



**Look Up,
Washington!**

**Walking Tours of 3 Towns
in the
Evergreen State**

A Walking Tour of Olympia, Washington from **walkthetown.com**

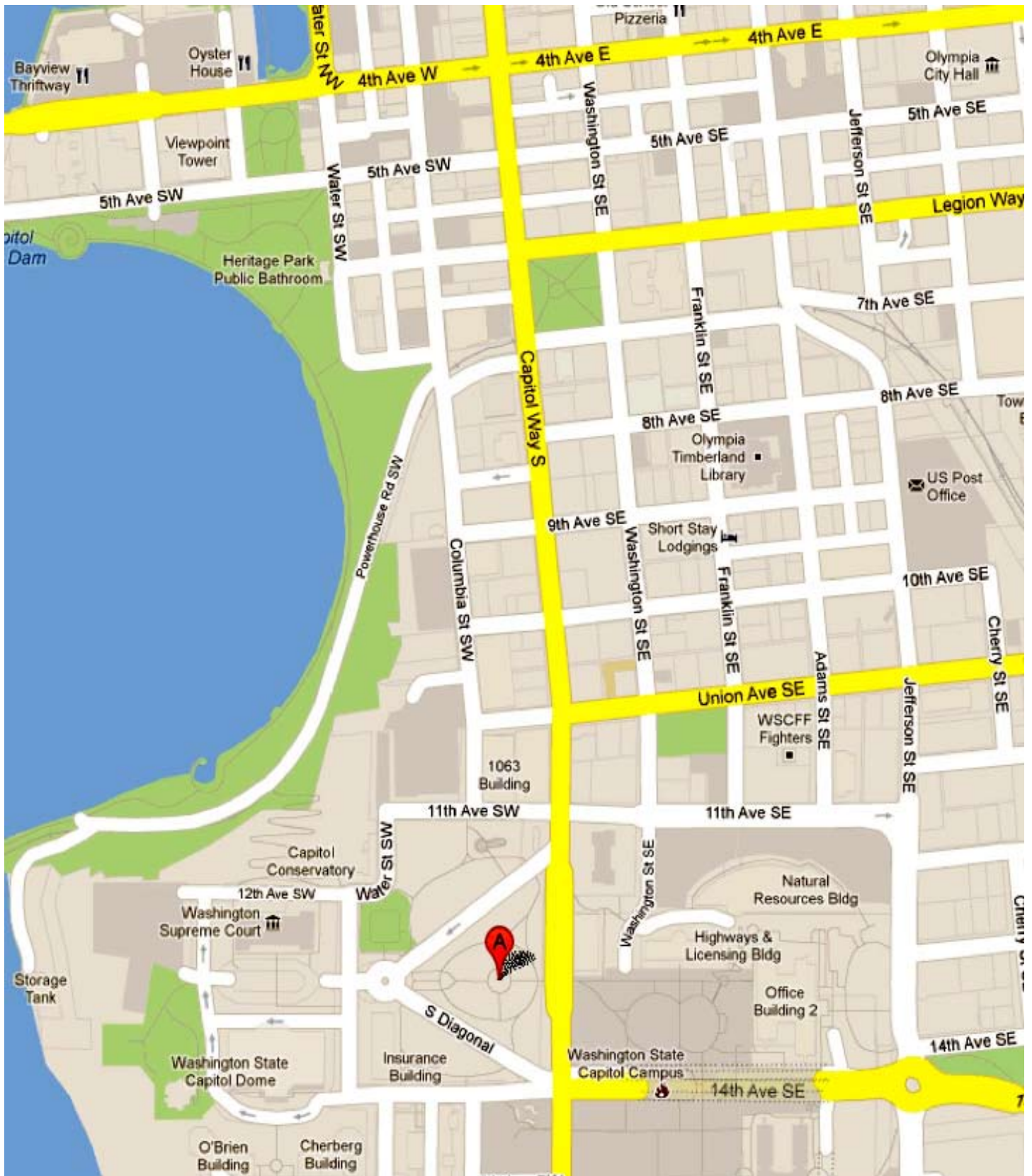
When Olympia was founded in 1848 it was still part of the vast Oregon Territory. Edmund Sylvester, who had grown up working the impossibly rich fishing grounds off Gloucester, Massachusetts, and Levi Lathrop Smith, a Presbyterian divinity student, each claimed a 320-acre land grant from the Oregon Provisional Government around the southern shores of Puget Sound. The two struck a pact that should either die, the survivor would gain the whole of Smith's, which they christened their property from a mingling of surnames. It did not take long for the morbid pact to play out as Smith suffered an epileptic seizure while piloting a canoe and drowned.

