The City of Seattle
Landmarks Preservation Board
Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 207/22

REPORT ON DESIGNATION

Name and Address of Property**: Caroline Horton House**
627 14th Avenue E

Legal Description: Parcel A. That portion of the southeast quarter of the northeast quarter of Section 29, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the southeast corner of Lot 13, Block 6, Capitol Hill Addition, Division Number 1, according to the plat thereof recorded in Volume 10 of Plats, page 11, in King County, Washington; thence north 49.76 feet; thence east 100 feet, more or less, to the west line of 14th Avenue North; thence south 48.7 feet, more or less, along said west line to the northeast corner of Lot 1, Block 9, of said Supplemental Plat of Pontius Addition; thence west 100 feet, more or less, to the point of beginning; (Also known as Lot 12, Block 6, Capitol Hill, according to the unrecorded plat thereof).; and

Parcel B. Lot 1, Block 9, Supplemental Plat of Frank Pontius Addition, according to the plat thereof recorded in Volume 8 of Plats, page 40, in King County, Washington.

At the public meeting held on June 1, 2022 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Caroline Horton House at 627 14th Avenue E as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

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

DESCRIPTION

Site and Neighborhood Context

The Caroline Horton house is located at 627 Fourteenth Avenue East on Seattle's Capitol Hill. It is the southernmost house on the west side of Seattle's "Millionaire's Row," a National Register Historic District. Built in 1906-07 as a single-family residence, the house and associated outbuilding now contains eight rental units. The property is currently owned by Hall House LLC.

Site Location

The subject property consists of a rectangular parcel of land approximately 100 feet by 90 feet, with the 90-foot dimension oriented north-south along Fourteenth Avenue East. The property is on the west side of Fourteenth, just south of the intersection with E. Roy Street, which does not continue west to Thirteenth but ends at Fourteenth. The grade along Fourteenth Avenue East is relatively level, and the parcel slopes toward the west from an elevation of 448 feet at Fourteenth Avenue East to elevation 442 feet at the west property line. Adjacent to the east property line is a concrete sidewalk, broad planting strip, and Fourteenth Avenue East, which is paved with asphalt. At the north edge of the parcel is a concrete driveway leading from Fourteenth Avenue East to a detached garage in the northwest corner of the parcel that is now a rental unit; a low, concrete block retaining wall separates the driveway from the parcel to the north. Adjacent to the south property line on the adjacent parcel is a concrete driveway serving garages of the Fairhome Apartments. The west side of the parcel south of the detached garage contains a fenced patio and garden space.

Neighborhood Context

The neighborhood in which the Caroline Horton house is located is mixed, with large, single-family residences to the north and east and multi-story apartment buildings to the south and west. It is part of a neighborhood along Fourteenth Avenue East referred to as "Millionaire's Row" where the houses were built in many different styles and in a variety of materials including stone, brick, shingles, clapboard, siding, and stucco. Windows are typically painted wood, as are trim, soffits, fascias, and other architectural details. Roofs were originally clad in wood shingles but today are typically finished with asphalt composition shingles.

To the immediate north is the David Whitcomb House, built in 1907 to the design of architect Henry Dozier. It is a two-and-one-half story American foursquare house, also sometimes described as Colonial Revival. The house is built of light grey brick with painted wood porch, windows, and trim, and a hip roof. Across Fourteenth Avenue to the east, on the southeast corner with E. Roy Street, is the Robert Tripple house, also designed by architect Henry Dozier and built in 1902. This two-and-one-half story hip roof house features a stone foundation, tightly-coursed pressed brick on the first floor and textured stucco on the upper floor. Windows are wood with leaded glass, corbels under the projecting corner window bays are scroll-cut

wood, and the soffits with shaped rafter tails are also painted wood, but otherwise the house has little detail.

From the Horton house on the west side of Fourteenth Avenue and the Tripple house on the east side of Fourteenth Avenue, the Millionaire's Row historic district extends north to Prospect Street and the southern entrance to Volunteer Park and includes twenty-four residences. The oldest are the Robert Tripple house and Thomas Russell house, both built in 1902, followed by the David Skinner house, Thomas and Sarah Esther Bordeaux house, James Moore house, Charles Cobb house, Fred Rowell house, and Edward Ederer house, all built in 1903. Millionaire's Row also includes homes built in the late 20th century, including the Peter Nelli house, designed by Fred Bassetti (1949), the mid-century modern Harry Blackford house (1952), and the C.D. Hills house (1978); a new single-family residence is currently under construction at 805 14th Avenue East where the 1902 Andrew Weber house once stood.

Immediately south of the subject property at 615 Fourteenth Avenue East are the Fairhome Apartments, a three-story brick apartment building built in 1928. Designed by architect A.A. Geiser, when first completed the building contained 28 apartments and boasted mahogany trim, electric refrigeration and cooking, and a fireproof garage.

Immediately west of the subject property are two, four-story apartment buildings. Since the elevation of Thirteenth Avenue East is approximately twenty feet lower than the rear yard of the subject property, the height of these apartment buildings appears to be relatively equal to or lower than the height of the Caroline Horton house. To the southwest of the subject property at 626 Thirteenth Avenue East are the Maryland Apartments, designed by architect Henderson Ryan and built in 1910 for John B. Hart. This brick building, which now contains 20 condominium units, was designated a City of Seattle Landmark in 1989. To the northwest of the subject property at 630 Thirteenth Avenue East is the "Toltec," an 18-unit condominium building. It appears the "front" or western portion of this 1959 building was built in front of the still-existing 1906 Hart residence designed by James Schack.

Historic Status

In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Capitol Hill neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the Caroline Horton house was identified as a "building significant to the community." The City of Seattle Department of Neighborhoods Historic Resources Survey Database identifies the Caroline Horton house as "Mary and Martha Hall," a later owner, and states: "In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance."

On January 28, 2021 Seattle's Millionaire's Row was designated a National Register Historic District. The Caroline Horton house is a historic contributing structure in the district and the detached garage in the northwest corner of the parcel is also a historic contributing structure in the district.

Designated City of Seattle Landmarks located within a quarter-mile radius of the subject property include:

1. Maryland Apartments, 626 13th Avenue East (1910, Henderson Ryan, architect)
2. Thomas and Sarah Esther Bordeaux House, 806 14th Avenue East (1903, William D. Kimball, architect)
3. James Moore House, 811 14th Avenue East (1903, W.D. Kimball, architect)
4. Parker-Fersen House, 1409 East Prospect Street (1909, Frederick Sexton, architect)
5. Volunteer Park Grounds, 1400 East Prospect Street (1909-1910, John Charles Olmsted, Olmsted Brothers Landscape Architects)
6. Volunteer Park Water Tower, 1400 East Prospect Street (1906-1908)
7. Volunteer Park Reservoir, 1400 East Prospect Street (1901)
8. Horace and Susie Revels Cayton House, 518 14th Avenue East (1903, Felmley and Plumb, builders)
9. Highland Apartments, 931 11th Avenue East (1924, Stuart & Wheatley, architects)
10. Anhalt Apartment Building, 1005 East Roy Street (1928, Anhalt and Borchert, designers and builders)
11. Anhalt Apartment Building, 1014 East Roy Street (1929-1930, Anhalt and Borchert, designers and builders)
12. St. Joseph's Church, 732 18th Avenue East (1929, A.H. Albertson, architect)

Building Description

The Caroline Horton residence was built in 1906 as a single-family residence. The primary structure of the house is wood frame with concrete foundation; it is two stories with attic and basement. The main block of the house is rectangular in footprint, roughly 35 feet in the east-west dimension by 51 feet in the north-south dimension. On the east side of the house facing Fourteenth Avenue East is a one-story front porch and on the north side of the house is a projecting one-story enclosed rear porch; both are visible from Fourteenth Avenue. At the south end of the west elevation is a one-story enclosed conservatory; it is not visible from the street. The front of the house is set back approximately twenty feet from the property line and is approached by a concrete sidewalk that rises slightly as it approaches five steps up to the front porch. To the north of the front porch are a porch, steps, and concrete sidewalk connecting to a concrete driveway on the north side of the property; this porch north of the front porch appears to be an addition. The driveway is now used for parking.

A one-story detached garage is located in the northwest corner of the property. This gambrel-roofed structure is clad in painted wood shingles. The former east-facing garage door has been removed and the garage was converted into a dwelling unit. The rear yard west of the house has a concrete patio, a small one-story shed, and, in the southwest corner of the property, a swimming pool. An open wood stair from the roof of the conservatory, now a second-floor deck, lands on the patio adjacent to the detached garage / dwelling unit; this stair is a later addition. A steel landing and curving steel stair provide access from the first floor to the swimming pool; this too is a later addition.

There is a concrete block retaining wall along the north property line that belongs to the adjacent single-family residence. Topographic change suggests retaining walls along the west and south property lines were probably built by and are probably owned by the adjacent properties, both of which were developed after the subject property; the rockery along the south property line is visible from Fourteenth Avenue East.

According to SDOT, there are four street trees between the sidewalk and Fourteenth Avenue East, two of which are privately owned and two of which are owned by Seattle Department of Parks and Recreation. As noted below, trees in front of the Caroline Horton house are the southern end of a nearly continuous tree canopy over Fourteenth and extending north several blocks. Also known as Volunteer Parkway, this portion of Fourteenth Avenue East is owned and maintained by the Seattle Department of Parks and Recreation; the northern end of Volunteer Parkway is East Prospect Street and the southern end is at the south property line of the subject property.

The front or east side of the subject property is lawn from the house to the sidewalk. In the southwest corner of the property are several trees. The rear or west side of the property contains one large tree and several smaller trees. According to SDCI, existing tree canopy coverage is approximately 39% of the lot area.

The form of the Caroline Horton residence is a hipped-roof rectangular block, two-stories tall and three units wide on the front elevation, with porches on the east and north elevations and a conservatory on the west. As discussed elsewhere in this report, it is a form architect W.D. Van Siclen turned to repeatedly in designing single family residences. Main living spaces were originally located on the first floor, which is elevated approximately 30” above grade, with bedrooms on the second floor. The attic, which receives light from dormers on each of the four elevations, may have originally contained staff bedrooms, although the presence of a balcony in the west attic dormer suggests there could have been more formal rooms at this level.

The first floor of the house is clad in rough-tooled, random-pattern, high Cascades granite veneer, a material and stone pattern found on several other houses on “Millionaire’s Row” including the 1904 Samuel Hedges House (702 Fourteenth Avenue East) and 1904 Elbridge Stuart House (720 Fourteenth Avenue East). Joints are pointed with lighter-colored mortar in a distinctive, raised “bird’s beak,” emphasizing the stone’s irregular pattern. Windows and doors are recessed into the wall and sit on projecting sills of cut stone; tooled stone edges and bird’s beak mortar joints turn in at jambs and heads, emphasizing the solidity of the wall.

The second floor of the house is clad in painted cedar shingles with approximately 5” exposure. The bottom five courses of shingles flare out and are separated from the stone first floor with a continuous, two-part painted trim consisting of a cyma recta or ogee profile above a cavetto moulding. Typical windows in the second floor are almost flush with the shingled wall surface, trimmed with a thin painted wood sill with ogee profile on the underside and two-part flat casing with backband. Windows and trim are painted and appear to be original.

Several metal fire escapes on the outside of the house provide emergency egress from apartments. These are located at the easternmost second floor windows on the north and south elevations, and at the west attic dormer. These fire escapes are not original, and were probably added when the house was converted from single-family use to apartments.

The hipped roof broadly overhangs the walls by approximately three feet on all elevations. Evenly spaced profiled rafter tails, which sit on a small cavetto moulding at the wall, project beyond the edge of the roof to support the gutters, which were probably originally wood but are now ogee-profile extruded metal. (Downspouts are rectangular corrugate metal, painted to match the shingles.) The underside of the overhang is painted "beadboard" that appears to be original.

