

The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-123/77

### REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The New Pacific Apartments  
2600 First Avenue  
Seattle, Washington

LEGAL DESCRIPTION: Lot 1, Block 20, Bell and Denny's First Addition.

OWNER: Mr. Tore Shiefloe  
110 Vine Street  
Seattle, Washington 98121

### RECOMMENDATIONS FOR DESIGNATION:

On December 15, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the New Pacific Apartments as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6 (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or

Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; or

Section 6 (4) - portrays the environment in an era of history characterized by a distinctive architectural style; or

RECOMMENDATIONS FOR DESIGNATION (cont.):

Section 6 (8) - by being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

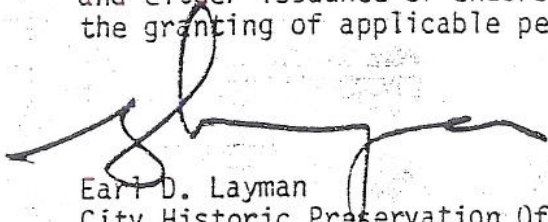
PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The New Pacific Apartments

1. the exterior facades.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman  
City Historic Preservation Officer

EDH:rdh

080577



# Landmarks Preservation Board

## Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) New Pacific Apartments (L.C. Neville Bldg.)  
Bell and Denny's First Addition
2. Street and Number 2600-04 - 1st Avenue Block 20 Lot 1 Year Built 1904
3. Present Owner Tore Schiefloe Present Use stores/apartments
4. Interim Owner(s) S. Gerber, C. Hagen, F. Klein Interim Use(s) same
5. Original Owner L. C. Neville Original Use hospital
6. Architect \_\_\_\_\_ Builder \_\_\_\_\_
7. Assessed Value: Building \$27,900 Land \$53,200 Assessors File No. 065400-0085

## 8. Classification:

- ☒ Building  
☐ Site  
☐ Structure  
☐ Object  
☐ Other

- ☐ Public  
☒ Private  
☐ Both

- ☒ Occupied  
☐ Unoccupied  
☐ Preservation work  
     in progress  
☐ Threatened by  
     demolition  
☐ Unknown

Open to Public:

☐ Yes☒ No

Hours \_\_\_\_\_

## 9. Neighborhood Information:

## A. Compatibility With Neighborhood

Structure Yes ☒ No \_\_\_\_\_Use Yes ☒ No \_\_\_\_\_

## B. Importance to Neighborhood

Great one of few of the  
 Moderate early nice bldgs.  
 Minor remaining

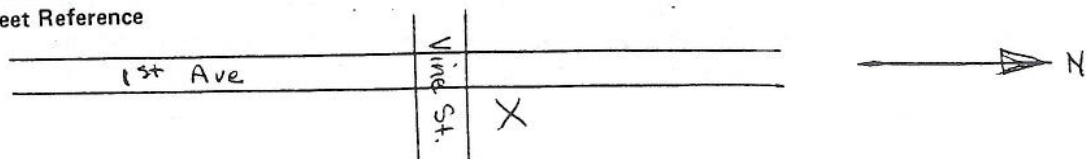
## C. Architecturally Strong Neighborhood

Comments Neighborhood of two and three  
story structures, many vacant spaces.  
Under stress of change, redevelopment.  
Many small businesses, light manufac-  
turing plants, union offices. This  
structure very compatible with area.  
Could fit into changing uses of area  
with ease: living and working area.

## 10. Special Research Sources (Be Specific, list name or item and where found)

Pioneer National Title Co.,; King County Assessor's files; Museum of History  
and Industry photo files; Polk's City Directories; Goff, Willard, M.D.  
Seattle's Pioneer Hospitals. (typed doc. at Museum of H. and I.)

## 11. Cross Street Reference

12. Photos Attached & Photographer Office of Urban Conservation

### 13. Physical Description

- A. Style of Architecture  
Early urban apartment  
vernacular
- B. Construction Material  
Brick, with stucco facing,  
wood and metal trim
- C. No. of Stories  
  
Three
- D. Condition  
Excellent \_\_\_\_\_  
Good x exterior  
Fair x interior  
Poor \_\_\_\_\_

E. Exterior Desecration of  
Original Design

None or little x  
Moderate amount \_\_\_\_\_  
Considerable \_\_\_\_\_

F. Architectural worth at  
Example of Its Style

Exceptional \_\_\_\_\_  
Excellent \_\_\_\_\_  
Good x  
Fair \_\_\_\_\_  
Poor \_\_\_\_\_

- G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc.  
Refer to Guidelines of Landmarks Preservation Board).

NUMBERS REFER TO NUMBERS IN CRITERIA

(4) The New Pacific Apartments building is an example of a very typical apartment structure of the turn of the century. Yet it was first built as a hospital and training school for nurses. The room sizes and position, all having generous windows, would fit it for use as both a hospital and an apartment. Apartments of that period often used the bay window, in this case a simple curved bay with three double-hung windows, to give a feeling of extension of space, and of more cross ventilation. A standard practice was to have shops or offices on the street level. It is a nice example of apartment architecture and design of the early 1900's.

