



The City of Seattle

Landmarks Preservation Board

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

REPORT ON DESIGNATION

LPB 212/06

Name and Address of Property: Leona/ Park Ridge Apartments
916 Queen Anne Avenue North

Legal Description: G. Kinnear's Supplement, Block 4, Lots 3-4

At the public meeting held on June 21, 2006, the City of Seattle's Landmarks Preservation Board voted to approve designation of the . 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, period, or of a method of construction

STATEMENT OF SIGNIFICANCE

Historic Context

Development of Queen Anne Hill

Prior to pioneer settlement, which began in the 1850s, members of the Puget Sound Salish tribes occupied the area that would become Seattle. By the 1870s, settlers had claimed much of the land on Queen Anne Hill. Its dense forests were cleared for timber, and scattered, small farms. In 1883, the south slope and upper hill area south of Galer Street, were annexed to Seattle.

During the 1880s, about 65% of the land that makes up Queen Anne was subdivided. Most of it was platted into narrow, single-family lots, typically 30' by 120', which sold for around \$300 (Reinartz, p. 73 - 75). Seattle boomed during this decade, and its population grew from just 3,533 to over 80,000. In response, the city expanded northward. In 1890 it expanded again, north of McGraw Street and west of 3rd Avenue West, to include the entire hill. The neighborhood was known as Queen Anne Hill, Nobb Hill, Queen Anne Towne, and Galer Hill. In the late nineteenth and early century a number of large estates and home were built on the south slope of the hill. These included the Black, Simpson and Treat residences.

By the turn of the century, a commuter ferry ran on Lake Union, connecting Queen Anne Hill residents to the city's downtown. Soon after, Lake Union Road was built on planks above the marshy lakeshore to connect Queen Anne and Fremont to central Seattle. A bird's eye view

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The Seattle Department of Neighborhoods

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of the city, dating from 1891, shows Queen Anne Avenue (then known as Temperance Street) terminating at the south edge of Highland Drive because of the steep topography. By this date, the hilltop was platted but sparsely settled. Houses were clustered around Queen Anne Avenue and a few streets near Howe Street, and extended to the west a few streets. The 1891 view shows a few wood-frame houses on small residential lots.

Early development on the hill was limited by the lack of water and transportation difficulties. In 1899, Queen Anne experienced a drought that lasted for several weeks. Neighborhood residents demanded that city government form a municipal water company. Because of the hill's elevation, which rose to 520 feet above sea level, Queen Anne was selected for one of the city's three earliest in-town facilities. The first tank was constructed in 1901, at 1st Avenue North and Lee Street, providing public water to nearby residents and to those at lower elevations.

By 1888 a cable car system provided access from Queen Anne Hill to downtown Seattle. In 1902, Queen Anne residents were provided access to public transportation when the counterbalance streetcar was inaugurated along the primary arterial, then renamed Queen Anne Avenue. The street, on which the Park Ridge Apartments is sited, was then the steepest one in Seattle. Impacts from the streetcar system spread throughout Seattle, where it reinforced rather than initiated urban growth. The top of the Queen Anne Hill, for example, continued to grow with residences, churches and schools. By 1900 a commercial center had begun to develop on the top of the hill along Queen Anne Avenue North. More residential development followed, with many dwellings constructed in the two decades following 1900. By 1920, four streetcar lines served the hill. (In 1940, the last of the counterbalance cars traversed Queen Anne Hill as electric-powered buses replaced the system.)

Strong community organizations also emerged in the neighborhood. The Queen Anne Improvement Club was established in 1901, followed by other civic organizations – the Knickers, Men's Club, Women's Single Tax Clubs, the Optic and Fortnightly Club, the Nomadic Circle for writers and the Townsend Club for retirees. (The Queen Anne Community Club evolved from several other improvement clubs and was organized later, in 1922.) A number of historic institutions on Queen Anne Hill that represent its early development include Coe and Hay Elementary Schools (1905), the Public Library (1914), West Queen Anne Elementary School (1894 - 1916), and Queen Anne High School (1909, with later additions).

