

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: 909 E Pine

Year Built: 1919

Street and Number: 909 E. Pine Street

Assessor's File No.: 600300-0442

Legal Description: East 43 feet of Lot 6, Block 14, Addition to the City of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of Plats, page 153, in King County, Washington.

Present Owner: State of Washington, State Board of Community & Technical Colleges—Seattle Central Community College

Owner's Address: c/o Lincoln Ferris, Consultant to the President
Seattle Central College
1701 Broadway, Suite 4180
Seattle, WA 98122

Present Use: Office (street level), vacant (2nd floor)

Original Owner: E.H. Hamlin

Original Use: Auto-related services

Architect: Victor W. Voorhees

Builder: Unknown

Submitted by: Rhoda Lawrence, Principal, BOLA Architecture + Planning

Address: 3800 Ashworth Avenue North, Seattle, WA 98103

Phone: (206) 457-7871

Date: October 25, 2019

Reviewed (historic preservation officer): _____ Date: _____

Landmark Nomination
909 E. Pine Street, Seattle

October 2019

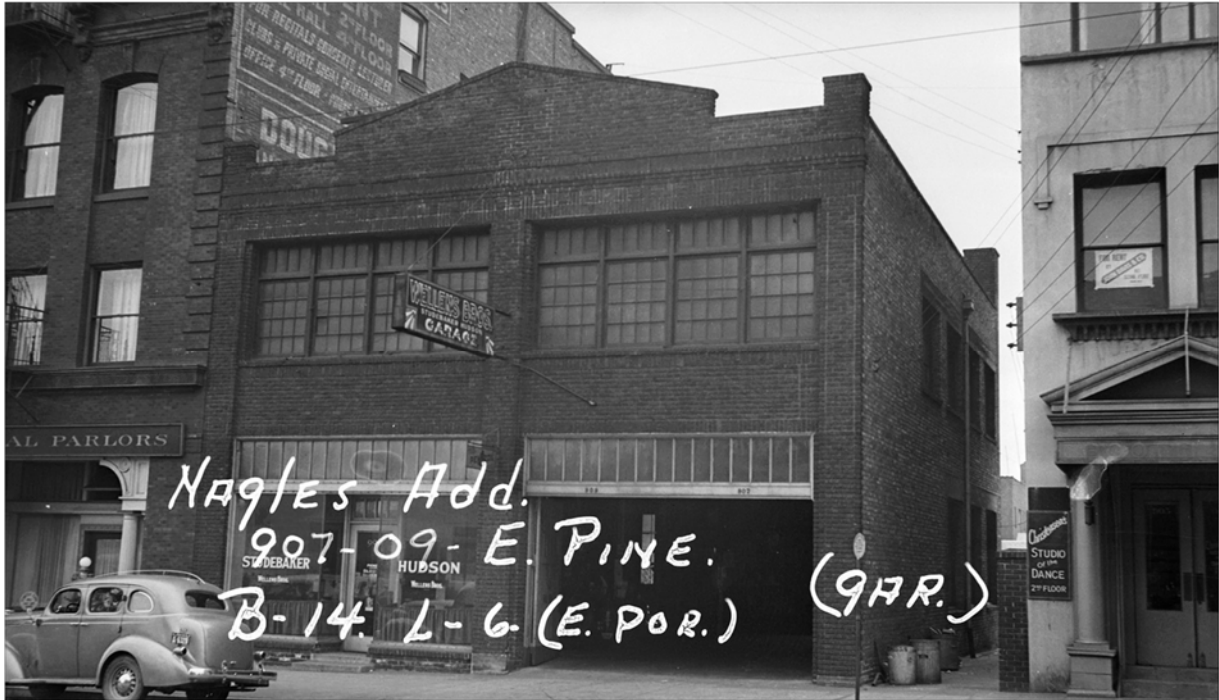


TABLE OF CONTENTS

Introduction.....	1
Property Data	1
Architectural Description.....	2
Setting & site	
Building description	
Summary of alterations	
Historical Context	4
Development of the Capitol Hill neighborhood	
Development and occupants of the subject building	
E.H. Hamlin, original owner	
Victor W. Voorhees, original architect	
Bibliography.....	7
List of Figures.....	9
Figures	10

INTRODUCTION

This landmark nomination was prepared for a prospective owner of the subject property in order to ascertain its historic status. The report was developed by Sonja Molchany, Principal, Fieldwork Studio LLC, and reviewed by Rhoda Lawrence, Principal, BOLA Architecture + Planning.

PROPERTY DATA

Address: 909 E. Pine Street

Tax Parcel: 600300-0442

Legal Description: East 43 feet of Lot 6, Block 14, Addition to the City of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle’s Addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of Plats, page 153, in King County, Washington.

Date of Construction: 1919

Original Use: Auto-related services

Later Uses: Retail; then classroom space

Present Use: Office (street level), vacant (2nd floor)

Original Owner: E.H. Hamlin

Present Owner: State of Washington, State Board of Community & Technical Colleges—Seattle Central Community College

Original Designer: Victor W. Voorhees

Original Builder: Unknown

Property Size: 2,580 square feet

Building Size: 4,720 net square feet

Zoning: MIO-65-NC3P-65

ARCHITECTURAL DESCRIPTION

Setting & site

The subject building is located at the south end of Capitol Hill within the Pike-Pine corridor, mid-block on the south side of E. Pine Street between Broadway and 10th Avenue. In general, the surrounding area is a dense mix of commercial, mixed-use, institutional, and apartment buildings, constructed from the early 20th century to present. Some single-family residences also characterize the neighborhood in the blocks north/northeast of the subject property. The main campus of Seattle Central College (formerly Seattle Central Community College) is northwest of the site. Northeast across E. Pine Street, Cal Anderson Park and Bobby Morris Playfield occupy three blocks north-south from E. Denny Way to E. Pine Street, between Nagle Place and 11th Avenue. *[See Figs 1-10 for site and context]*

Immediately west of the subject site is the Booth Building (1906) and immediately south and southwest is a surface parking lot, both of which have long been owned together with the subject parcel. East of the subject building is the Odd Fellows Temple at 915 E. Pine (1908), a notable four-story masonry building. North across E. Pine is a larger two-story commercial building—the former Boone & Company Pontiac dealership (1925). The First Hill Streetcar runs north-south along Broadway a half-block west of the subject building.