Aerial photos show four original pedimented dormers on the house, one on each elevation, and suggest that the rear (west) dormer encloses a small porch overlooking Lake Union and the Puget Sound. Dormers on the front and sides (visible from the street) feature "broken" pediments in which the horizontal cornice breaks back between the corner "piers". The relatively broad, flat soffit of the dormer is supported by two carved brackets at each corner, above which is a continuous bed-mould with regularly spaced rectangular dentils; corner dentils, per tradition, are larger and flare outward. The horizontal cornice consists of a large, continuous cavetto moulding with steps top and bottom, which is repeated on the raking cornice. The tympanum is an undecorated panel bordered by flat profiled trim; repeating the bed-mould below, rectangular dentils and profiled trim support the soffit. The detailing is simple yet classically correct and is evidence of a mature, confident hand.

The roof is currently covered with asphalt shingles, but was probably originally clad with wood shingles. On the rear (west) side of the roof is a shed dormer that was a later addition; its walls are finished with painted wood shingles. Several chimneys penetrate the roof; they are granite to match the base of the house with simple cut stone caps.

The front or east façade of the house is approximately 51 feet wide and divided into three bays. At the center of the first floor is a projecting front porch with square granite corner piers and broad hipped roof, its rafter tails and soffits echoing those of the main roof above. Around the porch is a low stone wall with cut stone cap, which continues out toward the street as cheek walls on either side of the stairs. Perimeter beams supporting the narrow beadboard ceiling slope gently upward at the center, a common "trick" of the period to counter the optical illusion of sag, and bear at each end on curved projecting stone corbels. While the porch is centered on the house, the five steps leading up to the porch are off-center toward the south, anticipating the front door with sidelites that are also off-center. (The front elevation suggests a center-hall floor plan arrangement, open through to the rear along the south side of the hall with the stair on the north side of the hall.) Detailing on the stained wood door, frame, and sidelites is simple yet rich, including carved panels below each sidelite. Glass in the front door is beveled while sidelites have an etched pattern, all of which appears to be original.

Above the front door on the second story is a bay window recessed into the wall, a unique feature that provides the interior a greater sense of space with minimal interruption to the broad, planar character of the shingled exterior wall. Side windows of the bay are casements with one square lite above one rectangular lite while the center window appears to be fixed, its irregular division matching the windows on each side. Large, one-over-one painted wood double hung windows are symmetrically located on each side of the recessed bay, marking the three-bay division of the elevation. The east dormer is centered above the porch and second floor recessed bay, and has three windows matching the unequal widths of windows below; on each side are operable casements with six divided lites (two wide by three high) while in the center is a larger window divided into eighteen lites (six wide by three high) of the same size.

On the main level to the left or south of the front porch is a wide, three-unit window, its size and prominence on the main elevation suggesting this is the living room. At the center is a one-over-one painted wood double hung window with smaller top sash. On each side are tall, narrow panes of plate glass that appear to be replacements for the original windows, which were likely divided similar to the center double hung. Between the window head and shingled second story is a broad, painted wood frieze with three carved brackets supporting the painted trim at the base of the shingles. Between the brackets are rectangular dentils that match those in the dormers,

On the main level to the right or north of the front porch is a smaller, painted wood double casement window that is not centered below the window above. Unlike the window to the south, this is "punched" through the granite wall, with the load overhead visually carried across the window by a long, tooled stone lintel. Between this window and the front porch are a door and porch that do not appear original; the door is a flush, painted, single wood panel and the porch, which sits outside or north of the original front porch, appears to be cast-in-place concrete.

The south elevation of the house is a largely obscured from view by vegetation but includes a rectangular bay under the eave. Projecting approximately one foot from the house, the bay features at the second floor a band containing windows on each side of a painted flat panel with ornately carved shield. There is a metal fire escape at the east, second floor window.

The north elevation of the house has a one-story projecting enclosed porch with hipped roof. Stairs in a granite cheek wall lead up to the porch which has a granite base and painted shingled walls. Located next to the driveway, this was likely the original service entrance to the house. There is a metal fire escape at the east, second floor window.

The west or rear elevation of the house is not visible from public rights-of-way, but likely reflects the three-bay division visible on the front elevation. From the street one can see that the center hall leads through the house to a rear door, which likely led to a rear terrace. To the south of this door is the one-story, glass-enclosed conservatory, its flat roof now used as a second-floor deck and for emergency egress.

On May 2, 1929, an ad in the *Seattle Post-Intelligencer* described the interior as follows: "entire lower floor in solid oak paneling; spacious reception hall with broad winding staircase; attractive living and drawing rooms; unique dining room; glass enclosed conservatory; five fireplaces; six bedrooms, billiard room, laundry, garage, American radiator furnace, hot water heat and Oil-o-matic burner. This palatial home built of stone, with beautiful lawn and shrubbery, can be bought at a great sacrifice". While the authors have not seen the interior of the Caroline Horton residence, publicly available real estate photos reveal that some original interior finishes and features remain. On the main floor, much of the oak trim appears unpainted, and hardwood flooring with borders appears in good condition. The "unique dining room" is oval with a high oak wainscot and built-in cabinetry. The conservatory also remains as does a broad fireplace with flanking built-in bookcases. These real estate photos also reveal that other portions of the house have been extensively remodeled as the house was converted into a group home and then apartments.

Summary of Alterations

The exterior of Caroline Horton House changed little over the years. A comparison of an architectural rendering accompanying the original house announcement to the 1937 Washington State Archives photo and a photo of the house today shows very little change. According to a Seattle Department of Neighborhoods historical site survey, "Some changes appear to have been made near the porch, with an entry, side stairs and a window replacement; however, these have little effect on the house's character. Its exterior is amazingly intact given its history." These changes are described in the previous section. More extensive modifications were made to the house's interior to convert the single family dwelling into multiple apartments, but the oval dining room and conservatory remain.

In 1906, Architect W.D. Van Siclen filed permit #42513 with Seattle's Office of Inspector of Building to build the house. Below is a list of alterations for which permit records exist:

Permit #	Year	Cost	Comments
377899	1947	$300	Convert residence to 5 HK Units & 1 Apt.
525967	1968	$10	Establish conversion of rec. room into apt. unit
562245	1976	$3000	Install automatic sprinkler system
571750	1977	$25	Legalize occupancy of apt. (H Apt. 2 bldgs) (the garage)
6123222	2006	N/A	Electrical – Repaired mast and meterbase damage

Also on file at SDCI are several correspondences initiated by city inspectors. The first set relates to apartments being occupied illegally. A June 1967 letter from Superintendent of Buildings McCormick and Chief Building Inspector Grubbs to the owner, Clifford J. Webb, indicated that both the basement and the "former garage" were being illegally occupied. The letter indicates that the garage was altered without a building permit. A 1917 Sanborn map shows a garage at the same location, with approximately the same 13 foot by 19 foot dimensions. The letter and Sanborn map together suggest modifications were most likely made to the original structure

when the garage was converted into a dwelling unit in the mid-1950s: the former east-facing garage door was removed, the roof was converted to a higher gambrel form, and a small window was added below the roofline on the east side. Affidavits are on file with SDCI in which residents attest that these apartments had been occupied for some time: the basement since late 1955, and the garage/"cottage" since at least January 1956. Permit #525967 legalized the basement apartment in 1968, and the garage/"cottage" finally became legal in 1977 with permit #571750. Later letters refer to various code compliance violations, which presumably were addressed without permits.

SIGNIFICANCE

Introduction

The Caroline Horton House is important to Seattle in several ways. The house is a structure that is a key part of a historic neighborhood. The original residents of the house were members of one of the most important pioneering families in Seattle, the Dexter Horton family, and its original owner, Caroline Horton, was one of the most accomplished early Seattle businesswomen of her day, and closely associated with Dexter Horton. Other early residents of the Caroline Horton House were also quite notable. Later sections address these topics, as well as the architect, builder, architectural style, and status of Seattle women in business in the early 20th century; however, the next section describes the early history of Capitol Hill, and its changing demographics over time.

Capitol Hill: Early History and Social Context

The portion of Fourteenth Avenue East that is Seattle's "Millionaire's Row" is located at the highest elevation of Capitol Hill, which is not really a hill but a north-south trending ridge that remained after glaciers retreated roughly twelve thousand years ago. Like all of the surrounding region, the ridge was the ancestral homeland of Native Americans who were largely water-based people: to the west were Sxwaldja'bc or "saltwater dwellers" while to the east were Xatcua'be or "lake dwellers," both of whom inhabited seasonal settlements along the shorelines. While it is possible Native Americans visited the ridge now known as Capitol Hill to hunt or to gather plants, it is unlikely local groups spent much time in its native forests as they were not La'labiʷ, or "forest people," who were "regarded by Sound Indians as backwoodsman or 'greenhorns' and [to whom] the expression La'labiʷ "was applied as a term of contempt." It is also unlikely Native Americans crossing over from fresh to saltwater traversed the high point of the ridge. Instead, they were known to have used trails and portages to both the north and south of the ridge including sdᶻidᶻəlʔalič, or the "Little Crossing Over Place," a trail from the area that is now King Street Station to what is now Leschi, and sxʷácadwił, or "Carry a Canoe," a well-worn trail between Lake Washington and Lake Union's Portage Bay at the approximate location of present-day SR 520.

In 1855, the Treaty of Point Elliott ceded the majority of Native American territory in the Puget Sound area, north of Tacoma, to the United States government, and in return the Native Americans received promises of services and payments. Then in 1865, the Seattle Board of Trustees passed Ordinance 5, requiring that Native Americans be expelled from the town. The land on which Millionaire's Row now sits was first "claimed" by white settlers in 1869 when William S. Ladd, a prominent resident of Portland, Oregon was granted patent for 160 acres atop the ridge, an area now bounded by E. Roy Street on the south, Fifteenth Avenue E. on the east, E. Galer Street on the north, and Boylston Avenue E. on the west. As was typical for the era, the land was sold, purchased, and divided several times in the ensuing years. In December 1875, James M. Coleman purchased the northeast forty acres of Ladd's claim: after clearing its timber he sold the parcel six months later to the City of Seattle who initially used it as a cemetery and then, after moving burials north into Lake View Cemetery, created Volunteer Park. The southeast quarter of Ladd's claim also changed hands several times before being purchased by Isaac Horton and J.P. Jefferson from Leigh Hunt in August 1895: announcing the sale, the *Seattle Post-Intelligencer*, which had been owned by Hunt from 1886 to 1893, reported that "the property will be cleared, graded and parked before being put on the market." In November and December, 1901, James A. Moore purchased the now-cleared forty acres south of Volunteer Park from J. P Jefferson and the estate of Isaac Horton, installed streets and utilities, and began selling ridgetop lots along Fourteenth Avenue on Millionaire's Row.

Even before land on Capitol Hill was cleared of its native forest, often using Native American labor, Fourteenth Avenue was a wagon road from "downtown" to the northern brow of the hill where, in 1872, the St. John's Lodge of the Order of Freemasonry founded a cemetery on land donated by pioneering doctor and Seattle founder David S. "Doc" Maynard. As development on the ridge expanded northward from Madison Street, where a cable car began operating in April 1890, the road along Fourteenth remained a preferred route to new subdivisions and the cemetery. In 1903, John Charles Olmsted identified Fourteenth as the primary entry to Volunteer Park and designed a broad, curving concourse in the park to be a northern continuation of Millionaire's Row. Olmsted, Moore, and the residents who lived along Fourteenth viewed the street as a southern extension of the park, welcoming park-goers and neighbors to use it while discouraging use by heavy through traffic or as a route to Lake View Cemetery. As Olmsted blocked the Volunteer Park concourse from continuing into the cemetery with his siting of the iron and glass conservatory, built in 1912, Moore worked with City Engineer Reginald Heber Thomsen to add a planted median strip down the center of Fourteenth to thwart construction of streetcar tracks, which were then forced to turn east from Fourteenth to Fifteenth at Mercer. Although they would have been antithetical to the intents of Olmsted, Moore, and the street's residents, there is even an urban myth that gates once closed Fourteenth near East Roy Street, a myth for which recent investigations have found no supporting evidence.