(5) The New Pacific is not "high style" of any particular style. As mentioned above it fits a "common style" category. It is three story, built 1904, of about 60' x 112'. It has some classic or Italian elements. The ground floor on the First Avenue side has three storefronts of glass with wood bulkheads and trim, the center one with some modern paneling. Classic cornice details show above the storefronts, wrapping around the Vine Street corner. The simple entrance to the apartments is on Vine Street. On the upper floors the standard rectangular windows alternate with the curved bays, the latter being a curved vertical unit between the second and third floors. Above the third floor windows is a simple course band, a modestly decorated frieze (applied ornamentation), and dentil band. The roof is flat with modest parapet echoing the vertical lines of the total structure. Recent painting of the exterior, pale gold with deeper gold accenting the cornices, columns and decorative elements, dark brown window frames and storefronts, has enhanced the structure by emphasizing the architectural and design details.



## 14. Significance

## A. Major Significance

- ☐ Historical  
☒ Architectural  
☐ Engineering  
☒ Cultural  
☐ Geographical  
☐ Archaeological

## B. Level of Significance

- ☐ National  
☐ State  
☒ Community

## C. Statement of Significance (Be specific, history, personages, events, etc.)

## NUMBERS REFER TO NUMBERS IN CRITERIA

(3) The New Pacific is one of the early examples of the general social development of what was originally known as Belltown (homesteaded by city founder William Bell). It is the structure in which one of the early city hospitals (private) was located. Records on the hospitals of the early days of Seattle are scarce, and many hospitals were in doctors' homes or near their homes. So, with this site, around 1900 Dr. Adrian Monod, a physician and surgeon (and also the French Consul) opened a 25 bed hospital. This hospital preceeded the building of the structure under consideration. It was said that Dr. Eugene Allen brought his railroad patients to the hospital, and that Doctors E. C. Neville and S. C. Neville patronized the institution. (Charles L. Neville is listed in 1904-5 as living at 2610 First Avenue, next door.)

L. C. Neville purchased the property in 1901 and took out a \$10,000 mortgage in 1904. Lincoln C. Neville is listed in the 1906 directory as a physician. From 1904 to at least 1915, the structure housed the Pacific Hospital. The hospital (building) was described as a rather imposing modern structure, fitted with all the modern appliances and conveniences for hospital work. The ground floor was divided into store spaces. The hospital was a training school for nurses and was last listed in Polk's Directories in 1915. Seattle General Hospital, at the same period, was just two blocks away at 2823 First Avenue. By 1919 the New Pacific is listed in the city directory as the New Pacific Apartments, which name it still holds.

\*

(9) The New Pacific has been part of the fabric of Belltown for almost 75 years. It serves as a reminder and link: a reminder of the original Belltown which was an urban apartment community serving many of Seattle's working people; and a link from today to that earlier period. Today the area is rebuilding, after the extensive regrading to the south and east, and the years of auto-rows and parking lots. The type of district originally conceived for this area, and viable when the New Pacific was built, is now returning with the New Pacific a proud senior leader.

- \* It might also be noted that one of the early owner-industries in the structure was Gerber Bros. Ski Equipment, which moved its A & T plant from there to East Spruce Street. Sidney Gerber was a principal of Anderson & Thompson Skis.

Surveyor Signature Peggy Corley, Lee Blume, Carol Thrailkill, Date 1976 10/20/76  
 Peggy Corley

Reviewed: [Signature]

Historic Preservation Officer

Date 12/1/76

# SEATTLE HISTORIC BUILDING DATA SHEET

1. Name (common or present and/or historic) New Pacific Apts. (once the Pacific Hospital)
2. Street and Number 2600-04 1st Ave. Block 20 Lot 1 Year Built 1904
3. Present Owner Tore Schieffele Present Use Stores/apartments above
4. Interim Owner(s) C. Hagen, F. Klein Interim Use(s) " " "
5. Original Owner L. C. Neville Original Use hospital
6. Architect \_\_\_\_\_ Builder \_\_\_\_\_
7. Assessed Value: Building \$27,900 Land \$53,200 Assessors File No. 065400-0085
8. Classification:
 

<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Open to Public: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Hours _____
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation work in progress	
<input type="checkbox"/> Object		<input type="checkbox"/> Threatened by demolition	
<input type="checkbox"/> Other		<input type="checkbox"/> Unknown	
9. Neighborhood Information: See attached sheet.