Sylvester laid out building lots and the United States Congress authorized a custom house in 1851 that was the first port of entry created on Puget Sound. When Colonel Isaac N. Ebey arrived to take the post of customs collector he persuaded Sylvester to change the town name to reflect the magnificent Olympic Mountains visible to the north. About the same time a new territory was cleaved off the Oregon Territory north of the Columbia River in March of 1853 and Olympia was proclaimed capital. Six years after Sylvester and Smith made their wilderness claims a Territorial legislature was convening on the land. Olympia was incorporated as a town in 1859 with a population of 1,489.

Over the years there were repeated efforts to haul the capital away from Budd Inlet and down to the Columbia River. Roads were bad and the railroad didn't reach town until the 1880s but the Territorial government remained anchored in Olympia. When another vote was taken to move the capital upon statehood in 1889 Olympia prevailed with 37,413 ballots out of 41,416 cast.

Although oystering and logging and distribution all brought jobs to Olympia it has been at heart a government town, serving as county seat for Thurston County as well as state capital. Much of the streetscape reflects that service, a panorama of shaded avenues and low-rise structures. That streetscape was permanently altered in 1949 when a 7.1 magnitude earthquake jolted the Puget Sound region. Almost all large buildings in Olympia suffered some damage and when repairs were made and structures shored up a great deal of early architectural personality was lost.

Our walking tour of the Washington capital will move from downtown out several blocks to Capitol Campus and we will begin on a still empty remnant of land from Edmund Sylvester's first sketch of his planned townsite...



1. Sylvester Park
bounded by Legion Way, Capitol Way, Seventh Avenue and Washington Street



This square was Block 16 of Olympia founder Edmund Sylvester's original plat of the town in 1850. Sylvester donated the land for a public square with the condition it remain a park in the tradition of the New England town square he knew from his native Maine. When the county courthouse was constructed in 1893 the square was formally landscaped for the first time and named after Sylvester. There was a Victorian gazebo and a fish pond and an ornamental iron fence erected around the edges. The pond has been filled in, the fence removed and the gazebo razed and replaced but the statue of John Rankin Rogers has stood in the square since 1905. Rogers, another Maine expatriate, was a two-time Washington governor who died in office of pneumonia in 1901 at the age of 63. A Populist, Rogers championed the "Barefoot Schoolboy Act" that spread public education to rural Washington counties with state support.

EXIT SYLVESTER PARK TO THE EAST, ON THE WASHINGTON STREET SIDE. IN FRONT OF YOU, THE IMPRESSIVE STONE BUILDING IS...

2. Old County Courthouse/ Old State Capitol
600 SE Washington Street between Legion Way and Seventh Avenue



This grand Victorian pile was created in 1892 to serve as the fourth Thurston County Courthouse. Architect Willis Ritchie, an Ohioan who practiced in Spokane for some 40 years and designed several Washington county houses of justice, tapped the brawny Richardsonian Romanesque style then popular for important government buildings. Based on the works of influential Boston architect Henry Hobson Richardson, hallmarks of the style include rough-cut stone, triangular gables, rounded turrets and powerful arches. Chuckanut sandstone from Whatcom County quarries was used to craft the courthouse. In 1901 it was purchased for \$350,000 to serve as the second Washington State Capitol, and after a second wing was added, it performed that duty from 1905 until 1928. After the legislature moved out a crippling fire swept the building and the 1949 earthquake claimed several turrets and the centerpiece octagonal clocktower as victims.

