephone & Telegraph Company
Original Use: Telephone Exchange

Architect & Builder: Unknown

SEE ATTACHED for physical description, statement of significance, and photographs

Submitted by: Susan D. Boyle, AIA, Principal
Address: BOLA Architecture + Planning
159 Western Avenue West, #486
Seattle, WA 98199
Phone: (206) 447.4749
Date: December 21, 2015

Reviewed (historic preservation officer): _____

Date: _____

Administered by The Historic Preservation Program the Seattle Department of Neighborhoods

Pacific Telephone & Telegraph Garfield Exchange / Seattle Public Library Queen Anne Warehouse
1529 4th Avenue West, Seattle

Landmark Nomination
December 21, 2015

1. INTRODUCTION

Background

The Seattle Public Library is in the process of preparing its former Queen Anne Storage Building for sale, and has commissioned this landmark nomination for review by the Seattle Landmarks Preservation Board to determine the landmark status of the building. The former Pacific Telephone & Telegraph Building is a brick-clad, two-story structure with 23,040 square feet in a simple U-shaped mass on a 12,000 square foot lot. Constructed originally in the 1920s, it is situated directly south of the Queen Anne Branch Library at 1529 4th Avenue W (**Figure 4**).

The City of Seattle's landmarks ordinance requires a property to be at least 25 years old, retain its historical integrity, and meet specific criteria to be designated a landmark. The former Pacific Telegraph & Telephone Garfield Exchange was constructed in two phases in 1921 and 1929, over eight decades ago. After the property was acquired by Seattle Public Library (SPL) in the late 1970s, the building was converted into a warehouse. Storage shelves were added along with space heaters to maintain minimum temperatures for book and paper storage, but little else was done to it. The building was vacated earlier this year, and interior finishes are in poor repair. While the building appears largely intact future occupancy requires removal of hazardous materials and a seismic upgrade to address its unreinforced masonry construction.

The report provides a context statement with an overview of the history and development of the Queen Anne Hill neighborhood, and the growth and impact of telephones since the late 19th century, when the Sunset Telephone & Telegraph / Pacific Telephone & Telegraph Company provided the first telephone service in the city. It cites comparable exchange buildings constructed by the company in Seattle and other cities in Washington and Oregon, and describes their typological and stylistic features. A brief biography of the designers is provided, along with comments on the role of women switchboard operators. The architectural description includes the neighborhood context, the site, the building's exterior and interior features, and notes changes that have been made over time. A bibliography and index to figures follow the text, along with historic and contemporary images.

Research

Research for this report was undertaken by Susan Boyle, AIA, Principal, and Meagan Scott, Assistant, of BOLA Architecture + Planning with additional input from architect Jon Winer. The research was undertaken in late June and July 2015 and the report prepared in late July/early August. Research involved acquisition and review of information from the following sources:

Materials provided by SPL included the original design and construction drawings from PT&T, dating from the initial two phases of construction in 1921 and 1929, and drawings from 1942, 1950, and 1961; a drawing set from SPL's 1977 renovation of the building; a Phase 1 Environmental Site Assessment and Hazardous Materials Survey; an Appraisal Report of 11.6.2014 by the Eastman Company; an arborist memo describing existing landscape on the site, 4.22.2015 by Tree Solutions, Inc.; a Title Report; and a

10.7.2014 DPD letter to Bill Craven of FAS regarding re-use options. While there is no current survey, a 1929 site plan, placed at the end of the report, appears to show most of the existing conditions.

Information about the building's construction history and neighborhood development came from Department of Planning and Development (DPD) permit records; property tax records from the Puget Sound Regional Archives; digital documents from the collections of Seattle Public Library, such as the archival database, the Seattle Municipal Archives, Museum of History and Industry (MOHAI), and the UW Libraries Special Collections; historical Kroll, Sanborn and Baist maps; Polk Directories; and recent neighborhood surveys and inventories, including those in the Department of Neighborhoods' historical sites survey database.

Other historic information came from the Queen Anne Historical Society; records of the Pacific Telephone & Telegraph Company; from the Herbert H. Warrick Jr. Museum of Communication in south Seattle; and websites citing other exchange buildings in the state and in Portland and San Francisco.

In addition to research, two site visits were undertaken to photo document exterior and interiors of the building and site, and its urban context. These current photographs are provided in this report.

Seattle's Landmark Designation Process

The City of Seattle's Landmarks Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old and to *"have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation."* The citation of significant character refers to a property's integrity, which indicates that sufficient original building fabric is present to convey the historical and architectural significance of the property.   Seattle's ordinance also requires a property meet one or more of six designation criteria:

Criterion A.   *It is associated in a significant way with an historic event, which has had a significant effect on the community, city, state, or nation.*

Criterion B.   *It is associated in a significant way with the life of a person important in the history of the city, state, or nation.*

Criterion C.   *It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, city, state or nation.*

Criterion D.   *It embodies the distinctive visible characteristics of an architectural style, period or method of construction.*

Criterion E.   *It is an outstanding work of a designer or builder.*

Criterion F.   *It is an easily identifiable feature of its neighborhood or the city due to the prominence of its spatial location; contrasts of siting, age or scale; and it contributes to the distinctive quality or identity of its neighborhood or the city.*

In Seattle, a landmark nomination may be prepared by a property owner, the City's Historic Preservation Office, or by any interested party or individual. In contrast to the National Register or landmark designation in some other jurisdictions, the City of Seattle's process does not require owner consent. The ordinance requires that if the nomination is adequate in terms of its information and documentation, the Landmarks Board must consider it within a stipulated time frame.

There is no local ordinance requiring an owner to nominate its property. Such a step may occur if an owner proposes substantial development requiring a Master Use Permit (MUP). Since July 1995, the Department of Planning and Development and Department of Neighborhoods has required architectural and historical documentation for an inter-agency review of impacts on a potentially eligible landmark

property as a part of the MUP process for projects of certain sizes. These requirements are outlined in the DON Client Assistance Memo 3000.

Seattle's landmarks process does not include consideration of future changes to a property, the merits of a development proposal, or continuance of any specific occupancy as these are separate land use issues.

The following information about designated landmark properties is provided, as this report may be viewed by potential purchasers of the property.

Preservation Incentives

Both local and national landmarks are provided with economic and non-economic incentives that may assist a property owner in their maintenance and/or rehabilitation. The intent of these incentives is to encourage historic preservation and to balance the additional design review control that is exerted by the landmark commissions and agencies.

At the local level, buildings may be reviewed somewhat differently from the perspective of building and land use code compliance. While fire and life safety provisions must be met, the code officials may evaluate and accept alternative, equivalent methods of compliance. The Landmarks Preservation Board (LPB) and Department of Neighborhoods staff can assist a building owner in its negotiations with the DPD. However, a code official's approval of equivalencies or acceptance of exceptions occurs only on a case-by-case, application basis.

The City of Seattle administers a financial incentive, the Washington State Special Valuation Program, whereby the property taxes on the improvement are held at the pre-rehabilitation level for designated landmark buildings that undergo design review and approval restoration or rehabilitation. For this property tax abatement, the owner must submit an application and documentation of the project's costs and design to the LPB for its approval. Buildings listed on the National Register may be eligible for the federal Investment Tax Credit Program for Certified Rehabilitation. This program applies only to those properties that undergo substantial rehabilitation work in accordance with a set of specific design requirements, set out in *The Secretary of Interior's Standard and Guidelines for Rehabilitation*, and as approved by the State and National Park Service. The proposed rehabilitation must have the Landmarks Board's approval prior to the project start, the total cost of the work must exceed 25% of the improvement's assessed value at the time of the application, and the scope of work must be determined to meet the definition of qualified expenditures. More information about this program and its requirements is available from the Historic Preservation Program in the Department of Neighborhoods.

Design Reviews of Proposed Changes to a Landmark

If a property is designated as a city landmark, it comes under the jurisdiction of the LPB for design reviews and approval of proposed changes to specific historic features. Typical designated features include a building's exterior and site, and significant public interior spaces. However, a property owner may still develop the property.

Sympathetic changes to interior plans, the addition of rooftop penthouses, building expansion, and additions on non-primary facades are examples of changes that have been reviewed and approved previously by the LPB. The LPB must respond to the owner's reasonable desire to develop a property.

2. PROPERTY DATA

Historic/Current Name:	Pacific Telephone & Telegraph Garfield Exchange
Current Name:	Seattle Public Library Queen Anne Warehouse
Site Address:	1529 4th Avenue West, Seattle, Washington 98119
Site Location:	The southwest corner of the intersection of 4th Avenue W and W Garfield Street, on the top of Queen Anne Hill, 4 blocks west of the main arterial, Queen Anne Avenue N and one block north of W Galer Street
Original Owner:	Pacific Telephone & Telegraph Company
Present Owner:	Seattle Public Library
Original and Present Use:	Telephone Exchange / Warehouse (vacant)
Construction Dates:	1921-1922 and 1929 1977-1978 (remodel by the Seattle Public Library)
Original Designers:	Office of the Chief Engineer, San Francisco office of the Pacific Telephone & Telegraph Company (1921, one story with basement construction). Structural Engineer, Arthur D. Codington of the Pacific Telephone & Telegraph Company Seattle office (1929, second floor addition).
Legal Description:	Lots 1, 2, 3 and the North 10 Feet of Lot 4 in block 38 of Law's Second Addition to the City of Seattle, according to the Plat Recorded in Volume 1 of Plats at Page 53A, in King County, Washington
Tax Assessor's Parcel No.:	423290-3170
Property Size:	12,000 gross square feet (King County Department of Assessments)
Building Size:	23,040 gross square feet (King County Department of Assessments)
Applicant:	Submitted by Susan D. Boyle, AIA, Principal BOLA Architecture + Planning, for the Owner, Dennis Reddinger, Capital Improvement Program | Manager Seattle Public Library | Central Library 1000 Fourth Avenue Seattle, WA 98104

3. HISTORIC CONTEXT STATEMENT

Historic Overview of Queen Anne Hill

Before pioneer settlement began in the 1850s, members of the Puget Sound Salish tribes occupied much of Seattle, including parts of Queen Anne Hill. Settlers claimed much of the land in the 1870s and 1880s, and its dense forests were cleared for timber. In 1883, the south slope and upper hill area, on which the warehouse is located, was annexed to Seattle. The neighborhood was known alternately as Queen Anne Hill, Nobb Hill, Queen Anne Towne, and Galer Hill. Seattle's late 19th century saw the construction of many large estate homes on the south slope of the hill.

During the period of 1880 to 1890, about 65% of the land that makes up Queen Anne Hill was subdivided, and most of it was platted into narrow, single-family lots, typically 30' by 120', and sold for around $300. These lots, on the top of Queen Anne Hill, were aimed at middle-class buyers. Larger lots on the south slope commanded higher prices. For example, a 125' wide corner lot was advertised in 1890 for $2,760. At this time, similar large view lots on Capitol and First Hills were advertised for $5,500 and $10,000 (Reinartz, p. 73 – 75). Seattle boomed during this decade, and its population grew from only 3,533 to more than 80,000. In response, the city expanded northward. In 1883, Seattle extended its city limits north from the previous line, along Galer Street, to McGraw Street on the top of the hill. In 1890, it expanded again, to annex the entire hill north of McGraw Street and west of 3rd Avenue W. By 1889, there were sufficient residents on the top of the hill to warrant construction of the West Queen Anne Elementary School (1889-1916), followed by the first phase of construction of Queen Anne High School (1909).

By the turn of the century, a commuter ferry ran on Lake Union connecting Queen Anne Hill passengers to the city's downtown. Soon afterwards, the Lake Union Road was built on planks above the marshy lakeshore to connect Queen Anne and Fremont to central Seattle. An 1891 bird's eye map of the city shows Queen Anne Avenue, and then known as Temperance Street, terminating at the south edge of Highland Drive due to the steep slope (**Figure 1**). By this date, the hilltop was platted, but sparsely settled, with a few dwellings clustered around the extension of Queen Anne Avenue, along a few streets near Howe Street, and the west to 3rd Avenue N.

Nineteenth century development on the hill was limited by the lack of water and transportation difficulties. In 1899, Queen Anne experienced a water drought that lasted for several weeks. That year, the two privately owned water companies that supplied water to the top of the hill had maintenance problems and halted water to the area. Angry residents demanded that city government form a municipal water company. The top of the hill, which rose to an elevation of 520 feet above sea level, was selected for one of the city's three earliest in-town facilities. The first tank was constructed in 1901, at 1st Avenue N and Lee Street, providing public water to nearby residents and to those at lower elevations.

In 1902, public transportation was made accessible when a counterbalance streetcar was inaugurated along the street, renamed Queen Anne Avenue. Impacts of the streetcar system were felt throughout the city, and the routes reinforced rather than initiated urban growth (Fuller, p. 79-80). The top of the hill continued to grow denser with more residences, churches, and schools, while a commercial center began to develop around 1900 along Queen Anne Avenue on the top of the hill. Residential development quickly followed (**Figures 2, 8 – 10 and 12**). As a result, most dwellings in the neighborhood were built in 1900 to 1920. Four streetcar lines served the hilltop by 1920. In 1923, the City passed its first zoning laws, which reinforced this development pattern. Most of the city's residential growth after this time was in neighborhoods to the east of Capitol Hill, north of the Ship Canal and Union Bay, and in Magnolia, West Seattle, and south on Beacon Hill and Rainier Valley.

Parks played an important role in the neighborhood by providing open space amenities and attracting new residents. Donated by local real estate developers and residents, they included the Evergreen/David Rodgers Park (1883), Kerry Park (1907), the Reginald Parson's garden (1956), and the nearly four-mile long, Olmsted Brothers designed tree-lined streets along the crest of the hill (1906-1916).

Queen Anne Hill has long been home to many middle and upper income residents. According to the 1900 U.S. Census, its housing stock was primarily single-family residences, with 95% of all dwellings built between 1899 and 1930. Housing was made up by single-family residences, or in small apartment houses with fewer than 20 units, and home owners occupied 50%-59% of all dwellings. About half of these dwellings were owned outright and half were mortgaged. Residences had amenities and services such as central heat (in 80% - 89% of the dwellings) and refrigeration (in 50%-59%). Residents of Queen Anne Hill were well educated, with 32% having completed four or more years of college (Schmid, p. 163). These people likely made up the market for early telephone service.

Because of its early development, there are a number of historic institutions on Queen Anne Hill. According to the Queen Anne Historical Society, there are presently at least 53 designated City of Seattle landmarks or properties listed in the State or National Registers on the hill.

Landmark properties in the vicinity of the Garfield Exchange include Seattle Public Library, at 400 W Garfield Street (1913 – 1914), directly north of the subject property (**Figure 13**); West Queen Anne Elementary School, at 1401 5th Avenue W (1894 - 1916, rehabilitated as apartments in 1982); Queen Anne High School, at 201 Galer Street (constructed in phases, 1909 - 1959, and rehabilitated as dwellings in 1981); Bethany Presbyterian Church (1927) at 1818 Queen Anne Avenue N; the Coe School at 2424 7th Avenue W (1905 – 2001); and the Hay School (1905 – Present). Accompanying the emergence of these institutions were strong community organizations. The Queen Anne Improvement Club was established in 1901, followed by other civic organizations – the Knickers, Men's Club, and Women's Single Tax Clubs, the Orptic and Fortnightly Club, the Nomadic Circle for writers, and the Townsend Club for retirees. The Queen Anne Community Club was organized in 1922, evolving from other improvement clubs.