The presence of historic residences on the south slope of the hill is suggestive of its development. These include the 1893 Kinnear Residence at the present site of the Bay View Manor, Denny's Decatur Terrace mansion (1892, demolished), the Treat Residence (1905, Queen Anne Avenue North and West Highland Drive), Ballard House (22 West Highland Drive), and the Brace Residence (170 Prospect Street).

Early multi-family buildings in the lower neighborhood included wood-framed, double and triple row houses along Depot Street (now Denny Way) and Poplar Street (now 2nd Avenue North), which appear in a Sanborn map of 1888. Apartment buildings proliferated during the "progressive Years" of 1890 -1916. According to historians Florence Lentz and Mimi

Sheridan, "the first real apartment house construction occurred on Queen Anne Hill between 1906 and 1913. The Wilhelmina Apartments, a twelve-unit wood-frame building with stuccoed exterior, still standing at 1413 Queen Anne Avenue, was the first. There followed several more elegant structures on West Olympic Place around the time of the Alaska-Yukon-Pacific Exposition – the Chelsea Family Hotel designed by architect Harlan Thomas in 1907 (620 West Olympia Place); the Kinnear by W. P. White in 1907; and the Delaware, completed in 1909 (at 115 West Olympic Place). More apartment houses were to follow through the first half of the 1910s, from the south slope to the crest of the hill...Apartment construction slowed in 1914, and did not resume until after World War One." (Lentz and Sheridan, p. 10.)

Sheridan noted that "Queen Anne Avenue was the first street in the area to see significant multi-family development. Before World War I it was the center of growth ...The street's dense single family development and its steep topography affected the size and shape of buildings. Most were close to the street, with very little landscaping. Courtyards were typically small or non-existent." Between 1900 and 1910, four apartment buildings were constructed on Queen Anne Avenue: 1413 Queen Anne (1906), the Willis (1908), the Park Ridge (1909) and the Castle Court (1910). (Sheridan, p. 29 and p. 53.)

Sheridan also noted that during the 1930s and Depression era, a number of former mansions were converted to apartment use. Only four building permits were issued in the entire city during the mid-1930s. Construction of apartments in the neighborhood resumed after the war, with buildings such as the Bay View Manor on the site of the Kinnear Mansion in 1959. Later intense development occurred in the 1970s.

Apartment Buildings in Seattle

The history of apartment residences in Seattle contrasts with that in eastern cities, due largely to Seattle's comparatively low population density. Even in periods of rapid growth, such as the early twentieth century, Seattle's population continued to spread out from its center, with detached, wood frame boarding houses, hotels, and single-family houses as preferred typical dwelling types.

The city's population grew rapidly during this period, and then stabilized in the 1930s. From 80,671 in 1900 it rose to 237,194 in 1910; 321,931 in 1920; 363,426 in 1930, and 368,302 in 1940. The significant growth up to 1910 can be attributed primarily to annexations, but that in the second decade represents the increase in residents in the city, creating a sharp rise in the housing market. Emergence of the apartment house as a building type in America in the late 19th and early 20th centuries and coincided with this growth of Seattle.

The term "apartment house" was used initially to describe middle-class, multi-family housing, in contrast to boarding houses or tenements without bathrooms and running water. The apartment dwelling contained many of the same spaces and services as a single-family dwelling: hot and cold running water, a full kitchen and bathroom, living spaces, operable windows, and a recognized discrete address (Hunter, p. 210 - 212).

As grouped dwellings, however, apartments featured semi-public, common entries and circulation spaces. At a minimum, shared spaces included entries, stairs and hallways. In more complex properties, shared amenities included a laundry room and later a garage or private parking lot. Upper-income buildings provided ground level or rooftop gardens, more spacious lobbies and elevators, meeting rooms, libraries and swimming pools. Elevators were added initially to upscale buildings for the wealthy, typically in those buildings over four stories, while walk-up units typified middle and lower income buildings.

