

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) STIMSON-GREEN HOUSE
A.A. DENNYS BROADWAY ADDITION
2. Street and Number 1204 MINOR Block 124 Lot 4,5,8 Year Built 1901
Historic Seattle Preservation
3. Present Owner & Development Authority Present Use Vacant (house museum-partial)
4. Interim Owner(s) Joshua Green Interim Use(s) Residence
5. Original Owner C.D. Stimson Original Use Residence
6. Architect K.K. Cutter Builder _____
(Cutter & Malmgren)
7. Assessed Value: Building 37,000 Land 183,800 Assessors File No. 197820-0805-0

8. Classification:

- ☒ Building
☐ Site
☐ Structure
☐ Object
☐ Other

- ☒ Public *
☐ Private
☐ Both

* Public Corporation in progress

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

Open to Public:

☒ Yes☐ NoHours Variable

9. Neighborhood Information:

A. Compatibility With Neighborhood

Structure Yes X No _____Use Yes X No _____

B. Importance to Neighborhood

Great X

Moderate _____

Minor _____

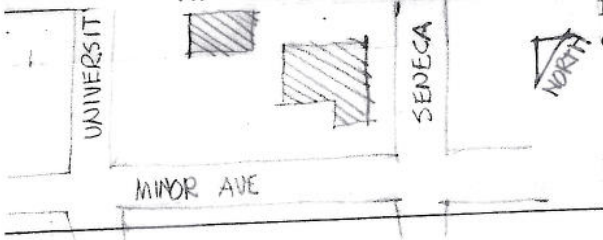
C. Architecturally Strong Neighborhood

Comments Present neighborhood consists of large apartment development and hospital and clinic expansions, although a few large older homes remain mixed in with larger new development.

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

- 1./ THE GREEN YEARS, Gordon Newell, Superior Publishing Co., Seattle, 1969;
2./ "SEATTLE TIMES", May 8, 1966, Magazine Section; 3./ WHERE THE WASHINGTONIANS LIVED,
Lucile McDonald, Superior Publishing Co., Seattle; 4./ KING COUNTY ASSESSORS OFFICE
File No. 197820-0805-0; 5./ "SEATTLE TIMES", May 2, 1966; 6./ Correspondence between K.K.Cutter & C.D. Stimson, Dec.16,1899-July 20,1900;
7./ "E STIMSON-GREEN HOUSE", brochure by Historic Seattle
Preservation & Development Authority; 8./ "SEATTLE TIMES",
Jan. 4, 1976.

11. Cross Street Reference



LPB Permanent Slide File #'s - 5.0.1-5.0.20; 5.1.1-5.1.20.

13. Physical Description

- | | |
|---|---|
| <p>A. Style of Architecture
Modified Tudor exterior; period rooms of mixed styles, interior predominately baronial.</p> <p>B. Construction Material
Wood frame construction. Brick first floor. Stucco & psuedo half timber second floor and attic story.</p> <p>C. No. of Stories
Two plus basement and attic.</p> <p>D. Condition
Excellent _____
Good <u> X </u> _____
Fair _____
Poor _____</p> | <p>E. Exterior Desecreation of Original Design

None or little <u> X </u> int.&ext.
Moderate amount _____
Considerable _____</p> <p>F. Architectural worth at Example of Its Style

Exceptional _____
Excellent <u> X </u> _____
Good _____
Fair _____
Poor _____</p> |
|---|---|

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

The Stimson-Green House completed in 1901, was designed by architect Kirtland K. Cutter of the Spokane firm of Cutter and Malmgren. The exterior of the house is English Tudor in style. This is one of several eclectic architectural styles that were commonly used at the turn of the century. English Tudor was a particularly popular style for the design of large homes for the wealthy. The selection of a style was generally by personal preference rather than programatical or ideological relationships. In the case of Cutter's work, the style or period of the interior did not necessarily match that chosen for the exterior and in many cases nearly every room in the house exhibited a different style from the others or the exterior. Kirkland Cutter was particularly known for his flamboyant mixture of styles within a single house. The Stimson-Green House is no exception to this. While the exterior of the house is predominately English Tudor, the interior contains rooms of baronial and Turkish styles, as well as a period reception room patterned after the work of the Adam brothers in England.