The subject site consists of a 2,580-square-foot parcel 43' wide (east-west) by 60' deep (north-south). (This is the east 43' of Lot 6, which is 128' deep.) The site slopes slightly down to the south. The building footprint occupies nearly the entire site, with the exception of a 3'-wide access easement along the west side. The neighboring property to the west—the Booth Building addressed at 1534 Broadway—likewise has a 3'-wide easement at its east end, for a total 6'-wide space between the buildings. An exterior stair in this location connects the two buildings and provides egress for 909 E. Pine.

Designated Seattle landmarks within about five blocks include:

- Eldridge Tire Company Building (A.H. Albertson, 1925), 1519 Broadway
- White Company Motor Building, (Julian Everett, 1917-18), 1021 E. Pine Street
- Kelly-Springfield Motor Truck Building (Julian Everett, 1917), 1525 11th Avenue
- Cal Anderson Park, Lincoln Reservoir and Bobby Morris Playfield (Olmsted Brothers, 1903, altered), 11th Avenue between E. Pine Street and Denny Way
- First African Methodist Episcopal Church (A. Dudley, 1912), 1522 14th Avenue
- St. Nicholas Russian Orthodox Cathedral (Ivan Palmov, 1932-38), 1714 13th Avenue
- Seattle First Baptist Church (Ulysses G. Fay, 1908-12), 1121 Harvard Avenue
- Old Fire Station #25 (Somervell & Coté, 1909), 1400 Harvard Avenue
- Knights of Columbus (F.W. Bohne, 1913), 700-722 E. Union Street

Building description

The subject building is a two-story, flat-roofed structure with unreinforced brick masonry perimeter walls and post and beam interior on a concrete foundation. It has an overall footprint of approximately 40' wide by 60' deep, with 20' structural bays. It is a modest commercial building, and the primary north façade is characterized by large, rectangular openings and a dark red rug brick finish. Subtle brick patterning consists of several continuous soldier

courses above the second-story windows, along with a row of basket weave. Soldier courses are also used along the top and bottom edges of the spandrels between the first and second stories. The original shaped parapet had a peaked center, with a pilaster rising above the roof line at the east and west ends of the façade. These features have been removed, leaving a low, flat parapet. *[See Figs 11-30]*

Originally, the building had a wood storefront in the eastern bay, with a central, recessed entry door two steps up from the sidewalk. In the western bay, a pair of large wood doors with divided-light upper portion allowed clear access through the approximately 16'-wide and 9'-tall opening. The original multi-light transom band is still visible along the top of these two openings, although the other elements have been altered. The east opening has an anodized aluminum storefront, flush without an entrance in this bay. It appears to date from 1983 alterations that converted the space for use as a florist shop. The west opening has a more recent storefront system that includes an entry door toward its east end. This storefront is set back from the building face and transom, creating a recess. Original divided-light wood windows are at the second story primary façade. Each of the two openings contains four ganged, rectangular 16-light windows, with four-light transoms above.

The other three sides of the building are utilitarian, with common brick laid in common bond. The east wall is without fenestration, as it adjoins the neighboring Odd Fellows Temple, which pre-dates the subject building. The west façade has a series of rectangular openings toward the south end, at each story. It appears from the 1937 tax record photo that these were originally all window openings—three at the first story and four at the second story. The northernmost opening at the second-story has been altered to accommodate a door to access that level, served by the shared exterior stair. The southernmost opening at the first story appears to have been infilled and contains an egress door. Several of the openings retain original paired nine-light wood windows, all with sandstone sills and lintels.

On the south (rear) façade facing the parking lot, there are two openings (also with sandstone lintels) at the first story, and none at the second. The eastern opening contains what appears to be a contemporary aluminum nine-light window. The larger western opening has been infilled with a solid panel, which contains a passage door. An asphalt ramp in the parking lot serves this door.

On the interior, the building originally was largely open and utilitarian. Aside from the small office space located at the northeast corner of the building, which original drawings called out as having plastered walls and ceiling, it would have been unfinished. The archival property record card noted ceiling height as 14'-6" at the first floor and 12' at the second floor. It also cited fir and concrete floors, and two hydraulic hoists. The building may have originally had an interior vehicle ramp along the west side; if so, it does not remain.

The building interior has been altered, primarily in the last 35 years since its auto-related use ended. There are no interior stairs connecting the first and second floors of the building. Exterior stairs at the west side of the building provide access to and egress from the second floor, and an interior stair at the southwest corner provides egress. Materials and finishes on the interior are contemporary, consisting of gypsum board on demising walls, suspended acoustical tile ceilings at the second floor, and resilient and carpet flooring.