Historic houses on Queen Anne Hill include several impressive residences on the south slope: the Stuart/Balcom House (1926; a designated City of Seattle Landmark) at 619 W Comstock Street, the Riddle House built at 153 Highland Drive (1893), and the Ballard/Howe House at 22 W Highland Drive (1906; a designated a City of Seattle Landmark), the Black Residence at 615 W Lee Street (1909), and the Victoria Apartments at 100 W Highland Drive (1921). Also of historical and architectural significance is Olmsted-designed Queen Anne Boulevard (another designated City of Seattle Landmark. Some of these properties are cited in a 1975 historic inventory and survey map (Nyberg and Steinbrueck, **Figure 3**).

Also in the vicinity is the Masonic Hall, a half-block north of the Garfield Exchange Building at 1608 4th Avenue W. Established as Masonic Lodge No. 32 in the early 1920s by Queen Anne residents and members Lambert Peterson, Sheldon Smith, Willis Shadbolt, Sheldon Babcock, Floyd Smith and John Blackford, the building dates from ca. 1905 when it was constructed by the Sunset Telephone Company as one of its eight exchange buildings ("Seattle Freemasons History," Queen Anne Masonic Lodge 242) (**Figure 11**).

The Pacific Telephone & Telegraph Company in Seattle

Alexander Graham Bell (1847 – 1922) is credited with the invention of the telephone in 1876. He also established the Bell Telephone Company in 1879 and the American Telephone & Telegraph Company (AT&T) in 1885. Within a decade, the Bell Telephone Company served over 60,000 customers in cities

with populations over 10,000. Telephone service in Seattle and Portland in the mid-1880s, while the earliest local exchanges began opening in early 1878.

The earliest of thee local companies included the Seattle Automatic Telephone Exchange, the Independent Telephone Company, and the Sunset Telephone-Telegraph Company ("Sunset"). Sunset was incorporated in Seattle in March 1883 when an exchange franchise was granted to a Californian businessman, E. W. Melse. The Sunset Company occupied rented space in the Western Union Telegraph office, but it soon moved into its own building at 2nd Avenue and Cherry Street (present site of the Alaska Building).

Sunset initially provided phone service to 71 businesses and 19 residential customers, with an installation charge of $25 and monthly service at $7 for businesses and $2.50 for residences. In 1889, Sunset had 318 subscribers. By the following year, the company served the entire city of Seattle. Its subscriber base rose to 3,612 by 1899, and over 28,500 by 1910. In 1893, the company constructed the first Seattle-Tacoma to Portland toll line, with lines to California to follow (Wilma in HistoryLink, 9.24.1999). The company merged with three other telephone companies in Oregon and California in ca. 1900 to create a new entity with $16,000,000 in assets (*Seattle Times*, 5.16.1900). While the business was known officially known as the Pacific States Telephone Companies, the local firm was still referred to as "Sunset" until at least 1907. (The company changed is name in 1900, but reversed this in 1909.) .

By 1907, Sunset employed nearly 400 women as operators at its eight exchanges in Seattle, who handled between 46,000 and 50,000 phone calls annually. Its earliest exchanges buildings included those on Queen Anne (at 1608 4th Avenue W) and Renton Hill (roughly centered around 18th and Madison), and in Fremont and South Seattle. Increased demand for telephones was clearly apparent, as a Sunset manager noted: "It has been necessary to enlarge our equipment so frequently that our offices are constantly torn up, and that is their condition now" (*Seattle Times*, 9.22.1907).

By 1917, Sunset served all of Washington and northern Idaho. That year, the merged companies became known as the Pacific Telephone & Telegraph (PT&T) Company. It appears that early operations were managed from the firm's Portland office. This document cited a total of 830 employees of telephone companies in Washington and Oregon that operated in Washington. Those in Seattle included the Independent Telephone Company, Postal Telegraph Cable Company, Western Union Telephone & Telegraph, and Citizens Independent Telephone Company, in addition to those in Portland – the NW Long Distance Telephone Company, the Sunset Telephone & Telegraph Company. PT&T was the giant among them, with 475 employees (Washington State Industrial Insurance Department, 1911-12). By the beginning of 1911, there were over 12,250 telephones in service in Portland, a city with 212,290 residents (*The Oregonian*, 1.11.1911, cited in Alameda Old House History blog, 3.1.2012), while in Seattle there were over 28,500 telephones in service in 1910 for a population of approximately 240,000.

By 1907, AT&T was pursuing a goal of "One Policy, One System, Universal Service," and purchasing all of its competitors. (This "network" of smaller companies was also referred to as the Bell System or Bell Companies.) Although the exact date on when AT&T acquired the Pacific Telephone & Telegraph Company has not been discovered, it occurred sometime by 1921. A company publication from that year, "The Pacific Telephone Magazine," describes the relationship: "The American Telephone and Telegraph Company is the parent company; it maintains and directs for the Bell System - the research, investigation, experiments, manufacturing departments, accounting, and financial operations, and exercises control over all policies and over all functions general or common to all… like the centralized national government at Washington, in its control of policies and functions general or common to all of the states, which binds them together" (The Bell System, p. 22).

By the early 1920s, the Pacific Telephone & Telegraph Company operated in California, Oregon, Washington, and parts of Idaho and Nevada. A company publication from that date notes that by that it

had over 850,000 operating "stations," which included company and private exchanges and individual phones. Meanwhile, AT&T began operating lines and offering telephone service between the U.S. and Cuba in 1921, followed by international service between North America and Europe in 1927.

The Bell Companies (known also as the Bell System) believed that people provided better service than machines. As they acquired competing firms during the early 20th century, they replaced any automated dial services with manual operator switchboards. In 1921, however, the companies installed the first large panel switch in Omaha, Nebraska. Soon after they began utilizing automatic switching equipment, acknowledging that the manual operators could not keep pace with the increasing demands.

Western Electric (acquired initially by the Bell Telephone Company in 1881) manufactured all of the equipment for the Bell System, and it also served as the companies' purchasing agent. Individual telephones were leased—not owned—until the 1980s. (However, in the 1980s, Western Electric began selling the phone housing to subscribers, but the mechanical components were still owned and maintained by the company.) AT&T went on to establish Bell Labs, known officially as the Bell Telephone Laboratories, in 1925. Over the years Bell Labs contributed to the development of the transistor, laser, fax machine, calculators, the photovoltaic cell (the first digital scrambled speech transmission system and used during WWII), C and C++ programming languages, and the UNIX operating system. "The demand for telephone service increased tremendously during the 1950s and 1960s. To meet this demand, Western Electric built additional factories…. in the Seattle area … [with] a large facility in Kent. At its peak, the Kent facility employed over 1000 people. This facility repaired telephones and telephone equipment for the entire state of Washington and northern Idaho" (Telecommunications History Group, "Western Electric Display").

For most of the 20th century, AT&T monopolized the telephone industry, due in part to the fact it owned most of the operating lines. A federal 1913 ruling allowed competitors to use these lines, but this only discouraged other companies from building their own lines. AT&T's monopoly was considered to be a "natural" one— that is, more beneficial to the public with service by just one company than multiple. By 1940, 17 operating companies were a part of the Bell System, and about 80% of homes with telephone service were served by one of the Bell companies. 1956 marked the first erosion of this monopoly, which continued to crumble until 1982, when an anti-trust suit was brought against the company

The Building's Construction History

The first exchange to serve the Queen Anne neighborhood was built in ca. 1917 by Sunset/Pacific Telephone & Telegraph. That 5,330 square foot, two-story building was located on a 7,200 square foot site at 1608 4th Avenue W, a half-block north of the subject property. The exchange buildings' locations, within residential neighborhoods, reportedly were chosen in part to save the cost of extensive wiring. This exchange served the company's needs until 1923, when the first phase of the Garfield Exchange at 1529 4th Avenue West was completed. The earlier exchange property was later sold to the Masonic Lodge No. 32, which remodeled and opened it as a lodge hall in 1924.

PT &T purchased the nearby vacant site of the subject building in April 1920. "It [was] expressly designed to house the machine switching equipment. It was commenced in May, 1921, and completed during the following September at a cost of $138,000" (*Seattle Times*, 9.2.1923). The Garfield Exchange first went into service at midnight on September 2, 1923, when it took over 6,100 lines from the older exchange office. At that time, "Seattle subscribers [placed] half a million local telephone calls every day. Thirty-five thousand of these [originated] in the Garfield district" (*Seattle Times*, 9.2.1923). The subject building was originally constructed to serve as a telephone exchange, with banks of equipment and large switchboards run largely by women operators. When it opened, the *Seattle Times* cited it as the new "Garfield District machine switching central office" (9.2.1923).

The Garfield Exchange building appears similar to three others that were built in Seattle by PT&T in the 1920s (**Figures 15 - 18**). They were located at 4136 Meridian Avenue N in Wallingford and at 6315 Rainier Avenue S, just south of Columbia and Hillman Cities. Reportedly, the company built another exchange in West Seattle, but its location has not been confirmed. (The remaining presence of the earlier eight Seattle exchanges that were constructed by the Sunset Company, have not been verified either.)

The three extant PT&T exchange buildings feature Beaux Arts and classical revival design elements, but the Queen Anne building has a more elaborate east facade, with a projecting entry porch with symmetrical opposing stairs, and an entry surround embellished by ornamental terra cotta. Constructed for heavy equipment use, all three buildings are made with steel and concrete framing and deep reinforced concrete floor slabs. Their construction was relatively fire-resistant, with masonry cladding and concrete fireproofing. Windows were typically large, wood framed double-hung types. The power plant and mechanical house equipment were located in the basement or lowest floor, with operating and apparatus rooms and the operator's retiring room on the first floor. Additional similar rooms were provided in the building when it was expanded in 1929 with construction of another floor level.

In addition to the exchange buildings, the PT&T Company constructed a ten-story Renaissance Revival style office and exchange building at 1200 3rd Avenue at Seneca Street in 1921, with three additional floors in a second phase in 1926 (**Figure 14**). The building's design, by the Seattle architecture firm of Bebb and Gould in cooperation with the company's in-house architect/engineer, E. B. Colby, was one of Carl Gould's largest early commissions (Booth, in Ochsner, 2014, p. 489). It was also the first of the Bebb and Gould's commissions from the company, with others for at least five office and exchange buildings in Tacoma, Olympia, Longview, Yakima, and Centralia (Michelson, PCAD). Of these, the Art Deco Longview building, at 1304 Vandercook Way, appears to be the most refined. Dating from 1928 – 1929, its design "reflected Pacific Telephone & Telegraph's desire to be in the vanguard of modernity" (Booth in Ochsner, 2014, p. 214).

The typical exchange buildings accommodated telephone use as an everyday occurrence. The earliest telephones were "hardwired to and communicated with only a single other telephone (such as from an individual's home to the person's business)" ("Telephone Exchange," Wikipedia). By the 1890, phones were hardwired to an exchange office, where switchboard operators would plug the calling party's jack into the receiving party's, after learning the desired number. This allowed anyone to place a call to any other phone with just a single line connected to their own phone. (In 1891, subsequent adaptations and expansions allowed for development of the automated switch, which performed the same function as an operator; a familiar example of this type of automation is embodied in the rotary telephone.)

The Garfield Exchange building remained in service through the early 1960s (**Figures 19 – 22**). It was abandoned by its owner, Pacific Northwest Bell, in early 1967, as the company no longer needed the equipment and found that the "demolition costs and restrictive zoning offset the commercial value of the land….After this initial appraisal…the phone company asked the Queen Anne Community Council to find an organization acceptable to the community that could use the building. The council rejected several commercial ventures in favor of the library" (*Seattle Times*, 9.6.1978).

The property was offered to Seattle Public Library in late 1976, as a donation valued at $260,700, and its ownership was officially transferred on October 29, 1976. In April of 1977, the library sought federal funding to renovate the Main Library and prepare the subject building for storage use; the submitted grant applications included $368,318 for the Queen Anne storage building:

> The materials, documents and other library items which have been stored in the downtown building's basement will be placed in storage at the Queen Anne building, which is near the Queen Anne Branch Library. The 23,000-square-foot Queen Anne building was used by Pacific

Northwest Bell for its Atwater exchange until more sophisticated systems were installed. It was given to the library earlier this year. Work at that building will include fire and safety modifications, installation of an elevator, improvements to electrical and heating systems and installation of shelving. The structure is built to hold heavy equipment, and thus can take the weight of the stored books and other material (*Seattle Times*, 4.24.1977).

Seattle Public Library undertook the renovation of its 1960-era Central Library in 1979, with $2.3 million in funding derived from a federal grant. That project followed the opening of its new storage facility on Queen Anne Hill and allowed for reuse of the former storage areas in the downtown building. Presently, only the Rainier Avenue building, which is owned by Century Link, is associated with the telecommunications industry. The 20,016 gross square foot, three-story Wallingford Exchange was sold by Pacific NW Bell to a private owner in ca. 1980, and was transformed into artist residences with workshops. Its tall interior floors with 9' to 10' foot-heights, and fire-resistant construction have worked well for this adaptive use.

The Original Designers

The original designer of the 1921 drawings has not been identified, but it was produced by the Office of the Chief Engineer in the San Francisco office of the Pacific Telephone & Telegraph Company. The structural engineer from the company's Seattle office, Arthur D. Codington, developed the drawings from 1929 and 1930. Little has been discovered about Codington. He does not appear to have been a resident of Seattle, as indicated by the *Polk Directory* of 1923. In that directory, PT&T is cited with C. O. (Charles) Myers, Manager; W. J. Phillips, Division Commercial Superintendent, H. J. Tinkham, Division Superintendent of Plat, and E. L. Breene, Division Superintendent of Traffic. The company's administrative offices were all in the downtown Telephone Building, constructed in 1921. Manager Myers resided in a large house in the prestigious Mt. Baker neighborhood at while the other senior men lived in middle class neighborhoods according to their residential addresses.

The 1921 PT&T publication includes an article featuring ten new buildings, including the Garfield Exchange (five in California; one in Oregon; and four in Washington: West and North Seattle, Rainier, and the subject building). It describes the general design of PT&T's buildings:

> It is necessary [when the exchanges are in high-class residential areas] to make so wide a departure from the conventional design for a building of this kind through the medium of architectural treatment and embellishments, in order to conform to the surroundings, that its finished appearance completely disguises the fact that is a telephone-exchange building. There is a similarity, however, in all exchange buildings with regard to the floor-plan arrangement, which much be such as to permit a satisfactory layout of the equipment, which, in fact, is the base of the design. From this point the design and construction details involve providing the most suitable type of construction, the greatest amount of natural light and ventilation, heat, fire protection, and other requirements for the comfort of the employees; also, provision must be made in the initial construction to make additions readily, with the least inconvenience to existing conditions and service, by lengthening or widening the building or erecting additional stories … Practically all of the buildings erected within the last fifteen years show only part of the ultimate design. For this reason, in telephone buildings that are to be erected in business, semi-residential, and unrestricted districts, the use of ornamentation is avoided as much as possible without detracting from appearance, because embellishment that would appear correct and pleasing in the initial size of the building would be out of proportion when the building was enlarged …It must be said that these buildings are designed not only to satisfy immediate requirements, but also to provide reserve accommodations sufficient to meet a considerable increase in equipment before structural additions are necessary (p. 23 – 26).

Women as Switchboard Operators

The first telephone operators were teenage boys, who were soon replaced by young women. With few employment options they were willing also to work under extreme rules with strict discipline. The earliest operators often worked 12 hour shifts, and followed strict dress and deportment requirements. They went through training school to become operators, although most learning happened at the switchboard: "It takes a girl about two weeks in the training school before she can take even a minor position on the long switchboard…After two months she is fairly proficient, but it takes six months, as a rule, before she becomes really skilled" (*Seattle Times,* 9.22.1907, **Figure 26**).