Another tremor rattled the building in 1965 leading to a state commission to determine its fate. The answer was a \$9 million renovation that was completed in 1983 for the home of the Office of Superintendent of Public Instruction.

FACING THE OLD STATE CAPITOL, TURN RIGHT AND BEGIN TO WALK COUNTERCLOCKWISE AROUND THE BUILDING. TURN LEFT ON SEVENTH AVENUE AND LEFT ON FRANKLIN STREET. ACROSS THE STREET ON THE CORNER IS...

**3. Olympia Carnegie Library
620 SE Franklin Street at northeast corner of Seventh Avenue**



The first books were lent in Olympia in 1869 from a reading room operated by Good Templars Lodge. In 1896 the Women's Club of Olympia began taking donations for a library service. About that time Scottish-born industrialist Andrew Carnegie was selling his steel company for \$400 million and becoming the world's richest man. He set out to give away all his money and one of his pet projects was public libraries. He funded over 2,500 of them around the world, including 44 in Washington, most of which were in communities that had no existing public library. The libraries were constructed between 1901 and 1916; 33 still stand with 14 still active. In 1909 the city offered to assume responsibility for the 900-volume Women's Club collection and maintain a public library. A Carnegie grant of \$25,000 funded the creation of this compact Beaux Arts library building in 1914, fashioned of buff-colored brick and terra cotta. It served as the town library until 1978.

CONTINUE WALKING NORTH ON FRANKLIN STREET AND TURN LEFT ON LEGION WAY. WALK BACK TO WASHINGTON STREET.

**4. Reed Block
208 SE Legion Way at northeast corner of Washington Street**



This corner commercial building is a souvenir of the 19th century but like most Victorian-

age structures in Olympia was treated roughly by earthquakes in 1949 and 2001, costing the Reed Block its parapet and Romanesque-styled windows. Thomas Milburne Reed was born in Sharpsburg, Kentucky, on December 8, 1825, of Scotch-Irish parentage. Reed made his way to San Francisco in 1849 to chase gold but wound up peddling goods and studying law. In 1857 Wells, Fargo & Company sent Reed to Olympia where he settled in as a store-keeper and surveyor while handling his sales agent duties. Reed also immersed himself in local politics, becoming president of the Territorial Council. He bankrolled this commercial block that housed the post office and the presses of *Daily Olympian* in 1891 while serving as Washington's first state auditor. "Honest Tom Reed" passed away in 1905.

5. Old Hotel Olympian

116 SE Legion Way at northwest corner of Washington Street



City fathers in the early days of Olympia always harbored a nagging insecurity that the capital might be snatched away by a larger city. One of the things that was necessary to maintain the viability of Olympia was a first class hotel. Planning for just such a facility, the Hotel Olympian, began in 1916 but the doors did not open until July 16, 1920. The H.L. Stevens Company, a hotel construction specialist out of Chicago, executed a Georgian Revival composition that featured 155 rooms, half of which sported a private bathroom - the epitome of luxury at the time. So much political haggling took place in the Olympian's meeting rooms and elegant dining rooms that it was consider the "real" capitol when the Washington legislature was in residence across the street.

6. Martin Building

113 SE 5th Avenue at southwest corner of Washington Street



George Martin arrived in Olympia in 1889 and got into the plumbing supply business. With his son James, the Martins expanded their reach into hardware and building materials. James also helmed the Olympia Sand and Gravel Company. The Martins constructed this commercial block in 1920 on plans drawn by Joseph Herman Wohleb. Wohleb was born in Connecticut to German parents in 1887 and came to Oakland with his family in 1900. He studied at the University of

California in Berkeley. Pursuing architecture in Olympia, Wohleb brought California design influences with him as he became the town's most prolific architect. The two-story structure faced in dark brick displays some hallmarks of Wohleb's work such as inset tile laid in geometric patterns and a fondness for glass blocks. This corner was home of Woodbury Doane's popular oyster house for many years. The captain began his trade in the 1870s pan-frying oysters on the Olympia waterfront but his tiny delicacies (the Olympia bivalve was so small it took 1,600 to create a gallon-pack) sold so well that he pulled up anchor and moved the restaurant downtown.