Wanting his new subdivisions on the hill to be "The Choicest Locality in Seattle for the Best Homes," Moore proceeded more deliberately than he had when developing Brooklyn (now the University District) or Renton Hills; he graded and paved the streets, installed five-foot sidewalks

flanked by nine-foot parking strips, installed water mains, sewer pipes, and street lights, and confined unsightly utility poles to alleys wherever possible. He named the new district "Capitol Hill," probably after the district in Denver where his wife once lived, a name now used to describe an area far larger than Moore's original holdings. While it appears the sale of residential lots along Millionaire's Row was private, handled individually between Moore and his friends and business acquaintances, sales elsewhere in his new subdivision faced few restrictions. In an October 1901 advertisement, Moore stated that no home on Capitol Hill could cost less than $3,000, be closer than twenty-four feet to the sidewalk line, and that no store, business block, or flats could be erected on residential lots; by the next spring, however, Moore's advertisements stated, "There will be no building restrictions attached to these lots."

Even while the cost of property in Moore's Capitol Hill tracts proved an economic barrier to many, the new neighborhood soon filled with people of diverse ethnic backgrounds, including at least three Black families. The family of Horace Roscoe Cayton and Susie Sumner Revels Cayton, lived just a block south of Caroline Horton at 518 14th Avenue North, nearer to her home than many of the families of Millionaire's Row. The Cayton's eldest son wrote, "As a newspaper editor and publisher, my father was known and respected in the community, and though we were not warm social friends, our neighbors were pleasant and respectful." At the time, the Cayton's newspaper, the *Seattle Republican*, was successful, and the Caytons had become affluent – even hiring a Japanese live-in servant. However, by 1909 racism against Black people had increased in the city. Real estate agent Daniel Jones went to court, arguing unsuccessfully that the Caytons reduced the value of nearby property, *The Seattle Republican* began to struggle, and the Caytons were forced to rent their family home.

Redlining, the practice of adding racial and sometimes religious restrictions to properties, became common in Capitol Hill and much of Seattle starting in the late 1920s, about a decade after Caroline Horton had moved from her home. Sometimes restrictions were placed in deeds, other times they were contained in separate documents such as CC&Rs (Covenants, Conditions & Restrictions) or petitions. Katharine Pankey, for her University of Washington undergraduate thesis, studied redlining in Capitol Hill and noted, "Between June 2, 1927, and December 3, 1928, even within the limited range of this study, 38 neighborhood agreements were discovered, involving 964 home owners, 183 blocks, and 958 lots."

Deeds for the Caroline Horton House during the period notorious for redlining, as well as the original property deeds, contain no racial or religious covenants. Professor James Gregory of the University of Washington's Seattle Civil Rights & Labor History Project, which collects many of these covenants, graciously searched the project's index, and was unable to locate a covenant that included this house or any house on Millionaire's Row. Nonetheless, in the early 1900s, all of the property owners on Millionaire's Row were white and of European ancestry. The additional requirements of receiving Moore's approval, paying for multiple lots (typically), as well as a larger, more expensive house created structural obstacles for all but the very richest Seattleites, which in the early 1900s excluded people of other races.

The Horton family was more accepting of racial and religious diversity than many of its contemporaries. According to Bagley, Dexter Horton opened his general store (which was also his first foray into banking) with the goal of serving Native Americans at least as much as white settlers. Dexter Horton deeply opposed slavery from a young age, and as a rifle-carrying member of the Home Guard, protected Chinese residents from the mobs trying to expel them in Seattle's Anti-Chinese Riots of 1886. Horace Roscoe Cayton and Susie Sumner Revels Cayton's newspaper, *The Seattle Republican*, published several articles that extolled Dexter Horton's virtues as a pioneer, businessman, and human being, one noting that, "He is jovial and has a pleasant word for all, regardless of their color or nationality, and for that reason he is generally liked throughout the city." In her will, Arabella Horton, Dexter Horton's last wife who lived in Caroline Horton's house, left $2,000 (over $60,000 in 2022 dollars) to Storer College, a Black college in Harpers Ferry, West Virginia, founded to educate former enslaved people. In 1918, Caroline Horton rented out her home to the Kleinbergs, a Jewish family, even though a decade later Jewish people would be restricted from owning or renting property in parts of Seattle.

The Neighborhood: Millionaire's Row

Seattle's Millionaire's Row Historic District is listed on the National Register of Historic Places. It is a segment of Fourteenth Avenue East, from south of East Roy Street to East Prospect Street, at the very top of Seattle's Capitol Hill, providing a grand entrance to Volunteer Park. The first house there was built in 1902, and by 1913 it had already acquired the name Millionaire's Row because some of Seattle's most successful businesspeople built their homes on this street. Of the nineteen houses that were built on this street in the early 20th century, seventeen still remain, with generally few alterations. The houses were constructed in a diversity of styles, including classical, colonial, Tudor, arts and crafts, foursquare, French revival, and others. Each house was designed and built beautifully. Trees, some over 100 years old, line Millionaire's Row which is an official Seattle park named Volunteer Parkway. Walking from the Caroline Horton House up to Volunteer Park, pedestrians see little changed in the grand houses from the early 20th century. The Olmsted Brothers, who designed Volunteer Park, chose to make Millionaire's Row its grand entrance, and the stateliness of the homes led them to design Volunteer Park as their most formal park in Seattle.

James A. Moore, who developed much of Seattle's Capitol Hill, chose Millionaire's Row to be his showplace street. Moore built his own home there, and sold the other lots to prominent Seattleites to build their noteworthy homes. All were people with reputations which Moore felt would enhance the street. Most of the residents were prominent businessmen, such as Thomas Bordeaux (president of the Mason County Logging Company, and co-founder of the town of Bordeaux, WA), Nathan Eckstein (president of Schwabacher Brothers & Co., Seattle's oldest business, and namesake of Eckstein Middle School), Charles Cobb (founder and president of numerous logging companies), Samuel Hedges (president of the company that built Harbor Island, the first Husky Stadium, and the Dexter Horton Building), David Skinner (president of Port Blakely Mill – the largest mill in the world at the time, and then Skinner and Eddy – one of

Seattle's biggest shipyards), and Elbridge A. Stuart (father of Washington State's dairy industry and founder of the Carnation Milk Products Company). Those are only a few of the names - the full list of early residents is quite stunning. As one might expect given the times, most of these businesspeople were white, Protestants of European descent, and male. Two of the early owners, Nathan Eckstein and Julius Shafer, were Jewish, as was the Henry Kleinberg, who rented the Caroline Horton's house after she moved out. Although Caroline Horton was white and a Protestant of European descent, of the original nineteen businesspeople who built a home on Millionaire's Row, Caroline Horton was the only woman.

In 1900, James A. Moore purchased the land that is now Millionaire's Row. Unlike most developers of the time, he provided much of the residential infrastructure, including paved streets, sidewalks, water, and sewers. Moore kept this street private, just for notable people, and all houses on Millionaire's Row have at least one plat that is part of Moore's "Capitol Hill Unrecorded Addition," though some of the lots were expanded with property from other additions to allow for larger homes and yards. As per 1908 Baist's Real Estate Atlas, note that the names of the owners were written only for the properties of Millionaire's Row. In 1906, the Volunteer Park Water Tower was built, providing a landmark visual terminus to Millionaire's Row in the north. The Caroline Horton House was built the same year, and is on the southern boundary of Millionaire's Row. The last early 20th century house built on the street is the Nathan Eckstein house, constructed from 1914-1915.

In 1923, President Harding visited Seattle, and traveled north on Millionaire's Row to Volunteer Park. Residents hung a large U.S. flag across the street from the Eckstein to the Ederer House. The next year, residents of the street asked that the city take ownership of it, due to the increasing traffic. The Seattle Department of Parks took control of the street, turning it into an official Seattle park called "Volunteer Parkway." A map provided by the City of Seattle, shows Volunteer Parkway in green diagonal hatching. Note this closely follows the border of Millionaire's Row, outlined in red. The border of Volunteer Park, also in green diagonal hatching, appears at the very top of the map.

Originally the street was actually a boulevard, with median plantings in the center. These medians are clearly visible in an early postcard showing the view northward from the Stuart House to the Volunteer Park Water Tower. Several hitching posts for horses still remain on the street, as well as a steppingstone for exiting carriages. However, the Department of Parks removed the center median to improve traffic flow around 1924. There is a similar view to this postcard today, but the median plantings have been removed allowing for more cars, the street has become increasingly popular for pedestrians walking to and from the park, and the trees have grown significantly taller.

Another early postcard shows the view from the Volunteer Park Water Tower, looking south. It is an Alaska-Yukon-Pacific Expo era photo, showing Millionaire's Row, with the Parker-Fersen House on the left, and an open field behind it where the Nathan Eckstein House would be built in 1914. The company producing the postcard composited in the Cascade Mountains to the south, even

though they really appear to the east. A modern view of the street from the same vantage point shows the Eckstein House south of the Parker-Fersen House, the median has been removed, and there are more cars. The most notable difference however is the increased tree cover, as befitting Volunteer Parkway.

After World War II, some of the lots of Millionaire's Row were subdivided, some of the carriage houses were converted into homes, and a few new, more modest dwellings were built. For example, a mid-century modern house, designed by Fred Bassetti, was built on land that was originally part of the Samuel Hedges estate. However, notably, all but two of the original houses of Millionaire's Row have survived.

The street is still recognized as a special one in Seattle. Walking tours of the street have been offered by the Museum of History and Industry as well as the Capitol Hill Historical Society. Numerous Seattle guidebooks, such as *Seattle Walks*, *The Rough Guide to Seattle, National Trust Guide Seattle*, *The Explorer's Guide: The Seattle & Vancouver Book, The Insider's Guide to Seattle*, *Walking Seattle: 35 Tours*, *Seattle Stairway Walks*, and *Lonely Planet Seattle* all describe Millionaire's Row. Two mysteries written in recent years feature Millionaire's Row as their setting: *Hannah West on Millionaire's Row* (which includes an illustration of the Samuel Hedges House on the cover) and *Raised by Wolves*. In 2021, Millionaire's Row was placed on the National Register of Historic Places by the National Parks Service for both being associated with events that made a significant contribution to our history as well embodying distinctive characteristics of a period, representing high artistic value. The Caroline Horton House is an integral part of this history.

The Original Residents

The house at 627 Fourteenth Avenue East was built by Dexter's daughter Caroline E. Horton shortly after his death and is part of the legacy of the Dexter Horton family. To understand the history of the house, it is important to review the history of one of Seattle's very most prominent founders, Dexter Horton, whom historian Junius Rochester calls Seattle's "epitome of a rags-to-riches pioneer."

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<u>Background on Dexter Horton</u>

Dexter Horton was born on November 15, 1825 near Seneca Lake in Schuyler County, New York, to parents of English descent. His parents were farmers, and Dexter spent most of his youth working on their farm. He only had three months of school per year in a small country schoolhouse, during the winter months when there was less farm work to complete. At the age of 15, he moved with his parents to De Kalb County, Illinois to a new farm. Dexter Horton was a strong and capable young man, and even at the age of 16, he was an expert with an ax, and could do as much work in a day as other adults. A few years later, he applied for and received a claim of 80 acres near his father's land to build his own farm. In December 1844 when Dexter was 19 years old, he married Hannah Eliza Shoudy. The couple had three children, but only their daughter Rebecca survived beyond infancy.

In the spring of 1852, Dexter, Hannah, and Rebecca joined the "Bethel Party" – which was a covered-wagon expedition headed to the Pacific Northwest. The Bethel Party has been called "Seattle's 2nd covered-wagon expedition, the first being the Denny Party. Other noted members of the Bethel Party included the families of Thomas Mercer, Aaron Mercer, and Rev. Daniel Bagley. After a treacherous journey due to illness and extreme conditions, the party arrived at Salem, Oregon in September 1852.

