



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 419/21

### REPORT ON DESIGNATION

Name and Address of Property: **Cassel Crag**  
**1218 Terry Avenue**

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

At the public meeting held on September 15, 2021, the City of Seattle's Landmarks Preservation Board voted to approve designation of Cassel Crag at 1218 Terry Avenue as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

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

### **DESCRIPTION**

#### **Neighborhood context**

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

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

**Administered by The Historic Preservation Program**  
**The Seattle Department of Neighborhoods**

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

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

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

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

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

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

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

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

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

### **Site and building description**

The subject site is located at the southwest corner of Terry Avenue and University Street in the First Hill neighborhood. The parcel measures approximately 120 by 128 feet, oriented

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

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

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

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

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

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

The main entry is accessed through the landscaped west side courtyard, which is raised above the sidewalk by three concrete steps. The entry is raised on two brick and concrete steps, and features an elaborate cast-stone Tudor Revival surround, further emphasized by a full-height projecting bay rising above it. The bay features three ganged 12-lite clear leaded glass casement windows at each floor, diamond-shaped flush decorative brickwork between windows, and a large decorative panel featuring Tudor Revival details at the parapet. The glazed entry doors are original, with bronze hardware. There are original bronze light fixtures flanking the entry, and a non-original fabric canopy providing weather protection.

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

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

### **Summary of primary alterations**

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

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

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

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

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

## **SIGNIFICANCE**

### **The development of the First Hill neighborhood**

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

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

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

By the early 1910s, prominent residences, civic structures, and institutions had been established on First Hill. Religious institutions included St. Mark's Episcopal Church (1897, demolished), the forerunner of St. Mark's Episcopal Cathedral, at Seneca Street and Harvard Avenue; the huge First Presbyterian Church (1907, demolished) at 7th Avenue and Spring Street, which by 1920 had the largest congregation of its denomination in the country; and First Baptist Church (1912) which remains at Harvard Avenue and Seneca Street. Clubs included the imposing Scottish Rite Cathedral Masonic lodge (c. 1912, demolished) at Broadway and Harvard Avenue; and the Sunset Club (1915) at Boren Avenue and University Street. Two prominent hotels were the Sorrento (Harlan Thomas, 1909) at Terry Avenue and Madison Street; and the Perry (Somervell & Cote, 1906, demolished), nearby at Boren Avenue and Madison. The Frye Art Museum at 704 Terry Avenue began as a private art collection attached to the First Hill mansion of Charles and Emma Frye, which first opened to the public in 1915. Just beyond the south end of the neighborhood was the domed King County Courthouse at 7th Avenue and Terrace Street, which had been a highly visible landmark from its construction in 1890 until its demolition in 1931.

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

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

However, most single-family homes were removed as apartment house construction intensified between 1910 and 1930. Apartment buildings varied in size from three-story walk-ups to elevator buildings of more than ten stories, and appealed to different renter markets. Some were tall, prominent luxury buildings with large units, such as the 12-story Marlborough House (1928) at 1220 Boren Avenue, the 12-story 1223 Spring Apartments (1929), and the 13-story Gainsborough (1930) at 1017 Minor Avenue, all designed by Seattle architect Earl Morrison. These buildings had only a few apartments per floor, maid's quarters, elaborate

common areas, and refined architectural details. Other apartment buildings were geared towards smaller units with modest rents, such as the 10-story Lowell-Emerson (Harry Hudson, 1928) at 8th Avenue and Spring Street, which featured two-room apartments, Murphy wall beds, and efficiency kitchens. Many of the apartment buildings constructed during the 1920s were on or near Boren Avenue, such as the Sovereign (J. Lister Holmes, 1925) at 1317 Boren. The six-story Art Deco style Baroness Apartment Hotel (Schack & Young, 1930-31) was built nearby, at Terry Avenue and Spring Street.

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

The south end of First Hill remained an area of working-class housing through the 1930s, and saw the northward expansion in the 1920s of the traditional Nihonmachi or Japantown, which was centered around Main Street. Parts of this area were already considered blighted in the 1920s, a condition only worsened by the Depression years of the 1930s. Around 1940, 43 acres of this neighborhood south of Harborview Hospital was cleared and the residents displaced. In its stead, the federally-funded Yesler Terrace public housing project was constructed in phases between 1941 and 1943. Although originally intended for World War II defense workers, in later decades it was taken over by the Seattle Housing Authority.