In Seattle, early high-income apartment dwellings and family-oriented flats are represented by buildings such as the Sorrento and Perry on First Hill, the Frye in Pioneer Square, and the Moore and Camlin at the north end of the downtown retail district. Examples on Queen Anne Hill include the Chelsea and the De La Mar Apartment Building. Later, in the 1920s and 1930s, many more apartments were built, including a number of art deco style buildings on the south slope and other noteworthy, classical style buildings. Spacious units for middle and upper-income single and couple tenants were provided, for example in the Victoria and Narada apartment buildings on West Highland Drive. These well-designed buildings promoted house-like flats and dwellings with numerous conveniences and tenant services, interior appointments and exterior decoration. Nearby were courtyard buildings designed and built by Fred Anhalt. The construction techniques and materials used in these buildings appear to be of high quality; for example, bearing masonry walls, ornate terra cotta trim, and elevators. The Park Ridge building is placed in this context due to its relatively large upper floor units, basement units for the building manager and maintenance staff, semi-private entries, and refined materials and design.

Smaller and efficiency-styled apartments were also constructed in Seattle, particularly in the downtown and Regrade areas, and on Capitol and Queen Anne Hills during the decades surrounding and following World War I. These buildings offered limited tenant services, small units at affordable rates, and convenient locations close to downtown. Available furnished or unfurnished, a typical efficiency unit consisted of a living room with a convertible built-in Murphy-type bed (sometimes referred to as a "California bed"), a compact kitchen, sometimes with a dinette, dressing room/closet, and private bathroom.

Typical apartment buildings featured double-loaded corridors to access units with single exterior exposures. Recessed courts, lightwells and projections, in "alphabet" U, C or L-shaped buildings provided improved light and ventilation. Garden apartment buildings became popular, offering park-like settings and site amenities, such as sports courts and gardens. Elevators became popular as the technology advanced and prices lowered after ca. 1910. These were typically provided in taller buildings over four stories, with secured lobbies and semi-private upper floor entries, and lighter, larger units that appealed to wealthier residents.

In contrast, the three-story Park Ridge was a walk-up building that featured two semi-private entry doors and stairwells that led to upper floors, with the east entry serving only one unit per floor and the west entry two per floor. This arrangement provided tenants with greater privacy and a greater sense of identity, and it also allowed a greater portion of the building footprint to be devoted to rentable rather than common space. The plan also provided

through-units with natural light from windows on two or three exposures. The narrow footprint of the building, on the 45' wide lot with minimal side yard setbacks, appears to have necessitated such a solution. The alternative would have been a double-loaded corridor with units to each side, limited to depths of approximately 15' and only single window exposures.

Examples of some other small apartment buildings are evident in the Kroll Maps of Queen Anne Hill that date from the period 1912 - 1920 and 1940 - 1960. These maps suggest that most of the residential development on the south slope of the hill was relatively complete by the 1930s. Development was relatively stable until the 1960s, when many larger and taller buildings were constructed, in part driven by the nearby development of the World's Fair and subsequent Seattle Center grounds. Development in the 1960s and 1970s also responded to up-zoning of the south slope, which allowed for much taller construction. The pattern indicated by the ca. 2000 Kroll Map expresses the result of increased density, and larger commercial and residential buildings on larger, aggregated sites as encouraged by zoning.

The design and the proximity of the Park Ridge Apartments to downtown, originally via streetcars and the Queen Anne Avenue counterbalance, and its location on the hill's south slope undoubtedly were appealing to middle-class renters. This was consistent with other buildings in the neighborhood as evident in 1900 and 1940 census statistics. In 1900, two of every three people on Queen Anne Hill rented rather than owned their homes, and 6% of residents were boarders. By 1910, renters made up 82% with boarders making up more than 25% of Queen Anne households. (Sheridan, p. 47.) Typical rents were higher in the Queen Anne neighborhood compared to other areas of Seattle. "Place of work" figures in the 1940 Census also suggest that the majority of Queen Anne Hill residents either walked or took public transportation to work (Schmid, p. 217 - 255).

History of the Site and Construction of the Building

The subject building dates from 1909 according to permit notices dating from February of that year, granting construction of a "3-story brick apartment home, 33' x 102' at 916-918 Queen Anne Ave" (permit #72702). It was originally known as the Leona Apartments, a name that it retained at least through the 1930s.