7. **Jeffers Studio**

500 SE Washington Street at southeast corner of 5th Avenue



Joseph Wohleb filled up this intersection over the years, beginning with this studio for Joseph Jeffers, the town's go-to photographer. Wohleb tapped the Mission Revival style for the 1913 building, drawing on his California sensibilities. Jeffers' family came to Olympia in 1881 and he worked in lumber mills as a young man. He developed a fascination for Kodak's early box cameras and in 1902 he struck out with his Kodak Brownie as a traveling photographer before returning to Olympia two years later to start a studio with his brother. Jeffers' images would form a photographic record of everyday life in the capital in the early 1900s until his death in 1924 from a fall in the Olympic Mountains during a photographic expedition.

TURN RIGHT ON 5TH AVENUE.

8. **Capitol Theater and Office Building**

206 SE 5th Avenue at northeast corner of Washington Street



In 1909 E.A. Zabel purchased the Acme movie house that operated in this location presenting slides and live entertainment. The Acme would be the foundation for Zabel's entertainment empire in Olympia which grew to include such houses as the Lyric, Rex, Ray, and Strand theaters at one time or another. In 1924 Zabel and William Wilson sunk \$180,000 into The Capitol, destined to become the town's grandest movie palace. Joseph Wohleb drew up the plans for the theater and

the slightly less ornate office building attached. The architect dressed the Capitol in stucco with a classically inspired terra cotta cornice awash in sculpted scallop shells and rosettes. The theater could seat 900 and boasted such amenities as earphones for the hard of hearing, a glassed-in section for parents with small children and oversized seats for those challenged by the width of normal theater seats. The Smith pipe organ featured nine ranks of pipes for silent film accompaniment and live vaudeville acts and musical performances by such acts as Judy Garland. The building was damaged by a fire in 1937 and it emerged with a wholly new interior and a large neon marquee that became an Olympia landmark until it was removed in 2008. Ownership of the Capitol passed into the second generation of Zabels and has recently been purchased by the Olympia Film Society that has been the sole tenant since 1986. The Society has replaced the 1940s marquee with a replica of one the Capitol's original signs.

TURN LEFT ON FRANKLIN STREET. TURN LEFT ON 4TH STREET.

9. Columbia Building
210 SE 4th Avenue



Although the two storefronts have been compromised you can still look up and see Beaux Arts elements such as white terra cotta and the decorative cornice from the original 1914 building. It carries the name of its predecessor, the wooden frame Columbia Hall, that stood on this site from 1869 until it burned in 1914. Columbia Hall harbored both the Olympia town government and the fire department, whose pride and joy was a Columbia fire pumper. The moneymen for the commercial replacement were attorney P.M. Troy and banker Fred Stocking.

10. State Theater
204 E 4th Avenue at northeast corner of Washington Street



Born on the Greek island of Andros, Alexander Pantages spent his twenties digging the Panama Canal, boxing in San Francisco and prospecting for gold in the Yukon Territory. He began his career as a show business exhibitor in Dawson City, Yukon as a partner to saloon and brothel-

keeper “Klondike Kate” Rockwell, operating a small, but highly successful vaudeville and burlesque theatre, the Orpheum. In 1902, at the age of 27, he was in Seattle opening the Crystal Theater and launching a chain of theaters across the West in Canada and the United States. His go-to architect was Benjamin Marcus Priteca, a Scot, who was barely 20 years old when he hooked up with Pantages in 1910. Priteca designed 22 theaters for Pantages and another 128 for other theater owners; this is one of his later designs, from 1949, in collaboration with Joseph Wohleb. The State traced a familiar storyline for downtown theaters in the battle with television and suburban malls - its original 1,000 seats were divided for three screens in the 1970s and then the movie house screened second-run films and finally dollar shows before shuttering in 1983. It was one of the fortunate ones, however, and rather than being reduced to rubble it received a million-dollar facelift in 1998 for the Harlequin Productions theater company.