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

Many of the First Hill hospitals underwent expansions in the 1950s and 1960s, building Modern-style wings to house advanced treatment facilities. Modern-style apartment buildings began to be built on First Hill; one of the earliest and largest was the 14-story Nettleton (Earl Morrison, 1949-50), built in two towers of reinforced concrete and filling the block at the southwest corner of 9th Avenue and Spring Street. Others from this period were the 18-story Horizon House (1956, with a 1961 addition) at 9th Avenue and University Street, or the block-wide, 10-story steel and glass Sutton Place tower (1962) on the west side of

Minor Avenue between Seneca and University Streets. In 1961, changes in federal mortgage policies and Washington State law allowed condominiums for the first time, which led to the conversion of some apartment buildings from rentals to condominium ownership.

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

### **The development of the building, and building owners**

Cassel Crag Apartments was built in 1925 by Angus W. Cassels, who appears to have purchased the property around 1924. Prior to that time, the site was relatively undeveloped—unlike the surrounding blocks which were largely built out with single family houses or duplexes, as evidenced by the 1905 Sanborn Fire Insurance map from that year.

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

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

Presumably as a side venture, Cassels developed real estate projects, such as the subject building. At least one other apartment building was identified that he developed and owned—the 22-unit Browne-Cassel Apartments (now called the Castle Court) at 844 Queen Anne Avenue N, built in 1915, and where they lived for a time in the early 1920s. The architect of that building could not be identified.

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



Angus and Elizabeth Cassels resided in a fourth-floor apartment in the Cassel Crag from 1925 until Angus's death at age 71 in 1935, and Elizabeth's death at age 74 in 1937. Their sons, who also lived in the building, managed it for about another decade. During this period, Bertrand Cassels was employed as an engineer at Pacific Telephone and Telegraph Company, and Harry Cassels was a commercial agent for the International Forwarding Company.

In 1946, the property was sold to Herman E. Conner, a Missouri native who moved to Seattle in 1936 at age 52. Prior to that time, he was a grocer in Spokane and a rancher in Idaho. He and his wife Charlotte lived in the Cassel Crag Apartments and managed the building until his death in 1971.

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

### **Overview of apartment buildings in Seattle**

The residential landscape of early Seattle in the mid-19th century was dominated by single family dwellings which housed the one hundred or so people that lived there. Visitors or new residents had the opportunity to stay at the Felker House, Seattle's first hotel, which was established in 1853 and offered food and bedding to lodgers. In 1862 the population was only 182 persons, but the town grew steadily, reaching 1,107 by 1870, 3,553 in 1880, and jumping to 42,800 in 1890. Multifamily housing options available for those who could not afford single family homes were essentially limited to boarding houses and hotels. After the late 1890s, Seattle experienced rapid urban and population growth, and the demand for housing became more acute in the following years. From 1890 to 1900 the Seattle population nearly doubled over the decade, to 80,761. City boundaries expanded through several 1907 annexations, such that by 1910 the population had nearly tripled to 237,194, and to approximately 327,000 in 1920. The pace of growth slowed considerably in the 1920s, so that by 1930, the population had reached only 365,500.

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

- Boarding houses were defined by the ordinance as offering five to twenty sleeping rooms. By custom, they generally offered meals in a family-style setting. The typical boarding house operated like a family, and typical tenants of boarding houses might be teachers, gentlemen, families, or sometimes women only. By contrast, lodging houses were defined by ordinance as offering the same number of rooms, but differed in that they offered no food. Meals were taken at restaurants. This low-cost form of housing typically attracted laborers, recent immigrants, railroad workers, and the like.

- Hotels offered furnished rooms to visitors as well as locals, and terms were offered by the day, week, or month, as was typical across the country in the early 20th century. Hotels ranged from luxurious to modest, and every price range. Larger hotels had spaces available to the public, such as dining rooms, reception rooms, or outdoor verandas.
- Apartments offered an alternative to boarding houses, lodging houses, and hotels, and were defined by the City of Seattle in 1907 as a building containing separate housekeeping units for three or more families, having a street entrance common to all. More specifically, apartment buildings (unlike boarding houses, lodging houses, or hotels) offered the same spaces and utilities that could be found in a single-family house—full bathroom on the premises, a kitchen for preparation of meals, hot and cold running water, standard-sized rooms, operable windows, and a street address. Apartment buildings could also sometimes offer additional semipublic spaces not found in single-family houses, such as foyers or rooftop gardens, to be shared by all the residents.