Summary of alterations

The permit card on file at SDCI for this property is labeled "905-909 E. Pine" and appears to contain records for the neighboring Booth Building, *not* the subject building. (The subject building is addressed as 907 or 909 E. Pine, but 905 E. Pine consistently refers to the north entrance of the Booth Building.) However, the original drawings are on file along with later permit records. The following are permitted alterations to the property:

Permit	Date	Comments
176378	1919	Construct store building for E.H. Hamlin; Victor Voorhees, architect
	1981	Painted plywood sign attached to building – Central Pontiac Auto Repair
607219	1983	Alter & establish use of 1st floor of art/studio/assembly
004543	1986	Install passenger elevator
713114	2000	Non-structural interior alterations to existing building
715348	2000	T.I. to build internet café & business service center
717797	2000	Gas furnace
729074	2002	Roofing repairs & seismic upgrades; install parapet bracing, new roof insulation & roofing
628140	2011	Removal of existing exterior stair and replacement with new exterior stair, SCCC

HISTORICAL CONTEXT

Development of the Capitol Hill neighborhood¹

Seattle's Capitol Hill is situated on the northern portion of a long, north-south ridge east of downtown. The neighborhood is generally bounded by I-5 on the west, 23rd Avenue E. on the east, E. Pike and E. Madison Streets along the south, and Interlaken Park and 520 on the north. The ridge continues south into First Hill. ***[See Figs 31-36 for historic neighborhood photos]***

Capitol Hill was logged off in the 1880s, though not before a wagon road was cut through the forest to reach a cemetery established at the top of the hill in 1872, later known as Lake View Cemetery. In 1876, the city purchased 40 acres immediately south of the cemetery—land that would become Volunteer Park. Much of the hill was developed by J.A. Moore, who purchased 160 acres in 1900 and began improvements before platting residential subdivisions.

J.H. Nagle's First Addition, in which the subject property lies, was platted in 1880 by David Denny as a trustee and guardian of the estate of John H. Nagle. Nagle, a Seattle pioneer, held a 161-acre donation land claim that became part of Capitol Hill's Broadway neighborhood. He farmed his land, raising cows and cultivating fruit trees and vegetables, as well as serving as King County Assessor from 1857 to 1861. In 1874, Nagle was committed to the Insane Asylum for Washington Territory, and Denny was appointed to manage his estate. Denny left most of Nagle's original farm unplatted, and after Nagle's death in 1897, the city purchased just over 11 acres of this "open tract" for use as a reservoir. This became Lincoln Reservoir and Lincoln Park (renamed Broadway Playfield in 1922 and Bobby Morris Playfield in 1980). The full site was named Cal Anderson Park in 2003, in honor of Washington State's first openly gay legislator.²

Streetcar lines encouraged development as businesses opened along transit corridors and residential areas grew nearby. An electric trolley line in 1891 linked Capitol Hill to First Hill and Beacon Hill along Broadway, and in 1901 the City Park line connected downtown to Volunteer Park. Lines along 15th, 19th, and 23rd Avenues followed over the next eight years. Residential development included both grand and modest houses, most on standard lots of about 60' by 120'.

¹ This neighborhood overview is derived primarily from Dorpat's "Seattle Neighborhoods: Capitol Hill, Part 1—Thumbnail History" and Caldbick's "Seattle Neighborhoods: Capitol Hill, Part 2—Thumbnail History."

² Decoster, n.p.

Lowell School, the area's first grade school (originally called Pontius School and later Columbia School), opened in 1890 at E. Mercer and Federal Avenue. By 1902, the school's 12 teachers had 469 students in eight grades. The same year, Seattle's first purpose-built high school opened, located on the northwest corner of Broadway and E. Pine Street. It was called Seattle High School and then changed to Broadway High School; now a portion of the original building is incorporated into Seattle Central College's Broadway Performance Hall. In 1905, the Summit School (now the Northwest School) opened at the south end of the neighborhood and in 1906 Stevens School at the north end on 18th and Galer (both Seattle landmarks).

Catholic families clustered in the Stevens neighborhood in part due to the proximity of a number of Catholic institutions. Holy Names Academy (1907) at 21st Avenue E. and E. Aloha, St. Joseph's Church and School (1907 and 1908, respectively) on 18th Avenue E. at E. Aloha, and Forest Ridge School (1907) on Interlaken.

In the first two decades of the 20th century, auto dealers and related businesses clustered on Broadway, Pike, and Pine streets to form Seattle's earliest "auto row." The first automobiles here were sold about 1906, on Broadway near the high school.³ Dealerships and related businesses such as repair shops, parts dealers, paint shops, garages, and used car dealers spread primarily along Pike and Pine, west toward downtown and east to Madison Street. "Fireproof" structures of brick or concrete with large, plate glass windows were developed to house auto dealerships, with a showroom and offices on the ground floor and ramps to parking and/or repair space above. Auto row thrived as car ownership became more prevalent and with the strong 1920s economy. Some dealership buildings were larger and more ornate, up to four stories tall and faced with terra cotta. Examples include the White Company Motor Building at 1021 E. Pine Street (1918, Seattle landmark), the former Packard dealership at 1120 E. Pike (1920), and the former Boone & Company Pontiac dealership at the northeast corner of Broadway and E. Pike (1925).

The auto-related character of the Pike-Pine corridor declined during the Great Depression and then World War II, as auto production halted. Following the war, dealerships were more likely to occupy sites that included large outdoor lots and display areas, rather than the indoor showrooms of the 1920s. Buildings were converted to industrial, office, or warehouse use. A series of furniture and interiors businesses clustered along Broadway, and larger commercial spaces were often divided into smaller shops and studios.

Capitol Hill today is a thriving neighborhood and the unofficial center of Seattle's LGBTQ community. The area is known for shops, bars, and restaurants, as well as cultural institutions such as the Seattle Asian Art Museum and Volunteer Park Conservatory. Major construction in the neighborhood over the last decade or more has included large mixed-use buildings of up to six stories and the opening of the Capitol Hill light rail station in 2016.

Development of the subject building

While King County Assessor's records give a construction date of 1912 for the building, research clarifies that the building was in fact designed and built in 1919. (The archival property record card has a question mark following the 1912 date.) Historic photos and maps show a single-family residence on the property until at least ca. 1917, presumably until it was moved or demolished for construction of the existing building at 909 E. Pine. **[See Figs 37-43 for historic property photos]**

The subject building was constructed as an investment property for original owner E.H. Hamlin. The earliest discovered newspaper citation indicated that Hamlin was building it for the Triangle Electric Company.⁴ The 1919 city directory listing for the Triangle Electric Company identifies them as "automobile electricians," and a 1922 directory listing for the company notes "Willett Batteries, Automobile Electric Supplies and Service." Neither the original owner nor the original occupant lasted long; Hamlin sold the property in 1921⁵ and by 1925 the Triangle Electric Company was gone and the building had new occupants.