11. Security Building

203 E 4th Avenue at southeast corner of Washington Street



Olympia’s first “skyscraper” - five stories tall - joined the city streetscape in 1926. Since it was built on a part of Olympia that had once been tidal marshes about 300 60-foot long pilings were sunk for a foundation. This served the structure well when the city was rocked by earthquakes in 1949 and 2001. Architect Abraham Horace Albertson, a graduate of Columbia University and a veteran of the Spanish-American War, tapped the orderly Chicago Style for the design. Albertson was availed with some of the finest building materials seen in Olympia - the entry columns are formed from Mother-of-Pearl granite found only in a single quarry in British Columbia and inside are marbles imported from Europe and rich mahogany woodwork throughout. Albertson livened the building, which takes its name from the Security Bank that once anchored the ground level, with polychromatic terra cotta and fanciful decorations on the facade, including pineapples, griffins and roselies.

12. The Spar Café, 1935

114 SE 4th Avenue



Since the 1860s this lot has contained a saloon, a bowling alley, a pool hall and, beginning in 1935, this Art Moderne-influenced building. For over 60 years, starting in 1945, the Spar was in the McWain family, evolving from a rough-and-tumble rooming house/bar into an Olympia institution. In its early days Olympia was known for its famous spring water with as many as 90 artesian wells in town; one located in the Spar's cellar could pump eleven gallons a minute for customers. Like others on this block, the Spar is outfitted with Carrera glass tiles.

13. Chambers Block

110 N Capitol Way at northeast corner of 4th Avenue



Andsworth H. Chambers was born near Olympia on June 25, 1851, seven years after his parents became some of the earliest homesteaders in the area. His work life began at the age of 12 and by 19 he was in business with his father, operating a meat packing operation. When he erected this eclectic commercial block in 1887 on the site of the original town pump, he was in his third term as Olympia mayor. Tacoma architect John G. Proctor provided an ornate design with projecting bays and soaring parapets. The 1949 earthquake claimed most of the decorative details although replacements attempt to capture the original form.

14. Olympic Block/Mottman Building

101 N Capitol Way at northwest corner of 4th Avenue



This commercial building was constructed in 1888 by Charles Williams and taken over in 1891 by Nathan G. Kaufman and Ferdinand Toklas for their mercantile store, southwest Washington's oldest, largest and finest. Toklas' 14-year old daughter would eventually settle in Paris, France and gain fame as the partner of poet Gertrude Stein for almost 40 years. Toklas and Kaufman would sell out to employee George A. Mottman, a future four-term mayor who is most associated with the building. Mottman added a third floor to the block in 1911 and installed the town's first elevator. Mottman's Mercantile remained open until 1967, all the while heeding to 19th-century ways of doing business with wire baskets on a pulley system carrying orders to the sales desks. The store became a tourist stop of sorts for nostalgia buffs as it was heralded as the last store of its kind in

the United States. Thanks to damage during a 1949 earthquake and multiple renovations today's rectangular building looks little like the Romanesque-flavored original.

15. Capital National Bank

402 S Capitol Way at southeast corner of 4th Avenue



Clarence J. Lord, a native New Yorker, left his father's livestock importing business in 1890 when he was 25 years old to come to Olympia and open a bank. Despite the nationwide Panic of 1893 Lord prospered and by 1900 had sold his majority interest in Capital National Bank and headed for the richer grounds of Seattle. But he was shortly back in Olympia, re-acquiring control of the bank he founded and even getting elected as mayor in 1902. Lord commissioned the building of this stately bank headquarters in 1922. Architect Joseph Wohleb drew up a restrained Beaux Arts plan executed in Wilkeson sandstone from quarries fifty miles to the east. The next year Wohleb would design a grand Spanish Colonial villa for C.J. Lord that now does duty as the State Capital Museum. Lord was the dominant financial figure in Olympia during the first third of the 20th century until his death in 1937.

