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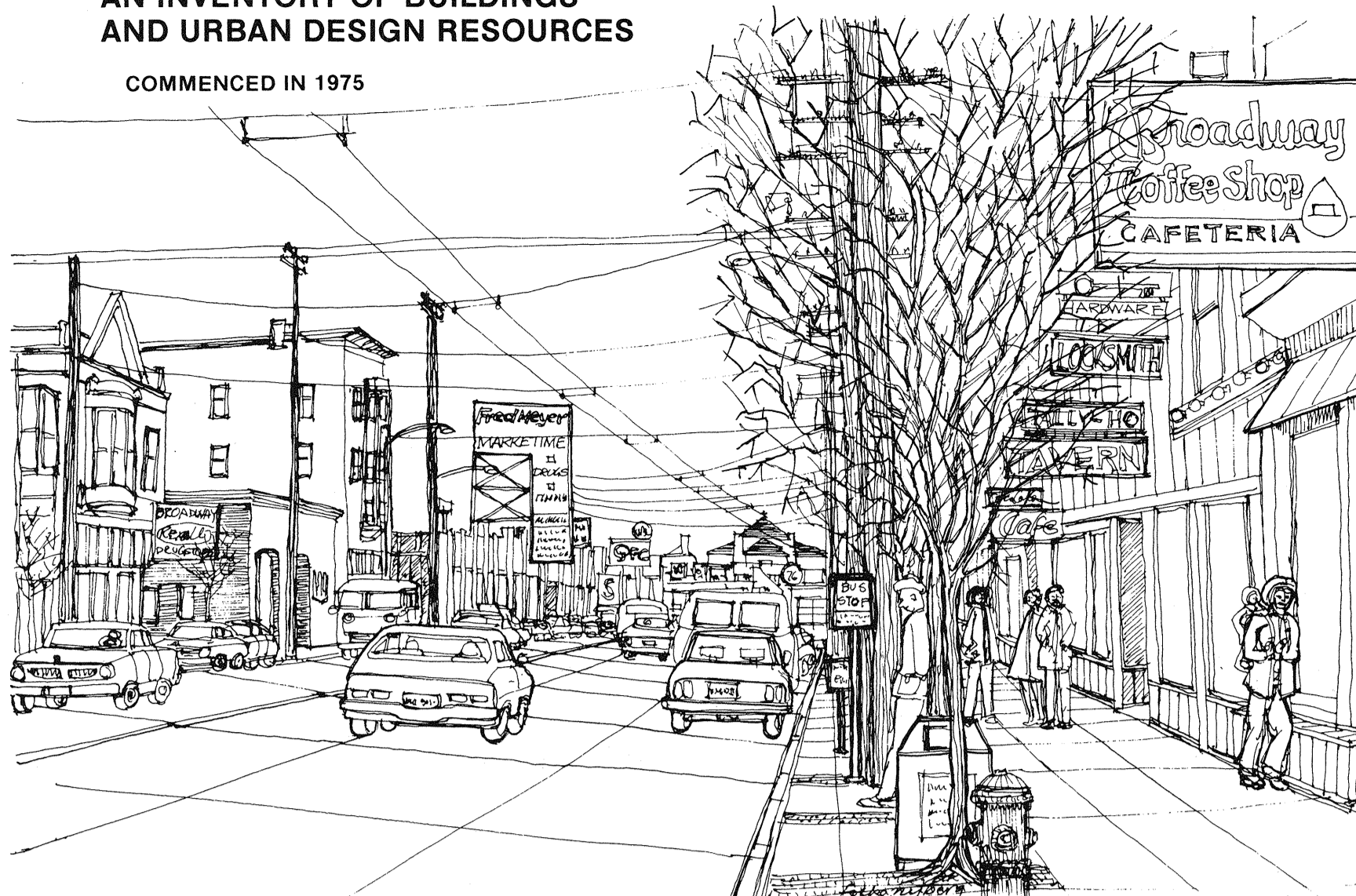
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CAPITOL HILL