Ideal candidates worked "quickly and intelligently," and were hired for their "acuteness of their hearing, for the quickness of their hands and eyes, and above everything, for the poise of their nervous systems," and were "nervy…neither one who is in the least forward nor of too placid a temperament"; the women … were described as "nearly always of the nervous type—all nerves and nerve, all quickness of perception, alertness of intelligence and even anxiety of nature. But she is, as well, all decision of character, all energy, all self-possession" (*Seattle Times*, 9.22.1907).

According to recruitment and training films dating up through the 1960s a potential telephonist (switchboard operator), had to be between 15 and 51 years of age, relatively tall, and in good health. She had to be able to speak and write clearly and accurately. Interviews included testing for hearing, eyesight, and spelling; voice tone, clarity, and diction (to create the "voice with smile"). New operators were technically trained and also taught the "gentler qualities of unfailing courtesy." A *New York Times* article from June 11, 1899 describes the pay scale: "A telephone girl starts…at $3 a week [$77.85 today], listening in at first, and finally taking the case in slack hours. She is raised gradually according to her capacity until in two or three years, if she is bright and quick, she reaches the top of operatorhood, $9 a week [$233.55]. The Supervisors get about a dollar a week more, the pay of monitors is $12 [$311.39]. An expert chief operator can rise to about $18 [467.09]."

Historic newspaper articles indicated that the exchange buildings were typically fitted with lounges as well as restrooms with space for socializing and resting. Regardless, consistent behavior, uniform appearance and voice, punctuality and loyalty were paramount in the work, which was seen as an extension of the phone company. Gradually, the operators were given specific statements to make, most notably to inquire, "What number, please?" (**Figures 23-25**).

Despite these restrictions, many women continued to work as switchboard operators throughout the 20th century. At the peak of their employment at AT&T in the late 1940s, women made up 98% of the 350,000 operators. These women became more empowered as labor laws changed and their career options expanded, proud of their work and the power of their positions. (Consider Lily Tomlin's Laugh-In character, Ernestine, from the late 1960s.) "In response to equal rights legislation, telephone companies began hiring for 'non-traditional' jobs. This meant that women could become installers and repair technicians, while 'boys' could once again be operators" ("Photographs, Operators," Telecommunications History Group).

4. ARCHITECTURAL DESCRIPTION

Neighborhood Context

The subject property is situated near the top of Queen Anne Hill at an elevation of 415'. It is within a residential neighborhood, in close proximity to two commercial arterials - W Galer Street one block to the south, and Queen Anne Avenue N four blocks to the east. The character of the immediate neighborhood is also provided by the surrounding buildings and by mature landscaping of trees and well maintained gardens. Most of the blocks north of W Galer Street, such as the one containing the subject property, were originally platted with north-south alleys, while older plats to the south are without them. Garages are provided typically along the alleys, with few positioned on the primary sides of the houses (**Figures 27, 29 & 30**).

The blocks surrounding the Exchange building consist largely of older single family houses designed in a range of styles – Victorian and Queen Anne, Colonial and Tudor Revival, Classic Box and Shingle and Arts and Crafts – along with some low-rise multi-unit residences dating from the mid-century, and a few recent contemporary houses. Notable among these houses is the historic H. Ambrose Kiehl House at 421 W Galer Street (1903). Nearby houses, which are cited in the City of Seattle's Historical Sites Survey as having potential significance, include Four Square style residences at 314 and 318 W Galer Streets (1906 and 1905 respectively), 656 W Galer Street (1907), 606 W Blaine Street (1907) and 716 W Garfield Street (1908); an Arts and Crafts-Swiss Chalet style residences at 717 W Garfield (1914), and vernacular houses at 619 W Blaine Street (1902) and 411 W Galer Street (1903). The database survey results also include the Georgian Revival style Sagamore Apartments at 621 W Galer Street (1917) and the Tudor Revival apartment house at 400 Blaine Street.

Several institutions are situated nearby. Immediately to the north, across W Garfield Street, is the landmark Queen Anne Public Library, at 400 W Garfield Street (1911-1913). This library was built with part of a 1911 $70,000 Carnegie grant, which funded construction of it and the Columbia branch library. The site was selected by the Seattle Library Board in 1912 after extensive community controversy over the location. At that time, the top of Queen Anne Hill was a rapidly growing residential neighborhood. Colonel Alden Blethen, a Queen Anne resident and owner of the *Seattle Times*, contributed $500 to purchase the site, with the city paying the balance of $6,500.

The library, designed by architects Somervell and Harlan Thomas in a late Tudor Revival style, was renovated in 2006 – 2007 under the "Libraries for All" program (BOLA, Queen Anne Library Landmark Nomination, 2001, p. 13-15). The building's primary facade faces south onto W Garfield Street, with a raised entry porch and main entry similar in its formality to that of the exchange building. To the west of the library, there is the Queen Anne United Methodist Church, located at 1606 5th Avenue W, which dates from ca. 1905.

On the west side of the same block as the subject building stood the original Seattle Fire Department Station No. 24, at 1520 5th Avenue W (1903, closed 1949, demolished and replaced by a four-unit dwelling in 1958). Approximately two blocks to the southeast, there is another phone company property, owned by Century Link, at 1503 3rd Avenue W, which contains an operations building and tall cell tower structure dating from 1956 to 1985 (**Figure 28**). West Queen Anne Playfield is about two blocks to the northeast, while the historic West Queen Anne School, at 515 W Galer Street (1895-96 and 1916) is two blocks to the southeast.

The two properties closest to the Exchange building are single-family residences. Abutting it on the south, across narrow side yards, there is a small Tudor Revival style house at 1525 4th Avenue W (1922) (**Figure 33**). To the west, across the alley, is an older Craftsmen style dwelling at 1532 5th Avenue W (1914).

The Site

The site is a relatively flat parcel of 120' by 100.68,' with a total of 12,000 square feet. It slopes slightly downward, with an overall grade change of 9' from the northwest to the southeast corner elevations of 410.67' and 401.06' respectively. It contains the subject building, along with a paved driveway at the building's northwest corner, entered from W Garfield Street. The front yard setback on the primary (east) side of the property, along 4th Avenue W, is 15'-2," while the side yard setback on the primary (north) side, along W Garfield Street, is 15'-0" wide (**Figures 35 & 37**). These yards with finished turf increase the site's apparent size as the lawn extends beyond the property line onto the public-right of way to the paved, 6'-0" wide sidewalk. The sidewalk is located 7'-0" beyond the property line on the east and 12'-0" on the north. To the west is an estimated 16'-wide paved alley serving the subject property and residential lots in the same block. It also provides access to the back (**Figures 38 – 42**). A residential lot with a single-family house abuts the site to the south (**Figure 46**).

Landscaping is well-maintained and consists of lawn at the east and north yards and various shrubs and perennial ground covers near the stair leading from the east sidewalk to the front entry. An outstanding feature of the landscaping is the mature coastal redwood (*Sequoia sempervirens*) situated near the northeast corner of the property (**Figure 36**). It measures 53" in diameter and is considered "Exceptional" per City of Seattle's Director's Rule 16-2008, according to an arborist's report to the owner (Tree Solutions, April 22, 2015). The date of the tree's planting is unknown, but it likely dates from after the early 1930s as it is not shown in photographs taken soon after the building's initial construction as a two-story structure in 1921, nor in the 1937 King County Assessor's property record card photograph.

Some damage has occurred to the brick exterior stair walls and an existing retaining wall on the north of the exterior stair that leads to the main entry, where original masonry materials are missing (**Figure 47**). The owner's representative has noted that this damage has been apparent, but stabilized, for some years.

Along the south side of the building, there is a paved service walkway that provides access to the building's courtyard and what was once a coal chute off the adjacent alley. This walkway was not a feature in the original construction, and drawings indicate it may have been added in ca. 1950. Presently, the walkway is entered through secured chain-link gates, and there is a chain-link fence along the south property line that encloses the outdoor space. The courtyard is currently used for storing maintenance materials (**Figures 43 & 44**).

Two underground tanks were located in the north side yard, one of which was shown in the original site plan dating from 1929. According to Glenn Osako, the SPL's Capital Improvement Program Manager, these tanks contained two different types of oil one to start and operate the building's heating system. The exterior tanks were removed in response to State of Washington Department of Ecology guidelines by September 30, 2015. One smaller tank is in the basement where it has been emptied and cleaned, and buried 5' below grade.

The Structure and Exterior Facades

Note: In this report, building levels are referred to as "first floor," "second floor" and "third floor" in accordance with renovation drawings prepared in 1977 by Seattle architects Wright, Gildow, Hartman and Teegarden. Earlier documents prepared in 1921 and 1929 use the terms basement floor," "first floor," and "second floor." Notes on the 1929 drawings indicate that the building was designed to accept an additional floor ("future third floor."), or what actually would have been a fourth story.

Constructed as a two-story building in 1921, with a third floor addition in 1929, the PT&T Garfield Exchange / Seattle Public Library Queen Anne warehouse is a simply-massed, flat roofed, concrete-

framed structure with brick exterior walls. (**Figures 34 – 37**) Overall building dimensions are approximately 80'-3" north to south, and 104'-0" east to west. These are indicated on the 1929 drawings, along with a note, "dimensions including projection of base of bldg." The plan creates an asymmetrical, U-shaped footprint, and contains a total of 23,040 square feet, including an unfinished partial basement of 5,280 square feet. The partially-concrete-paved courtyard that opens to the south has a width of 18'-7" and a depth of 35'-5." The courtyard's southeastern corner is located 35'-11-1/2" from the southeast corner of the building and its southwestern corner is located 50'-3-1/2" from the southwest corner of the building. The west wall of the courtyard contains the brick chimney for the boiler.

Finish floor-to-floor heights, as noted on the original drawings, are: basement floor to first floor, 11'-3"; first floor to second floor, 15'-3"; second floor to roof, 14'-9." These accommodate the floor slabs and structural beam depths.

The major exterior materials consist of wire-cut, rug-faced clay brick in a variegated color mix ranging from light buff to reddish orange to dark blue/purple, with deeply-raked, vertical gray mortar joints on the primary facades; red common brick on the secondary facades; off-white terra cotta trim at the main entrance, window sills, and exterior stair wall copings; and painted steel or wood window frames. (**Figure 48**). The original terra cotta cornice consisting of crown and dental moldings has been removed and replaced with a flat band of light colored, rough-aggregate finished cementitious material (**Figure 50**). The loss of the original cornice is one of the few changes to impact the original exterior character of the building.

The roof contains a flat-roofed stair penthouse near the center south side, and is surrounded by a brick parapet approximately 4' in height. Both the penthouse and parapet are sheathed with what appears to be a recently installed, built-up bituminous material coated with silver metallic paint. From the roof level there are panoramic views of the Queen Anne neighborhood and southward of the Seattle skyline. At various times, the roof has also housed communications-related superstructures, such as the 60'-foot-high "Aluminum Tube Tower" shown on the 1977 renovation drawings. (Historic drawings dating from April 30, 1950 indicate that there may have been a "Radio Tower Platform," with cable extensions placed on the rooftop around that time.)

The overall appearance of the primary facades on 4th Avenue W and W Garfield Street is one of restrained neo-classicism alluding to earlier, more richly-ornamented Beaux Art structures, primarily through the visual importance given to the principal entrance located on the second floor on the east side of the building. Here, the terra cotta door surround is of a large scale that signals the building's point of entry and creates a strong sense of arrival at the top of the double exterior staircase leading from the sidewalk. The fine Greco-Roman detailing of the glazed pieces includes a substantial cornice supported at either end by scrolled brackets, between which runs a course of dental molding, and a molded horizontal panel. Each of the molded header and jamb pieces, which return into the exterior vestibule, displays a single circular medallion that, in the aggregate, provide a visual rhythm that also serves to break down the doorway's imposing scale. Molded vertical side panels complete the entryway design.

The original double entry door with wire glass lites and fixed transom has been replaced by a functional, securable flush metal door surrounded by a metal infill panel (**Figure 49**). A notable feature of the exterior vestibule, which is clad entirely in terra cotta, is the original marble-lined telephone box on the south wall, probably originally used for communication with the building's interior (**Figure 65**). An entry is situated below the main entry, where is concealed by the exterior stair, and entered through a brick side arch.

The roughly-textured panelized brick exterior walls, with their earthen colors and use of diverse bond patterns, provide a sharp contrast to the smooth, white terra cotta trim and bridge the stylistic gap between Neo-Classicism and the Arts and Crafts Movement. In particular, the mix of hues and tones

creates an almost rustic effect that plays against the building's formal massing and the regular placement of the window openings. The patterning of the brick masonry is one of the building's most character-defining features. Beginning at grade and proceeding upwards, it is arranged as follows on the primary facades:

- At the first floor, English Bond culminating in a header course at the water table.

- Above the water table, a full soldier course surmounted by a half soldier course.

- At the second floor, English Bond interrupted by large window openings and brick wall panels of approximately the same size as the window openings. These panels have fields of English Bond contained by one-and-a-half soldier courses at the top and bottom and stacked full bricks at the sides of mostly lighter hue, providing contrast and the suggestion of framing.

- At the third floor, a repetition of the second floor pattern.

- At the top of the facade, English Bond above the cornice replacement material.

The high quality of the mason's work and use of matching masonry materials requires careful observation to identify the transition between the original 1921 two-story building and its third floor addition, which was constructed in 1929-1930. In contrast to the materials on the primary facades, the secondary facades on the south and west consist of common red brick masonry, with typical mortar joints, laid in a Common Header Bond pattern (**Figure 38**).

The large, paired window openings, taller on the second floor where the double-hung sashes are topped by transoms, set up a strong, steady rhythm on the two primary facades (**Figure 48**). This effect is enhanced by the continuation of the brick wall plane vertically between the window pairs, rather than the use of double window assembly in walls set back from the wall plane. The double-hung wood windows on the second and third floors are 3:3 types. The vertical dimension of the lites is about twice the horizontal, creating a vertical emphasis that plays against the strong horizontality of the building mass. The Second floor window transoms and the first floor awning windows are also divided into three lites (**Figure 64**).

At the northwest corner of the building and southeast corner of the courtyard, where the wire-cut face brick of the primary facades turns the corner and transitions to common red brick on the secondary facades, the brickwork pattern creates the effect of quoining, not only through the difference in color and texture, but also by the staggered endpoints of the rows in groups of four to suggest traditional stone quoining. Subtle details, such as this one, provide additional interest to the simple building form.

Two other interesting features of the secondary facades are the hoisting beam at the third floor loading door, which projects over the alley (**Figure 42**), and the roll-up steel fire shutters installed above the south-facing windows between the courtyard and the southwest corner of the building (**Figure 45**). The window openings on these facades and in the courtyard all have the same type of terra cotta sill pieces as the primary facades, giving the more utilitarian parts of the exterior some of the refinement of the public-facing facades.

Interior Layout and Features

All three floors of the building comprise largely undifferentiated space, signifying its original commercial or light-industrial use, but also well suited to its function as a storage facility sine the late 1970s. The courtyard and main stair hall divide the rectangular shaped southwest area from the remainder of the

building volume, creating smaller spaces in that corner of the plan on each level. On the 1929 drawings, the larger, L-shaped open area that takes up more than three quarters of the plan is labeled "Apparatus Room" and the smaller areas are called "Operating Room" and "Operators' Rest Room." The latter, which is located directly outside the women's toilet room, probably contained a lounge area with comfortable seating or even cots for female employees. This was a common element in workplaces of that time, and its presence reflects the period's social conventions that saw women as more fragile than men and requiring special facilities or amenities. Ancillary spaces include the toilet rooms the boiler room and, on the third floor, a room currently used as an on-site office.

