

COMMON BUILDING TYPES

First Hill's range of building types reflects its long history as well as its changing and diverse land use activities. There are many turn-of-the-century houses remaining from the time when First Hill was a popular upper and upper-middle income residential district. Several early mansions built for prominent Seattle families still remain. Most of these have been adapted for other uses. The district's imposing churches remain from the time when the community was wealthy and could afford elaborate religious structures.

Most of the early single family residences have been gradually replaced by large institutional buildings, commercial structures, and apartment houses. The hospitals and clinics which have clustered around the top of First Hill, (and have given the area the nickname "Pill Hill") are now the dominant building type. Their large scale massing, and congestion produce activities which overwhelm other neighborhood land uses.

Apartment houses of widely varying age and qualities are common throughout the central portions of the community. Several small wood frame apartments and resident hotels date from the turn of the century. The 1910's and 1920's added larger, medium-rise brick buildings, many of which are in good repair giving a sense of stability to the neighborhood. Several contemporary apartment blocks have been built in the last twenty years by developers exploiting the need for in-town housing and western slope views. These newer blocks vary widely in quality and architectural sensitivity.

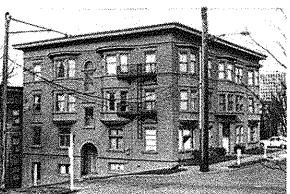
Commercial structures on First Hill include neighborhood businesses, older storefronts, automobile dealers and repair shops, bank buildings, warehouses and work-shops.



a TURN OF THE CENTURY HOUSE There are many examples of typical 1890-1920 middle-income Seattle houses located in the eastern sections.



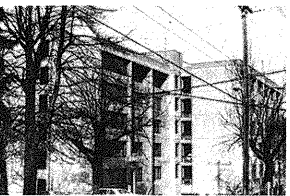
b "MANSION" Although many of First Hill's most prominent houses have been lost, several have been put to other uses and still reflect their former prestige.



c EARLY APARTMENT c. 1890-1920 Maintenance of older hotels and rooming houses is crucial in providing low income housing.



d BRICK APARTMENT c. 1920-1940 Well-built and maintained apartments are an important resource in maintaining a stable residential population.



e CONTEMPORARY APARTMENT c. 1945 Though new residential construction has been discouraged by hospital expansion there are a few contemporary apartments of varying architectural quality



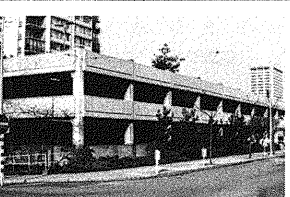
f BRICK COMMERCIAL BUILDING The northern and central arterials are lined with understated brick commercial buildings establishing a pleasant scale and character to the street-scapes.



g FRATERNAL LODGE HALL Several fraternal and masonic orders have long-established lodges in the area, adding to a sense of stability.



h CHURCH Many finely-designed religious structures remain from the turn of the century when First Hill congregations were among the largest and wealthiest in the city.



i PARKING GARAGE Intended to serve the pressing demand for parking, such structures detract from the residential and pedestrian qualities of the streetscape.



j HOSPITAL The massive hospital complexes surrounded by smaller clinics and support buildings dominate the area's central streetscapes and skyline.