1909 was a pivotal year in Seattle's history in large part because of the Alaska-Yukon-Pacific Exposition of that year. Held at the current campus of the University of Washington, the AYP followed the 1893 World's Columbian Exposition in Chicago and the 1905 Lewis and Clark Exposition in Portland. Similar to these and other international fairs, it focused national attention on the city's development plans and its strength as a trade city. The AYP provided a lasting legacy with the Olmsted-designed University campus with a number of permanent buildings. An indirect impact of the fair was the concurrent construction of hotels and apartment hotels, such as the College Inn in the University District, and development of middle- and upper-class apartment buildings, such as the Del a Mar, Park Ridge, L'Amourita and others.

Construction in Seattle increased in 1907 and 1908 in anticipation of the AYP, and it continued to increase in 1909, the year the Leona Apartment building was constructed. Records in the *Seattle Daily Record*, the construction and business newspaper at the time

noted a total of 13,551 permits in 1908 rising to 14,884 permits in 1909 with an estimated construction cost of \$13,377,329 rising to nearly \$19,050,000 in 1909. (*Seattle Daily Gazette Record*, January 5, 1910, p. 1). The same paper noted that 1,022 permits were taken out in February 1909, with 495 for alterations and repairs, 81 for demolition and building moves, 302 for frame residences, 139 for frame and brick buildings and 5 for brick buildings. The total estimated construction value for these was \$1,152,155. (*Seattle Daily Gazette Record*, March 1, 1909, p. 1)

The original building permit applicant and owner was the St. Louis-Seattle Investment Company. The 1909 Polk Directory lists the firm with an office at 206 New York Building, at the northeast corner of 2nd Avenue and Cherry, and C. W. Morrison as president. Morrison was also the secretary/treasurer of R.C. Erskine and Company, which dealt in real estate, mortgage loans, rentals, and fire insurance. The Erskine office was located at Rooms 206-207 in New York Building, and boasted two phone lines.

At the time of its construction, the Leona was one of the first large apartment buildings in the area. Baist Maps from 1908 and 1912 show four other buildings on the same block, but all were smaller, wood-frame structures suggesting single-family residences. The steep blocks to the north and south were similarly sparse, while there was a pattern of single-family residences established on the more level east-west side streets. A later Kroll map, dating from 1912 - 1920, shows that there were few multi-family buildings on the surrounding blocks. In 1929, the Queen Anne Apartments was constructed to the south at 900 Queen Anne Avenue North.

The Leona was a relatively costly building when it was constructed. As documented in the permit notice in the February 27, 1909 issue of *Pacific Builder and Engineer*, it was to cost \$25,000. In contrast, an advertisement that year placed by architect V. W. Voorhees in the local business and construction newspaper, noted that a typical wood-clad, 40' x 60', two-story apartment building containing twelve units with "four modern rooms" would cost \$12,000. (Voorhees advertised his own, "Plans, Specifications and Details of the apartment building for only \$100.") (*Seattle Daily Gazette Record*, March 1, 1909, p. 2.)

In ca. 1936, the Park Ridge building was upgraded in a remodel designed by architect B. Dudley Stuart for White & Bollard, Inv., Agents dated 2-4-1936. The manager's basement unit was provided with a workshop. Notes on the mid-1930s tax record suggest that the remodel may have created additional rooms, with the result of one four-room unit, seven five-room, and two six-room flats for a total of ten. Presently the building contains twelve apartments, with three units on each floor, a small one-bedroom arranged along the south at the center of the basement, and a very small basement studio created from the former workroom in the original manager's unit.

V.P. von Erlich, the Original Architect

A copy of the original building permit on file at DPD lists the architect as V.P. von Erlich (or Erlick/Erlik). The architect's name is also cited in the three-line notice in the February 27, 1909 issue of *Pacific Builder and Engineer*, a bimonthly periodical, which noted "St. Louis-Seattle Inv. Co. will build 3-sto. brick apartment house to cost \$25,000." However, research

has revealed little information about the architect, and he remains something of an enigma. Von Erlich was listed only once in the Polk Directory (as von Erlih), in the 1909 edition, with a two-room office address at No. 418-419 in the Central Building. Von Erlich was never licensed by Washington State as an architect, a status he shared with many early practitioners.

