

CAPITOL HILL

HISTORY

"Take the 19th Avenue car on Third Avenue and ride to the end of the line... walk west four blocks to Volunteer Park." This early suggestion for an outing in Seattle on Capitol Hill was printed in early 1900 by the Seattle Electric Car Company whose transit system had an impact on the development of many Seattle communities.

Professional operators, speculators and land developers were attracted to Seattle in 1906 and 1907, particularly to deal in commercial properties. Far sighted developers, however, were looking toward the increase in population and the demand for homesites. One of the most successful of these early developers was James A. Moore. "J.A.", as he was called, is credited with the platting of Capitol Hill Addition just east of the growing city.

As with many names in Seattle, the naming of Capitol Hill is not well documented. One story has it that Moore named his hill after a hill of the same name in Denver, Colorado. Another suggests that the name stuck after a real estate firm offered a site for the state capitol on the hill.

By 1908, Capitol Hill was an expensive district and probably the most fashionable in Seattle except for First Hill. Lumber barons, bankers, shipping tycoons, and those newly rich from the Alaska gold fields built fashionable homes requiring the skills of artisans from around the world. Their streets were tree-lined and their carriages were the finest. On 14th Ave., Millionaires Row, there was a gate at Roy Street making the street private and providing a private entrance to Volunteer Park as well as security from the outside world. This elegant street claimed such residents as the Cobbs, the Whites, the Stuarts and the Skinners, all prominent in the growth of Seattle.

Volunteer Park is a focal point for the hill as well as for the city. The park department purchased 140 acres from J.M. Coleman in 1876. In 1885, some improvements had been made and Washelli Cemetery was created to accommodate the bodies which were being removed from Seattle Cemetery, located on what is now Denny Park. Realizing the potential value of the property as recreational land for the park system, the cemetery was removed. Lake View Park was established in 1887. The name was later changed to honor volunteers in the Spanish American War. In 1932 money was donated by Dr. Richard Fuller and his mother to build the Seattle Art Museum, housing one of the finest collections of Oriental art in the country. Besides the museum, the park now also hosts the city conservatory and a brick water tower

and offers some of the most beautiful views of the scenery around Seattle.

The development of the park created a reason for the general public to travel to Capitol Hill, and helped spur residential development in this area. The main street, which had served as funeral street for processions to Washelli Cemetery, was paved and electric trolleys were installed. These linked up with the James Street Cable Car which ran from Second and James to James and Broadway. Broadway developed into the main commercial street on Capitol Hill. As automobiles became popular with the rich, many of whom lived on the hill, the auto dealers followed their clients. Broadway became known as "auto row". In 1909, the year of the Alaska Yukon Exhibition, Henry Ford came to auto row to greet the winner of a New York to Seattle auto race.

Churches have also played a major role in the development of the hill. The Sisters of the Holy Names of Jesus and Mary had built their Holy Name Girls Academy on the block bordered by Seventh and Jackson. In 1910 they were ready to move their girls away from all the sin the city had to offer. They built a new school at their present location. In 1907, the Jesuits built St. Joseph's Church, and Forest Ridge was built in 1909 by the Madams of the Sacred Heart of Jesus. Later, the Jesuits opened Seattle Preparatory School, originally a college and later a high school. The concentration of Catholic institutions brought families and money to Capitol Hill as did St. Mark's Episcopal Cathedral whose register continues to contain numerous members of Seattle's Who's Who.

The 30's and 40's saw a new trend in the development of the community which has been recently accelerated. Apartment living had become desirable. The views were everywhere to be taken advantage of by the tenants. When the I-5 Freeway cut into Capitol Hill's West flank in 1963, the natural relationship of the hill to the city was interrupted and many homes were lost. The freeway did, however, encourage the construction of more multi-unit apartments to take advantage of unmatched views to the West, Elliot Bay and Queen Anne. Further encroachment of the apartments, into the established portions of the community could also mean the loss of single family units. The residents of Capitol Hill are currently banding together to halt the insensitive destruction of their single family neighborhoods threatening the destruction of one of Seattle's finest residential communities. First Hill is gone; they feel Capitol Hill can be saved.