Design characteristics which distinguish the exterior as Tudor include: the division of the exterior into a lower story of brick and upper story and dormers of stucco and pseudo half-timber construction, high pitched gabled roofs with decorative barge boards, bracketed bay windows and heavy timbered porch and porte-cochere. The exterior is not solely one style however, and the influence of other styles can be found. For example, the entrance door at the front entrance could be considered Gothic. This seems to be an intentional extension of the prevalent quality of the major interior rooms: entrance hall, living room, library and dining room. Notable features in these rooms include skillfully crafted hardwood paneling and trim throughout, parquet wood floor, original wall paintings, hardwood beamed ceilings and tile fire places. The vaulted entrance hall and foyer contain painted surfaces (on canvas), carved oak columns and oak paneling. The living room is particularly noteworthy with a massive Gothic fireplace flanked by carved oak lions. The ceiling beams and trim are oak finished - the same as that in the foyer. The dining rooms is also paneled with a beamed ceiling as well as having its own smaller fireplace.

G. Notable Features (cont.)

The wood though is lighter in color and is believed to be sycamore. Above its book-matched paneling is a painted frieze original to the house. Although the correspondence between the architect and Mr. Stimson during construction of the house indicates that the architect selected most of the original furnishings; the furnishings in the house today are those installed by the Greens. Notable among these is an 18foot dining room table with 17 matching chairs that Joshua Green had custom designed and built for the room.

The basement contains a Turkish room complete with mosque lanterns and fireplace, a game room with a massive pocket billard table, laundry with unique drying racks and smaller storage rooms. The second floor consists of five bedrooms all with adjoining baths, four of which have brick and tile fireplaces. Much of the original finishes remain, especially in the baths with the original tile and fixtures, claw-foot tubs and marble sinks, and nickel-plated plumbing. The attic story contains additional bedrooms used as servants' quarters.

The kitchen was equipped with both a pastry pantry and serving pantry. The appliances have been modernized; however still intact is much of the original cabinetry as well as a large hood originally used over a coal-burning stove. Adjacent to the kitchen is a breakfast room and the entry from the porte-cochere. The kitchen, breakfast room and pantries are modestly finished in painted fir woodwork and linoleum.

ABOUT THE ARCHITECT:

Kirtland Kelsey Cutter was an architect for the Clark Mansion. He is recognized as the most influential local architect ever to have practiced in Spokane, which was at the time (and is today) a city of great wealth and building activity. His florid style apparently captured the imagination of Spokane's "nouveau riche". His firm, Cutter and Malmgren, was very active from 1889 until about 1914 designing commercial structures and grand residences for the very wealthy as well as an unrecorded number of more modest homes. The Austin Corbin House, the Campbell House (National Register), the F. Lewis Clark House, and the James N. Glover House (National Register) are among Cutter's many residential commissions. He is also credited with designing the Davenport Hotel, the Washington Water Power Building, the Spokane City Club, the Sherwood Building and the superstructure of the Monroe Street Bridge -- the longest concrete span in the world in 1911.

For the Chicago Exposition of 1893, Cutter designed the Idaho Building, an impressive three-story log chalet. He was awarded a gold medal and a diploma for the "most indigenous" structure at the fair. After moving his practice to California in 1923, Cutter was awarded the 1929 Southern California Chapter of the AIA Award for work in Palos Verdes.

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.)

NOTE: NUMBERS APPLY TO DESIGNATION CRITERIA OF THE LANDMARKS
ORDINANCE NO. 102229 Section 6. NUMBERS NOT LISTED DO
NOT SIGNIFICANTLY APPLY TO THE SUBJECT PROPERTY.

(1) The Stimson-Green House represents a life style long past. Its location and design are a part of the development of the city that is quickly being replaced with newer larger development on First Hill. At the time of its construction First Hill was a fashionable residential neighborhood of large, stately homes and modest sized apartment buildings. These have nearly all been replaced with high rise development or hospital expansions. The house serves as a reminder of what this area once was.