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

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

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

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

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

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

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

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

In the period of the 1910s-1930s when the subject building was constructed, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Buildings were typically rectangular in plan, with simple layouts that reflect cost-effective use of land and an efficient apartment arrangement. However, apartments also followed E-, H-, L-, or U-shaped plans to accommodate lightwells, entry courtyards, or rear courtyards. A main entry on the exterior front façade typically led to a lobby, and then to double-loaded corridors for access to individual unit entries. Cladding materials were generally brick and terra cotta for

newer buildings, or wood for those constructed in the earlier part of the century. The buildings were often ornamented in varying degrees with architectural details following the eclectic styles of the early 20th century, especially the Colonial or Tudor Revival styles which were popular during the 1920s.

### **The architect, Harry G. Hammond**

Architectural drawings on file at the Seattle Department of Construction and Inspections microfilm library indicate that H. G. Hammond was the architect of the Cassel Crag Apartments. Only limited information was found about him or about his other works.

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

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

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

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

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

John S. Hudson (1879-1945) and his brother Henry "Harry" E. Hudson (1881-1963) moved to Seattle from Minnesota around 1903. In 1910, John attended the University of Washington and later received an architectural license from the State of Washington. Harry Hudson was

also a licensed architect. Together they had a design and construction firm from 1908 to 1920, then after 1920 typically worked together on projects only occasionally. John Hudson usually entered brief partnerships with individual architects for specific projects. For example, he built and co-designed both the Chasselton and Northcliffe with prominent Seattle architect Daniel Huntington, and the Washington Irving Apartments (1924) at 1305 E Howell Street on Capitol Hill with architect Willis E. Dwyer. The number of Hudson apartment building projects during the 1920s on First Hill was remarkable—others include the Hudson Arms (1923, demolished) at the northwest corner of Boren Avenue and Spring Street; the Paul Revere at 1018 9<sup>th</sup> Avenue and John Alden Apartments (both 1924) at 1019 Terry Avenue; and the Lowell-Emerson Apartments (1928) at 1102 8th Avenue.

In 1926, John Hudson hired Harry Hammond to design yet another—the Miramar Apartments at 1108 9th Avenue, between Spring and Seneca Streets. The building was a three-story brick structure which featured 30 studio and one-bedroom units, with an estimated construction cost of \$78,000. The following year, Hammond and Hudson co-designed the Rhododendron Apartments (now the Inn at Virginia Mason), located at 1006 Spring Street. In 1928, Hammond was listed in city directories as an employee of Hudson’s company.

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

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

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

### **The builder, Sheble & Snyder**

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

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

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

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

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

Snyder apparently retired around 1932 due to an illness, and died four years later in 1936, at age 54.

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

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

### **Comparable buildings**

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

On First Hill, there are several circa 1920s apartment buildings which share some features with the subject building, such as massing, scale, materials, and level of architectural

ornament. Most of these feature Tudor or Gothic Revival detailing, and/or an entry courtyard. Examples on First Hill include:

- The Arcadia (Charles Z. Frey, 1916) at 1222 Summit Avenue. Although it dates to the decade of the 1910s, rather than the 1920s, the Arcadia features a U-shaped plan with a small entry courtyard, and terra cotta Tudor Revival details. At three stories, it is one floor shorter than the subject building.
- The Maximilian (Victor Voorhees, 1918) at 1414 Seneca Street is three stories in height, and constructed in brick with terra cotta Tudor Revival trim.
- The Paul Revere (1923) at 1018 9th Avenue, and the similar John Alden Apartments (1924) at 1019 Terry Avenue, both have courtyard entries and feature similar detailing that has been called “Neo Colonial Revival.” Both were designed and built by Harry and John Hudson. Another Hudson building, the John Winthrop Apartments (1925) at 1020 Seneca Street, features similar massing but with more straightforward Colonial Revival details, such as full-height pilasters and a double-height columned entry porch.
- The Union Arms/Union Manor (John Creutzer, 1924) building fills the north side of Union Avenue between Belmont and Boylston, and features two entries. Cladding is brick with restrained Tudor Revival cast stone details at the entries and parapet.
- Lowell-Emerson Apartments (Harry Hudson, 1928) at 1102-1110 8th Avenue are two joined high-rise buildings which share a common entry courtyard (although the courtyard elevations are not fully realized). They feature ornate Gothic Revival terra cotta details at the upper stories.

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

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

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**The features of the Landmark to be preserved include:** The site; the exterior of the building; and the interior entry lobby including from the front door up three marble steps to the area defined by four arches and pilasters, and the first flight of stairs to landing above.

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