The toilet rooms contain the original porcelain fixtures, including pedestal sinks for washing, mop sinks for cleaning, and flush-valve toilets; ceramic mosaic floors; and "subway" tile wainscoting with molded edge and trim pieces. The white and gray-veined marble slab stall partitions are supported by overhead metal rails, and are hung with single-panel wood doors affixed to them with heavy butterfly hinges that appear to be nickel-plated, as do the latches and plumbing fittings (**Figures 62 & 63**).

In general, the floors are of exposed concrete at the first floor and linoleum or vinyl tile flooring at the upper floors (**Figures 51 & 52**). Walls, partitions, and column surrounds are typically painted plaster, although in some areas on the south and west perimeter walls the plaster has been removed, exposing the common brick where there appears to have been water intrusion (**Figure 57 – 59**). The original drawings mention painted plaster and lath on 2" metal furring on walls and ceilings and linoleum flooring. Some wood window trim has been removed also at these locations. Ceilings are typically exposed concrete framing members and the underside of floor slabs, all painted white. The interior doors are typically three-panel wood type with patinated brass hardware (**Figures 53 & 61**). Most of the original steam radiators are extant. HVAC, fire sprinkler and electrical systems were added later. The sprinkler pipes and conduit remain exposed, but there is no longer a mechanical HVAC system. Instead, large space heaters were added by the Library to keep the building minimally warm.

The main stairway is fitted with a finished oak handrail between the first and second floors and a metal pipe type handrail at the stair penthouse. Bases and thresholds at the second and third floors are of the same gray-veined marble as the toilet stalls (**Figures 54 – 56**).

Interior features of particular interest are small niches placed at various locations on the perimeter walls. These are trimmed in brick, shelved in slate and were serviced by gas pipes, now capped, controlled by brass valves on the wall a few inches to one side (**Figure 66**). On the original drawings dating from September 10, 1929, they are labeled as "Soldering Niches." (Within the exterior vestibule of the main entry, there is a similar shaped niche, but it is marble-clad.) Other original items, on the south perimeter wall windows, which are in close proximity to the property line, are the manually-operated release mechanisms for the exterior, coiling steel fire shutters.

Notes on the 1920's drawings identify another feature that was particular to the building's original function as a telephone exchange. This consists of a row of "cable slots" along the north perimeter wall at the Apparatus Room and "cable holes" at various other locations, cut through the concrete floor to allow cabling to rise up through the building. Original framing plans indicate that the floors were heavily reinforced to hold heavy equipment.

A second exit stair and elevator, added in the late 1970's, are located at the north east corner of the building. These circulation elements are in poor condition and were not accessed during the site tour.

Changes to the Original Building

On-site observations, and SPL-provided drawings and DPD permit records indicate the original phased construction, and changes that have been made to the 94 year-old building:

Date	Description
1921	Plans Prepared by Building Department, Office of Chief Engineer, The Pacific Telephone & Telegraph Company
September 10, 1929	Addition to Garfield Office, Stairwell & Details
January 24, 1942	Diesel Oil Tank Engine, Air Vent, Exhaust and Areaway
January 30, 1950	New Passageway Across Court & Miscellaneous Toilet Changes, 2nd Floor
April 30, 1950	Radio Tower Platform
March 2, 1961	Closed Cable Slot (south masonry wall and 4'-1" by 3'-* steel window)
December 7, 1977	Seattle Public Library, Queen Anne Facility Renovation, 15320 Fourth Avenue West, Seattle (by Wright Gildow Hartman Teegarden, Architects & Planners, Seattle), Permit No. 573876

Drawings from the Pacific Telephone & Telegraph Co. from 1950 include the addition of aluminum tube framed antenna on the rooftop tower, with a 4' square platform and guy wires to roof corners.

Despite its internal remodel and loss of the cornice and original entry door(s) the building retains some of its original character. Interior finishes are in poor condition, and the owner has reported that considerable lead paint and asbestos-containing materials are present, requiring mitigation or abatement. In addition, an upgrade to address the unreinforced masonry construction is strongly advised for any future occupancy.

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"Phone users help pay for convention entertainment," September 6, 1978, p.30.

"Queen Anne Still Reigns, a Home Town," Pacific Magazine, October 5, 1986, p. 22-23.

"Carnegie libraries restorers praised," May 22, 1989, p. B3.

The Telecommunications History Group, Inc. Telcomhistory.org, (accessed July 1 and 29, 2015).
"How Phones Work."

"Operators."

"Museum of Communications – Seattle Tour."

"Seattle Museum Tour; Phones on Display."

"Seattle Museum Tour; Western Electric Display."

Tree Solutions Inc, Memorandum to Seattle Public Library, April 22, 2015.

U.S. Library of Congress website, "Library of Congress Name Authority File,"
http://id.loc.gov/search/?q=Pacific+Telephone+and+telegraph&q=cs%3Ahttp%3A%2F%2Fid.loc.go
v%2Fauthorities%2Fnames (accessed August 5, 2015).

University of Washington Libraries Special Collections, http://content.lib.washington.edu (accessed July
29, 2015).

Wikipedia.com (accessed July 23 and July 28-29, 2015).
"History of AT&T." https://en.wikipedia.org/wiki/History_of_AT%26T.

"Pacific Bell." https://en.wikipedia.org/wiki/Pacific_Bell.

"Pacific Northwest Bell." https://en.wikipedia.org/wiki/Pacific_Northwest_Bell.

"Telephone Exchange." https://en.wikipedia.org/wiki/Telephone_exchange.

"Switchboard Operator," https://en.wikipedia.org/wiki/Switchboard_operator.

Washington State Historical Society, Women's History Consortium Collections,
http://www.washingtonhistory.org/research/whc/WHCcollections/ and "Olympia Women's History
Tour" (accessed July 29, 2015 and August 5, 2015.)

Washington State Industrial Insurance Department, "Statement of Class," in "Industrial Insurance
Department Report," Olympia, 1911-1912).

YouTube Videos (accessed August 5 and 20, 2015)
AT&T Archives and History Center.
"AT&T Archives: Switchboards, Old and New (Bonus Edition)," April 17, 2012.
"AT&T Archives: The Step by Step Switch," July 25, 2011.
"Telephone History: 'A Story Without End' 1950 AT&T," January 8, 2012.
"Telegraph to Telephone – AT&T – A History from Early Invention to 1950's," September 19,
2013.
"The Life of a Telephone Operator in 1969 (with special introduction – AT&T Archives,"
October 9, 2012.
"Training for Service, 1926 – AT&T Archives – Telephone Operator recruiting," July 3, 2013.
"Hello Central - The Use of Women Telephone Operators: Early History," 2007.

Huntley Film Exchange, "Working in a telephone exchange, 1960's – Film 3782" (English
recruitment film)

Library of Congress, Prelinger Archives, "Western Operator Toll Dialing: Teamwork circa 1949,"

Lily Tomlin, Laugh-In, "Earnestine," ca. 1969.

The Atlanta Board of Education, "Far Speaking" (History of the Telephone 1877 to 1935), VCCS telecom.

6. PHOTOGRAPHS AND IMAGES

Figure Index

Following page 54 the 1937 Tax Assessor's property record card and select drawings from 1921, 1929, 1950, 1960, and 1977 are provided. These include a site plan at the end of the report.

Historic and Contemporary Maps

Figure 1. Below, portion of an 1891 Bird's Eye View of Seattle showing parts of downtown Seattle, and the sparse development on the south slope and top of Queen Anne Hill (University of Washington Special Collections [UWLSC] No. MAP123). The area in which the subject property is located is within the red circle.

Figure 2. Below, an excerpt from a 1912 Baist map of the Queen Anne neighborhood surrounding the site of the subject building (circled in red). To the northeast (upper right, identified in pink), is the earlier exchange building (DorpatSherradLamont, Seattle Now and Then, "Baist's 1912 Map of Seattle").
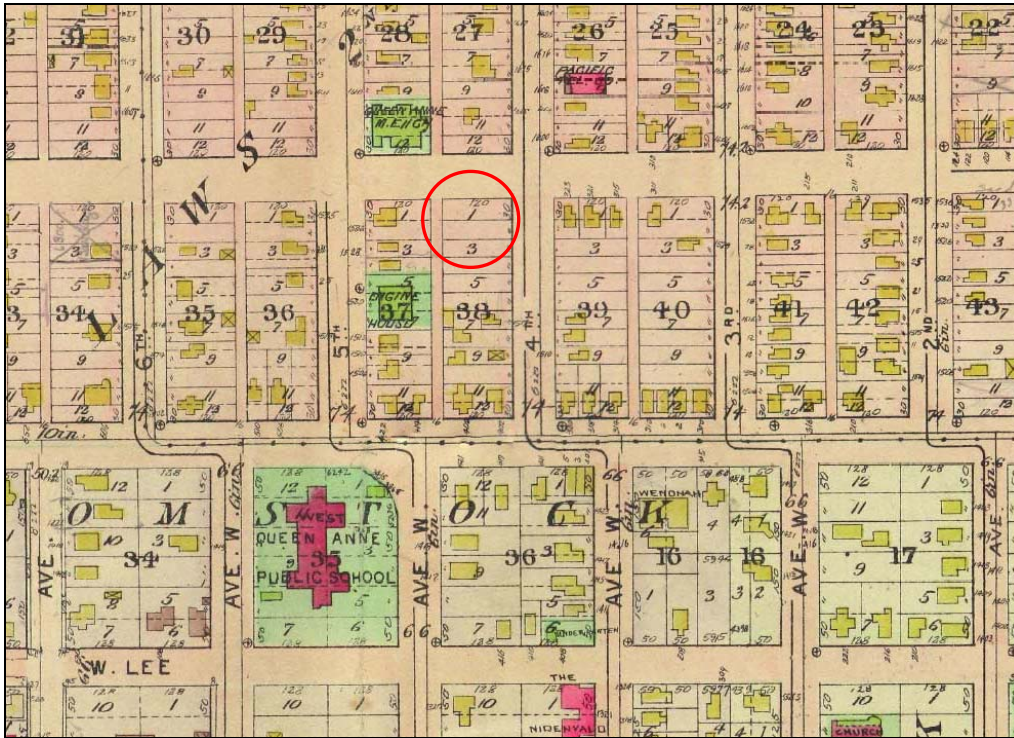

Figure 3. Below, an excerpt from the urban and historic 1975 map of Queen Anne by Nyberg and Steinbrueck. Buildings within three blocks of the Garfield Exchange cited as potential landmarks or as "significant to the city" included No. 34, the Queen Anne Public Library (1914); No. 27, West Queen Anne Elementary (1905); and three houses – No. 29, at 216 W Galer St (1900); No. 30 at 402 W Galer Street (1905) and No. 35, on 3rd Ave. W). The Exchange property was not cited.
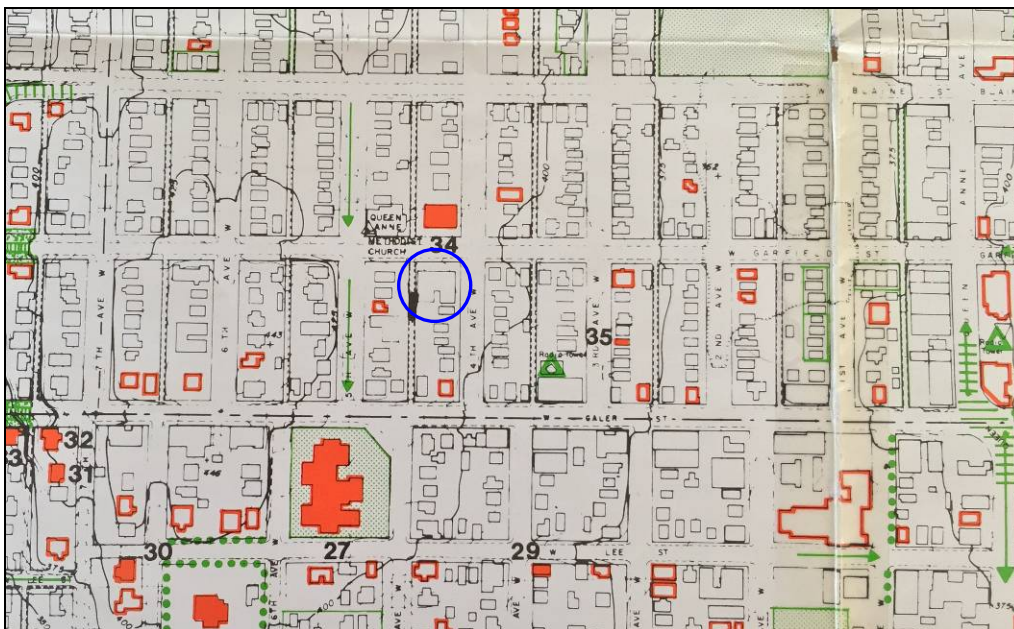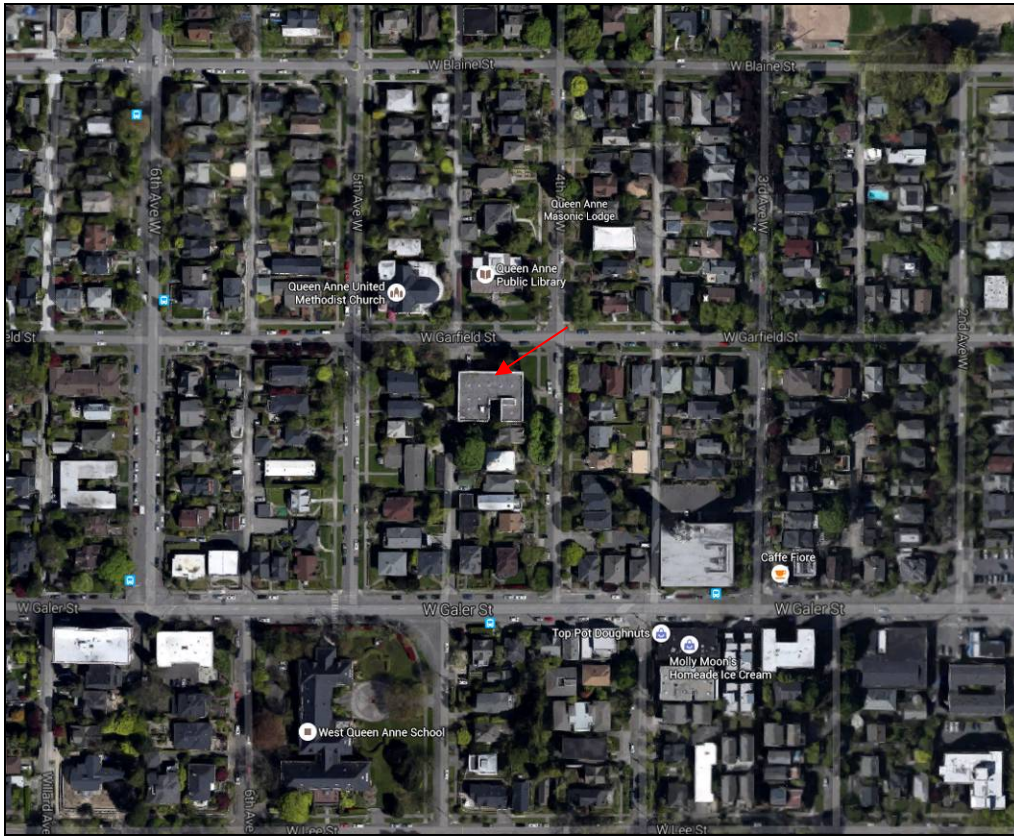
Figure 4. Google aerial view of the property and surrounding blocks, 2015. The subject building is identified by a red arrow.