Dexter Horton, Thomas Mercer, and some others of the Bethel Party left their families in Salem, and ventured north to Puget Sound in the spring of 1853. At this point in time, the land north of the Columbia River was being organized into the Washington Territories, and they were excited about the prospects of new opportunities there. They first traveled to Olympia, and then further north met members of the Denny Party who were building outposts in the Seattle area. One of these members, William Bell, hired Dexter to chop wood into piles for $2.50 a day on the then-forested land of what would later become Belltown. Dexter Horton had little money and still owed Thomas Mercer $50 for running the party, so he then traveled to Port Townsend where he cleared land for $10 a day.

Returning to their families in Salem in July of 1853, Dexter Horton and Thomas Mercer found little opportunity there, so they brought their families to the Puget Sound region. First in Port Gamble, Horton and his wife cooked for a lumber camp, saving $1106 in gold. Next, Horton worked for the Yesler Mill while his wife Hannah cooked for the millworkers. To help make and save more money, Dexter Horton worked with Thomas Mercer in his hauling / moving business. With the money they saved, the Hortons invested in land near the waterfront.

In 1855 Dexter Horton joined Charles Boren and others to locate the best mountain pass for a wagon road to the east. At this time, most people traveling from the east to the Pacific Northwest traveled through the Columbia River Gorge and then northward. Horton and Boren explored around Snoqualmie Pass, surveyed the land, and their efforts and others' later survey work led to the first wagon road being completed between Seattle and Ellensburg twelve years later.

Dexter Horton partnered with Arthur Denny and David Phillips in a merchandising business, where they sold goods on consignment shipped into Seattle. Denny and Phillips left to serve in the new Washington Territorial Legislature, so Dexter Horton bought out their shares and built a small mercantile store. Later that year, Dexter Horton travelled to San Francisco to purchase more inventory, and while he was away The Battle of Seattle broke out. He returned to find his wife Hannah safe aboard the Decatur, a military vessel.

In all of his dealings, Dexter Horton earned the reputation for being an extremely moral, trustworthy man. This led to his later success in a very surprising way. Loggers, fisherman, and even Native Americans started asking him to keep their money safe when they were away from the settlement. Horton bagged and labeled the money that was kept in his trust, and even hid it

among his store's inventory – for example in barrels of coffee beans. Eventually he bought a small safe to keep the money he was entrusted with more secure.

Over time he realized that there would be greater opportunity in banking, so in 1866 Dexter Horton sold his store, and moved to San Francisco to learn about banking. Three years later he returned to open the Dexter Horton Bank, bringing along a larger steel safe, and he set up shop in a stone building in Pioneer Square. Horton's friend Arthur Denny became a partner in the business.

The Dexter Horton Bank was the first bank in the Puget Sound region and perhaps the first in the Washington Territories. The bank became incredibly successful, which not only made the proprietor wealthy, but it also helped Seattle thrive beyond other settlements in the state. Seattle pioneer Clarence Bagley wrote:

> *Seattle is the financial center of the Northwest. The foundation upon which she built this enduring structure was the honesty of two men. "Horton and Denny's bank is good enough for me," was the expression universally heard from Victoria to Olympia, in the '70s, and from all parts of the Sound men came to Seattle and deposited their money with as much confidence as the Briton leaves his in the safe-keeping of the Bank of England. The effect this had on the growing community was important; it brought all the leading men of the Sound into close financial relations with Seattle and laid the foundation for the great wholesale trade that the city now enjoys, as country merchants found it convenient to buy their supplies in the town where their money was on deposit. Had Dexter Horton and Arthur A. Denny never entered the banking business it is reasonable to presume that an institution was as likely to develop in some other community as in Seattle and the tide of early financial transactions to turn in its direction.*

Dexter Horton's wife Hannah died in December 1871. He married Caroline E. Parsons, a schoolteacher, two years later in 1873. That year, the couple built a house on the northeast corner of Third Avenue and Seneca Street, with the first University of Washington building just up the hill, adjacent to their backyard. On February 7, 1878, Caroline gave birth to a daughter, whom they named Caroline Eliza Horton – after her mother. The following month after giving birth to her daughter, the mother died in March 1878.

Four years later, Dexter traveled east to rural New York where he lived as a child, and on September 14, 1882 he married Arabella C. Agard, who was a friend of his in grade school. Dexter Horton, his wife Arabella, and his daughter Caroline lived together in the 3rd and Seneca house.

In 1889, Dexter Horton sold his bank to William S. Ladd of Portland, although the family kept some equity in their old company. Ladd kept the name of the bank unchanged because of Dexter Horton's strong reputation. That year was also the year of the Great Seattle Fire. Fortunately, the steel vaults that Dexter Horton installed protected the valuables stored within, but much of the downtown commercial district and waterfront was destroyed. Dexter Horton saw this as an

opportunity to help the down and out town, as well to make a smart real estate investment, and within three months he had rebuilt the Seattle Block. A year later he built the New York Building, which was famous in its time and his finest property, part of his New York Block. From this point forward, Dexter Horton focused most of his efforts on building and managing his real estate empire which was quite lucrative.

Dexter Horton died on July 27, 1904, in the presence of his wife Arabella and daughter Caroline, at his 3rd and Seneca house. He was hugely important to the community in many ways. He formed the Seattle YMCA and served as the first president for six years. He formed the Walla Walla Railroad Company with fellow pioneers Denny, Yesler, McGilvra, Mackintosh, Collins, and Coleman. He served as the first president of the Seattle Gas Light Company, which he formed with Arthur Denny, Seattle mayor John Collins, and Charles Burrows. This was Seattle's first private utility, it first lit up the city's gas lights on New Year's Eve 1873 and many years later it built the gas works at what would eventually become Gas Works Park.

Dexter Horton influenced so many elements of early Seattle life. He was one of its earliest and most impactful pioneers: he helped explore the region, he created its banking industry, he built key buildings in the city's downtown core, and he helped develop Seattle into a first-class city.

Caroline E. Horton – The Original Owner

Dexter Horton's daughter Caroline was a scholar, an aide to her father in his business, and one of Seattle's most successful businesswoman of her era. She managed her father's real estate interests after his death, and built the Dexter Horton Building, one of Seattle's most celebrated commercial structures.

Caroline E. Horton was born on February 7, 1878 to Caroline E. Parsons and Dexter Horton, at the family's Third and Seneca home, where she spent her childhood. Caroline was an early graduate of the University of Washington. Even though her father had a very limited schooling of 2 to 3 months a year when he was a boy, he emphasized the value of a good education. According to Edmond S. Meany, Professor of History at the University of Washington, "When a boy in college my father was drowned in the Skagit river, and Dexter Horton was one of the men who quietly and earnestly helped me finish my education. Without an education himself, it was one of his greatest pleasures to aid others toward intellectual equipment." Dexter Horton encouraged his daughter as well. After receiving her undergraduate degree in 1899, Caroline continued on, receiving a Masters' degree in 1901. Caroline Horton was recognized for her academic accomplishments, as well as her accomplishments after the university. When the University of Washington's chapter of the Phi Beta Kappa honor society was formed in 1914, it inducted a total of 29 alumni chosen from the graduating classes of 1892 to 1900, "who have since made names for themselves in various lines of activity," including those who "have acquired fame in other lines, as clergymen, professors, instructors, jurists and physicians." Caroline Horton was among the few chosen to be honored.

Following her university years, Caroline Horton worked closely with her father. She had the title "bookkeeper", and she assisted her father during his time as one of the major real estate developers in Seattle. This time spent understanding Dexter Horton's investments and becoming proficient with finances prepared her for the role of taking on this work herself after her father passed away. According to an article in the *Seattle Post-Intelligencer,* "Through the final years of Dexter Horton's life, she was closely associated with him in his office and took a deep interest in the development of this property at Second Avenue and Cherry Street." This was her father's prime real estate holding, The New York Block.

When Caroline Horton's father died in 1904, she became an heiress. She received $100,000 as well as half of her father's library. Dexter Horton's will stipulated that the Seattle Block and New York Block not be sold independently, and it made poor financial sense to sell the real estate assets immediately, so the executors of the will (a group that included Caroline) decided to form a company to manage the real estate investments, and they named this corporation "The Dexter Horton Estate." Caroline Horton was chosen to be secretary-treasurer, while her cousin, Charles Horton, was selected as president. It is not known for certain why a woman who had carefully studied her father's business, had a graduate degree from the University of Washington, and was the "principal stockholder in the Dexter Horton estate" was chosen to serve as secretary-treasurer, while Charles Horton, a man who had been recently working for Dexter Horton as a janitor in the New York Building, did not have the level of education that Caroline did, nor as much stock in the corporation, was chosen to be president. However, it was certainly easier for a man of that era to serve as president a large corporation. For example, the *Seattle Times* noted that Charles "charged his dues in the Arctic Club, the Rainier Club and the Seattle Chamber of Commerce to the Dexter Horton Estate. He explained that he felt the contacts he formed in those organizations were of great value to the estate." In fact, the Arctic Club remained a men's club until it closed in 1971, the Rainier Club did not accept female members until 1978, and the Seattle Chamber of Commerce accepted its first female member in the 1960's. It is also true that Caroline Horton preferred to stay out of the spotlight. As president of the estate, Charles Horton served as the public face, but as secretary-treasurer, Caroline Horton "managed it until her death in 1950."

Shortly after her father's death, Caroline built a house on Millionaire's Row both for herself and her stepmother, Dexter Horton's third wife, Arabella Agard. Eliza A. Hammond, a niece of Dexter Horton's first wife, also lived in the house that Caroline built. Perhaps they chose to leave the house on 3rd and Seneca, because as pointed out by James Warren, "As the years progressed, the house with its mansard roof, wooden window shutters and elegant trim became surrounded by business structures." Dexter Horton's will stipulated that his wife could continue to live there for the rest of her life. The will also stated that Dexter's sister, Harriet Martin, could live there as well, which she did – dying in the 3rd and Seneca house in 1906, the same year that Caroline and Arabella moved to what was then 627 Fourteenth Avenue North. The 3rd and Seneca House remained the property of the Dexter Horton Estate for thirteen more years, until Caroline Horton

sold it to Pacific Telephone and Telegraph for approximately $200,000 in 1919, and it was subsequently replaced by an office building.

The largest and most ambitious real estate undertaking of the Dexter Horton Estate was the brainchild of Caroline Horton. It was her idea to replace the New York and Seattle Blocks – the most profitable real estate in the Estate's portfolio, which could not be sold separately - with a new building named after her father. The building would be amongst the very largest on the west coast, 15 stories tall, and provide almost six acres of office space. A *Seattle Post-Intelligencer* article entitled "Dexter Horton Building Due to One Woman" is paternalistic in its tone, and it begins, "The creator, the moving spirit, the guiding force behind the erection of that majestic structure – the new Dexter Horton Building – was a woman. She is Miss Caroline Horton, daughter of the late pioneer banker and secretary-treasurer of his estate." It continues:

> *It was her vision and foresight that made the great structure now standing on this site possible. So says Charles A. Horton, her cousin, who is president and manager of the Dexter Horton Estate. Together, they brought her dream to a realization. In conceiving the idea of the building, Miss Horton had in mind, first, to erect a structure that would stand as a monument to the memory of her father, and secondly, to house the bank, which he had founded and which now bears his name.*
>
> *Since Dexter Horton's death in 1904, she has worked with that idea constantly in the foreground, and after years of planning, with the help of her cousin, the desired result has been accomplished. Miss Horton is the principal stockholder in the Dexter Horton estate.*
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> *She is a native daughter of Washington and was graduated from the state university. She modestly refuses to take the lion's share of the credit in the construction of the building, even though all who are associated with the estate concede that she is responsible for this signal achievement. But, her interest in the structure is apparent and she knows every foot of the building from the basement to the little sky-parlor, overlooking Puget Sound, on the roof.*

Due to Caroline Horton's efforts, The Dexter Horton Building was completed in 1924, at a cost of almost $3,000,000. The *Seattle Post-Intelligencer* published an entire section dedicated to the building's opening in its December 21, 1924 edition. Headlines gushed, "Throngs Impressed by Artistry of Magnificent Structure on Opening Day Visit," "Formal Opening of Building Marks New Era in Seattle's Financial, Business History," "Architectural Grandeur of Bank Praised," and "Lobby Said to be Without Peer in United States and Fitting Fulfillment of Plans."