The house also is significant in that it is associated with the lives of two families significant in the development of Seattle, those of C.D. Stimson, builder of the house, and Joshua Green who occupied the house since 1914. Stimson and Green where to become captains of industry in Seattle, the former from lumber and real estate and the latter from shipping and banking. Both men and their families were key influences in the shaping of the city and its economy. The long lives of the Greens were correlative with the quality of the city for eight decades.

(3) The house reflects the lifestyle of both the Stimson and Green families, families who were affluent, whose pattern of living required servants, and whose tastes strongly reflected European traditions. With the exception of a few changes, mostly to the kitchen, the house and furnishings are virtually the same as they were in 1900. It serves as a reminyer of a way of life now past.

(4) The house is a representative example of an era in history characterized by eclectisim in architecture. English Tudor was one of a number of popular styles used in the design of mansions throughout the country. It represents a period of history not marked by one distinctive style but rather the mimic of several past styles often within the same structure thus creating a unique circumstance characteristic to the era.

Surveyor Signature _____ Date _____

Reviewed: _____
Historic Preservation Officer Date

(5) Being the conscious reproduction of various styles of past periods the house serves as a good example of these styles as well as embodying the elements of design, detail, and materials representative of that era. The house clearly points out that it was an era of excellent craftsmanship and careful attention to detail not often found today.

(6) Kirtland K. Cutter was a northwest architect whose work is recognized as outstanding both here and in Spokane; and nationally for his design of the Idaho Building for the Chicago Exposition of 1893. He is particularly known for his design of homes for the affluent of both Spokane and Seattle. Many of these homes are now recognized as historic and three have been placed on the National Register of Historic Places.

(7) Although the separation of servants' functions from the family activities in the house was a common practice in designs of the day, it was particularly well executed in the Stimson-Green House allowing servants their own access stair to bedrooms in the attic story, kitchen with pastry and serving pantries and the basement and laundry facilities. Particularly notable however is Mr. Cutter's innovative use of varying levels on the first floor. This inter-relationship of various levels of the living areas of the house is becoming increasingly more popular in contemporary residential architecture. In the Stimson-Green House, it created a handsome relationship of spaces.

HISTORIC SEATTLE Preservation and Development Authority



welcomes you to

THE STIMSON-GREEN HOUSE

The Story of the House

The families of two notable Seattle captains of industry enjoyed this home from 1901 to 1975. First the C. D. Stimson family, for whom the house was built. Then, from 1914 on, the Joshua Green family lived here for over 60 years. Both men, and their families, were key influences on the shaping of the city and its economy.

The mansion reflects the life-style of both families... families who were affluent, whose pattern of living required servants, and whose tastes strongly reflected European traditions.

K. K. Cutter, a partner in Cutter and Melin-gren of Spokane, designed the house for Mr. Stimson, with construction starting in 1899 when Seattle was enjoying the benefits of the Klondike Gold Rush. Mr. Cutter, considered one of the

State's finest architects, also designed the Rainier Club, at 4th and Marion and the Seattle Golf & Country Club.

Built in a period of skilled craftsmanship, the home is richly paneled with imported hardwoods and finely carved ornamentation. In a communique to Mr. Stimson, dated Jan. 29, 1900, Architect Cutter notes that he has prepared estimates for the interior furnishings "after several weeks spent in looking up the best and most artistic things to be found in this country." He comments further that "I know from both past and present experiences that the same things which we have specified would cost you in New York or Chicago 25% more than our figures."

Some of his specifications included the drawing room's massive Gothic fireplace with its hand-carved oak lions on each side, the specially designed and built 18-foot dining room table with 17 matching chairs, the brick and tile fireplaces in four of the eight bedrooms and the "Turkish Room" in the basement, with its carved minaret embellishments and imported mosque lanterns.

The first floor, particularly, is notable for Mr. Cutter's innovative use of varying levels and handsome inter-relationship of spaces. From the grand baronial foyer on, each room presents to guests its own attractive and distinctive identity -- appropriate to an era when entertaining was viewed with formality and significance.