Historic Photographs

Figure 5. Left, a view of lower Queen Anne Hill in the early 1890s (UWLSC, No. SEA1674).

Figure 6. Left, West Queen Anne School, looking northwest from 5th Avenue W and Lee Street (DorpatSherradLamond, "Seattle Now and Then – The Top of Queen Anne Hill").

Figure 7. Left, wood framed commercial buildings at 600 – 610 W Crockett Street in 1911. (UWLSC, No. LEE216).

Figure 8. Above, a view looking northwest at the top of the hill from the intersection of Galer Street and Queen Anne Avenue in 1911 (DorpatSherrardLamont, "Seattle Now and Then").

Figure 9. Above, typical middle-class family residences on Queen Anne Hill, a 1911 view is of houses at 2118 – 2130 7th Avenue W, 1911 (UWLSC, James Lee, photographer, No. LEE217).

Figure 10. Below, a view looking west on W Boston Street, November 23, 1920. Note the proliferation of power poles, which carried both power and telephone lines (UWLSC, No. SEA0144).

Figure 11. Below, the former Pacific States Telephone Company Exchange, located in the block to the north of the subject building, at 1608 4th Avenue W, as viewed in a 1937 tax assessor's property record card photo (Puget Sound Regional Archives). This building has been occupied by the Queen Anne Masonic Lodge since ca. 1924.
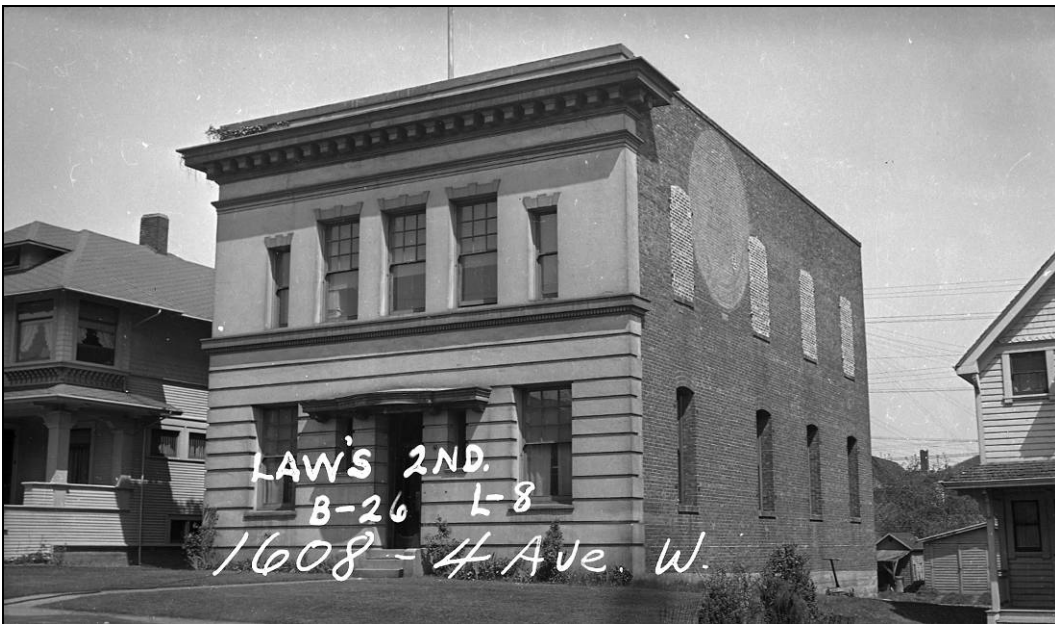
Figure 12. Above, the Seattle Municipal Railroad, at 2nd Avenue W and Roy Street, July 26, 1939 (UWLSC No. SEA0640). Early trolley and bus routes serving residences on the top of the hill ran along W Galer Street and north on 6th Avenue W, one to two blocks from the Exchange property.

Figure 13. Above, a view looking northwest at the Queen Anne Public Library at 440 West Garfield Street in 2007 during the reopening. This Carnegie-grant-funded building was constructed in ca. 1913 (Seattle Municipal Archives [SMA], No. 156779).

Figure 14. Right, the Pacific Telephone and Telegraph building at 1200 3rd Avenue in downtown Seattle, was built in 1921 and 1926. This view, from 2008, is looking northeast on 3rd Avenue (Wikimedia Commons, Joe Mabel, photographer).

Figure 15. Middle, the PT&T Melrose Exchange in 1937, located in the Wallingford neighborhood at 4136 Meridian Avenue N (Puget Sound Regional Archives).

Figure 16. Below, the PT&T Rainier Exchange in 1942, at 6513 Rainier S South (Puget Sound Regional Archives).
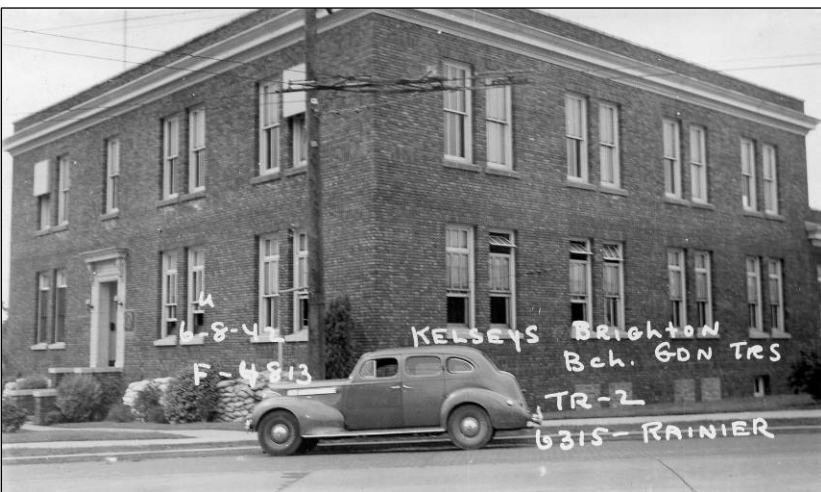
Figure 17. Above, the Garfield Exchange Building in 1923 (Museum of Communications).

Figure 18. Below, a similar view in 1936 after the upper floor addition (Puget Sound Regional Archives).

Figures 19 & 20. The Garfield Exchange in 1961. Above, looking southwest at the front (east) facade; below, the north facade (Museum of Communications).

Figure 21. Above, an oblique view looking west at the north facade of the Exchange building and W Garfield Street in 1961(Museum of Communications).

Figure 22. Below, a view looking northwest on 4th Avenue W at the partial south and east facade. The horse chestnut trees that obscures the front is situated in the parking strip in front of the neighboring residence to the south of the Exchange building (Museum of Communications).

Figure 23. Top, switchboard operators at a Pacific Telephone & Telegraph building in 1902 (Washington State Historical Society, No. 1943.42.2751).

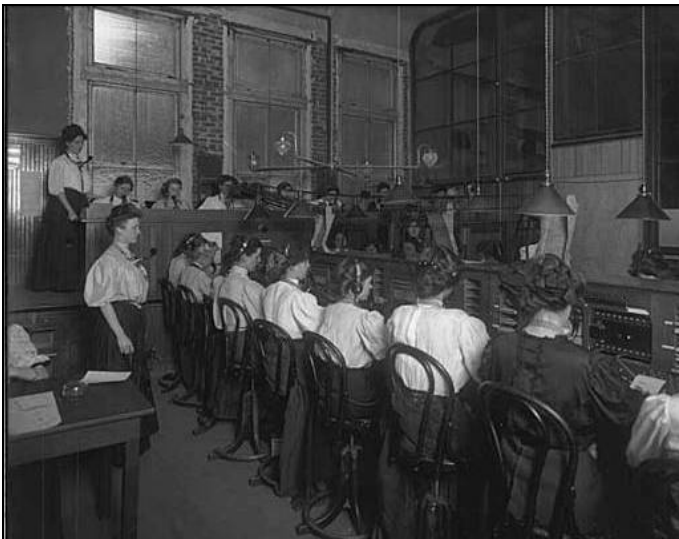**Figure 24.** Middle, Sunset Telephone & Telegraph operators, ca. 1905 (MOHAI, No. 1983.10.6734).

Figure 25. Below, operators at the Sunset Telephone & Telegraph exchange on 3rd Avenue, ca. 1905 (MOHAI, No. 1983.10.6741).

Figure 26. Above, a *Seattle Times* article, September 22, 1907 (p. 56), citing the rigorous training and high expectations of the telephone exchange operators.

Current Neighborhood Context

Unless otherwise noted, the following photographs are by Susan Boyle and date from July 23, 2015.

Figures 27 & 28. The urban context viewed from the roof of the Exchange building.
Above, a view looking east. Below, a view looking southeast. The tower in the foreground
is located at the nearby Comcast service center on 3rd Avenue W and W Galer Street.

Figure 29. Above, view looking northeast at the earlier Exchange building/Masonic Lodge on 4th Avenue W.

Figure 30. Below, a view looking southeast at the neighborhood and downtown Seattle in the distance.

Figure 31. Above, a view looking south at neighboring building from the roof of the Exchange building.

Figure 32. Below, the Queen Anne Masonic Hall at 1608 4th Avenue W.

Current Exterior Views

Figure 33. Above, 1525 4ᵗʰ Avenue W, the residential property to the south of the subject building. An upper portion of the Exchange building's south facade is visible (King County i-Map, Parcel No. 423290-3185).

Figure 34. Right, detail view of the masonry pattern and deep mortar joints on the Garfield Exchange building.

Figure 35. Above, looking southwest at the primary east facade.

Figure 36. Right, an oblique view of the north facade (looking southwest).

Figure 37. Above, looking northeast at the lower level masonry and grade along the north facade and the northeast corner.

Figure 38. Left, an oblique view of portions of the north facade, and the west facade along the alley. Note the flush band that replaced the original cornice

Figure 39. Right, looking north in the alley at the west facade and part of the south facade.

Figure 40. Below, the back door on the west facade.

Figure 41. Above, looking northeast from the alley at the western part of the south facade.

Figure 42. Right, looking south at the southern portion of the west facade.

Figure 43. Above, looking northwest at part of the east and south facades of the south-facing courtyard.

Figure 44. Right, looking down into the courtyard. The west facade is on the left.

Figure 45. Above, looking west at the eastern portion of the south facade.

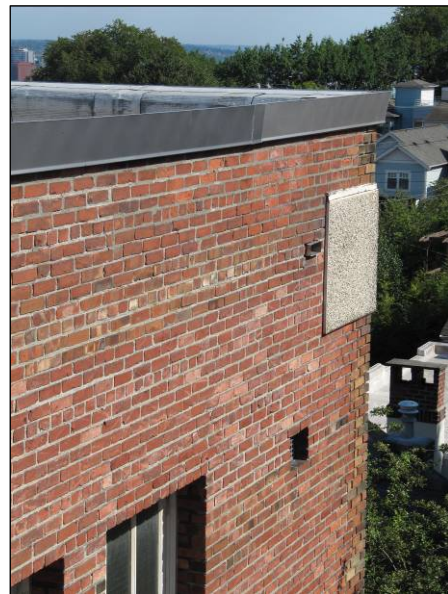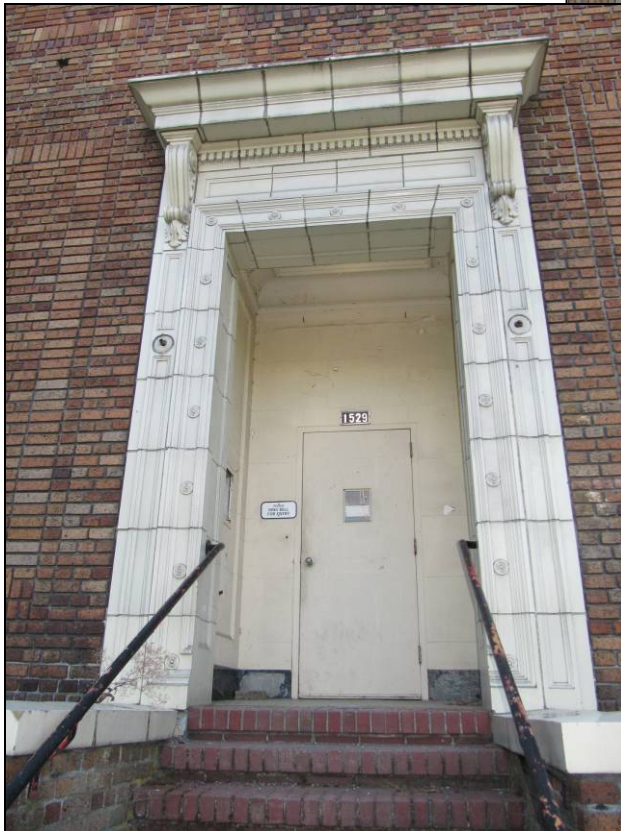**Figure 46.** Left, looking west at the south facade.

Figure 47. Below, the front entry and staircase on the east facade.

Figure 48. Right, a detail view of typical windows.

Figure 49. Below left, the front entry, primary east facade.

Figure 50. Below right, masonry detail.

Current Interior Views

Figure 51. Left, a view looking north in the basement.

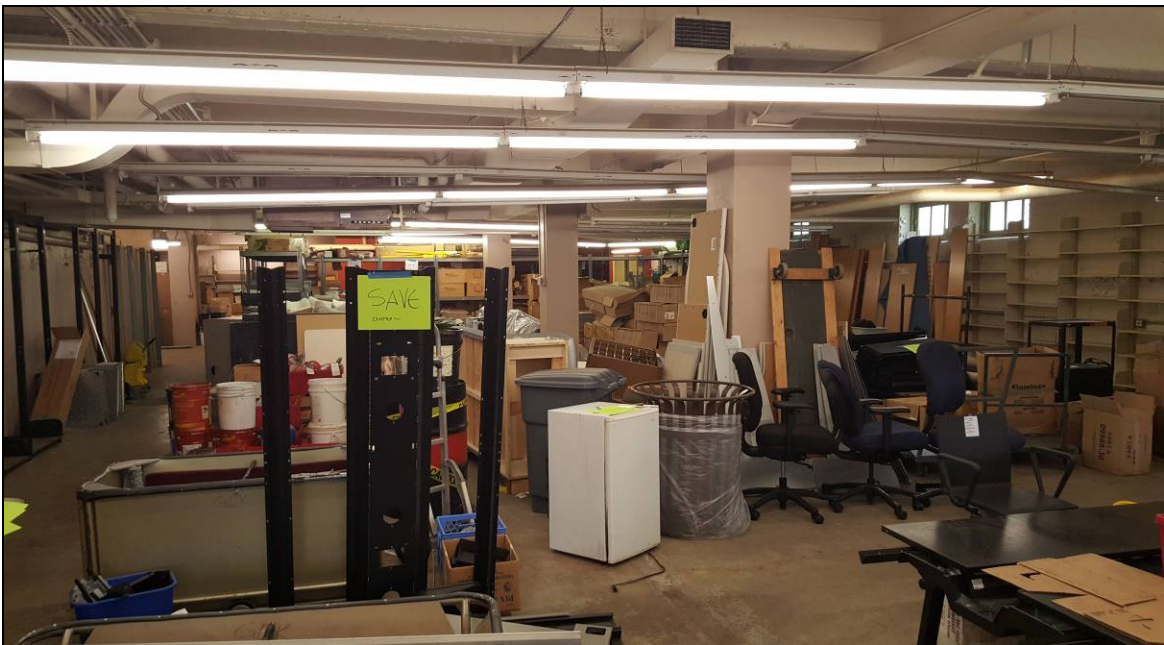**Figure 52.** Below, a view looking west in the basement.