In commercial real estate, Caroline Horton competed directly with several men who lived near her on Millionaire's Row. Chester White, David Skinner, Elbridge Stuart, and Charles Cobb were all officers in the Metropolitan Building Company, which developed the University of Washington's Metropolitan Tract downtown, and each of these men constructed a building in his

own name. Unlike these men who were her neighbors, Caroline Horton named her building to honor someone else – her pioneering father. Construction of the Dexter Horton Building also prevented Seattle's financial core from moving northward into these men's territory. In comparison, Caroline Horton's building was more monumental undertaking than any other building in Seattle and, at the time, was the largest construction project in the Northwest. As the *Seattle Post-Intelligencer* reported in 1922 when construction began, "The Dexter Horton Building … will constitute the largest single building operation ever accomplished in the State of Washington. It will contain more than 1,000 offices with more rentable floor area than the combined space afforded by the White, Henry and Stuart Buildings."

The building was built by Puget Sound Bridge and Dredging Company, whose president, Samuel Hedges, had lived two houses away from Caroline Horton on Millionaire's Row. One of the architects of Samuel's house, John Graham Sr., was also architect of the Dexter Horton Building. It would not be surprising if the relationships that Caroline Horton built on Fourteenth Avenue North impacted Seattle's skyline. John Graham Sr. liked his new building so much that he moved his architectural offices there. The Dexter Horton Building was also notable in that Samuel Hedges' company constructed it almost entirely with products that were made in Seattle, or otherwise elsewhere in Washington State. This was decided, as pointed out in this ad for the building, because Dexter Horton was one of the first advocates for developing Pacific Northwest industries. The Dexter Horton Building is now a Seattle Historic Landmark.

Caroline Horton took pride in her new building, and moved her office there. In her office, she displayed a cannonball found when her father had built the New York Building earlier on the same site, presumably from the Battle of Seattle in 1856. In 1937 Caroline Horton created the Dexter Horton Building, Inc. to manage the assets of the building. In the 1930's there were still great constraints on women in business, and she chose Robert H. Evans, a young lawyer with an office in the Dexter Horton Building to serve as president. Again, Caroline Horton served as secretary-treasurer. Interestingly, Caroline Horton's cousin, Helen Penfield, whose father Norman Penfield was a partner in the Dexter Horton bank, and who like Caroline trained as a bookkeeper, was listed second, after Caroline, on the incorporation papers.

Although the Dexter Horton Building was Caroline Horton's largest – and now best known – single achievement, she accomplished much else during more than four decades that she quietly managed the Dexter Horton Estate. Following in her father's footsteps, she was active in buying and selling real estate in Seattle and in developing property already in the Estate's portfolio. She personally loaned considerable money to support downtown development. And through numerous projects she supported the physical transformation of downtown Seattle, supplying, for example, 8,000 cubic yards of dirt from a lot owned by the Estate to allow for completion of the Twelfth Avenue Regrade.

Caroline Horton worked to continually improve the Estate's buildings. Shortly after Dexter Horton's death, she completed the conversion of the Occidental Hotel to offices, adding elevators, connecting it to the New York Block with an elaborate system of iron bridges, and

constructing an additional story. During the same period, the Estate established in the building a law library of more than 10,000 volumes for use by tenants.

When Third Avenue was widened in 1908, the Estate chose not to remove nine feet from the face of the New York Building but to cut a nine-foot section out of the building's center and then to rejoin the two halves, no simple feat for a five-story brick building. Using 29 jackscrews – fourteen to push the building and fifteen to hold it back – the Third Avenue "front" weighing 6000 tons was moved west atop 528 steel rollers over a 24 hour period. Amazingly, tenants remained in the building during the move, connection of a rubber hose allowed gas service to remain active, and not a pane of glass was broken. Since the cut occurred at the light court, little rentable office space was lost. And, not surprising for a project overseen by Caroline Horton, the cost for the work ended up far less than demolition and reconstruction of the façade.

Caroline Horton was, throughout her life, involved in Seattle's civic affairs. In 1926 she was treasurer and on the campaign committee for Bertha Landes' mayoral campaign, which had its office in the Dexter Horton Building. Landes' landslide victory was historic: not only was Bertha Landes Seattle's first female mayor, she was the first woman elected mayor of any large American city. Caroline likely met Bertha Landes in one of the many clubs to which they belonged. While today it is difficult, perhaps, to fully grasp the importance of women's clubs at the beginning of the last century, they were instrumental in providing a place for women to meet outside of men's clubs that were closed to them and to organize for the right to vote, for women's rights in general, and for civic improvement. Bertha Landes credited clubs for her political success and for knowledge of the city and its people, stating in a speech: "Clubwork offers the woman the best method of advancing themselves, of learning how to work harmoniously with other people and to make progress along the lines of civic welfare and civic betterment." One organization in which both Caroline Horton and Bertha Landes worked together was the Seattle chapter of the Soroptimist Club, a national organization established by female executives from various businesses to raise standards and help women in business.

Caroline E. Horton used her knowledge of numbers and finance to support a number of local groups. At times in her life, she was treasurer of the Alumni Association of the University of Washington, the University of Washington's Women's Alumni Club, the First Methodist Protestant Endeavorers, and the Daughters of the Pioneers. She held regular meetings of the Nineteenth Century Literary Club in her house at 627 Fourteenth Avenue North, and even hosted a reunion for her University of Washington class there.

Caroline Horton's work in business, her club activity – she was a founding member of the Women's University Club as well as the Seattle Soroptimist Club – and her support of women's rights made her a quiet leader and an inspiration for women statewide. In a 1925 presentation to the Wenatchee Chamber of Commerce, Mrs. Bessie Lewis, president of the Business & Professional Women's clubs of Washington, cited Caroline Horton as an exemplar of a successful Washington State businesswoman.

Although Seattle newspapers frequently reported on the social and cultural events that Caroline Horton hosted at her Capitol Hill home, two *Seattle Daily Times* notices from 1915 mention that she also owned a Mercer Island summer home and hosted a sorority event and out-of-town guests there. In 1940 another notice appeared in the *Times* that Caroline Horton had sold the property to Mr. and Mrs. Manson Backus II. Then in 1945, the *Times* published a classified ad stating:

MERCER ISLAND ESTATE TO BE SUBDIVIDED

> *The old Caroline Horton estate, now owned by Manson Backus is now available in whole or will be divided. Located on the western side of Mercer Island approximately 4½ miles south of floating bridge. There is approximately 7½ acres with 330 feet of gradual sloping frontage. Older style 8-room home, $20,000, 3-room guest house, $8,500, available together or separately. Also, there is a 70-ft tract with about 2 acres of wood for $5,500.*

Unfortunately, little has been written about this property, and little is known today.

After Caroline Horton moved from her home at 627 Fourteenth Avenue North in 1918, she never built another house in Seattle. Instead, she rented rooms in a mix of apartment buildings, hotels, and social clubs in the city. In 1919, Caroline Horton moved to The Lenawee Apartments (1629 Harvard Ave.). In 1920, she lived at the Assembly Hotel (823 Madison St.). By 1921, she had moved to The Willard (an apartment building at 906 Summit Ave.), where she stayed at least four years. In 1927, Caroline Horton moved to the Women's University Club of Seattle (1105 6th Ave.). By 1931, she was staying at the Athenian Social Club (319 Yesler Way). The following year, 1932, she moved to The Marlborough (an apartment building at 1220 Boren Ave.). By 1934 she had moved to the Frye Hotel (223 Yesler Way). In 1936, Caroline Horton was back at the Women's University Club. The following two years, the Polk City Directory simply lists "Mercer Island" as Caroline Horton's address – most likely she was staying at her summer home. By 1939, she was back at the Women's University Club. Finally by 1940, Caroline Horton had moved into The Shelby (an apartment building at 2815 Boylston Ave. N.), and there she stayed until she passed away in 1950.

Several articles about Caroline E. Horton remark on her similarities to her father. One article notes, "She is much like her father, with a keen sense of humor, a good business head, and is every way a fine person." Another article states that Caroline E. Horton "taking after her father, turned out to be one of Seattle's important business women." Caroline E. Horton never married, and remained secretary-treasurer of the Dexter Horton Estate and then the Dexter Horton Building, Inc. for her entire life. In the 1940 census, the 62-year-old heiress indicated that she was working more than 40 hours a week, 52 weeks a year. Ten years later at the time of her death, she still had her office at the Dexter Horton Building, Room 1090. Caroline Horton dedicated her life to managing the estate's considerable business affairs and celebrating her father's legacy.

Arabella C. Horton

In March of 1827, Arabella C. Agard was born in the town of Catharine in Schuyler County, New York to Eaton Jones Agard and Catharine Mallett. Arabella's parents were farmers, and she lived on a farm most of her life. Arabella was a childhood schoolmate of Dexter Horton's, when he lived on a farm in the same county. In 1882, four years after Dexter Horton's second wife Caroline E. Parsons died, he traveled east for an extended trip, and married Arabella on September 14th. At this point in time, Dexter Horton was 57 years old, and Arabella was 55. They returned to Seattle together the following spring.

Arabella appears to have participated to some extent in her husband's business dealings. For example, she was listed as a defendant in an action against her husband's bank, and she was credited as paying off the $100,000 New York Block's mortgage with her husband. Arabella, like her husband, was very social, and upon arriving in Seattle formed a large network of friends among the pioneers. She was also generous and took a leading role in local charities. For example, Arabella Horton formed the Woman's Home Society with a group of other prominent Seattle women, which as Bagley points out, "What the Young Men's Christian Association was for young men the Home was for young women." Arabella Horton was also a member and benefactor of the Ladies Relief Society, the first charitable organization in Seattle, formed in 1885, and was a trustee, organizer, and honorary member for life of the Seattle Children's Home, which provided housing, support, and medical care for children that would otherwise be homeless. "One hundred or more children passed in and out of the home the last year, children who are there because of 'trouble in the family,' because one parent is dead, because the mother is 'unfit' or in the hospital or an asylum, and most of all because the father will not support the children…"

Arabella Horton lived with her step-daughter Caroline at 627 Fourteenth Avenue North, and died there on September 27, 1914, at the age of 87. She was much loved in Seattle, and a headline describing the funeral read, "Two Hundred and Fifty Pay Respect to Memory of Pioneer." The pallbearers were familiar names of pioneer families: Laurance Colman, Edmund Meany, J. N. Robb, B. W. Pettit, R. H. Denny, and R. A. Tripple (who had lived initially across the street on Millionaire's Row, and later one house to the north).

Among the beneficiaries of Arabella's will were several churches, the Young Women's Christian Association, the Seattle General Hospital, and Storer College, a Black college in Harpers Ferry, West Virginia, initially founded to educate former enslaved people.

Dexter Horton, his daughter Caroline, and his wife Arabella are buried in adjacent plots just down the road at Lake View Cemetery. Other members of the family, including Dexter Horton's first wife Hannah, and his second wife Caroline, Caroline E. Horton's mother, are buried there as well.

The Horton family is still very much in Seattle's collective memory. Caroline Horton built the Dexter Horton Building to help keep her father in the minds of Seattleites. The Dexter Horton

Bank was eventually sold to Seattle-First (Seafirst) Bank, and many locals still remember banking at Seafirst, before it was acquired by Bank of America. An ad for Seafirst Bank from the late seventies, shows a man impersonating Dexter Horton, saying, "Let the House Dexter Horton built help you with a loan to fix yours." Ads for a house in the Mt. Baker district boasted that it was the home of Dexter Horton's daughter Rebecca, or even Dexter Horton himself. However, the house was built approximately 10 years after Dexter Horton's death, and 34 years after Rebecca's death. In actuality, the house was built by a granddaughter of Dexter Horton who had nothing to do with the family business. In contrast, the Caroline Horton House was built by a daughter that worked closely with Dexter Horton during his lifetime, took over his business after his death, and was a very successful early Seattle businesswoman. The Caroline Horton House reflects the Horton family more directly than any other house in Seattle, and it housed three members of the Horton family: his daughter Caroline, his third wife Arabella, and his niece Eliza.