SIGNIFICANT BUILDINGS

1. Residence, 1890, 808 E. Shelby
2. Johnson House, c. 1910, 2828 Broadway E.
3. Residence, 1909, 2800 Broadway E.
4. Residence, c. 1910, 2725 Broadway E.
5. "Ole" Hanson House, c. 1910, 2609 Broadway E.
6. Nichols House, c. 1939, 1600 E. Boston Terrace
7. Rhodes House, 1911, 1901 10th Ave. E.
8. Residence, c. 1920, 1817 Federal Ave. E.
9. Calvert House, c. 1913, 1809 10th Ave. E.
10. Residence, c. 1925, 1642 Federal Ave. E.
11. Residence, c. 1925, 1626 Federal Ave. E.
12. Residence, c. 1920, 1617 Federal Ave. E.
13. Residence, c. 1918, 1000 E. Garfield St.
14. Residence, c. 1915, 1516 Federal Ave. E.
15. Episcopal Diocese of Olympia, 1903, 1551 10th Ave. E.
16. Bishop's House, Episcopal Diocese of Olympia, c. 1907, 1531 10th Ave. E.
17. Lakeside Middle School, c. 1915, 1501 10th Ave. E.
18. St. Mark's Episcopal Church, 1930, 1245 10th Ave. E.
19. Collins House, 1910, 1245 10th Ave. E.
20. Samuel Hill House, 1909, 914 E. Highland Dr.
21. Scheetz House, 1914, 1204 Federal Ave. E.
22. Residence, c. 1910, 1147 Harvard Ave. E.
23. Brownell House, 1910, 1137 Harvard Ave. E.
24. Olse House, c. 1900, 1218 Lakeview Blvd. E.
25. O. D. Fisher House, 1909, 1041 Belmont Pl. E.
26. O.W. Fisher House, 1913, 1039 Belmont Pl. E.
27. Patterson House, 1905, 1025 Belmont Pl. E.
28. Buschman House, c. 1910, 937 E. Harvard
29. Merrill House, 1919, 919 E. Harvard
30. Residence, c. 1905, 803 E. Prospect St.
31. Residence, c. 1910, 815 E. Prospect St.
32. Johanson House, 1906, 948 Harvard Ave. E.
33. Summit Tower Apts., 1974, 766 Belmont Ave. E.
34. Apartment, c. 1920, 931 11th Ave. E.
35. Lowell School, c. 1915, 1058 E. Mercer St.
36. Annatt Apts., c. 1925, E. 1005 Roy St.
37. Loveless Apts., 1931, 715 Broadway Ave. E.
38. Cornish School of Allied Arts, 1921, 710 Howard Ave. E.
39. Belroy Apts., 1930, 703 E. Roy St.
40. First Security Bank, 1928, 216 Broadway E.
41. Residence, c. 1890, 234 10th Ave. E.
42. Residence, c. 1890, 213 11th Ave. E.
43. Holiday House Travel Service, 1901, 201 Harvard Ave. E.
44. First Christian Church, 1923, 1632 Broadway E.
45. SMH, Community Mental Health Center, c. 1900, 1605 E. Madison St.
46. St. Nicholas Russian Orthodox Cathedral, c. 1920, 1719 13th Ave. E.
47. Two 1890's Residence, c. 1890, 2202, 04 E. John St.
48. First Church of Christ-Scientists, 1914, 16th and E. Denny Way
49. Capitol Hill Methodist Church, 1906, 128 16th Ave. E.
50. Residence, c. 1895, 133 14th Ave. E.
51. Judge Stone House, 1898, 203 14th Ave. E.
52. Duplex, c. 1900, 225-227 14th Ave. E.
53. Old Fire Station #7, Earth Station 7, 1920, 402 15th Ave. E.
54. Residence, c. 1910, 702 23rd Ave. E.
55. Holy Names Academy, 1908, 728 21st Ave. E.
56. Residence, c. 1902, 611 14th Ave. E.
57. Residence, c. 1908, 1157 22nd Ave. E.
58. St. Joseph's Catholic Church, 1932, 732 18th E.
59. Residence, c. 1905, 748 17th Ave. E.
60. McGrath House, 1906, 904 16th Ave. E.
61. Residence, 1902, 747 16th Ave. E.
62. Residence, c. 1910, 740 16th Ave. E.
63. Residence, c. 1905, 633 14th Ave. E.
64. Residence, c. 1905, 709 14th Ave. E.
65. Bordeaux House, c. 1910, 806 14th Ave. E.
66. Residence, c. 1902, 811 14th Ave. E.
67. Residence, c. 1902, 923 14th Ave. E.
68. Residence, c. 1910, 1409 E. Prospect St.
69. Seattle Art Museum, 1932, Volunteer Park
70. Conservatory, c. 1910, Volunteer Park
71. Residence, c. 1904, 1116 16th Ave. E.
72. Residence, c. 1910, 1620 E. Prospect St.
73. Isaac Stevens School, c. 1915, 16th and Galer St.
74. Residence, 1915, 1614 21st Ave. E.
75. Nugent House, 1906, 1108 17th Ave. E.
76. Duplex, c. 1890, 1901 E. Denny Way
77. Residence, c. 1900, 1632 15th Ave. E.
78. Streissguth House, 1961, 900 E. Blaine St.
79. Egan House, 1958, 1500 Boylston Ave. E.
80. Two Pioneer Classic Box Houses, c. 1890, 125-29 10th Ave. E.

LEGEND

- Building Significant to City
- Building Significant to Community
- Area Boundary
- 37 Building Reference Number
- ▭ Building Group
- ▲ Landmark
- * Street Furniture
- * Civic Art
- Landscaping/Vegetation
- Open Space
- Street Trees
- Streetscape
- Roadway Element
- View