AN INVENTORY OF BUILDINGS AND URBAN DESIGN RESOURCES

COMMENCED IN 1975



HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY

CONSULTANTS: FOLKE NYBERG
VICTOR STEINBRUECK

GENERAL DESCRIPTION

The central location of Capitol Hill has always made this neighborhood a desirable location for those who work in downtown Seattle. Its development was closely related to the early economic fortunes of the city and like Queen Anne, has numerous examples of larger houses and mansions representing the taste and attitudes of Seattle's major growth periods. These attributes are not as significant as the outstanding natural and man-made setting which makes much of the quality of Capitol Hill synonymous with the genteel residential life of the city in the early years of this century.

In spite of major physical changes to the original community structure, many of these qualities survive with some of the streets still considered to be ideal residential locations. The Central Freeway has been extremely disruptive to the original configuration of Capitol Hill by separating the northern portion at the Roanoke interchange. Similarly, the same Highway I-5 structure and cut is a strong barrier between the Eastlake neighborhood and the western section of Capitol Hill. This major revision of the physical aspects and appearance of Capitol Hill has resulted in serious changes in the quality of the residential environment along the right of way. New apartments have been built along the edge to capture the dramatic westerly views. Noise and air pollution were additional environmental impact considerations which adversely offset the view advantage created by the freeway.

Major social changes in the residential population have paralleled the changes generally taking place in Seattle. Recent apartment construction has resulted in an increase in the

rental population of Capitol Hill while the number of owner occupied single family residences has decreased. Commercial services have accommodated this change by an influx of shops and restaurants catering to the new residential mix. Chain stores and drive-in restaurants, with their complementary parking lots, are replacing privately owned community businesses. Their intrusion into the commercial streets, particularly along Broadway, has had a negative effect upon the composition and ambience of the streetscape as well as the physical identity of the community.

Fortunately, residents of the community have been organizing to participate more effectively in future changes and developments. Current attempts to maintain a significant close-in single family population greatly depend upon halting the gradual erosion of the environmental quality of the streets caused by changing land uses.

Institutions are playing an important role in the future development of Capitol Hill. For instance, the Seattle Central Community College is expanding, as are the Group Health Cooperative Hospital facilities. The demand for parking and resultant traffic have generated transitional areas along the edges of these institutions as well as adjacent to growth oriented businesses.

Good, convenient public transportation has always been one of the advantages of the Capitol Hill area. Several bus lines directly connect to the downtown core and to the north, providing an alternative to the automobile and comfortably serving the densely populated residential areas.

URBAN DESIGN ELEMENTS

As one of Seattle's oldest and most distinguished residential areas, Capitol Hill is well endowed with urban design resources. The parks, playgrounds, and open spaces along the hillside are well appreciated for their contribution to the general appearance of Capitol Hill. On closer scrutiny, however, it is apparent that the general high quality of architecture and landscaping of the residential streets and the resultant streetscapes are the most significant aspects in giving Capitol Hill an ambience of its own.

The large trees along many of the streets, i.e., Harvard Avenue North, Federal Avenue North, etc., are as significant as the excellent architecture that is so prevalent in this neighborhood. Many well cared for private gardens also contribute in reinforcing a sense of place that typifies Seattle's best residential areas. The mixture of multi-family and single family buildings has also given the neighborhood a range in age and socio-economic groups that makes Capitol Hill (as in the case of Queen Anne) urban in its diversity. Convenient access to Downtown minimizes the need for a dependence on a car while aiding the strongly pedestrian-orientation. The Broadway and 15th Avenue Business Districts cater to the pedestrian and have continued to support a streetscape that is hospitable to those on foot.

The abundance of well designed brick apartments from the late 1920's and early 1930's is also an important urban design

resource. As building groups, they reinforce through a consistency of the streetscape, while providing pleasant living conditions for the residents. Some structures excel in the use of Tudor and French Renaissance eclecticism and therefore are equally important as architectural examples.