Eliza A. Hammond

Eliza A. Hammond lived with Caroline and Arabella Horton at 627 Fourteenth Avenue North, and she was another notable Seattle pioneer. She was the daughter of Catherine, the sister of Dexter Horton's first wife, Hannah. She was also the widow of William Hammond, who owned Seattle's first shipyard, and built many important vessels.
Eliza was born in Rock Island, Illinois on February 6, 1844.

She arrived in Seattle in 1865. After teaching in Tumwater for three years, she married William Hammond in 1868. Captain William Hammond arrived at Puget Sound nine years earlier in 1859. Initially he created a shipyard at Port Ludlow where he built the John T. Wright, the first "ocean going" steamship constructed in the region. In 1862 he built the steamer J. B. Libby in Utsaladay. In 1869, the year after he married Eliza, William Hammond relocated his shipyard to Seattle. The Hammond Ship Yard, located at Post Street (at the foot of Cherry Street), built barges for the Lake Washington Coal Company, the 100 foot schooner Loleta ("one of the best vessels ever launched on the Sound"), the 80 foot steamer Nellie, the Gospel ship Evangel, and many more. Captain Hammond also served for a time as United States Inspector of Hulls. He died on January 7, 1891, leaving Eliza a widow.

Both Eliza Hammond and her husband were members of The Good Templars, which Bagley notes was "the first organization to place women on equality in membership and official position." In fact, Eliza Hammond was elected as an officer of the Seattle Lodge. This was three years before Susan B. Anthony gave several lectures in Seattle and elevated Women's Suffrage as an issue in the city. Eliza Hammond also worked for several charities in support of women, charities that were also supported by Arabella Horton. Eliza was the matron and then manager of the Sarah B. Yesler Home, which was the facility built and run by the Woman's Home Society. She also served as manager at the Y.W.C.A.

On March 31, 1912, Eliza A. Hammond died in the house on 627 Fourteenth Avenue North. Interestingly, until that time, this building housed women associated with each of Dexter

Horton's three marriages: his third wife, his daughter with his second wife, and his first wife's niece. Perhaps it is not surprising that a newspaper once referred to the 627 Fourteenth Avenue North as the "Dexter Horton Residence" even though Dexter Horton never lived there.

Women in Seattle Business

When Dexter Horton died in 1904 it would have been accepted – expected even – for his 26-year-old daughter Caroline to collect her inheritance and join Seattle's society. Instead, with her training at Dexter Horton's side, her advanced college degree – a rarity for a woman in the early twentieth century – her intelligence, and her drive, Caroline Horton decided instead to become an active executor and manager of the family's multi-million-dollar estate. Her choice did not follow norms of the time, to say the least. As the 1907 government study *Statistics of Women at Work* pointed out, "with women, the adoption of an occupation, although by no means unusual, is far from being customary, and in the well-to-do classes of society is exceptional."

Statistics tell how exceptional Caroline Horton's choice truly was. In 1900, 20.6% of American women worked. (In contrast, 1999 found 60.0% of women in the labor force, a number that dropped to 57.1% in 2018.) The percentage of women working in the state of Washington was even lower, at 15.3%, and lower yet, at 14.6%, for "native white" women. Careful analysis of census data reveals that 95% of women employed in the United States in 1900 worked in 47 occupations and that three-fifths of all employed women worked in only six occupations: servant or waitress, agricultural or farm laborer, dressmaker, laundress, teacher, and textile worker. As John Putnam points out, conditions in Seattle were somewhat different than found across the nation. Here, domestic and personal service employed 44% of working women, 21% were employed in manufacturing, 20% in trade and transportation (mostly sales and telephone operators), and about 15% – most of them teachers – in professional ranks.

Statistically, a woman's decision to enter the family business following the death of a father or husband was not unusual in the late 1800s and early 1900s; many women were economically compelled to carry on the family trade or business. But these trades and businesses were most often in occupations like grocers, shopkeepers, innkeepers, or even boardinghouse keepers. Rare was the woman who entered a profession, instead of trade, upon the death of a father or husband, and rarer still was one who entered by choice instead of economic necessity.

In the first decade of the twentieth-century, Seattle was not without professional women: the city was home to five female journalists, two women lawyers, and seventeen female physicians. And, as local historians Diana James and Tom Heuser have pointed out, women were very active in Seattle real estate as developers and owners of apartment buildings and, at a higher percentage than elsewhere in the country, as real estate agents and brokers. But few Seattle women – perhaps only one – engaged in real estate development comparable to the scale of downtown's Dexter Horton building just as few were involved in managing a company as large as Dexter Horton Estate, Inc.

When Dexter Horton died in July 1904, he left behind an estate worth $917,045, or roughly $27.7 million in today's dollars, of which $840,910 was in real estate ($25.4 million today). Caroline Horton was named one of four executors of the will and also a direct beneficiary, immediately inheriting $100,000 as well as a lifetime monthly stipend for living expenses and pocket money. She also inherited stock in the Dexter Horton Bank, which her family had sold in 1889, remaining throughout her life one of the corporation's larger shareholders. With her cousin Charles E. Horton but unlike her sister Nettie, two of the other three executors of the will, Caroline became actively involved in managing the real estate corporation that constituted the majority of the estate's value. This choice immediately placed her not only among the exceptionally few well-to-do American women adopting an occupation but among a very small number of women who were officers of a bank or company: of the 74,000 Americans in that position in 1900, only 1,271 or 1.7% were women.

Although Caroline Horton was not the titular head of Dexter Horton, Inc., a position, as pointed out elsewhere in this report, held by Charles Horton, she was instrumental in managing the corporation's real estate holdings and in planning, financing, and developing Seattle's landmark Dexter Horton building. Not only was this rare for a woman in the first decades of the twentieth-century, it was also rare that her role was noticed and publicized, especially for someone as modest as Caroline. When *Coast Banker*, for example, published notice of the $2.5 million bond issue to finance the building, "Miss Caroline Horton" was listed ahead of Charles. Two days before the building opened, Caroline's pivotal role in managing the estate and erecting the new, block-long building was heralded by the *Seattle Times*, as it was in a longer article in the *Post-Intelligencer*. And decades later, Caroline was recognized as "taking after her father" in becoming "one of Seattle's important business women. A Phi Beta Kappa graduate of the University of Washington, she and her cousin, Charles Horton, erected the Dexter Horton Building in memory of her father and she managed it until her death in 1950."

Later Residents

Several other residents of the house were important to the development of Seattle and Washington State.

<u>Henry and Amelia Kleinberg</u>

Henry and Amelia Kleinberg, who lived in the house of the Hortons, had built a hay and grain empire in Washington State, and were also prominent early leaders in the Pacific Northwest Jewish community. In September 1918, an announcement appeared in the *Seattle Post-Intelligencer* stating, "Mr. and Mrs. Henry Kleinberg and family are now residing in this city at 627 Fourteenth avenue north." The 1910 United States Census lists Henry and Amelia Kleinberg living in the house with their sons Alfred (22), Lester (18), and daughter Lena (15). The Washington State Jewish Archives in The University of Washington Libraries Special Collections contains numerous photographs of the Kleinbergs and audio recordings by Lena and a son of Lester's describing the family's experiences and Jewish culture in early Washington. One of these

photographs, shows the Kleinberg family, with Henry Kleinberg and Alfred in the back, and Lester, Lena, Amelia, and their son Edwin from left to right in front. Edwin died at age seven, before the family moved to Seattle.

Henry immigrated to the United States from Prussia as a steerage passenger from Rypin, Poland, then a part of Prussia. He arrived in Walla Walla around 1880, and soon moved to Ellensburg. His brother Sam (Selig) had arrived earlier, and initially they started a mercantile shop. However, because their parents had a hay farm in Poland and their sons knew that business, Sam and Henry decided to form the first wholesale hay and grain company in the state, which became known as Kleinberg Brothers. Henry met his future wife Amelia, whose parents ran a hay business in Oregon, and they married in Albany, Oregon in 1895.

Hay was important during the early years of the Washington Territories and Washington State because much of the transportation required horses. Later, the U.S. Calvary was a customer, as well as dairies, racetracks, and fire stations. Kleinberg Brothers was the first company to ship hay to the Puget Sound region from central Washington. Brother Sam and Henry ran the business together, with Sam being the Seattle representative with an office in the Colman Building, and Henry managing most of the operations in Ellensburg. The Kleinberg Brothers, like Dexter Horton, had a reputation of honesty – the Kleinbergs' firm had "a most enviable reputation for square dealing and reliability." Much of the hay they shipped was of the timothy variety, which is of a particular high quality. They were the first to ship hay and grain from the Kittitas Valley to Japan in 1903. Sam died in 1908, but Henry continued the business under the name the Henry Kleinberg, Inc. He continued to buy acreage, and purportedly became the largest grower of hay in Washington State, owning between 1,500 and 2,000 acres of prime irrigated land, earning the nickname, "the hay king of Kittitas County."

In 1918, Henry Kleinberg and his family moved to Seattle, Washington, and took up residence at 627 Fourteenth Avenue North. Eventually, Henry's sons Alfred and Lester and another relative took over the company which continued to be called Henry Kleinberg, Inc. for many years after Henry's death. Later, Henry's grandson Larry ran the successor corporation. In Seattle, Henry expanded into the banking business, becoming chairman of the board at Guaranty Trust and Saving Company and entered real estate buying large apartment buildings in the University District, Queen Anne, Capitol Hill, and Everett.

At the time the Kleinbergs lived in Ellensburg, there was only one other Jewish family there. They sent their daughter Lena to a Presbyterian Sunday school, because they felt she needed a religious education, and that was all that was available. Harry's grandson Larry has a certificate stating that Henry helped found Capitol Hill's Temple De Hirsch synagogue in 1899, even before moving to Seattle. The Kleinberg family moved to Seattle to be part of a larger Jewish community. Henry Kleinberg also served as treasurer of the Seattle's Independent Order of B'nai B'rith, a Jewish community organization, and continued to support Capitol Hill's Temple de Hirsch. He was also vice president of the Glendale Golf and Country Club in Bellevue, which was

formed because, at the time, Jews were effectively excluded from joining established golf and country clubs.

Henry and Amelia Kleinberg were early Jewish settlers in the Washington Territories, and pioneers that built one of the most successful agricultural empires in the state. In a recorded interview, Henry and Amelia's daughter Lena said, "The first house that we had that we rented when we came from Ellensburg was on 14th near Volunteer Park. It was owned by the Dexter Horton Bank. We loved it. It was a lovely, gracious old home. It was sold. My father would have bought it had he known it was for sale. It was sold so we had to move." Property records show that the house was actually owned by Caroline Horton at the time, not the Horton Bank.

Frank and Marion McHugh

The house was bought by Frank and Marion McHugh from Caroline Horton in 1923. Frank was the son of "pioneer Seattle contractor" P. J. McHugh. The father was responsible for numerous projects that made Seattle and Washington State much more navigable. According to C. T. Conover, in Seattle's early years, "McHugh did more street grading and paving than any other contractor…. McHugh was the first man to use patent dump wagons in Seattle, the first to import mules from the East and the first to use automobile trucks." McHugh's first work in Seattle was paving Yesler Way. He completed the last unit of the Denny Regrade in 1911. He also built the first paved section of Snoqualmie Pass.