TURN LEFT ON CAPITOL WAY.

16. Olympia National Bank

422 S Capitol Way at northeast corner of 5th Avenue



This Neoclassical vault was raised in 1915 for the Olympia National Bank that had been organized back in 1899. Its creation moved the local press to gush, "One cannot gaze upon the solid, artistic white tile without a feeling that here is beauty, strength, and progressiveness. The building is a classic, both in point of exterior appearance and interior finish and arrangement." Louis and Michael Beezer, twin brothers who began their architectural practice in Pittsburgh, Pennsylvania before coming west in 1907 to work a quarter-century in Seattle, drew up plans for the Beaux Arts confection that was built upon a base of high-quality native Wilkeson sandstone.

17. Walker Building

500 S Capitol Way at southeast corner of 5th Avenue



J.E. Walker, an accountant, hired his business associate Joseph Wohleb to design this commercial block for him in 1916. Like many of downtown Olympia's properties it featured offices on the second floor and retail space below. Large plate glass windows were just coming into vogue at the time of their installation here.

18. Elks Building

609 S Capitol Way at southwest corner of Legion Way



The Benevolent Protective Order of Elks were founded in New York City in 1868 in the theater district. At first they referred to themselves as the Jolly Corks. The Olympia Lodge, BPOE #186, organized in 1891 with mostly state officials on the membership roster. In the late 1890s a change in party power and defections to the gold fields of the Yukon left the lodge so depleted it surrendered its charter. The Elks retained their number, however, confident of better days to come, which arrived on June 20, 1903. This four-story red-brick lodge was raised in 1919, created by Elks member Joseph Wohleb. It served the fraternal organization until 1958 and thirty years later received a makeover for housing and retail space, including a restoration of the glass pergola at the entrance.

19. North Coast Lines Depot,

107 SE 7th Avenue at southeast corner of Capitol Way



This small splash of Art Moderne on the Olympia streetscape was crafted in 1937 for the North Coast Lines, a bus operation started by the Puget Sound Power and Light Company in 1922 to augment its electric rail service. In 1949 North Coast became part of the Greyhound conglomerate. There have been makeovers to the building in 1942 and 1960 but it retains the sleek streamlined chrome canopy with sensuous curving corners.

20. Federal Building/Dolliver Building
801 S Capitol Way



Olympia's grandest hotel in the 1800s stood here until it burned in 1904. A decade later this Neoclassical structure rose in its place as Olympia's first dedicated post office building. Economical terra cotta was originally slated to be used in construction but it was replaced by Tenino sandstone and Alaska marble bringing the price tag to \$120,227.00. James Doherty took his place as the first postmaster in the new building on opening day January 6, 1915. Over the years it served the U.S. Forest Service and myriad other federal agencies. Although most of its early 20th century contemporaries between Capitol Campus and downtown Olympia have been razed, the Federal Building stands as a vestige of an earlier time; in 1998 it took the name of James Dolliver who served for 22 years on the Washington Supreme Court.

21. Gibbons Rooming House
1017 S Capitol Way



This beefy Craftsman-style house with 18 rooms was constructed in 1918 by E.B. Crews for his daughter Jesse Crews Gibbons. She operated a boarding house here with a parade of Supreme Court justices and legislators as tenants until she closed the business in 1962. The building has since been fitted out as apartments; the pioneering Olympia businesswoman died in 1972.

TURN RIGHT ON 11TH AVENUE. TURN LEFT ON WATER STREET.

22. Capitol Conservatory

Water Street and Cherry Lane



Using Depression-era stimulus funds this greenhouse was constructed in 1939; it is another Joseph Wohleb design. The Conservatory provided bedding plants for the roster of Capitol Campus gardens, including a sunken garden across the street. Hundreds of varieties of tropical and desert plants were cared for here as well as native specimens used to populate the 54-acre capitol grounds. Its most famous resident was a Christmas cactus carried to Washington on the lap of a pioneer woman. The Conservatory, which in its heyday sheltered 500 varieties of plants and produced 70,000 flowers, was closed in 2008 and faces an uncertain future.