The Interstate Freeway, while providing new views west over Lake Union, the Denny Regrade and the Olympics beyond, has been excessively disruptive to residential qualities. Large new apartment slabs along the western slope block views behind them. Similarly, the noxious generation of the Freeway is an unremitting obnoxious presence to the new as well as old residents of this area.

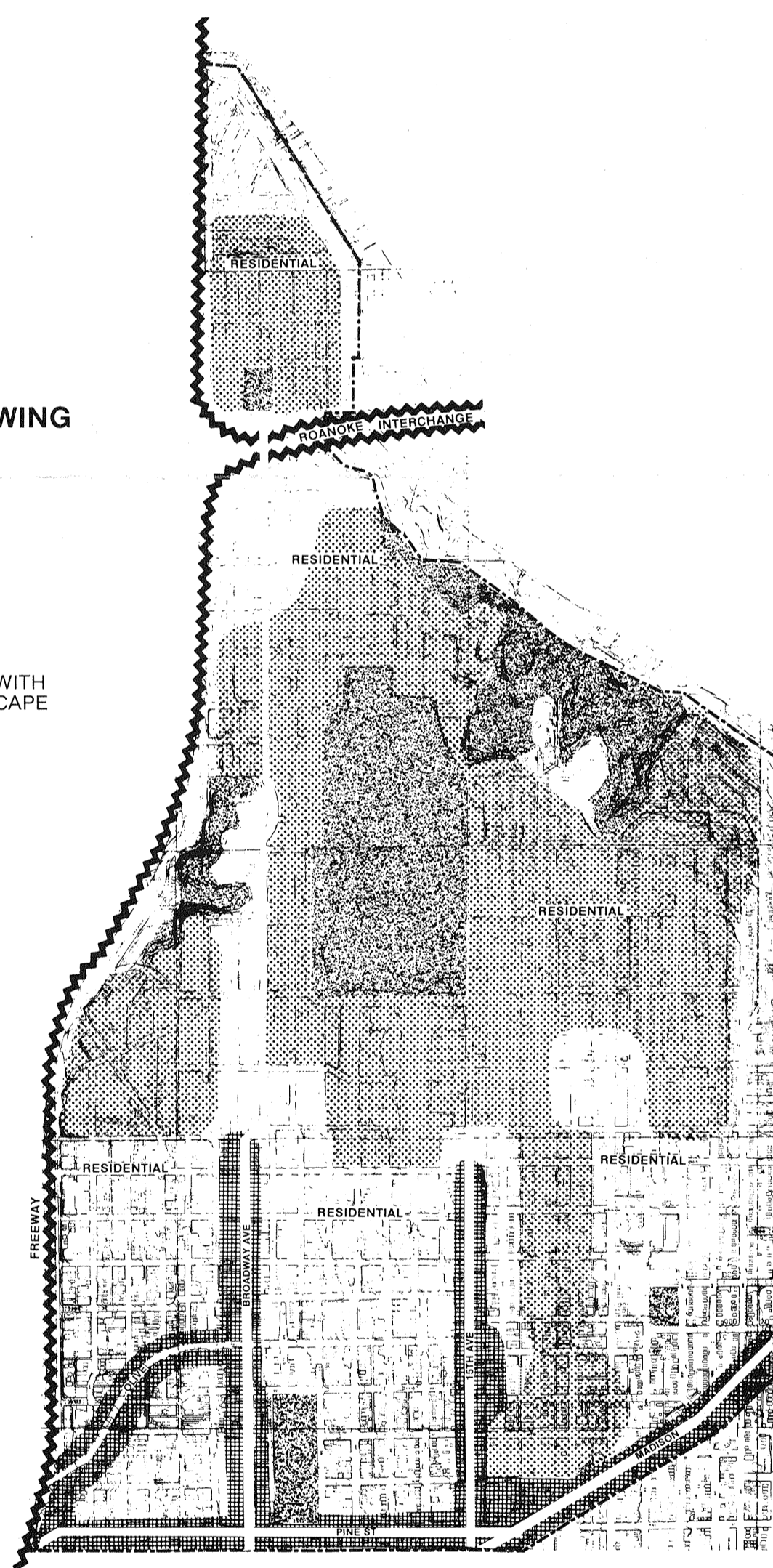
Landmark buildings, e.g., St. Marks Cathedral, the Volunteer Park Water Tower, etc., are of high urban design quality and give Capitol Hill an easily recognized presence among the other hills in Seattle. The formalized viewpoints from Capitol Hill are also frequently locations of civic art and further the impression of the neighborhood as being central in the life of the City.