SIGNIFICANT BUILDINGS

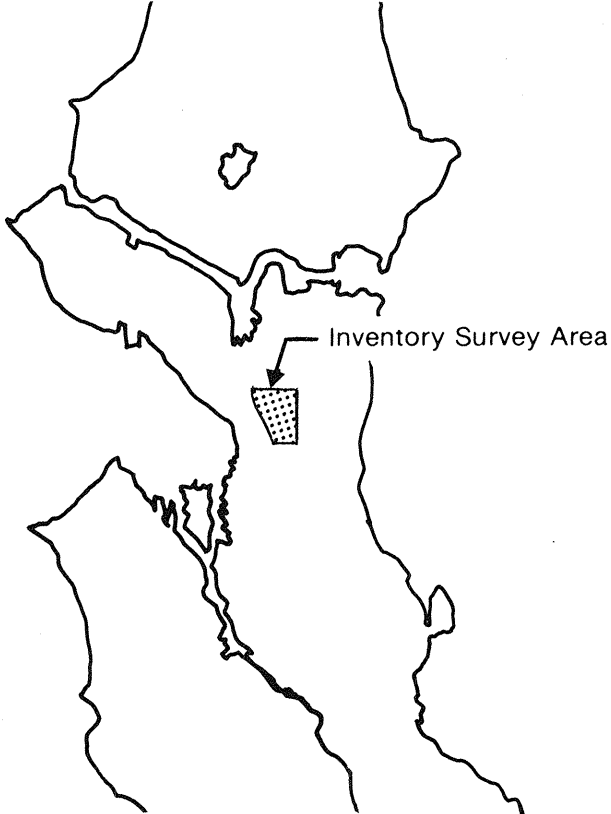
1. Swedish Tabernacle, 1909, 1500 Bellevue Ave. (First Covenant Church) Architect: John A. Creutzer. Remodeled: Durham Anderson Freed. A fine Renaissance Revival Style church with a unique dome.
2. Masonic Temple, 1915, 801 E. Pine. Architect: Saunders & Lawton. An impressive building in a vaguely Renaissance Revival manner.
3. Odd Fellows Temple, 1908, 915 E. Pine. Architect: C.A. Breitung. Another imposing Renaissance Revival building.
4. Summit Grade School, 1905, 1415 Summit Ave. Architect: James Stephen. Excellent example of an early wood-frame school building. Merits restoration.\*
5. Fire Station No. 25, 1908, Harvard Ave. at Union. Architect: Somervell & Cote.\*
6. Johnson & Hamilton Mortuary, 1909, 1400 Broadway Ave. Architect: Dan Huntington. Features an impressively-scaled classical portico recalling Palladian architecture.
7. Residence, c. 1906, 1206 E. University St. An elegant colonial style house.
8. Ward House, 1883, 1427 Boren Ave. (M. Buckley). One of Seattle's finest and most prominent examples of an Italianate Victorian house.\*
9. Sunset Club, 1916, 1021 E. University St., Architect: Joseph Cote.\*
10. Stimson/Green House, 1899-1901, 1204 Minor Ave., Architect: K.K. Cutter. Built for C.D. Stimson who sold it to Joshua Green. Both men were key factors in shaping Seattle's future.\*
11. Rooming House, c. 1904, 711-12 E. Union St. A well composed mansion done in a late-Victorian style with classical touches.
12. First Baptist Church, 1908-12, Harvard Ave. at E. Spring St., Architects: U. Grant Fay with Russell & Babcock. A fine Perpendicular Gothic Revival church.
13. Scottish Rite Temple, c. 1910, Broadway Ave. at Harvard. Prominently sited Renaissance Revival meeting hall.
14. Evangeline Young Women's Residence, 1927, 1215 E. Seneca St. Architects: Huntington and Torbett. Originally known as the Piedmont Hotel, the building features excellent decorative tile work in a California style.
15. Dearborn House, c. 1909, 1117 Minor Ave. A pleasant, eclectic use of classical elements, it now serves as medical offices.
16. Catholic Bishop's Residence, 1902, 1104 E. Spring St. Built by W.D. Hofius. Purchased in 1920 by the Roman Catholic Diocese.\*
17. Kelleher House, 1906, 1116 E. Spring St. (Eleven-Sixteen Rooming House) A notable example of a shingle-style house with similarities to the early work of Frank Lloyd Wright.
18. Hotel Sorrento, 1908, E. Madison St. at Terry. Architect: Harlan Thomas.\*
19. Fourth Church of Christ, 1916-1922, 1119 - 8th Ave. Architect: G.F. Dunham. An impressive neo-classical church in terra-cotta.
20. Thirty Architectural Offices, 1946, 800 Columbia. Architect: Paul Thiry. A fine contemporary office which was progressive for its time in the use of inexpensive materials and construction techniques.
21. Catholic Diocese Chancery, 1905, 907 Terry Ave. Remodeled: 1937, Paul Thiry. A refined example of a Beaux Arts institutional building which complements the cathedral.
22. St. James Cathedral, 1907, 9th Ave. and E. Marion Streets. Architects: Hinds and La Farge. The dream and accomplishment of Bishop O'Dea. St. James is one of the city's most important visual and cultural landmarks. Hinds and La Farge were nationally prominent architects.\*
23. O'Dea School, 1923, 802 Terry Ave. An excellent example of a Tudor Revival school building.
24. Frye Art Museum, 1952, 704 Cherry St.\*
25. German Club, 1886, 613 9th Avenue. The Prusch Brothers built this Renaissance Revival building for office and ballroom space. It was placed in the National Register in 1972.
26. Trinity Church, 1891, 609 8th Ave. Architect: John Graham. St. The congregation was founded in 1865 and has included many important Seattle personages. It was damaged by fire in 1902 and rebuilt in 1903.\*
27. Stacy House, 1889, 1004 Boren Ave (University Club). A fine Victorian mansion which has been altered over the years.
28. Steinbrueck House, 1950, 1401 Spring St. (Kay Schwartz). Architect: V. Steinbrueck. An architecturally innovative low cost house