³ Sheridan, p. 27.

⁴ *Seattle Times*. "New Buildings Going Up," May 4, 1919, p. 30.

⁵ *Seattle Times*. "Three Big Sales Made," June 26, 1921, p. 60.

Wellens Brothers auto repair garage subsequently occupied the building from 1925 at least into the late 1930s. In the 1937 tax record photo, their signage indicates that they specialized in Studebaker and Hudson. By 1940, the building was listed as vacant in the city directory. At this point Central Pontiac was located across the street at 1600 Broadway, and from at least 1944 into the early 1980s, the subject building housed the service department/repair garage for Central Pontiac.⁶

In 1983, the building was remodeled and converted from its auto-related use to a retail store for Broadway Flower & Interior.⁷ Broadway Florist is listed at the address in city directories until 1996. At that time, Seattle Central Community College acquired the building and subsequently used it for administrative and classroom purposes. The College vacated the property in recent years and the building has since housed short-term office tenants.

E.H. Hamlin, original owner

Edward H. Hamlin was president of the E.H. Hamlin Company, salmon brokers. The company office was in the Mutual Life Building in Pioneer Square, and Hamlin and his wife Irene resided at the Olympian Apartments at 1605 E. Madison.⁸ Born in Port Townsend, Hamlin had lived in Seattle since childhood, attending high school and business college here.⁹ Before establishing his salmon brokerage, he was a wholesale grocer. In 1917, Hamlin was elected a trustee of the Merchant's Exchange of Seattle, representing mercantile interests.¹⁰ Hamlin died in 1949 at age 70.

Victor W. Voorhees, original architect

Original drawings on file at SDCI's Microfilm Library identify the architect as V.W. Voorhees. Victor W. Voorhees (1876–1970), born in Cambria, Wisconsin, practiced as an architect in Seattle beginning in 1904, when he established Fisher & Voorhees in Ballard. Voorhees is credited with the design of more than 110 projects between 1904 and 1929.¹¹ In addition to designing a number of prominent buildings, he was well known for his standardized house, cottage, and bungalow plans. Voorhees' range of projects included single-family residences, apartment buildings, industrial buildings, fraternal halls, retail stores, banks, and hotels. After 1917, he was a supervising architect for Willys-Overland Company, designing auto showrooms and garages in Seattle and Spokane. Listed as an architect in Seattle city directories until 1957, he died in Santa Barbara, California.¹² **[See Figs 44-47]**

The subject building was designed by Voorhees in roughly the middle period of his long and prolific career. The building at 909 E. Pine was designed as a straightforward, auto-related commercial form. While it was developed for an individual client, the building was constructed during a period when Voorhees was also the supervising architect for the Willys-Overland Company and may have been focusing on auto-related projects. Not limited to a particular building type during his career, Voorhees was the architect of many varied structures. The subject building was more modest or utilitarian than many of the architect's well-known projects.

Known extant buildings designed by Voorhees include:

- Washington Hall (1908, Seattle landmark), 153 14th Ave
- Old Georgetown City Hall (1909, Seattle landmark), 6202 13th Ave S.
- Crescent-Hamm Building (1925-26, Seattle landmark), 4302 SW Alaska Street
- Lloyd Building (1926, Seattle landmark), 601 Stewart Street
- Vance Hotel/Hotel Max (1927), 620 Stewart Street

⁶ SDCI permit records.

⁷ Ibid.

⁸ 1919 city directory.

⁹ *Seattle Times*. "E.H. Hamlin, Salmon Canner, Long Ill, Dies." February 14, 1949, p. 20.

¹⁰ *Seattle Times*. "Exchange Elects New Trustees." July 12, 1917, p. 17.

¹¹ Ochsner, p. 483.

¹² Ibid, p. 483.

- Troy Laundry (1927, Seattle landmark), 311-329 Fairview Ave N.
- Vance Building (1929), 1402 3rd Ave

BIBLIOGRAPHY

Bush, Roed & Hitchings, Inc. "Topographic and Boundary Survey, Capitol Hill Housing / Enterprise Community Partners, E. Pine Street and Broadway." August 8, 2018.

_____. "Seattle Neighborhoods: Capitol Hill, Part 2—Thumbnail History." HistoryLink.org Essay 9841. June 3, 2011. <https://historylink.org/File/3188> (accessed April 16, 2019).

DeCoster, Dotty. "Nagle, John H. (1830-1897)." HistoryLink.org Essay 9268. January 23, 2010. <https://www.historylink.org/File/9268> (accessed May 12, 2019).

Dorpat, Paul. "Seattle Neighborhoods: Capitol Hill, Part 1—Thumbnail History." HistoryLink.org Essay 3188. May 7, 2001. <https://historylink.org/File/3188> (accessed April 16, 2019).

_____. "Seattle Now & Then: Seattle (aka Broadway) High School." <https://pauldorpat.com/2013/04/20/seattle-now-then-seattle-aka-broadway-high-school/> (accessed May 13, 2019).

The Johnson Partnership. "Eldridge Tire/1519 Broadway." Landmark Nomination Report, September 2016.

King County iMap. <https://gismaps.kingcounty.gov/iMap/> (accessed April 16, 2019).

King County Tax Assessor. Property Record Card and Folio (available at Puget Sound Regional Archives).

Marx|Okubo. "Property Condition Assessment: Youthcare, 1534 Building Broadway, 907 East Pine Street, Seattle, Washington." Prepared for Enterprise Community Partners, July 20, 2018 (draft).