A. Compatibility With Neighborhood Structure	Yes _____ No _____	C. Architecturally Strong Neighborhood
Use	Yes _____ No _____	Comments _____
B. Importance to Neighborhood		_____
Great	_____	_____
Moderate	<u>X</u>	_____
Minor	_____	_____
10. Special Research Sources (Be Specific, list name or item and where found)
 

Pioneer National Title Co.; King County Assessor's files; Museum of  
History and Industry photo files; Polk's City Directories; Goff, Willard;  
Seattle's Pioneer Hospitals (at the Museum of H & I)
11. Cross Street Reference
 

N	_____	Cedar	_____	Vine	_____
			1st Ave.		
	_____		_____		_____
12. Photos Attached & Photographer \_\_\_\_\_
13. Physical Description: (second sheet attached)
14. Significance: (Third sheet attached)



13. Physical Description

A. Style of Architecture

Early urban apt vernacular

B. Construction Material

Brick with stucco facing,  
wood & metal trim; P & B

C. No. of Stories

3

D. Condition

Excellent

Good exterior

Fair interior

Poor

E. Exterior Desecration of Original Design

none or little

Moderate amount  
considerable

F. Architectural worth as Example of Its Style

Exceptional

Excellent

Good

Fair

Poor

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board).

Location: Belltown on northeast corner of 1st & Vine. Vacant lot to north; single story structure across alley in back (east)

General Description: A 3-story urban apartment building with shops below and apartments above -- an arrangement typical of many other buildings in this area. Built around 1904. Size: approx. 60' x 112' -- fills one lot. The exterior has recently been painted and the stucco repaired in places. Color is pale gold with a deeper gold accenting the cornices, columns and decorative elements; the window frames and storefronts are painted dark brown. The east and north sides are brick with the exception of light wells which have sheets of asbestos material.

Exterior Documentation: Doesn't fit into any one stylistic category but does have some classic or Italian elements. The 1st floor on the 1st Ave. side has 3 storefronts of glass with wood bulkheads and trim -- except the middle one which has been covered with modern paneling and then painted. There is a classic cornice above the storefronts. The Vine St. side is blank except for some small windows, a door and an entrance to the Vine Apts. which are on the 2nd and 3rd floors. The 2nd and 3rd floors are almost alike. Windows are doublehung: standard ones alternate with 2-story bays in a symmetrical pattern on both street sides. The bays have cornices above each floor and column-like detailing between the windows. There is a course band and cornice above the 3rd floor. Between the course band and cornice and above the standard windows is some applied ornamentation which has been highlighted with a deeper color paint. The roof is flat. Generally the exterior appears well-maintained.

Interior Documentation: Apartments are still in use and fully occupied. All have outside windows. The walls are plaster and the floors,

The stores are occupied as an antique store, a business office, and a men's health club.

14. Significance

A. Major Significance

- ☐ Historical
- ☐ Architectural
- ☐ Engineering
- ☐ Cultural
- ☐ Geographic
- ☐ Archaeological

B. Level of Significance

- ☐ National
- ☐ State
- ☒ Community

C. Statement of Significance (Be specific, history, personages, events, etc.)

Its significance lies in its history, architecture and location.

History: Around 1900 Dr. Adrian Monod, a physician and surgeon (and also the French Consul) opened a 25 bed hospital ( the Monod Hospital) on this corner. Mrs. Elizabeth Corrigan operated the hospital. According to Dr. Sherald F. Wiltsie, Dr. Eugene Allen brought his railroad patients to the hospital. Doctors E. C. Neville and S. C. Neville patronized the institution.

An old photo in the Museum of History and Industry shows another cornice at the center bp of the building with the inscription L. C. Neville -- 1904. L. C. Neville purchased the property in 1901 and took out a \$10,000 mortgage in 1904. These facts would date this building at 1904. From 1904 to 1915 it was the Pacific Hospital. It was described as a rather imposing modern structure, fitted with all the modern appliances and conveniences for hospital work. The ground floor was divided into store rooms. The hospital was a training school for nurses and was last listed in Polk's City Directories in 1915. Seattle General Hospital was up the street. The property next appears in Polk's 1919 City Directory as the New Pacific Apartments, which name it still has today.

Architecture and location: This 3 story building is done in the vernacular of an early urban apartment building and has many classic elements as noted on page two. It was one of many such buildings in this area. This building along with many others still left in Belltown serves as a reminder of yesterday's Belltown: an early urban apartment community serving many of Seattle's working people. Even today, in spite of the changes, that sense of a district remains.

Surveyor Signature

*Marian Russell*  
*Lee Blume*  
*Carol Thrall*

Date

REVIEWED:

*[Signature]*  
Historic Preservation Officer  
Date



Neighborhood Information: This area is under great stress. The street has many vacant lots (including the one next door), some other early urban apartment buildings, a few new buildings, and a few 1940's type wholesale or light manufacturing buildings. A manufacturing district is close-by -- just as years ago there was a barrel factory in the district.

This building is compatible in both use and structure with the older buildings in the area -- in fact there is still a sense of a distinct district there. It is compatible too with the newer buildings. There is a new commercial building and a new apartment tower in the area. Future use could continue to be what it has been: an area in which one both lived and worked.