Figure 53. Top left, the main floor hallway. **Figure 54.** Top right, detail of marble base, threshold, and door jamb plinth.
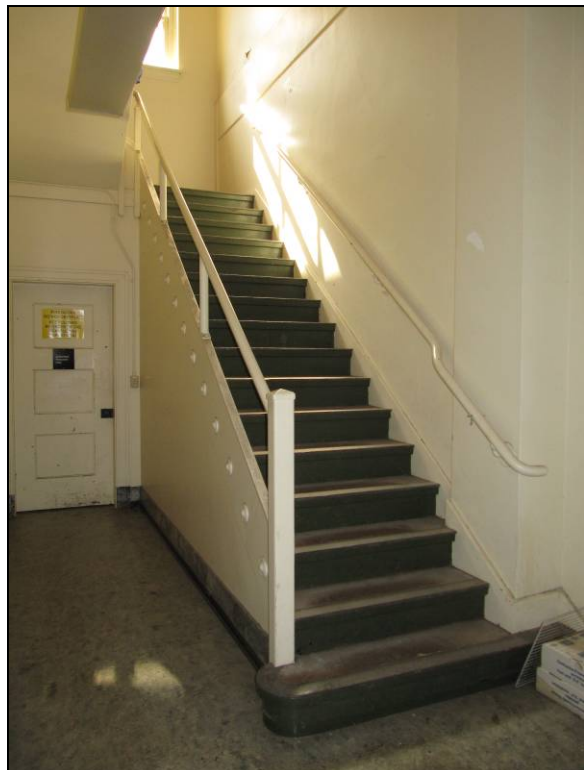**Figure 55.** Bottom left, main stair from the basement. **Figure 56.** Bottom right, main stair from the main floor.

Figure 57. Top left, upper floor southeast corner. **Figure 58.** Top right, second floor interior.
Figure 59. Bottom left, second floor view of south wall. **Figure 60.** Bottom right, detail view, typical second floor windows with transoms.
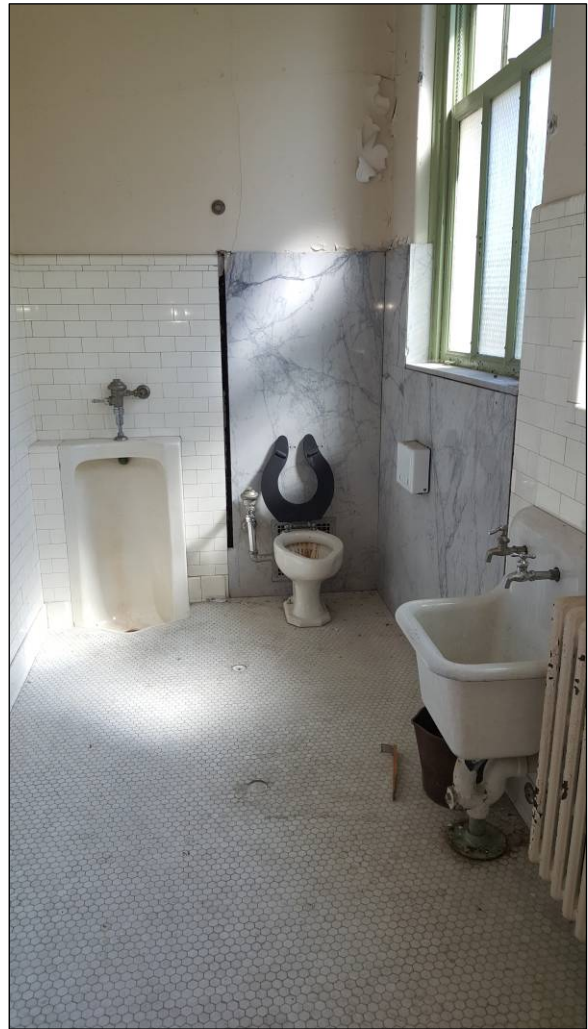
Figure 61. Top left, a typical painted panel-type galvanized metal clad door.

Figure 62. Above, upper floor men's room with original marble and tile finishes.

Figure 63. Left, upper floor women's room with original marble and chromed steel toilet stalls.
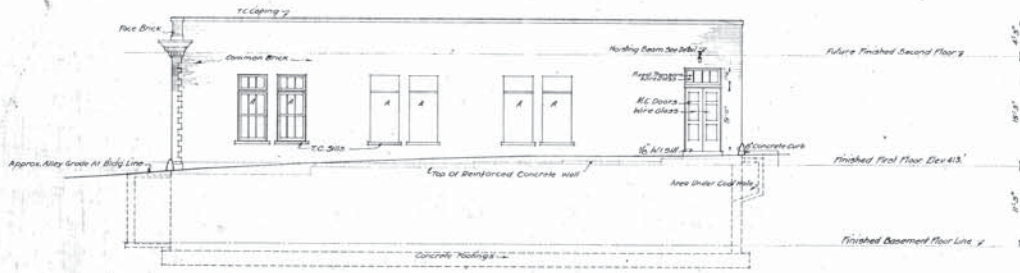
Figure 64. Top left, view looking southwest into the courtyard from the second floor.

Figure 65. Top right, marble-lined niche at the main entry.

Figure 66. Bottom left, a "soldering niche" within the building.

On the pages that follow are copies of the 1937 Tax Assessor's property record card for the Garfield Exchange. Select original Pacific Telephone & Telegraph Company drawings dating from 1921 and 1929, and later ones from 1950 and 1961 follows these, along with a selection of drawings from December 1977 of renovation of the building by the Seattle Public Library, by Wright Gildow Hartman Teegarden, Architects and Planners of Seattle.

1 DISTRICT	2 ADDITION		LAW'S 2nd ADD		NAME	
	SECTION 5 24 TWP. 25 N. RANGE 3 EWM: BLOCK 58 TRACT OR LOT NO. 1 to 3 + N 10' of lot 4					
LINES	DESCRIPTION					
	F1660				4295	
CODE NO.						
	3 ADDRESS—PROPERTY S.W Corner of 4 Ave W. & W Garfield CONT. PURCHASER					
PERMIT NO.	4 FEE OWNER					
	5 ARCHITECT		CONTRACTOR			

ORIG. COST $	BASEMENT Full 100% 7644°' Concrete 9' Cement Floor Recreation Room Plastered	STORE FRONTS Common glass Steel sash	EXTRA FEATURES 2 Fire Escapes
6 BUILDING			CONSTRUCTION Ord. Masonru Special
Telephone station			REFRIGERATION
2 Stories			7 CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good
10 Rooms		EXTERIOR	8 MAIN SUPPORT COLUMN 18 x 18 FOOTING Concrete SPAN 5' FT.
10 Office	FOUNDATION Concrete 16" Thick	Brick solie 9" Far west kind Terra cotta Cornice 6" Tile	9 FIRST FLOOR JOIST Cement INCH CENTER BRIDGED
			10 Finished BUILDING
			11 GROSS INCOME $ EXPENSE $ NET INCOME $
			12 DEPRECIATION: COND. 5 % OBSLSE. % ECON. SUIT. % TOTAL %
	ROOF 3' Reinforced Concrete	Terra Cotta trim 3" Parapet Metal Coping	YEAR BUILT REMODELED Yes
			EFFECTIVE AGE 3 YEARS FUTURE LIFE 57 YEARS
INTERIOR			DIMENSIONS 82 x 102 x -20 x 36 SQUARE FT. AREA CUBIC FT.
Post & Beam			x x 7644
Concrete Tile trim			

INTERIOR
Post & Beam
Concrete Tile trim
16 Partitions, Plastered

FLOORS Cement Battle Ship
Linoleum

PLUMBING
14 Fixtures 8 Toilets
5 Basins Ped. 2 Sinks
2 Urinals Good

TILE WORK
Walls 4' Recre ation room

WIRING

HEATING
Hot water Oil burner

ELEVATORS

ENTRANCE

CEILING—STORY HEIGHT
Basment 9' 1st Floor 13'
2nd Floor 12' 8"

F1660

IMPROVEMENT VALUE		
BUILDING	$	
MAIN BUILDING	$	69720
OTHER BUILDINGS	$	
TOTAL	$ 69720	
ASSESSED VALUE 50%	$	
DATE 7/2/37		

LAND INFORMATION
1. SIZE x
   Level, Above 3'
2. STREET—ROAD
   Graded Asphalt, Yes Paved
3. SIDEWALK
   Concrete Sewer,
4. LANDSCAPING
   Lawn & shrubs, Good
5. TREND LAND VALUE $
   Static,
6. USE
   Residential, None
7. DISTRICT Medium Old

FLOOR PLAN

O C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS

COMMERCIAL, FACTORY, LOFT, GARAGE—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON   PIGOTT-WASHINGTON PRINTING CO.
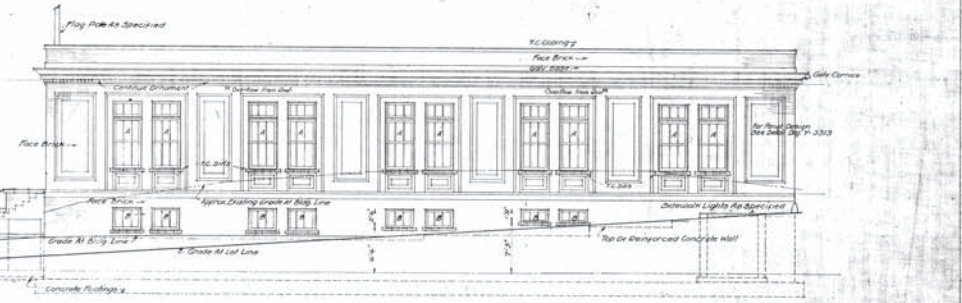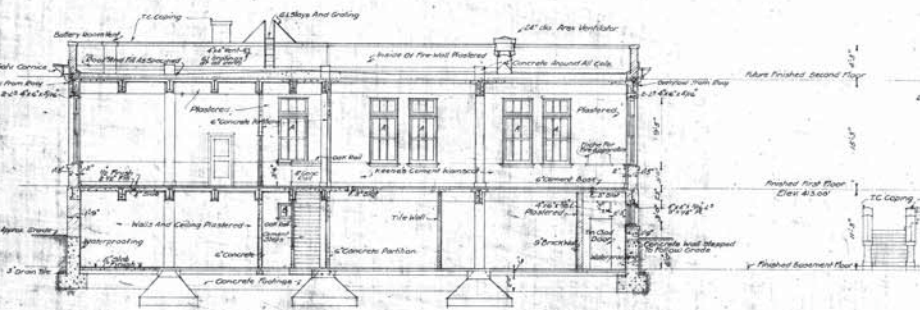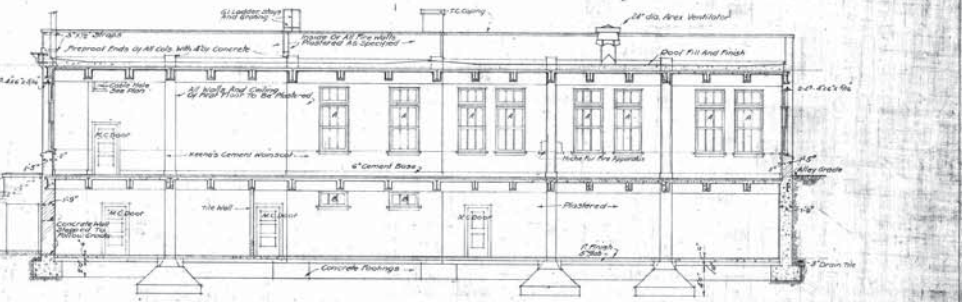
WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

SECTION A-B

SECTION C-D

Scale - 1/8" = 1'-0"

Note:
All Windows Marked "A" Are To Be Hollow Metal, Double Hung
Windows With Pivoted Transoms
Windows Marked "B" Are To Be Pivoted Sash
All To Be Glazed With Wire Glass As Specified

ELEVATION

Terra Cotta Coping
Face Brick
G.I. Base
G.I. Cornice
Continue Ornament
Terra Cotta Cornice
Face Brick
Pivoted Transom
Fixed Transom Polished Wire Plate Glass
Metal Covered Doors
Polished Wire Plate Glass
Electric Outlet
Terra Cotta Architrave, etc.
Hollow Metal Double Hung
Terra Cotta Sill
Brass Kick Plate
Terra Cotta Coping
Brick Steps
Face Brick
Terra Cotta Sill
Pivoted Window
Terra Cotta Coping
Face Brick
Fill and Tamp Solid
Concrete Footing

SECTION

Terra Cotta Coping
Raised Joints
Inside of Firewall Cemented
Flashing
Wood Decking
Line of Highest Point of Roof
Roofing as Specified
Roof Fill
Line of Low Points of Roof
4" Concrete Slab
6" Concrete Partition
Terra Cotta Cornice and Ornament
Ceiling and Walls to have Caen Stone Finish
Metal Covered Doors and Transom
Terra Cotta
10" Marble Base
Tile Floor
Marble Threshold
Tile Floor - Sloped as Shown
Terra Cotta Coping
Face Brick
15" I Beam Cut as Shown
Waterproof Inside of Basement Wall as Specified
Terra Cotta Coping
Face Brick
Glass Panel
Metal Panel
Face Brick
Brick Landing
Fill Tamped Solid
1" Cement Finish
3" Concrete Slab
Concrete Footing

PLAN
Scale

VESTIBULE
Tile Floor Walls and Ceiling to be Caen Stone Finish Marble Base
Marble Threshold
Brick Steps
Terra Cotta Coping
Brick Stair Landing
Brick Steps
Terra Cotta Coping

FULL SIZE DETAIL OF M.C. DOORS TO STAIR HALL

Metal Covered
16" Asbestos

PLAN OF WINDOW JAMB
Scale

Terra Cotta Sill
Furred
Brick

SECTION THRU WINDOW
Scale

Pivoted Transom
Hollow Metal Sash and Frame
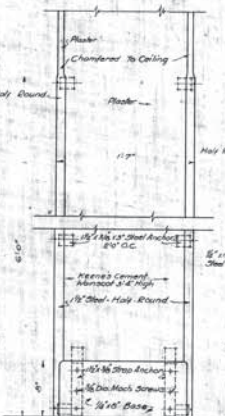M.C. Stool and Apron
Furring
Cement Base
Finished First Floor

PLAN OF COLUMN
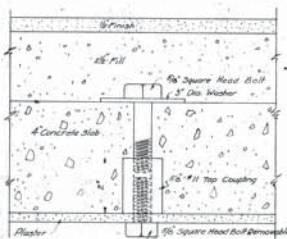Scale 1½"=1'-0"

NOTE
Columns To Finish
1'-7"x1'-7" over all
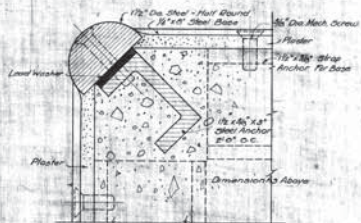
FULL SIZE DETAIL OF CORNER
OF COLUMNS, FIRST FLOOR
Cols 3;4;5;6;7;8;9;10 & 11

ELEVATION OF COLUMN
Scale 1½"=1'-0"

SECTION THRU BASE
Scale 3"=1'-0"

DETAIL OF TELEPHONE
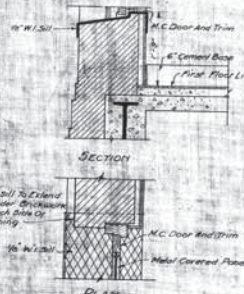BOX IN ENTRANCE
VESTIBULE
Scale 1½"=1'-0"