Michelson, Alan, ed. "Voorhees, Victor W., Architect (Practice)." PCAD (Pacific Coast Architecture Database). <http://pcad.lib.washington.edu/firm/1999/> (accessed April 16, 2019).

Miller, Brian. "On the Block: Capitol Hill Housing, Mithun have plans for key Broadway site held by Seattle Central College." *Seattle Daily Journal of Commerce*. May 10, 2018.

Nyberg, Folke and Victor Steinbrueck. *Capitol Hill: An Inventory of Buildings and Urban Design Resources*. Seattle: Historic Seattle Preservation and Development Authority, 1975.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture: A Historical Guide to the Architects*. 2nd ed. Seattle: University of Washington Press, 2014.

PBS. "Phase I Environmental Site Assessment: South Annex Properties, 1532 & 1534 Broadway and 907 East Pine Street, Seattle, Washington 98122." Prepared for Enterprise Community Partners, July 17, 2018.

R.L. Polk Co. *Polk's Seattle City Directory*. Various dates.

Seattle Department of Construction & Inspections. Microfilm Library.

_____. Permit and Property Records. <http://web6.seattle.gov/dpd/edms/> (accessed April 16, 2019).

- _____. Side Sewer Cards and Maps. <http://web6.seattle.gov/DPD/SideSewerCardsv2/default.aspx> (accessed March 26, 2019).
- Seattle Department of Neighborhoods. Historical Site Inventory. "1534 Broadway." <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=487> (accessed April 16, 2019).
- Seattle Municipal Archives. Digital Collections. <http://archives.seattle.gov/digital-collections/> (accessed March 26, 2019).
- Seattle Public Library. Special Collections. Seattle Neighborhood History Project, Capitol Hill. <http://cdm15015.contentdm.oclc.org/cdm/capitolhill/collection/p16118coll1> (accessed March 26, 2019).
- Seattle (Daily) Times* (historical database available through Seattle Public Library online collections).
- "Exchange Elects New Trustees." July 12, 1917, p. 17.
 - "New Buildings Going Up." May 4, 1919, p. 30.
 - [E.H. Hamlin Company advertisement]. August 31, 1919, p. 107.
 - "Sales in Auto District." September 28, 1919, p. 85.
 - "Three Big Sales Made." June 26, 1921, p. 60.
 - "E.H. Hamlin, Salmon Canner, Long Ill, Dies." February 14, 1949, p. 20.
- Sheridan, Mimi. "Historic Property Survey Report: Seattle's Neighborhood Commercial Districts." Prepared for City of Seattle Department of Neighborhoods, Historic Preservation Program. November 2002.
- University of Washington Libraries, Special Collections.
- Williams, Jacqueline B. *The Hill With a Future: Seattle's Capitol Hill 1900–1946*. Seattle: CPK Ink, 2001.

LIST OF FIGURES

Maps and aeriels

Fig 1 Vicinity map	10
Fig 2 2017 aerial photo	11
Fig 3 2019 site survey	11
Fig 4 Aerial view southeast over Lincoln Park Reservoir and Playfield, 1970.....	12

Context and current photos

Fig 5 View west along E. Pine Street from 11th Ave.....	13
Fig 6 View west along E. Pine Street from a block east of the subject building	13
Fig 7 View west/southwest on E. Pine Street	13
Fig 8 View west along E. Pine Street.....	14
Fig 9 View south on Nagle Place.....	14
Fig 10 View east along E. Pine Street.....	14
Figs 11 & 12 1937 and current view toward the north and west façade	15
Fig 13 View looking south at the primary north façade	16
Fig 14 View northeast along the storefront portion of the north façade.....	16
Figs 15 & 16 Two storefront views	17
Fig 17 View looking up at the original windows, primary north façade	17
Fig 18 View south showing the exterior shared stair	18
Fig 19 View northeast from the parking lot, along the west façade	18
Fig 20 View south from the exterior landing between the buildings	18
Fig 21 View northeast from the parking lot, showing south façade.....	19
Fig 22 View north at the south façade	19
Fig 23 View northeast, partially showing the west parapet	20
Fig 24 Interior view at the first floor, looking north toward the storefronts	20
Fig 25 Interior view, first floor looking south	21
Fig 26 Interior view, first floor looking southeast.....	21
Fig 27 View in the front (northern) room of the second floor.....	22
Fig 28 View along the north windows, second floor	22
Fig 29 View at the second-floor “entry lobby” off the exterior landing	23
Fig 30 View in the southern room on the second floor	23

Historic Photos

Fig 31 Undated view looking northwest toward Broadway High School	24
Fig 32 Undated panoramic view looking east from the roof of Broadway HS	24
Fig 33 Lincoln Park Playfield, 1910, view looking northeast.....	25
Fig 34 Lincoln Park Playfield, 1910, view looking northeast.....	25
Fig 35 View looking south on Broadway toward E. Pine Street in 1917.....	26
Fig 36 The former Boone & Company Pontiac dealership, 1937.....	26
Fig 37 Ca. 1917 view of the neighboring Booth Building.....	27
Fig 38 Ca. 1920 view of the neighboring Booth Building and subject building	28
Figs 39 & 40 1937 tax record photos.....	29
Fig 41 1959 tax record photo	30
Fig 42 Ca. 1975 view of Odd Fellows Temple with portion of the subject building	30
Fig 43 Archival King County Tax Assessor property record card, 1937.....	31

Other Buildings by Victor W. Voorhees

Figs 44-47 Washington Hall, Troy Laundry, Vance Building, Vance Hotel	32
--	----

Original Drawings	33-34
--------------------------------	-------

FIGURES

Contemporary photos by author and date from April 2019 unless noted otherwise.