It appears that von Erlich continued to work in Seattle for a short period as evidenced by his design of a large residence for Dr. A. G. Greenstreet at 3617 East Union Street in Seattle's Madrona neighborhood. This residence was one of many large homes cited in the 1913 publication, *Homes and Gardens of the Pacific Coast*. It is possible that von Erlich was an out-of-state architect or that he was associated with the original owner/developer of the Leona property, the St. Louis-Seattle Investment Company, perhaps a St. Louis architect. However, the Missouri State Historic Preservation Office and the Landmarks Association of St. Louis also have no information about architect V.P. von Erlich.

Dudley Stuart, Later Architect

Permit drawings and records from the early 1930s indicate that a major interior remodel of the apartment kitchens and bathrooms was undertaken. The project was designed by local architect Bertram Dudley Stuart. Stuart was born in London in 1885, and lived in Edmonton and Vancouver before moving to Seattle in 1918 at the age of 33. As a sole practitioner he designed a number of well-known buildings, including hotels and apartments in Seattle. Among these are the Exeter house on First Hill and the 210-room Bergonian/Mayflower Hotel at Stewart and Olive Streets near Westlake Center, which was built in 1924 for an estimated \$120,000. Records indicate Stuart partnered with architect Arthur Wheatly between 1923 and 1930, during which time the firm designed the Biltmore Apartment Building (1927) and the Marlborough (1926-1927). In 1941, he formed a partnership with architect Robert L. Durham. The firm was responsible for the Shorewood Apartments, Mercer Island, and the Laurelton Garden Apartments, Smith Gandy Office Building and AGC headquarters in Seattle. During World War II, noted Seattle architect Paul Kirk worked with Stuart and Durham. In 1951 Stuart resumed his sole practice. He had a long career, practicing until he was 86 years old, and was a member of the AIA. He died in October 1977.

Two of Stuart's local buildings are listed on the National Register: The 1914 Harry Vanderbilt Wurdeman house in Lake Forest Park, and the McGrath Café and Hotel in North Bend,

DESCRIPTION

Neighborhood Context

The subject property is sited on the south slope of Queen Anne Hill, in an area of mixed multi-family buildings that date from the 1930s to the present. Directly to the south is the parking lot for the four-story, brick-clad, 37-unit apartment building at 900 Queen Anne Avenue North. In all other directions the buildings are more contemporary. To the northeast there are two wood-frame four-plex dwellings, at 15 Ward Street, which date from 1964. Across Ward Street to the north, at 1000 Queen Anne Avenue North, there is a 29-unit Modern style apartment building of five stories that dates from 1962. This six-story building features marblecrete cladding, strip windows and balconies in a flat roof mass above a constructed parking garage plinth. East of it is a 16-unit condominium building dating from 1990. West across Queen Anne Avenue North, at 929 Queen Anne Avenue North, is a three-story, 25-unit apartment building dating from 1948.

Current zoning is Mid-Rise on the properties along Queen Anne Avenue North, with Low-Rise 3 to the east. The Park Ridge is located at the mid-point of the counter-balance area of the hill and commercial buildings are located three blocks to the south, at the north edge of the Uptown neighborhood, and five blocks to the north at the top of Queen Anne Hill.

Site Features

The site is located on the southeast corner of Queen Anne Avenue North and Ward Street, on the northwest corner of the block bounded by those streets on the west and north, respectively, as well as 1st Avenue North on the east and Aloha Street on the south. The Park Ridge is in a mid-block location, on Lot 3. The property was aggregated with Lot 4 to the north, at the northwest corner of the block, in ca. 1955. Presently the 90' by 120' site is made up by a paved and landscaped parking lot at the corner parcel with the building to the south of it.

The streets that surround the property include Queen Anne Avenue North, with a 66' wide right-of-way extending to the western retaining wall that creates a raised plinth for the subject building. Unexpectedly, Ward Street to the north, a side street with relatively little traffic, is an 80' wide right-of-way. The paved street width, at 33', was platted to accommodate the turning radius of horse carriages, and presently allows for two lanes of traffic and one of parking. To accommodate the slope of the hill to the east, Ward Street splits into two narrow one-way streets separated by a landscaped strip and retaining wall for five blocks east of 1st Avenue North.