Frank McHugh worked for his father, and when his father retired in 1917-1918, Frank took over the business, becoming president of McHugh Construction Company. Frank McHugh won the contract to complete the Snoqualmie Pass Road, also known as the Sunset Highway. Interestingly, Dexter Horton had been a member of the party that first surveyed Snoqualmie Pass with the goal of building a wagon trail across. Frank McHugh also graded and paved the Spanaway McKenna Highway as well as part of the Pacific Highway. The McHugh family contributed to the regional economy and quality of life by building and improving Washington's streets and highways.

Edward and Sarah Barnum

In 1925, Edward and Sarah Barnum bought 627 Fourteenth Avenue North. They were prominent real estate developers in Seattle. Edward had been born in Ohio around 1872, and Sarah in Pennsylvania around 1876. Before moving to Seattle, they had been residents of Skagit and Whatcom counties for 25 years, and they owned "office buildings and real estate in Washington, D.C."

In 1926, Edward and Sarah Barnum together incorporated a real estate firm with H. W. Lemcke, which was named the Barnum-Lemcke Investment Company (Barnum-Lemcke for short). Between 1925 and 1931, over one thousand Barnum-Lemcke ads appeared in the *Seattle Times* and *Seattle Post-Intelligencer*, advertising real estate in the downtown area, Capitol Hill, First Hill, Interlaken, the University District, Laurelhurst, Green Lake, Woodland Park, Magnolia, Bellevue, Medina – basically all around Seattle and environs. The firm advertised single family homes,

apartment buildings, commercial structures, and empty lots – real estate to either rent, buy, or in some cases trade, with plenty of "Money-Making Opportunities."

One of Barnum-Lemcke's highest profile projects was the development of the Glenwilde Tract, which is now part of the Montlake National Historic District. Edward and Sarah Barnum were listed as the two owners of the land when it was platted in 1925. There were 23 plats, with many of the homes being built by Barnum-Lemcke and designed by an in-house architect. The *Seattle Post-Intelligencer* publicized the development and boasted five "Post-Intelligencer model homes". Companies showcased their material contributions to the model homes: such as hardwoods, stucco, wiring, window draperies, floor coverings, oil burners, electric furnaces, and landscaping.

Barnum-Lemcke also won leases for some prime Seattle real estate as ninety-nine-year rentals: the northeast corner of Fifth Avenue South and Jackson for $1,000,000, the southwest corner of Fourth Avenue and Lenora for $500,000, and the land on Ninth Avenue between Olive and Howell at $1,500,000. All of these were negotiated in 1926.

Edward and Sarah Barnum were the first to lease out rooms in 627 Fourteenth Avenue North for extra income, perhaps starting in the depression era. The 1930 United State Census shows four lodgers in addition to a married couple that worked as housekeeper and a property caretaker. Interestingly, Nell Sward, one of the lodgers was a social worker at the Seattle Children's Home, of which Arabella Horton had been a benefactor. Starting with Edward and Sarah Barnum, this house would be used for congregate dwelling – a use that continues to the present day.

<u>Mary and Martha Hall</u>

In January 1931, an ad appeared in the *Seattle Times* classifieds under the "Children Boarded" heading: "MARY AND MARTHA HALL – Beautiful home for girls, 4 to 12. Near Volunteer Park and Lowell School. Prospect 5385." The house at 627th Fourteenth Avenue North had been converted into a boarding house for young girls. Mary and Martha Hall was a religious boarding house, associated with the nearby St. Mark's Episcopal Cathedral. St. Mark's was dedicated later that year.

The charter of Mary and Martha Hall broadened over time – likely due to the difficult times that the church was having during the depression. In 1933 ads started touting "Christian training" and "summer camp." By 1934 the house started boarding young boys as well. By 1936 Mary and Martha Hall began accepting children as young as one years old. Children who were old enough would attend local public or private schools during the day. Younger children attended a preschool in the house. Classified ads for the house boasted "Reasonable Rates", which were $20-$30 a month in 1937.

St. Mark's Deaconess (Ella) Myrtle Caroline Nosler ran Mary and Martha Hall during its entire run. Myrtle Nosler was a member of the Episcopal Deaconess movement, her role in the church was similar to that of a nun, and she wore a habit in public. Another deaconess, Margaret E. Bateman,

worked as a trained nurse at the house. In August 1939, it was announced that Mary and Martha Hall would close. This was likely precipitated by St. Mark's dire financial straits. St. Mark's was unable to pay its mortgage in the 1930s, resulting in the cathedral's mortgage being foreclosed upon in 1941, and the cathedral being shut down for a time.

Interestingly, a number of themes related to the early days of the Caroline Horton House were also reflected in Mary and Martha Hall. Firstly, resident Arabella Horton was a patron of the Seattle Children's Home, and Nell Sward, a lodger in the house when it was owned by the Barnums, worked at the Seattle Children's Home. Mary and Martha Hall, like the Seattle Children's Home, housed young people whose parents were unwilling or unable to care for them. Dexter Horton had also been a patron of the Seattle "Orphan's Home", and Caroline Horton was a patron of Children's Orthopedic Hospital, which also cared for children. Secondly, the Hortons were all devout Protestants, and Arabella (like Dexter) was a large contributor to the church. Mary and Martha Hall was run by an Episcopalian parish. Finally, the first residents of 627 Fourteenth Avenue North were all prominent, accomplished women, and as Mary and Martha Hall, the house served as a home for young girls when it opened in 1931.

Ownership Summary

Below is a complete list of owners of the Caroline Horton House, from the year it was built to the present day.

1906 - 1923: Caroline E. Horton

Note: Henry and Amelia Kleinberg rented the house from Caroline E. Horton in 1918

1923 - 1925: Frank J. and Marion McHugh

1925 - 1930: E. F. Barnum

1930 - 1930: Barnum Lemcke Investment Company

1930 - 1931: The Rector Wardens and Vestrymen of the Parish of St. Mark's

1931 - 1940: Mary and Martha Hall

1940 - 1940: The Penn Mutual Life Insurance Company (this company likely foreclosed upon Mary and Martha Hall, or received ownership of it when St. Marks was foreclosed upon at roughly the same time).

1940 - 1947: Joseph L. and Henrietta Bradley

1947 - 1955: William and Marion E. Roller

1955 - 1959: Franz A. and Kathleen B. Brodeen

1959 - 1960: Mick and Ruth Jorgensen

1960 - 1964: Henry J. and Marian D. Mitchell

1964 - 1964: John I. and Matsuno Okada (bought and sold same day)

1964 - 1977: Clifford J. and Margaret E. Webb

1977 - 1980: Robert J. and Helen Ardine McKnight

1980 - 1980: Clark and Tillman, general partnership

1980 - 1985: Clark and Tillman, general partnership and Heather J. Tillman

1985 - 1992: James E. Tillman

1992 - 2016: Heather J. Tillman

2016 - Present: Hall House, LLC

Architect: W.D. Van Siclen

Like many of his generation, W.D. Van Siclen entered the profession of architecture without a formal or academic education and followed a peripatetic path as he sought opportunities through years of boom and bust. Although he practiced architecture in Seattle for only a decade, Van Siclen was very prolific with almost 130 commissions in the Pacific Northwest to his name, an output of over one building per month.

William Doty Van Siclen was born on April 29, 1865 in Clearwater, Michigan, the youngest of five children. His father William Bacheller Van Siclen (1821-1879) was a farmer while his mother Amarilla née Doty (1831-1908) kept house. While William was still in his teens his parents either separated or divorced and with his mother and sister Elizabeth he moved west to Butte, Sutter County, California where in 1874 his mother married David Gochnaur (1814-1890), a farmer and miner.

Sometime between 1886 and 1888 William moved to San Jose, California where in 1888 at the age of 23 he married Ida Catherine Peach (1868-1953) and opened an architectural office. He was, according to a profile published four years later, “not only a thorough master of the scientific principles of architecture, but also a practical carpenter.” Van Siclen’s early work was largely residential with houses in Salinas, San Jose, and Santa Cruz, but also included commercial buildings such as that for Baptista and Camillo Tognazzi in San Jose (1892) and the Bank of Santa Cruz County (1894), the latter designed during a short partnership with Charles L. Haynes. Where his commercial projects were exercises in then-popular Romanesque and neo-classical styles, many of Van Siclen’s houses were Queen Anne in style, such as the Schiele Avenue house published in the March 1893 issue of *California Architect and Building News*, or a fanciful Mission revival style, as seen in the “Country Hotel” published in the March 1895 issue of *California Architect and Building News.*

In August 1896, gold was discovered near the Klondike River in Canada's Yukon Territory, spawning a rush that swept thousands of fortune seekers northward, including W.D. Van Siclen. In February 1898, he was one of five men who incorporated the Sunrise Gold Mining Company in San Francisco, around which time he likely left for Alaska. There he lived in March 1900 with Ida and his eight-year-old daughter Rena when the United States Census was taken in Sunrise, Alaska, a supply city for miners located on the north side of the Kenai Peninsula.

Nothing is known of Van Siclen's mining success (or failure) or why, while returning from Alaska in 1901, he decided to resume his architectural career in Seattle. He quickly picked up work as a draftsman for James Stephen, then architect for Seattle schools, before moving to a similar position with Saunders & Lawton. Late that year, notice was published of his first independent commission, a six-room "cottage" for real estate developer Frank C. Ensign on "Boylston Avenue near Thomas Street." From late 1901 until early 1912, Van Siclen maintained an independent architectural practice, interrupted only in 1908 by a brief partnership with J.W. Swope and S.H. Waterman, and became a prominent member of Seattle's architectural community. He became a member of the Washington Chapter of the AIA in 1902 and in 1905 was elected by his peers as second vice-president. In 1909 he contributed six designs to the Washington AIA exhibit at the Alaska-Yukon-Pacific Exposition, and in April 1910 exhibited several of his buildings at the first annual exhibition of the Seattle Architectural Club. Such was his standing in the architectural community that he was one of only five architects invited by Arthur A. Phinney to submit designs in a 1911 competition for a new, sixteen-story building on First Avenue.

The two buildings for which W.D. Van Siclen is best remembered are his largest, the Eitel Building at 122-124 Pike Street (1904) and the Northern Bank and Trust Building (Seaboard Building) at 1500 Fourth Avenue (1906); both are City of Seattle Landmarks and the Northern Bank Building is listed in the National Register of Historic Places. But these were not his only commercial buildings: during his decade in Seattle, Van Siclen designed nearly thirty commercial buildings including for Judge Alfred L Palmer an office block in Ballard (5100 Ballard Avenue, 1905) and the Western Electric Warehouse on First Avenue (1518 First Avenue South, 1905), both of which are existing. For Irondale, Washington, home of an iron and steel plant on Port Townsend Bay, Van Siclen designed in 1909 a block of stores and a hotel, all of which has been demolished. The same year he designed a six story steel and brick automobile garage at 1000-1006 Pike Street for J.R. Gandolfo; it was demolished for construction of I-5.

In 1904 Van Siclen designed a classical municipal substation for the City of Seattle and in 1905 he placed second to Clayton Wilson in the design competition for Seattle's municipal building, home to City Hall, a Receiving Hospital, and the police headquarters.

Long an early Seattle houseboat resident, Van Siclen designed several water-related structures, including a landing and boathouse for the new Laurelhurst subdivision – since good roads had yet to be built to the area, prospective buyers were taken to see the area by boat from Madison Park – and a pier and improvements to the new Lochleven Park subdivision on Meydenbauer Bay, both projects in 1906. The year before he designed a two-story clubhouse on Lake Washington's

Foster Island for the Seattle Canoe Launch Club, one of several "Mission style" buildings he proposed for Seattle.