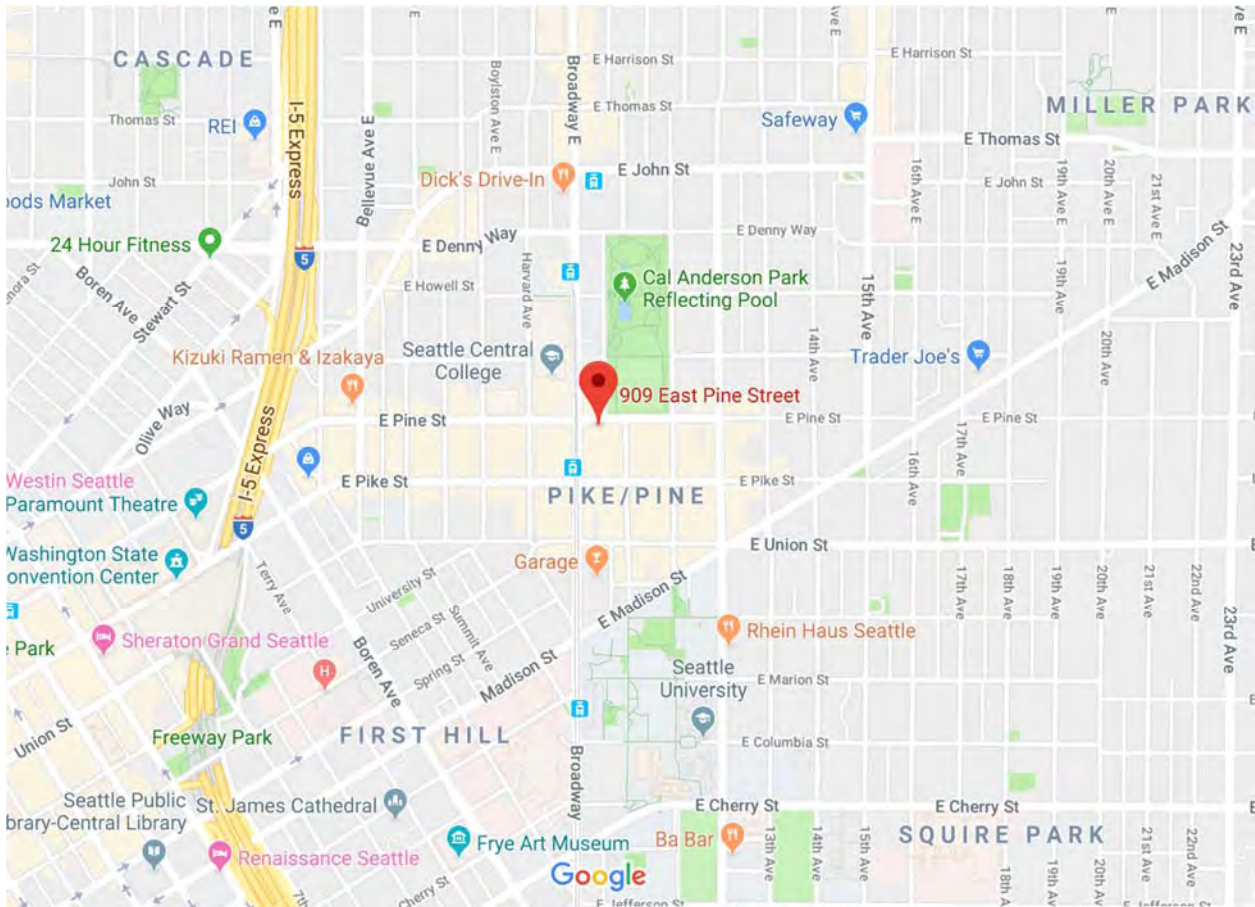


Fig 1 A vicinity map showing the approximate property location. North is up. (Google Maps)



Fig 2 A 2017 aerial photo, showing the property with a dashed red outline. North is up. (King County iMap)