TURN RIGHT TO WALK TO THE FRONT OF THE WASHINGTON STATE CAPITOL.

23. State Capitol/Legislative Building

416 Syd Snyder Avenue at northwest corner of Cherry Lane



In 1893, four years after achieving statehood, Washington announced a nationwide design contest for its State Capitol building, allowing for a budget not to exceed \$1 million. From almost 200 entries, New York architect Ernest Flagg's plan was selected. Excavation was begun and a foundation laid but an economic recession halted construction. After moving into the old Thurston County Courthouse the plans for a Capitol Building were again kickstarted in 1909. Flagg was called back as a consultant and this time he recommended a group of buildings rather than an all-inclusive Capitol Building, the first such plan in the United States. Another design contest yielded Walter Robb Wilder and Harry Keith White of New York who proposed a grouping of six structures that would play off views of Puget Sound and the Olympia Mountains, The centerpiece was the Legislative Building that was dominated by a 287-foot high dome, the tallest self-supporting masonry dome in the country. It is flanked by four smaller sandstone domes; inside the floors and walls are sculpted with marbles from Alaska and across Europe. Count the steps on the north entrance leading through the Corinthian portico - there should be 42, symbolic of Washington's admittance to the Union as the 42nd state.

TURN AROUND TO SEE...

24. Temple of Justice

415 12th Avenue SW at southwest corner of Cherry Lane



The Temple of Justice was the first of Wilder & White's designs to come online, completed in 1920 as the home of the State Supreme Court and the State Law Library. The 15-foot high entrance doors are made from cast bronze; sandstone from the high-quality quarries of Wilkeson, Washington was used on the exterior. Its construction brought an end to the peripatetic wanderings of the court that began in Tacoma Hall in Tacoma in 1890. It then convened in Talcott's Variety Store and Olympia's commercial Kneeland Building.

CONTINUE PAST THE CAPITOL TO THE WEST END TO SEE...

25. Governors Mansion

Governor's Mansion Road



You can glimpse at least the upper half of the gated and lushly landscaped Washington Governor's Mansion. The 19-room executive house was crafted in a Georgian Revival style in 1908 by Everett Phipps Babcock and Ambrose J. Russell of Tacoma. Although it was planned to be a temporary structure the mansion has survived several recalls and has been the home of every Washington governor for more than 100 years. Governor Albert E. Mead helped lay the cornerstone but was voted out of office before its completion and successor Samuel G. Cosgrove served only one day before falling ill and being whisked away to a spa in California where he died five weeks later. So the first governor to move into the mansion was Marion E. Hay whose wife Elizabeth went on a \$15,000 shopping spree to fill the \$35,000 home with furniture, much of which is still in use.

CONTINUE TO WALK AROUND THE CAPITOL. ON YOUR RIGHT, ACROSS FROM THE LEGISLATIVE BUILDING ARE THE...

26. John Cherberg/John O'Brien Buildings
304/504 Sid Snyder Avenue SW



These state office buildings were the last of the Wilder & White buildings to be constructed to complete the original plans for the Capitol Campus, in 1937 and 1940, respectively. The Senate Office Building is named for John Cherberg, a one-time University of Washington football coach who won eight-consecutive terms as Lieutenant Governor beginning in 1957 and served in the post for 32 years. The House Office Building now carries the name of John Lawrence O'Brien who served 26 terms in the legislature from 1939 until 1993, through the administrations of nine governors. O'Brien served on every major House committee and assumed every post in the House, including Speaker.

27. Insurance Building
302 Sid Snyder Avenue SW at northeast corner of Cherry Lane



There were supposed to be two matching office temples but the Insurance Building is the only one that was built, in 1921 (the other was to be raised on the opposite side of the Legislative Building, on the site of the Governor's mansion - the first time the house stayed off demolition). Behind the stately Doric facade and other classical trappings of the Insurance Building are modern office suites. Like most stately Olympia structures it is finished in Wilkeson sandstone.