29. Residence, 1905, 824 14th Ave. A most interesting builder's house combining Victorian elements with an early Twentieth Century building form.
30. Residence, c. 1905, 809 15th Ave. Similar to #29.
31. Coca Cola Bottling Plant, 1939, 1313 E. Columbia St. Architects: Graham & Painter with Sheldon (of Atlanta, Ga.)\*
32. Pacific School, 1892, 510 E. Jefferson St. The designer, John Parkinson, was a very prominent architect in Seattle and California and considered this his finest Seattle building.\*
33. Residence, c. 1900, 318 - 11th Ave. E. A well-composed shingle-style house that merits sympathetic restoration.
34. Fire Station No. 3, 1903, 30 Terry Ave. Done in the Tudor Revival style to harmonize with the local mansions, it has been maintained in its original condition and is presently used by the City Parks Department.
35. Washington Hall of Danish Brotherhood, 1908, 14th Ave. at E. Fir St.\*
36. Residence, 1898, 1411 E. Fir St. A well maintained Victorian house.
37. Residence, c. 1898, 1415 E. Fir St. Another excellent example of a Victorian builder's house.
38. St. George Building, 1909, 105 - 14th Ave. (Seattle Urban League Center). The brick and terra-cotta masonry make this a striking Renaissance Revival office building. Also pleasantly scaled to the streetscape.
39. Victorian Houses, c. 1890, 208 and 210 - 13th Avenue.\*
40. Seattle Buddhist Church, 1941, 1427 S. Main.\*
41. Apartment, c. 1890, E. 1238 King Street. An example of a Victorian apartment building which deserves restoration.
42. Yesler Terrace Housing Project, 1941, near Yesler Way. Architects: W. Aitken, W. Bain, J.T. Jacobsen, J.L. Holmes and G.W. Stoddard.\*

\*See photograph captions below.

FIRST HILL

LEGEND



Seattle University Properties are not included in this report because of their unique character and separate ownership and control.

- Significant to the city—warrant further evaluation for designation as historic landmark
- Significant to the community—special quality and character in relation to this neighborhood
- Yesler Terrace — A building complex of City-wide Significance
- ▭ Building Group
- ▲ Landmark
- ☆☆ Street Furniture
- \* Civic Art
- Landscaping/Vegetation
- Open Space
- Street Trees
- ||||| Streetscape
- Roadway Element
- ← View
- Area Boundary
- 14 Building Reference Number
- B Urban Design Reference No.
- b Common Building Reference No.