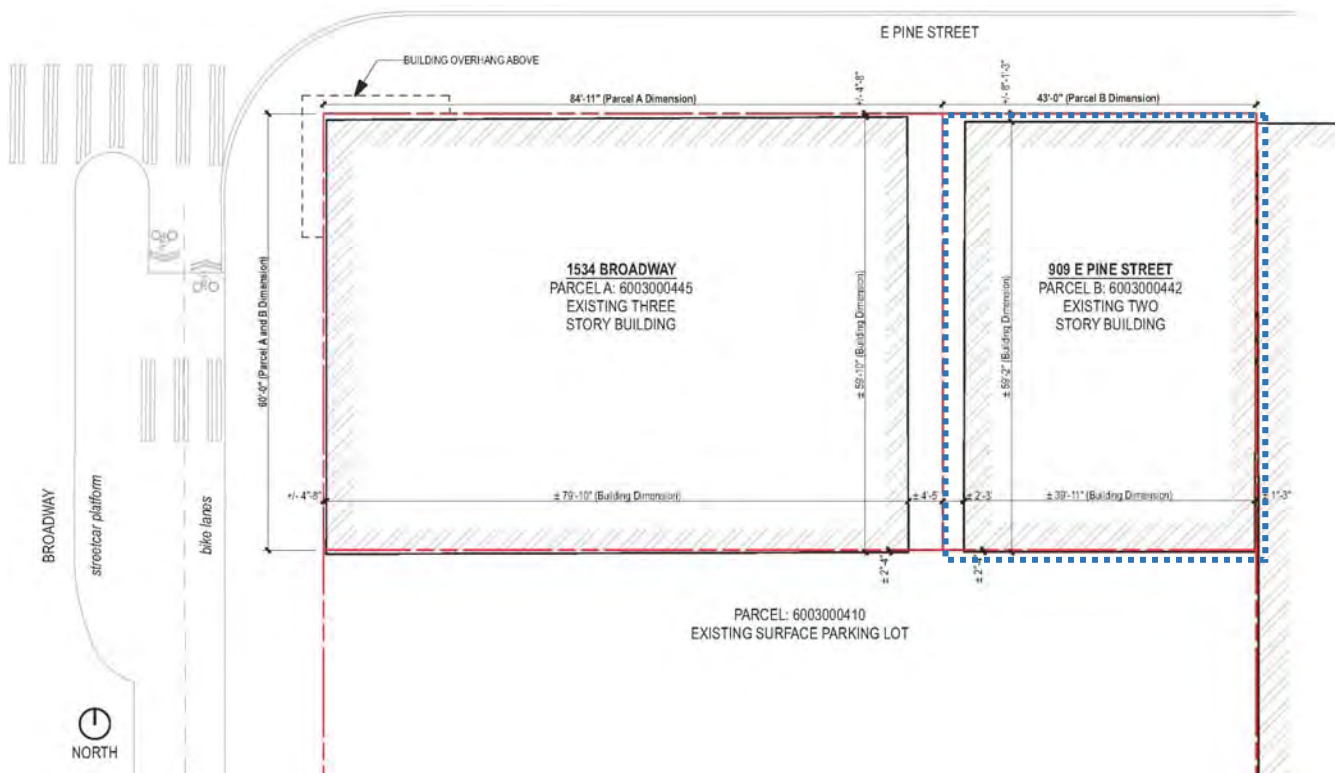


Fig 3 Existing site plan, showing the subject property within the dashed blue outline. (Weinstein A+U, May 6, 2019)



Fig 4 Aerial view southeast over Lincoln Park Reservoir and Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1970. The subject property is indicated with a red arrow. (Seattle Municipal Archives, item no. 76240)

CONTEXT/CURRENT PHOTOS



Context views; subject building is indicated with a red arrow.

Fig 5 Left, view west along E. Pine Street from 11th Ave, with the White Motor Company building in the left foreground.

Fig 6 Middle, view west along E. Pine Street from a block east of the subject building. The Odd Fellows Temple is prominent in the mid-ground.

Fig 7 Bottom, view west/southwest on E. Pine Street.



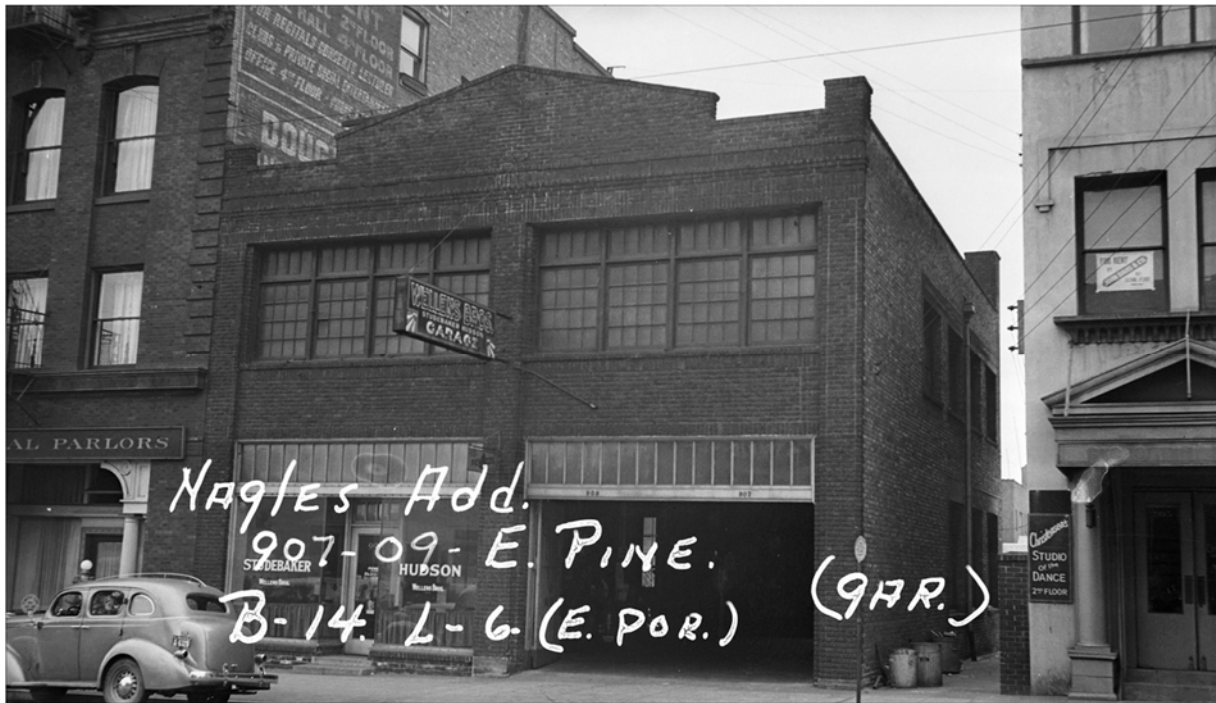


Fig 8 Left, view west along E. Pine Street, with the Odd Fellows Temple in the left foreground.

Fig 9 Middle, view south on Nagle Place. The fence along the left side of the frame is the west edge of Bobby Morris Playfield.

Fig 10 Bottom, view east along E. Pine Street.





Figs 11 & 12 View looking southeast across E. Pine Street, toward the primary north façade and west façade of the building. The top photo is the 1937 tax record photo (Puget Sound Regional Archives), for comparison with the same view of the building today.



Fig 13 View looking south at the primary north façade.



Fig 14 View northeast along the storefront portion of the north façade.



Figs 15 & 16 Two storefront views. Left, note the remaining step that indicates where the original storefront entry was located. Right, infill and contemporary storefront behind the original transom.



Fig 17 View looking up at the original windows, primary north façade.



Fig 18 Left, view south showing the exterior stair shared between the subject building and Booth Building to the west. **Fig 19** Right, view northeast from the parking lot, along the west façade of the building.