ELEVATION

PLAN

SECTION

BATTERY PANEL CABINET
Scale 1½"=1'-0"

VOID

ELEVATION

PLAN

SECTION

SECTION

DETAIL OF W.I. SILL
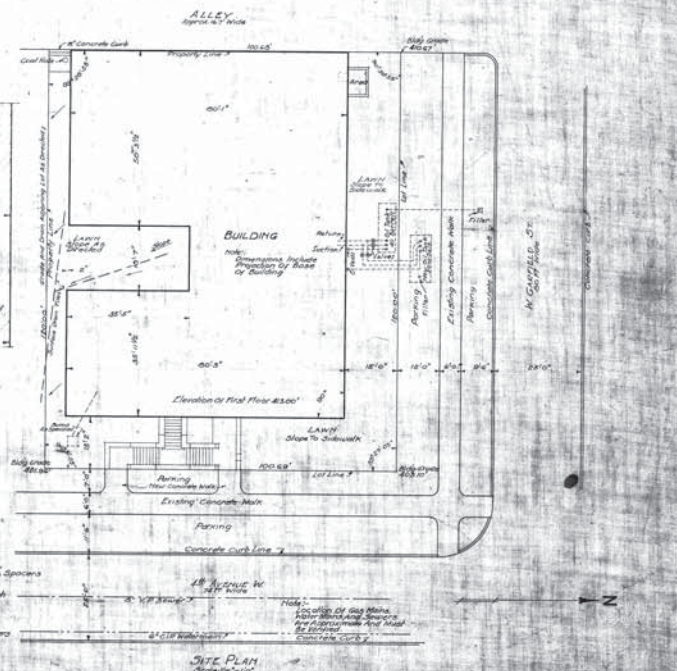FOR EQUIPMENT DOOR
Scale ¾"=1'-0"

PLAN

TYPICAL RADIATOR CONNECTIONS
Scale 1"=1'-0"

DETAIL OF STEEL
ANCHORS FOR
RADIATOR BRACKETS
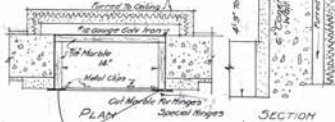
½ FULL SIZE DETAIL OF HANGERS
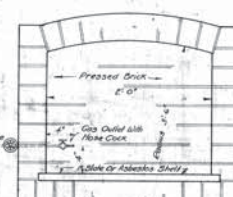
ELEVATION

SECTION

DETAIL OF SOLDERING NICHE
Scale 1½"=1'-0"

ALLEY
Approx 4½' Wide

BUILDING

SITE PLAN
Scale 1/16"=1'-0"
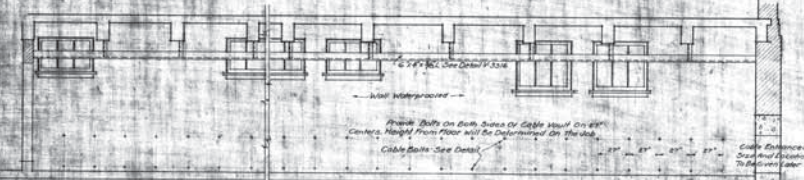
WEST WALL OF CABLE VAULT
Scale ½"=1'-0"

METHOD OF ANCHORING
BOLTS IN CABLE VAULT
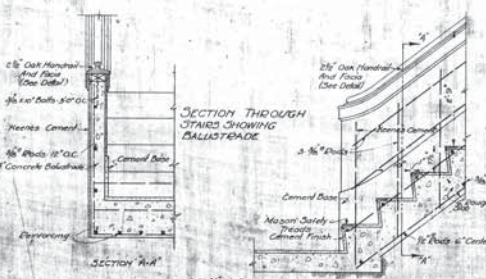
SECTION A-A

SECTION THROUGH
STAIRS SHOWING
BALUSTRADE

THE PACIFIC TELEPHONE & TELEGRAPH CO.
SEATTLE   WASHINGTON
GARFIELD OFFICE
SITE PLAN AND MISCELLANEOUS DETAILS
Y-3516   3-21-21

PLANS PREPARED BY BUILDING DEPARTMENT
OFFICE OF CHIEF ENGINEER
THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

SECOND FLOOR PLAN

MEN'S ROOM

TOILET

OPERATING ROOM

APPARATUS ROOM

EAST ELEVATION

NORTH ELEVATION

SECTION A-B

SECTION C-D

THE PACIFIC TELEPHONE & TELEGRAPH CO.
OFFICE OF CHIEF ENGINEER
SEATTLE, WASH.

SEATTLE, WASH.
ADDITION TO GARFIELD OFFICE
SECTIONS & ELEVATIONS

DRIVEWAY DETAIL
(1/A1) SCALE: 1" = 1'-0"

3/8" EXPANSION JT. MAT. @ SIDEWALK
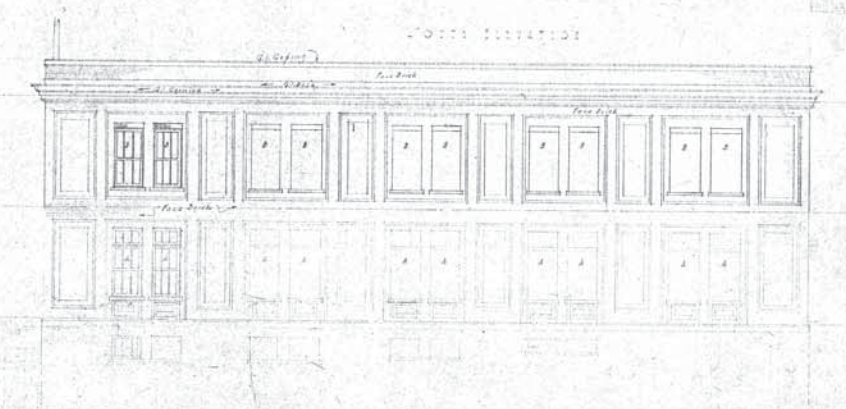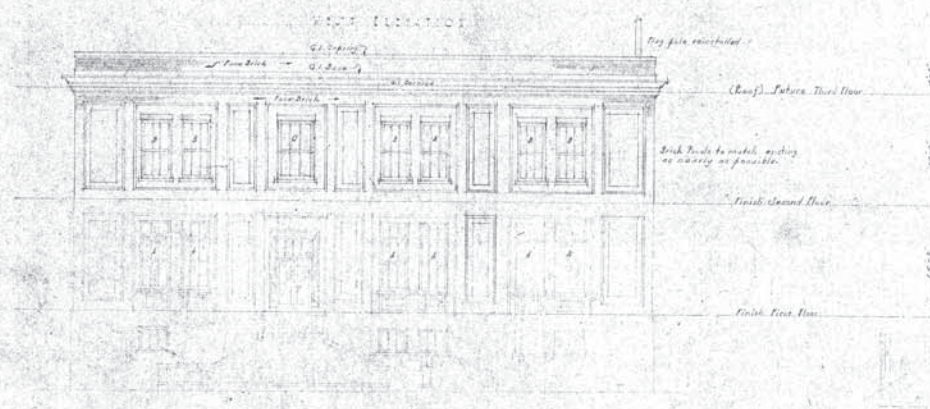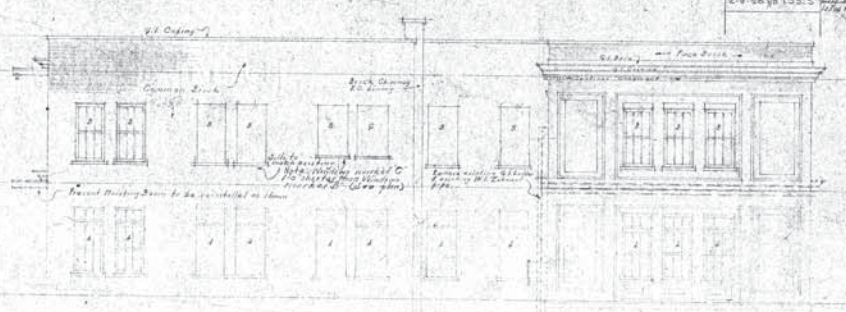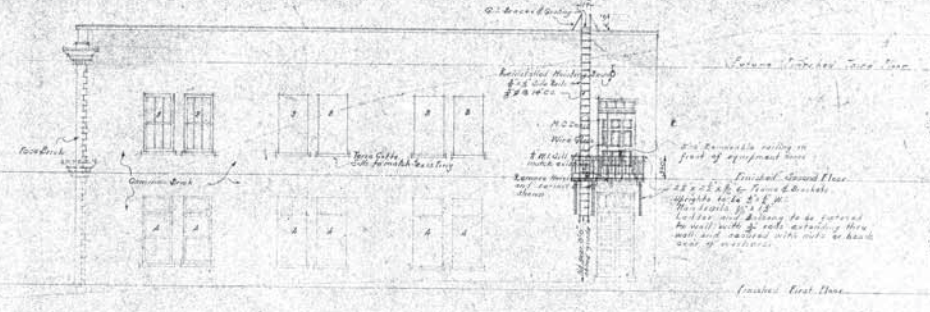
5" CONC. SLAB W/SCORED JTS. 10' O.C.
COMPACTED SUBGRADE
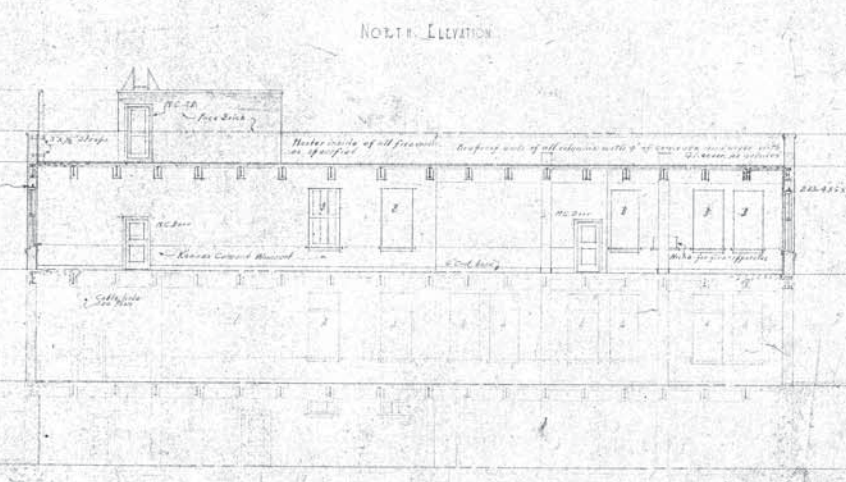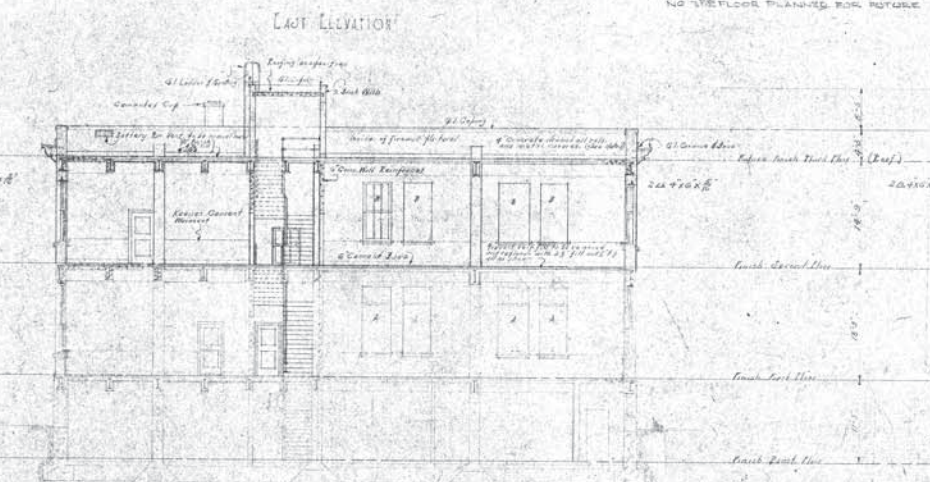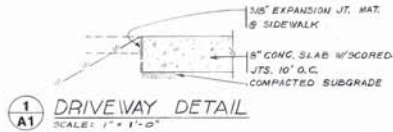
EXISTING AREAWAY
BREAK OUT DRAINAGE OPENINGS IN BOTTOM. REMOVE CONCRETE WALLS ABOVE GRADE & 24" BELOW. FILL BOTTOM 12" W/WASHED GRAVEL. FILL REMAINDER UP TO GRADE W/COMPACTED EARTH TO MATCH SURROUNDING GRADE.

ALLEY

8" Concrete Curb

Property Line

100.68'

Bldg. Grade 410.67'

Coal Hole

6" PINE

Center New Driveway On New Roll-Up Door. See Second Floor Plan DWG. A2

NEW CONCRETE DRIVEWAY

80.1"

50'-3 1/2"

(1/A1)

Modify Grades (Irrigation To Be Modified By Owner To Suit) To Suit New Driveway

LAWN Slope To Sidewalk

BUILDING

Note:-
Dimensions Include Projection Of Base Of Building

Return

Suction

Oil Tank 40 Barrels

Filler

LAWN Slope As Directed

Slope

New Oil Tank

Filler

Existing Concrete Walk

Concrete Curb Line
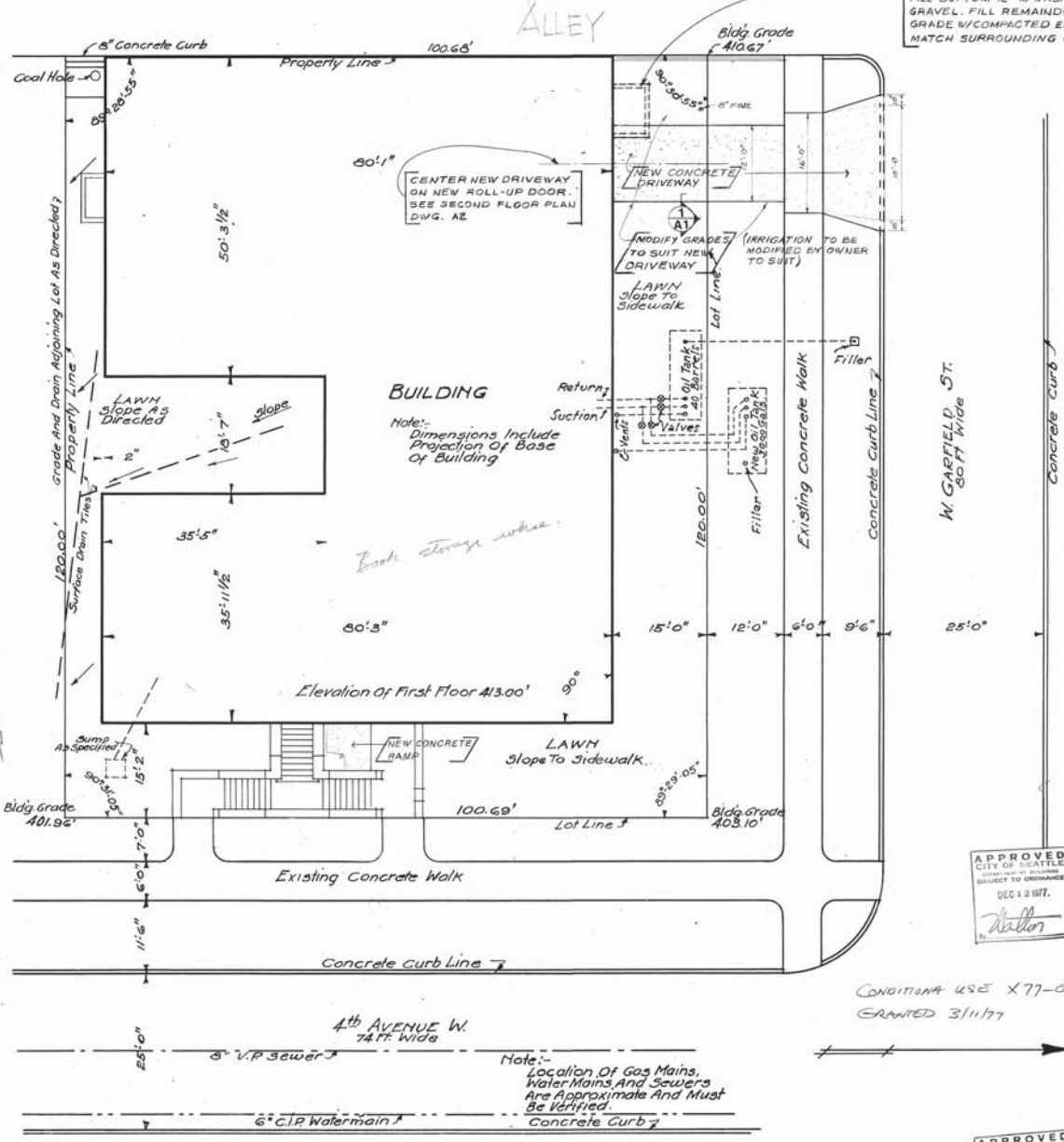
W. GARFIELD ST.
80 FT Wide