Mr. Cutter's design also made it possible for servants' functions to be separated from family activities. The three bedrooms in the attic are servants' quarters and their own stairway gave access to the pantry and serving pantries and to the kitchen, which still retains the copper hood used over the original coal-burning stove.

The mansion includes approximately 10,000 sq. ft. of floor space, with a carriage house and porte cochere, and is situated on a 19,350 ft. lot. Built of brick stucco and half-timbered, its imposing modified Tudor exterior is one of the few remaining Seattle residences utilizing this style and offering a visual reminder of an earlier, elegant pattern of living.

The Green Family

Few families have been so well-known in Seattle as the Joshua Green family. Longevity, contributed as well as unending accomplishments, as both Mr. and Mrs. Joshua Green were over 100 years old at the time of their deaths in 1975, and 1974, respectively. During 61 years in this house

tained many of the city and the nation's prominent persons.

Mr. Green came to Seattle in 1886, at the age of 16, from Jackson, Mississippi. After working in the post office, then wielding pick and shovel for a survey crew, he began working his way up in the steamboat business. This was the era of Puget Sound's famous "Mosquito Fleet," the many ships that plied back and forth carrying produce, passengers and cargo between the emerging towns and villages. By 1898 Mr. Green's La Comer Trading and Transportation Co. had a fleet of eight ships. In 1901, Mr. Green returned to his hometown to marry Laura Moore Turner, whom he always called "Missy."

By the late Twenties, Mr. Green had merged his company with the Puget Sound Navigation Company, becoming its president, and then converted successfully to the ferryboat trade. His fortune established, he made plans for retirement. Instead, with some reluctance, he was talked into the banking business, writing a personal check for \$200,000 and taking over what is now known as the People's National Bank of Washington. He served as Chairman of the Board until 1962 and was Honorary Chairman at the time of his death.

He once summed up his business philosophy in the following manner: "The lesson I have learned from 65 years of active life is that success depends on selecting wholesome, capable partners and friends, and dodging the other kind."

The Stimson Family

C. D. Stimson brought his family from Chicago to the Seattle area due to the urging of Captain W. R. Ballard. The latter's town, Ballard, adjacent to Seattle, was growing and the Captain convinced Stimson he should relocate his mill there. It was a prosperous move for both men. There was abundant timber for the mill, which also proved a boon to real estate sales as Captain Ballard was able to offer employment with each lot. The town rivaled Seattle for a number of years before it was annexed to Seattle in 1907.

For several years a Stimson daughter kept a pet bear on the second floor of this house. When unleashed the bear tended to flee to the nearest tree when strangers came to the house, requiring a considerable amount of coaxing before it would descend. She also kept her pony in the Carriage House, which stabled with the family's Stanlev Steamer. Near tragedy occurred when the car caught fire one evening, but the daughter saved her pony in a heroic midnight rescue.

Landmarks Preservation Board

Nomination Form

NAME (present) Joshua Green Residence
 (historic) Stimson - Green House
 ADDRESS 1204 Minor Ave.

NOMINATION AS:

- ☒ Building
☐ Site
☐ Structure
☐ District
☐ Object

NOMINATED UNDER CRITERIA (ORDINANCE 102229)

☒ (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

☐ (2) is the site of an historic event with a significant effect upon society; or

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

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

☒ (5) embodies those distinguishing characteristics of an architectural-type or engineering specimen; or

☒ (6) is the work of a designer whose individual work has significantly influenced the development of Seattle; or

☐ (7) contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

☐ (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; or

☐ (9) owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city; or

☐ (10) has yielded, or may be likely to yield, information important in pre-history or history.

NOMINEE Earl D. Layman
 address Suite 919 Arctic Bldg.
 phone 583-6054

NOMINATION DATE June 11, 1975

RECEIVED
 JUN 11 1975

Reviewed [Signature]
 Historic Preservation Officer
 date 4/11/75

CITY OF SEATTLE
 OFFICE OF URBAN CONSERVATION
 BOARD SPONSOR _____
 date _____