Fig 20 View south from the exterior landing between the buildings, second story.



Fig 21 View northeast from the parking lot behind the building, showing south façade.
(Immediately east is the west wall of the Odd Fellows Temple.)



Fig 22 View north at the south façade.



Fig 23 View northeast, partially showing the west parapet.



Fig 24 Interior view at the first floor, looking north toward the storefronts.



Fig 25 Interior view, first floor looking south.

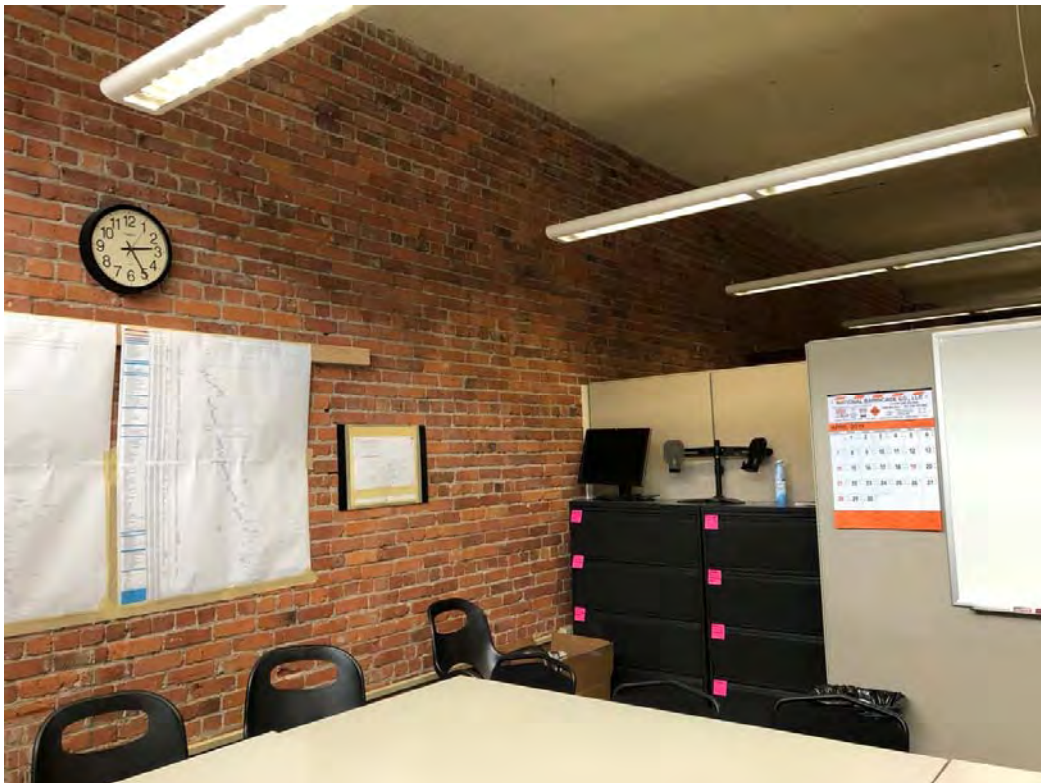


Fig 26 Interior view, first floor looking southeast along the east wall.



Fig 27 Above, view in the front (northern) room of the second floor.



Fig 28 Left, view along the north windows, second floor, showing dropped ceiling.



Fig 29 Left, view at the second-floor “entry lobby” off the exterior landing.

Fig 30 Below, view in the southern room on the second floor.



HISTORIC PHOTOS



Fig 31 An early view looking northwest toward Broadway High School, undated. (Dorpat Now & Then blog)



Fig 32 An early panoramic view looking east from the roof of Broadway High School, undated. The subject property is marked with a red arrow. (Dorpat Now & Then blog)



Fig 33 Lincoln Park Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1910, view looking northeast.
(Seattle Municipal Archives, item no. 38015)



Fig 34 Lincoln Park Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1910, view looking northeast.
(Seattle Municipal Archives, item no. 76255)



Fig 35 View looking south on Broadway toward E. Pine Street in 1917, approximately a half-block west and south of the subject building. (MOHAI, item no. 1983.10.10456.2)



Fig 36 The former Boone & Company Pontiac dealership, at the northeast corner of Broadway and E. Pine, shown in a 1937 tax record photo. (King County Tax Assessor property record card, Puget Sound Regional Archives)



Fig 37 This ca. 1917 view of the neighboring Booth Building was taken prior to construction of the subject building. An earlier residence is visible on the subject site, marked with a red arrow. (UW Libraries Special Collections, order no. CFT0087)



Fig 38 The subject building is evident in this ca. 1920 view of the neighboring Booth Building, looking southeast from the intersection of E. Pine Street and Broadway. (MOHAI, item no. 1983.10.2175)



Figs 39 & 40 Two 1937 views show the north façade (top) and the north and west façades (above). (King County Tax Assessor property record card, Puget Sound Regional Archives)



Fig 41 This 1959 tax record photo shows the building following storefront changes. Note the east storefront has been replaced with a large fixed unit. (Puget Sound Regional Archives)



Fig 42 A ca. 1975 view of the Odd Fellows Temple includes the eastern portion of the subject building. (Seattle Municipal Archives, item no. 182276)

[illegible]

Fig 43 Archival King County Tax Assessor property record card, 1937. (Puget Sound Regional Archives)



Examples of other buildings designed by architect Victor W. Voorhees:

Fig 44 Left, Washington Hall (Joe Mabel)

Fig 45 Middle, Troy Laundry (Joe Mabel, 2007, prior to its incorporation into a new development)

Fig 46 Bottom left, Vance Building (Joe Mabel)

Fig 47 Bottom right, Vance Hotel (undated historic photo, University of Washington Libraries, Special Collections, UW2033)



ORIGINAL DRAWINGS