At this location on the south side of Queen Anne Hill, the slope is steep. Tax records note an overall change in grade of 10%, and a survey indicates total drop of approximately 23' from the northeast to the southwest corners. Lot 3, which contains the parking lot, is the steeper portion of the property, with approximately 15' grade change. Tall concrete, brick and stone retaining walls along the south and west property lines accommodate this change. The parking lot to the south, on the adjacent Lot 5, is at a lower grade, approximately 15' below the south side yard of the subject building. A wide set of exterior stairs at the west leads from the sidewalk, up eight feet to a raised plinth on which the building sits. A concrete

walk extends from the exterior stair to the two entries on the south facade, with additional steps provided at the easternmost entry.

Setbacks are minimal. The building is sited approximately 14' back from the street on the west side, with a side yard setback on the south of approximately 13'-6" (narrowing to only 2'-9" along the east wing), and a 3' setback on the east. (When the property consisted of only Lot 4, there was a 3' setback on the north side.) The tight siting of the building may have not been apparent when it was originally constructed, because of the smaller, wood-frame houses, which then filled the surrounding lots. In 1929, when the existing neighboring apartment building was constructed to the south, at 900 Queen Anne Avenue North, it was set on three lots with the main massing to the south. This resulted in a 25' wide, paved parking lot at the lower elevation, immediately south of the Park Ridge building.

The 45' by 120' parking lot to the north of the Park Ridge Apartments features a driveway entry off Queen Anne Avenue North and an exit drive onto Ward Street, with two rows of diagonal parking for a total of 19 stalls. (The current survey indicates the northern row of parking stalls extend beyond the north property line approximately 6' into the Ward Street right-of-way.) A rock retaining wall is provided along the northern sidewalk, again to accommodate the grade change.

Shrubs and trees in the parking strip screen the parking lot along the north. Additional landscaping, in the form of ornamental shrubbery, ground cover, turf and a few deciduous trees, is provided around the building's east and south side yard.

The brick retaining walls along the west side and portions of the south side of the property are constructed of unreinforced brick, with concrete foundations and caps. Brick piers measuring 1' by 2'-6" project above the west and most of the south retaining walls along the property lines. Seven piers are placed on the south, at approximately 10' on center, and six along the west, each with heavy chains linking them. Entry to the building is provided at two locations – from a direct paved walk with four risers leading to the basement level from the northwest corner and up a more formal set of stairs with 13 risers near the southwest corner. These stairs lead to the concrete walkway between grass turf at the south terrace.

The Building

The three-story, L-shaped apartment building is constructed with three wythes of unreinforced brick masonry at the perimeter walls, wood framing with 2x8 joists and roof rafters, and wood posts and wood framed interior walls and partitions. The foundation and basement walls are concrete. A structural report dating from 2001 notes the presence of a concrete shear wall on one side of the easternmost stairwell. Recent site investigation has verified the extent of concrete footings.

The building rises three stories above a daylight basement, with an estimated overall height of approximately 39' from the grade at the south terrace level to the top of the raised parapet. The L-shaped plan consists of an overall footprint of approximately 44' by 102', made up by a 33' by 74'-6" rectangle that abuts a 44' by 27'-6" wing at the east end. From the exterior,

the impression is of an “ell” that projects forward 11' from the east end of the south facade. The resulting plan allows for through-units with natural light and window exposure on two or three sides. Two separate stairwells have entries on the south facade; these lead to first floors set secondary service entry at the basement level is reached directly from the sidewalk on the west facade.

The building is finished with red brick laid in running bond, with a belt course dividing the first story from the upper two stories. Cast stone trim is used to form voussoirs in the segmental arched window and door openings at the first floor. The primary south and west facades feature wide windows, which have low-arched head first floor window and doorway openings. On the west facade, all are tripartite windows with narrow side panes and multi-light transoms. On the south facade there is more variation – some windows are tripartite while others have a single vertical division. The stairwell windows are simpler and do not have the multi-light transoms. Shallow, bracket-supported, wrought-iron balconies are provided from the third-floor apartments at the south side, further embellishing this facade.

The secondary north and east facades feature narrower, 3'-6" wide rectangular window openings with simpler, double-hung wood sash windows. One exception is the westernmost bay of the north facade, where the west facade composition "wraps" the corner. The lower portion of the bathroom window openings on the north facade have been infilled with brick to provide greater privacy. Two copper downspouts with scuppers are placed on the north facade, along with a fire escape with balconies at the upper two floor levels. A similar fire escape is provided at the east elevation.