URBAN DESIGN ELEMENTS

Compared with many other Seattle communities, First Hill is characterized by a lack of planned urban design resources such as parks, viewpoints, boulevards, and public art. The area is also lacking in outstanding natural amenities such as orientation to waterfront or large wooded areas, although there are significant, but unrealized view potentials. Consequently, the urban design character of First Hill is mainly composed of its widely varying streetscape qualities with many buildings of landmark prominence.

Sweeping views of Elliott Bay once prevailed from the western slopes. However, the high-rise buildings in the Central Business District as well as on the hill itself have largely obstructed these kinds of outlooks and have replaced them with interesting views of the central skyline. The Boren-Pine-Pike Park over the freeway is one viewpoint

which still provides viewers with an excellent panorama.

The character of the streetscapes vary widely reflecting the wide variety in land use activity. To the North and East there are a number of streets which still retain their distinctly residential character. Some are pleasantly tree lined. The streets at the central part of the hill are usually dominated by large scale institutional uses and carry heavy traffic. Streets in the commercial locations are the most varied and interesting, offering a wide assortment of small retail shops, workshops, garages, and offices.

As mentioned earlier, First Hill contains a number of large landmark buildings. St. James Cathedral is one of the City's most impressively sited and designed landmarks. Trinity Church, Harborview Hospital, Swedish Tabernacle, and First Church of Christ Scientists are other established landmarks

and there are several new high-rise buildings along the skyline.

Although there are no major centrally located parks, the new Freeway Park designed by Lawrence Halprin Associates has recently been completed and promises to have a favorable impact on the area. This new park was intended to provide a visual and pedestrian link between First Hill and the Central Business District, however, access to the park from First Hill remains quite difficult, except at Seneca Street, and even there the park does little to link the two areas. A pedestrian skybridge at Union Street or University Street would provide a solution to this problem. The park itself, with its complex, concrete, imitation waterfall fountain designed by Angela Danadjieva is a popular facility, attracting many visitors from downtown. As an activity focus it has a connecting and integrating function.



8 WARD HOUSE, 1883. A prominent example of an Italianate Victorian house which evokes images of San Francisco town houses.



39 VICTORIAN HOUSES c. 1890 Excellent examples of early speculative builder's houses, done in an Italianate Victorian style.



26 TRINITY EPISCOPAL CHURCH, 1891. Well composed massing, rustic masonry and fine stained glass windows are the important exterior feature of this historic Seattle church.



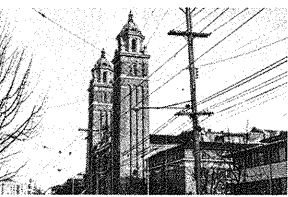
32 PACIFIC SCHOOL, 1892. A direct solution to school design creatively combining H.H. Richardson's revival of masonry construction with some Mackintosh influences.



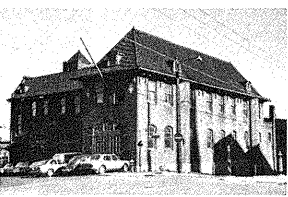
10 STIMSON/GREEN HOUSE, 1901. This imposing Tudor Style house is one of the few examples of a prominent mansion remaining in its original condition.



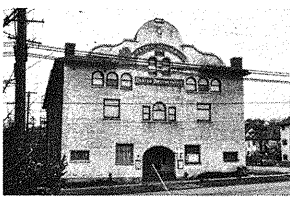
16 CATHOLIC BISHOP'S RESIDENCE, 1902. Important for its vaguely Venetian eclectic styling and for its role in the Roman Catholic community.



22 ST. JAMES CATHEDRAL, 1907. This impressive Italian Renaissance Revival landmark once supported a large dome. The parish school designed by the Beezer Bros.



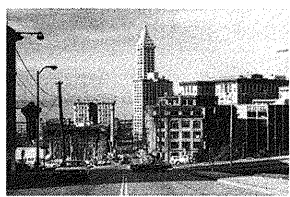
5 FIRE STATION NO. 25, 1908. The architects skillfully adapted this eclectic firehouse to its sloped site by terracing the engine bays.