The importance of the resources which provide amenities to the residential population should be stressed in order to continue confidence in Capitol Hill's future as a close-in residential area. As it now exists, it is well worth emulating as an "in-town" residential community.

SUMMARY MAP SHOWING VISUAL STRUCTURE

LEGEND

- OPEN SPACE
- COMMERCIAL AREA
- RESIDENTIAL AREA WITH SUPERIOR STREETScape ELEMENTS



SIGNIFICANT BUILDINGS



COMMON BUILDING TYPES



CAPITOL HILL

SIGNIFICANT BUILDINGS

1. Residence, 1890, 808 E. Shelby
2. Johnson House, c. 1910, 2818 Broadway E.
3. Residence, 1909, 2800 Broadway E.
4. Residence, c. 1910, 2725 Broadway E.
5. "Old" 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, 814 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. Cise 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. Pateron 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. Anhalt 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. Betsy 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, 1718 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, 1888, 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. 1910, 943 22nd Ave. E.
57. Residence, c. 1908, 1137 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, 911 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 Conservatory, c. 1910, Volunteer Park
70. Residence, c. 1904, 1116 16th Ave. E.
71. Residence, c. 1910, 1620 E. Prospect St.
72. Isaac Stevens School, c. 1915, 16th and Galer St.
73. Residence, 1915, 1614 21st Ave. E.
74. Nugent House, 1906, 1108 17th Ave. E.
75. Duplex, c. 1890, 1901 E. Denny Way
76. Residence, c. 1900, 1632 15th Ave. E.
77. Strossguth House, 1961, 900 E. Blaine St.
78. Egan House, 1958, 1500 Boylston Ave. E.
79. Two Pioneer Classic Box Houses, c. 1890, 125-29 10th Ave. E.

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 treelined 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 Skinnish 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

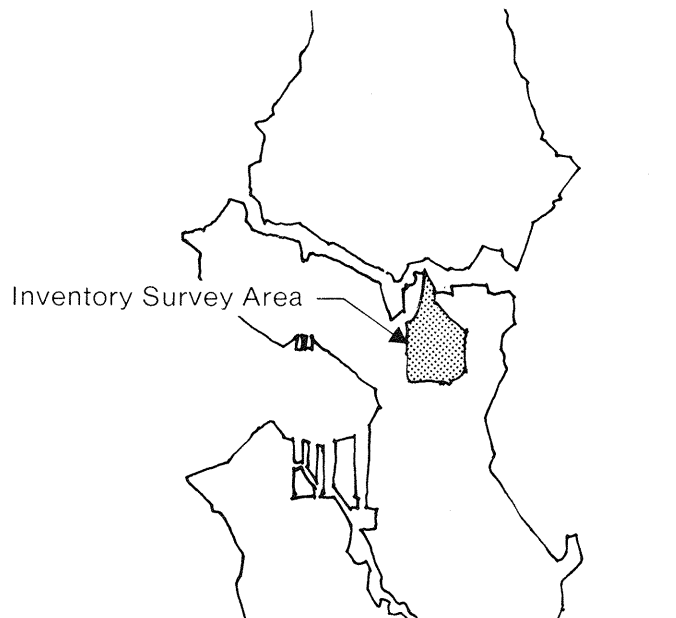
and offers some of the most beautiful views of the scenery around Seattle.

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.

Inventory Survey Area



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