Originally, the building had a tall brick parapet with a cast stone cap that featured decorative details along the primary south and west facades. Below the parapet was a wood-framed, projecting metal cornice and frieze band. The original cornice was replaced in 1990 with a black, exterior insulating finish system (EIFS) cornice. A water-resistant sealant was recently applied to the exterior masonry, which resulted in some discoloration on the western portion of the south facade.

While this apartment building is relatively small in size, the dwellings on the upper floors are spacious. The basement originally contained a relatively modestly sized manager's unit with a workshop in the east wing, a three-room unit along the south side, presumably for domestic workers, and service spaces. At some time in the last three decades, the original workshop was remodeled to create a very small studio unit at the north end of the east wing. All three of these basement apartments can be reached from either stairwell or from the basement corridor accessed by the service entry off Queen Anne Avenue North.

The plan of the main floors provides semi-private access to the individual units through the two separate entry stairwells. There are three units on each floor – a two-bedroom apartment in the east wing, accessed from the eastern stair, and a one-bedroom and two-bedroom in the west wing, accessed from the western stair. Each of the east stairwell landings serves only one apartment at each floor, and these are larger two-bedroom apartments. This layout, the interior finishes and spatial qualities of the main and upper floors underscore the quality of

the original building with each dwelling unit designed to serve as a home for respectable, upper middle-class residents.

The apartments are spacious. Even the one-bedroom units feature entry vestibules with larger closets, and living rooms measuring up to 17' by 15'. Floor to ceiling heights at each floor are consistent at 9' in halls and up to 9'-2" within the units. Finishes include oak and fir floors, painted plaster walls and ceilings, wood trim, and some built-in wood cabinetry. (The trim was originally stained, but most of it is now painted.) Doors are typically 7' in height and feature two vertical lower panels and a single top panel. Glazing is provided in the hallway entry doors. (The leaded stained glass panels with the unit numbers are not original, and date from the 1980s.) Original French doors opened to the three small balconies at the third floor, south facade; these doors have been replaced with newer glazed doors.

In 1936, all of the kitchens were remodeled under a design by architect B. Dudley Stuart. Permit drawings show the changes, which focused on the dwelling interiors. Built-in buffets were removed and partitions changed between dining rooms and kitchens, and all new wood face-frame cabinets, sinks, ranges and refrigerators were installed in the kitchens. Some new stairwell railings and newel posts were also provided. It appears that changes may have been made to bath fixtures at this time, with tubs converted to showers. After this date, the bathrooms featured porcelain-clad tubs and ceramic tile walls and flooring.

Changes to the Original Building

Along with previously described alterations, the following changes have been made to the building according to permit and drawing records from DPD:

<u>Date</u>	<u>Description</u>
1911	Erect partition in basement, lath and plaster partition walls to be damp proofed
1921	Alterations (no description)
1936	Interior remodeling of kitchens and baths and additional partitions
1953	Build storage room in basement
1973	Install fire sprinkler system (to halls and stairwells)
1975	Repair fire damage to existing building (in apartment unit 102)
1990	Install new cornice to replace original cornice, which was removed

Stylistic Features

In the Seattle city survey, the architectural style of the Park Ridge is cited as both Richardsonian Romanesque and Tudor. While the architect may have taken some inspiration

from the Richardsonian Romanesque buildings constructed in Pioneer Square during a short period in the 1890s following Seattle's Great Fire of 1889, his composition for the Park Ridge does not feature the rustication, round arches, and massiveness that characterize this style.

The Park Ridge is distinguished by its handsome, straightforward composition and use of finer materials. The smooth, brick finish of the building is accented with the stronger, contrasting voussiors over the segmental arched openings on the first story. This differentiation of wall openings, as well as the belt course above, makes the first story a base for the upper stories. Further refinement was expressed in the original projecting metal cornice with its simple bracket supports, and the brick parapet with cast stone cap. While the design does not embody a specific architectural style, it is a fine example of a relatively small-scale apartment building characteristic of the early 1900s. The building's internal arrangement of semi-private entries and spacious flats is consistent with this evaluation.

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The features of the Landmark to be preserved, include:

The exterior of the building, and the site

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