Concrete Curb

16'-7"

2"

Vents

Valves

35'-5"

Surface Drain Tiles

Book Storage where

35'-11 1/2"

Property Line

120.00'

Grade And Drain Adjoining Lot As Directed

180.00'

80'-3"

90°

15'-0"   12'-0"   6'-0"   9'-6"   25'-0"

Elevation Of First Floor 413.00'

Sump As Specified

15'-2"

NEW CONCRETE RAMP

LAWN Slope To Sidewalk

Bldg. Grade 401.96'

100.69'

Lot Line

Bldg. Grade 403.10'

Existing Concrete Walk

6'-0" 7'-0"

11'-6"

Concrete Curb Line

4th AVENUE W.
74 FT. Wide

25'-0"

8" V.P. Sewer

6" C.I.P. Watermain

Concrete Curb

Note:-
Location Of Gas Mains, Water Mains And Sewers Are Approximate And Must Be Verified.

SITE PLAN
Scale - 1/8" = 1'-0"

CONDITIONAL USE X77-015
GRANTED 3/11/77

N

PROJECT DATA

EXISTING BUILDING - BASEMENT & 2 STORIES
(DESIGNATED FIRST FLOOR, SECOND FLOOR & THIRD FLOOR)

TYPE OF CONSTRUCTION	TYPE III - 1 HOUR
OCCUPANCY (LIBRARY)	F-2
CODE AUTHORITY	1973 UBC W/SEATTLE AMENDMENTS
ZONING	RD 5000 - DUPLEX

LEGAL DESCRIPTION

LOTS 1, 2, 3, AND THE NORTH 10 FEET OF LOT 4, BLOCK 38 IN LAW'S SECOND ADDITION TO THE CITY OF SEATTLE.

DRAWING NOTE:
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LINES, NOTES AND DIMENSIONS GENERALLY REPRESENT EXISTING BUILDING AS ORIGINALLY CONSTRUCTED. SOME AS-BUILT VARIATIONS AND SOME EXISTING ALTERATIONS MAY NOT BE INDICATED.

NEW WORK IS SUPERIMPOSED ON GHOST DRAWING. NOTES PERTAINING TO NEW WORK ARE ENCLOSED IN BRACKETS, THUS:
[ ] OR [ ]

REGISTERED ARCHITECT
JOHN L. WRIGHT
STATE OF WASHINGTON

WRIGHT GILDOW HARTMAN TEEGARDEN
ARCHITECTS & PLANNERS

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QUEEN ANNE FACILITY RENOVATION
1330 FOURTH AVENUE WEST   SEATTLE, WASHINGTON

SCALE	1/8" = 1'-0"
DATE	10-31-77
DRAWN	JCD
CHECKED	DAB
FILE NO.	400.12.770A

A1

FIRST FLOOR PLAN

DRAWING NOTES:

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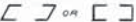
STRUCTURAL NOTES

CONCRETE f'c = 3,000 psi @ 28 days
6 sacks cement per cubic yard & 6 gallons water per sack maximum
REINFORCING ASTM A615 grade 40
MASONRY Grade N units - Type M mortar

ROOM FINISHES

CEILING
WALL — X — BASE
FLOOR

TYPICAL DESIGNATION
FIRST CHARACTER(S) REPRESENTS SUBSTRATE
SECOND CHARACTER(S) REPRESENTS FINISH
SEE SHEET A5 FOR
KEY TO SUBSTRATES AND FINISHES

STORAGE — 102
STAIR HALL — 101
CLOSET — 103
GENERAL STORAGE — 104
TOILET — 107
108
106
105

CLOSE EXISTING CABLE SLOTS W/MASONRY & PLASTER TO MATCH ADJACENT WALLS

REMOVE EXIST. DOOR & FRAME, PROVIDE NEW 1 HR. LABEL DOOR & FRAME

REMOVE EXIST. WINDOW & FRAME, NEW LOUVER, SEE MECH. DWGS.

REMOVE EXIST. SERVICE PANEL, SEE ELEC. DWGS.

REMOVE EXIST. WIRE MESH ENCLOSURE

REMOVE EXIST. CONC. RAMP, INSTALL NEW CONC. RAMP, PROVIDE POSITIVE DRAINAGE TO EXISTING F.D.

BOOK SALES

LIBRARY SHELVING - TYPICAL

OVERHEAD BRACING TYPICAL

REMOVE CONT. SUSPENDED 3"x4½" STEEL ANGLE MOUNTING ASSEMBLY - UP 8'-0"

REMOVE EXIST. BRICK WALL
REMOVE EXIST. DOOR & CURB
REMOVE EXIST. WALL ANCHOR BOLTS

REMOVE BRICK INFILL & INSTALL NEW W.G. WINDOWS

ENLARGE EXIST. OPENING & ADD NEW 2'-6" X 2'-6" WINDOW
REMOVE EXIST. DUCT
REMOVE EXIST. CONC. ENGINE BASE

NEW ELEVATOR MACHINE ROOM
NEW STAIRS
NEW ELEVATOR
LINE OF NEW WALL FOOTINGS

DAMPPROOFING
EXISTING AREAWAY - SEE DWG. A1 FOR REMOVAL
REMOVE EXISTING FLOOR SLAB
REMOVE EXIST. FLOOR SLAB & EXCAVATE AS REQUIRED FOR FOOTINGS & ELEVATOR PIT

ALL LIBRARY SHELVING THIS FLOOR N.I.C.

SOUTH EAST WEST NORTH

APPROVED CITY OF SEATTLE
DEC 12 1977

APPROVED CITY OF SEATTLE
DEC 7 1977

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ARCHITECTS & PLANNERS
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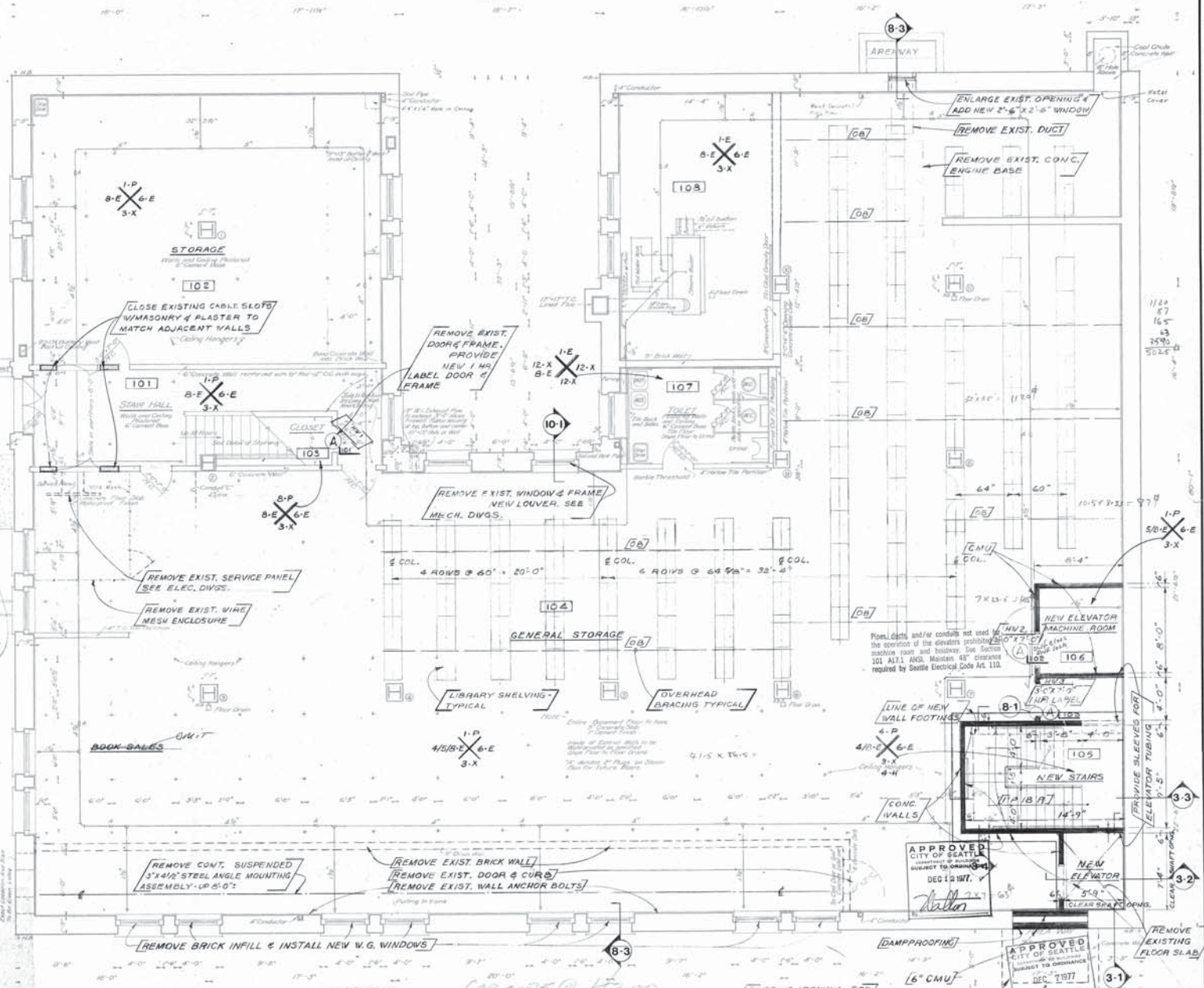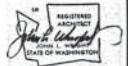|	
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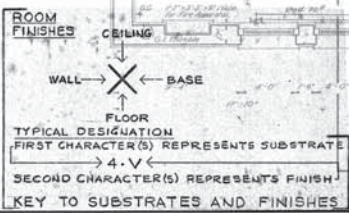
1530 FOURTH AVENUE WEST SEATTLE, WASHINGTON

SCALE 1/4" = 1'-0"
DATE 10-31-77
DRAWN JCB
CHECKED SAS
FILE NO. 400.12.77QA

A2

10-P
6/8/15·E/T·T
2·T

ADD NEW TOILET-SEE 9-1

NEW TOILET
203

REMOVE EXIST. FURRED WALL
ADD NEW FURRED WALL

WATER DAMAGED PLASTER

VANITY
MIRROR
CMU
P.T.D.

10-P
8-E   6-E
5-R
14-X

GRAB BARS
T.P. DISP.

REMOVE EXIST. WOOD STEPS. INSTALL NEW WOOD RAMP & PLATFORM.

OFFICE · WORK ROOM
20±

3 ROWS @ 64 5/8" = 16'-2"

CLOSE EXISTING CABLE SLOTS W/MASONRY, PLASTER & AC.T. UNITS TO MATCH ADJACENT WALLS

FILL EXISTING ANCHOR HOLES. AREA SHOWN INDICATES APPROXIMATE EXTENT. DETERMINE QUANTITY AT JOB.

LIBRARY SHELVING GROUP A
ADDITIONAL GROUP A ON THIRD FLOOR

STAIR HALL
201

1·P
8-E   6-E
14-X

1·P·E
9·X   7·E
4/5/8·E   4/5·R
3·V

BOOK STORAGE
204

3 ROWS @ 69" = 17'-3"   4·ROWS @ 60" = 20'-0"   6 ROWS @ 64 5/8" = 32'-4"

REMOVE AND GRIND SMOOTH EXISTING CONCRETE IRREGULARITIES. AREA SHOWN INDICATES APPROXIMATE EXTENT.

4·P
4/8·E   NONE
4·H

EDGE STRIP

FILL EXISTING ANCHOR HOLES. AREA SHOWN INDICATES APPROXIMATE EXTENT.

3-5

3-4

8-1

REMOVE EXIST. CONC. FLOOR & STEEL BEAMS. INSTALL NEW STAIRS & ELEVATOR ENCLOSURES

3-5

207

205
NEW STAIRS

UP 25 R

3-3

OVERHEAD BRACING-TYPICAL

3-5

CONC. WALLS CLOSE EXISTING E. SQUARES
206

3-2

NEW VESTIBULE

NEW ELEVATOR

205

MECH. DWG. FOR RELOCATION

EXISTING 2 CONDUITS

LIBRARY SHELVING GROUP C

LIBRARY SHELVING TYPICAL

LIBRARY SHELVING GROUP B

NEW APRON

NEW VESTIBULE

8-2

3-1

1·P·E
4/5/8·E   4/5·R
3·V

NEW DRIVEWAY

REMOVE EXIST. & FRAME

ROLL-UP DOOR

ROOM FINISHES

CEILING

WALL — X ← BASE

FLOOR

TYPICAL DESIGNATION
FIRST CHARACTER(S) REPRESENTS SUBSTRATE
4·V
SECOND CHARACTER(S) REPRESENTS FINISH

KEY TO SUBSTRATES AND FINISHES

SOUTH
EAST   WEST
NORTH

CAP 23 + 8 = 31 Persons

SECOND FLOOR PLAN
Scale = 1/8"=1'-0"

WRIGHT GILDOW HARTMAN TEEGARDEN
ARCHITECTS & PLANNERS

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REGISTERED ARCHITECT
JOHN L. WRIGHT
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A3

REPAIR CHIMNEY CAP

NEW LOUVER W/ SCREEN

REMOVE EXIST. LADDER, RAIL & PLATFORM

Face Brick

Common Brick

CONC. FILLER

NEW DOOR & TRANSOM IN EXIST. WINDOW OPNG.

REPLACE 100 PANES OF WIRED GLASS VARIOUS LOCATIONS AS DIRECTED.

CAULK ALL METAL WINDOW FRAMES - HEAD, JAMBS, SILL

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

EXIST. TRANSOM TO REMAIN

NEW WINDOWS   SEE FIRST FLR. PLAN

NEW DOOR IN EXIST. WINDOW OPNG.

NEW DRIVE & LOADING PLATFORM

NOTE: NO 3RD FLOOR PLANNED FOR FUTURE

SECTION A-B

SECTION C-D

NEW WINDOW

APPROVED CITY OF SEATTLE DEPARTMENT OF BUILDING SUBJECT TO ORDINANCE DEC 12 1977

APPROVED CITY OF SEATTLE DEC 7 1977

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A5