Van Siclen was the architect for numerous apartment buildings in Seattle, including several for himself. Between 1902 and 1906 the apartments he designed were typically small frame buildings with four to six flats, but in 1906 he designed a three-story, nineteen room apartment house with distinctive curved brick façade on the corner of Belmont Avenue and Thomas Street. Known as the Van Siclen Apartments when it first opened, the name was changed to San Remo after it was sold in 1909; the building is now a City of Seattle Landmark. By 1909-1910, apartments had become somewhat of a specialty for Van Siclen. In these two years he designed seventeen such buildings including one at Fourth and Cedar for the Zbinden Brothers (1909, existing), the Harris Flats at 511 Malden Avenue (1909, existing), and the Dublin apartments at 1052 E Thomas (1910, existing). Most of the apartment buildings he designed, however, have been demolished, including the second Van Siclen Apartments at 1214 Eighth Avenue which featured 68 modern suites and a roof-top deck with pergola, an amenity Van Siclen was to repeat in later buildings.

W.D. Van Siclen designed houses throughout his decade in Seattle, from spec houses to bungalows to small cottages to large, elaborate single-family residences for prominent citizens. There was no common stylistic theme to Van Siclen's designs suggesting an eclecticism but also, perhaps, an ability and flexibility to design according to a client's tastes and means. Most of his houses tended to be two-story square or slightly rectangular blocks with broad overhangs, hip roofs, and projecting porches. The house he designed for Dr. Carl Norbom in 1903 is typical of many, with narrow clapboard siding below a band of stucco, here punctuated by two small windows with "Spanish Mission" detailing. Van Siclen's 1905 house for Frank Jobst was similar in overall form, but here the front porch and door have been moved off-center for a corner turret, reminiscent of the 1893 Schiele Avenue house, and the stucco is now the full height of the second floor. At the 1907 McKinnon residence, which was smaller than the Norbom and Jobst residences, the same cubic mass, broad overhanging eaves, and centered dormer are present, but here Van Siclen moved the entry to the side. That same year Van Siclen designed two houses in the "Spanish Mission" style for Paul C. Murphy and Frank F. Mead, developers of the Laurelhurst neighborhood on Lake Washington. Mead's house follows Van Siclen's "prototype" with its nearly square plan, hip roof, broad eaves, and centered dormer, but here the exterior wall finish is stucco, the dormer has a Mission-shaped roof parapet instead of broad eaves, and a covered first floor veranda extends from the front porch around the corner.

In April 1911 the Van Siclen Apartments sold for $10 and a ranch in eastern Washington, after which only a few notices of new buildings by Van Siclen appeared in Seattle newspapers. By the end of 1911 Van Siclen had, for unknown reasons, moved to Victoria, British Columbia where he worked alone and then in partnership with William K. Macomber. The two would have known each other in Seattle – Macomber, a talented designer who received honorable mention in the 1911 Washington State Capitol competition, was like Van Siclen active in the AIA and Seattle

Architectural Club – and were soon commissioned for several large buildings, including the eight-story fireproof MacDougall and Cameron Block in Vancouver, B.C., and the ten story Royal Alexandra Hotel in Edmonton, Alberta. While Macomber split his time between offices in Seattle, Vancouver, and Edmonton, Van Siclen moved with his family to Alberta where they lived for the next four years. There he designed a number of apartment and office buildings, both in partnership with Macomber and individually, including the Kelly-Ramsey Building (1914) that was listed on the Alberta Heritage Register but sadly destroyed by fire in 2013.

Economic change brought dissolution of the partnership in 1915, at which time Van Siclen turned his hand to sheep breeding, but this was not enough to hold him in Edmonton; by early 1917 he had moved to Tulsa, Oklahoma and opened an office with G.W. Collignon who had previously practiced in Alabama and Texas. Though the partnership was short-lived, Van Siclen remained in Oklahoma for eight years designing single family residences, apartments, hotels, and warehouses in Tulsa, Miami, Oklahoma, and Topeka, Kansas.

In 1925, William and Ida Van Siclen made their last move to the far southern city of Brownsville, Texas, where Van Siclen, now age 60, established a thriving architectural practice. As in California, Washington. Alberta, and Oklahoma, his work was both residential and commercial but also included a yacht club, elementary school, border control station, and in 1932-36 a much-loved post office in McAllen, Texas. Much of his work was in the "Mission" style that he first became familiar with in California, which in Texas found a more regionally compatible home than when Van Siclen had used it in Seattle. After more than half a century as an architect, W.D. Van Siclen retired around 1940. He passed away in Brownsville on July 14, 1951.

Builder: J.G. Boyle

Builder J. G. Boyle first came to Seattle in March 1902, drawn like hundreds of others by the city's rapid growth and the opportunity to make a fast dollar. He quickly built two spec houses and sold them for profit before gathering his family and moving permanently to the city.

James G. Boyle was born in January 1862 on a farm outside of Hancock, Illinois, the eldest son of James and Achasah (née Gibson) Boyle. Shortly after his 1884 marriage to Clara Mendenhall, the young couple ventured west to Oregon's fertile Willamette River valley. Boyle was a farmer and land speculator, but was above all a skilled carpenter who could build barns, houses, and commercial buildings – even structures for the booming resort town at Sodaville Mineral Springs on the west slopes of the Cascade mountains.

From 1886-1902 the Boyles lived and raised their three children in Lebanon, a small farming town south and east of Albany, Oregon, but by January 1903 had moved to booming Seattle where they settled into a new home at 602 Malden Avenue; it was one of several homes Boyle built next to one another on land purchased by his mother, Achasah, who came to live with them after the death of James Boyle in 1893. Boyle continued to purchase land and build spec houses, mostly near streetcar routes on Seattle's Capitol Hill, and soon found work as general contractor for small neighborhood buildings typically housing street-level shops with flats above. In December

1905 he was hired to construct the Hill Crest Hotel (later named The Leonce), a five-story brick and stone structure designed by architect E.A. Miller at 1417 Boren Avenue (demolished); six months later on June 9, *Pacific Builder* announced that J.G. Boyle would build Miss Carrie Horton's new residence on Fourteenth Avenue East.

His reputation growing, Boyle was hired to build ever-larger structures. As the Horton residence neared completion, he was awarded the construction contract for the eight-story Georgian Hotel on Fourth Avenue designed by architect A. Warren Gould for Puget Sound Realty Associates (1420 Fourth Avenue, demolished). And in January 1911, Boyle was hired to construct alterations on the main floor of the Dexter Horton Bank downtown. Later that year J.G. Boyle began working with his son Ernest E. Boyle (1887-1970) as Boyle & Boyle, Architects and Builders: Ernest was the "architect" and James was the builder. Together they executed several projects for the American Cities Realty Corporation including a two-story brick addition to a building on Third Avenue.

James Boyle's career was cut short when he died at age 51 on June 15, 1913. Little is known of Ernest Boyle's later career: he remained in Seattle and worked as a building contractor until retirement to Sunnyvale, California, where he passed away in August 1970.

The Architectural Style

The Caroline E. Horton house defies easy stylistic categorization. Even contemporary published accounts that typically described prominent new houses as one style or another found identifying the house difficult, referring to it merely as "a handsome modern residence." As described elsewhere in this report, the form of the house – two-story, three-bay with broadly overhanging hipped roof – was regularly employed by the architect W.D. Van Siclen who then added details in a variety of styles to "push" the house in one direction or another. At the Caroline E. Horton house, Van Siclen's detailing is careful and of classical derivation, resulting in a home that can be described as a Pacific Northwest regional interpretation of the Colonial Revival.

As Virginia Savage McAlester notes in her book *A Field Guide to American Houses*, Colonial Revival "was *the* dominant style for domestic building throughout the country during the first half of the twentieth century. It was built in relatively small numbers from 1880 until about 1910, years when the Queen Anne was more dominant." (Emphasis original.) With a hipped roof but without a full width porch, the Horton house is characteristic of "about 20 percent of Colonial Revival houses," and is of a form that "predominates before about 1915." The detailed entrance, surrounded by detailed wood trim and flanked by sidelites, is typical of Colonial Revival houses as are the rectangular windows with double hung-sashes. Classically-derived detailing over the living room window and at the dormers is also very characteristic of Colonial Revival architecture.

But the Caroline Horton house diverges from what we might expect a stereotypical "Colonial Revival house" to look like. Where the shingled walls of the second story are found on Colonial Revival homes of the period throughout America, wrapping shingles uninterrupted around corners instead of accentuating them with corner boards or even pilasters is more commonly found in Shingle Style architecture. The irregularly laid, tooled granite first story walls are also

uncommon in Colonial Revival architecture, as is the porch with solid granite piers instead of classical, painted wood piers or columns. The roof too, with its deep eaves and exposed rafters is also somewhat uncommon for in Colonial Revival houses and reflects influence of the Craftsman style.

Like many houses built in Seattle at the dawn of the 20th century, the Caroline Horton house is eclectic, mixing details from a number of styles. It also responds to its place. Regionally quarried granite is prominently displayed, rising up through the first floor instead of being found only at the foundation. The roof overhang is broad, exaggerated even, to shelter the house from Seattle's rain. And subtle but rich carved woodwork and details are found throughout the exterior and interior, a demonstration not only of the abundant availability of wood but of carpentry skills shared by many of Seattle's immigrant craftsmen.

In contrast to many houses of its era and even its neighbors on Millionaire's Row, the Caroline Horton house appears somewhat plain, a reflection, perhaps, of both the Horton family philosophy and of Caroline Horton's place in life during the years in which the house was designed and built. The Horton family generally avoided ostentation: they were humble people that succeeded because of their honesty and hard work. Edmund Meany wrote of Dexter Horton that "he instinctively shrank from all forms of publicity." Arabella Horton, Dexter's widow who moved to the house at 627 Fourteenth with Caroline, "was herself a very charitable woman, though her kindnesses were all done without ostentation, and few but those closest to her knew the extent to which she gave her possessions." Caroline also avoided self-promotion and was quite humble. Of the construction of the Dexter Horton Building, the *Seattle Post-Intelligencer* wrote: "She modestly refuses to take the lion's share of the credit in the construction of the building, even though all who are associated with the estate concede that she is responsible for this signal achievement." In contrast to James Moore, developer of Millionaire's Row whose own home stood several doors north, the Hortons were modest yet dignified in their manner, traits reflected in Caroline Horton's home.

The simplicity of Caroline Horton house might also be attributable to the year in which it was built, less than two years after Dexter Horton's death while Caroline and Arabella were still in mourning. To build ostentatiously would have defied contemporary cultural norms.

So too, 627 Fourteenth may have been a reaction against the family house from which they moved at Third and Seneca. By the terms of Dexter Horton's will, Arabella had the right to live her final days in the house yet she chose to move into Caroline's "modern" home on Capitol Hill whose Colonial Revival simplicity was a stark contrast to the elaborately detailed Victorian homestead.

A comparison of Caroline Horton's house with that designed for Corinne Simpson brings to the fore stylistic choices Horton made in her home's design. Both houses were designed by architect W.D. Van Siclen, both are two-story, both have projecting porches, and both have the hipped roof that Van Siclen preferred. Where the Horton house is three bays wide with one dormer on

the front, the Simpson house is five bays wide with three dormers on the front, giving the Simpson house a larger size but also a grander physical presence. Both houses can broadly be categorized as "Colonial Revival" in style although the Simpson house is more recognizably so, from the broken pediments of the dormer roofs to the balustrade encircling the roof line and the columned, neo-classical front porches. Both houses were designed for single professional women of means. And both can be seen as reflections of their clients: Horton, a banker from a family that shunned ostentation, commissioned from Van Siclen a simple yet dignified Colonial Revival home where Simpson, a self-promoting real estate professional, commissioned the same architect to design a home that was much more grand, even "showy."

Thus, while the Caroline E. Horton house may appear plain, its style is Colonial Revival with modest detailing that combines neo-classical motifs and regionally inspired use of stone and wood. Modest and unostentatious, it reflects the personality, status, and place-in-life of its client.

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The features of the Landmark to be preserved include*:* the site, and the exterior the house.

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Sarah Sodt
City Historic Preservation Officer

Cc: Anne and Ian Brown, Hall House LLC; owners
Marvin Anderson, Kathryn Helde, David Kurlander; nominators
Kristen Johnson, Acting Chair, LPB
Nathan Torgelson, SDCI
Katrina Nygaard, SDCI
Ken Mar, SDCI