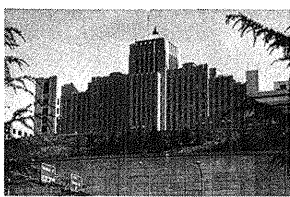
35 WASHINGTON HALL OF DANISH BROTHERHOOD, 1908. A unique and somewhat curious example of the Flemish style applied to a bulky, brick fraternal hall.



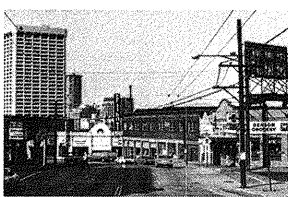
18 HOTEL SORRENTO 1908 Architect: Harlan Thomas. Once known as the "Honeycomb Hotel" this fine eclectic Mediterranean Renaissance styled building has long been a local landmark.



A UNUSUAL VIEW Unusual views of the city provided down many of the cross streets with occasional views of Elliott Bay.



B HIGHRISE TOWER Tall hospital and apartment buildings and church steeples are dominant elements on the skyline.



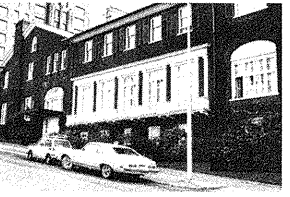
C COMMERCIAL STREET-SCAPE The commercial strips along Pike and Pine Streets are developing an interesting mix of small and large scale businesses and has potential for residential rehabilitation as well.



D STREET TREES Groupings of large street trees soften the harsh ambience of busy streets and add enclosure and a presence of nature.



E COBBLESTONE STREET Reminders of an earlier period before asphalt pavement became the standard.



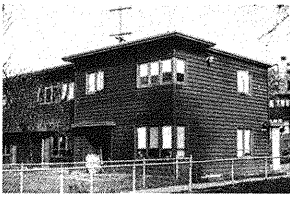
9 SUNSET CLUB, 1916. Elegant detailing, craftsmanship and an imaginative use of the Georgian Revival Style make this building noteworthy.



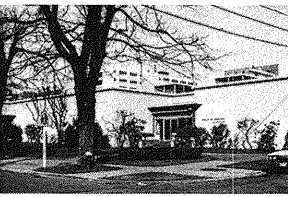
31 COCA COLA BOTTLING PLANT, 1939. A good example of a Modern style industrial building. It was a collaborative effort of local architects and Coca-Cola's Atlanta firm.



40 SEATTLE BUDDHIST CHURCH, 1941. Architect: Yoshio Arai. This unique and culturally important building combines traditional Japanese elements with western building construction. Includes an elaborately carved altar.



41 YESLER TERRACE, 1941. Refined use of modern construction practices and excellent site planning are the important architectural qualities.



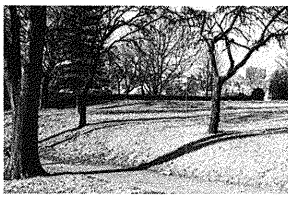
24 FRYE ART MUSEUM, 1952. This well-designed International Style museum has similar qualities to the Museum of History and Industry. Both were designed by Paul Thiry and are excellent examples of low-key buildings.



F APARTMENT GROUP Clusters of small apartment buildings can be the basis for a pleasant residential environment.



G DEARBORN ST. BRIDGE The dramatic arch of this truss bridge forms a gateway to the Rainier Valley traveling east and frames views of the domed stadium traveling west.



H COLLINS PLAYGROUND One of the City's oldest playgrounds, it has acquired a restful, well-worn character over the years. Named for Mayor John Collins.



I FREEWAY PARK Although pedestrian access is difficult from northern First Hill the park is an attraction which may stimulate residential interest in the area.



J YESLER TERRACE Groups of small buildings, open space, and landscaping are composed to provide a successful living environment with fine urban design characteristics.