TURN LEFT ON CHERRY LANE IN FRONT OF THE INSURANCE BUILDING AND WALK PAST IT TO SEE...

28. *Winged Victory Monument*
western terminus of the South Diagonal and the North Diagonal



The grounds of the Capitol Campus were laid out by the Olmsted Brothers of Brookline, Massachusetts, inheritors of the landscape design business of their father, Frederick Law Olmsted who is considered the Father of American Landscape Architecture. The *Winged Victory Monument* was first conceived as a remembrance to World War soldiers in 1919 but dedication did not take place until Memorial Day 1938. Alonzo Victor Lewis sculpted a bronze monument group including a sailor, soldier, marine and Red cross nurse protected by a 12-foot figure of Nike, the goddess of victory at war. Lewis, a Utah native, was honored as Washington Sculptor Laureate by the State Legislature shortly after the unveiling.

WALK PAST THE MONUMENT AWAY FROM THE LEGILATIVE BUILDING AND HEAD UP THE NORTH DIAGONAL TO YOUR LEFT. AS YOU HEAD BACK TOWARDS CAPITOL WAY LOOK TO YOUR RIGHT TO SEE IN THE MIDDLE OF THE GRASS TRIANGLE...

29. Tivoli Fountain between North and South Diagonals



The original terraced Italian fountain upon which this hydrospectacular is based was created in the 1500s in the Villa d'Este in Tivoli, a village outside of Rome. It has since inspired many replicas, most notably a design by Danish architect Fritz Meyer in Copenhagen. It was that fountain that Peter Schmidt, president of the charitable Olympia-Tumwater Foundation stemming from the locally famous brewery, was smitten by during a European trip in 1949. He was so convinced that a similar fountain belonged on the Washington State capitol grounds that he began purchasing essential components for the fountain before even returning home. In 1953 the 50-foot fountain became a reality with 540 jets surrounding a 25-foot spout. Today the fountain is shut down between April 1 and October 30th each year, resting through the winter.

30. Thurston County Courthouse/Capitol Court Building 1100 S Capitol Way at southeast corner of 11th Avenue



Joseph Henry Wohleb plied his architectural trade for nearly 50 years until his death in 1958, contributing over 150 buildings to the Washington landscape. In the 1920s he eagerly embraced the stripped-down classicism of the Art Deco style that was adopted by the government for many of its buildings. This gray sandstone edifice of Wohleb's from 1930 is a prime example of the form which featured poured concrete walls with metal frame windows. It was originally constructed as the courthouse for Thurston County, which stayed until the late 1950s.

TURN RIGHT ON 11TH AVENUE. TURN LEFT ON FRANKLIN STREET,

31. Kearney House/YWCA

220 East Union Street at northwest corner of Franklin Street



The YWCA of Olympia organized in 1945 with a founding meeting of ten women looking towards the needs of thousands of service wives in the area. Three years later the YWCA purchased this commodious residence with a Tuscan porch and oversized roof brackets as a clubhouse. It was constructed in 1907 by J.F. Kearney, a grocer.

TURN LEFT ON 10TH AVENUE.

32. Abigail Stuart House/Women's Club of Olympia

1002 Washington Street SE at southeast corner of 10th Avenue



Abigail Howard Hunt Stuart, a college-educated Boston native, was campaigning for women's suffrage in Olympia as early as 1871. The Territorial legislature actually granted women the vote

in 1883 but the law was struck down by the Supreme Court. In 1883 a group of nine women, including Mrs. Stuart, organized the Woman's (now "Women's") Club of Olympia focusing at first on social and literary and travel subjects rather than politicized issues. The club used the Stuarts' downtown commercial building as meeting grounds before purchasing a clubhouse that would burn down several years later. This handsome clubhouse was constructed in 1908 and named in honor of Abigail Stuart who passed away in 1902. Could members from 100 years ago come for meetings today they would recognize their original clubhouse that has changed little through its century of use.

TURN RIGHT ON WASHINGTON STREET.

**33. Pacific Telephone and Telegraph Exchange
119 NE 7th Avenue at southwest corner of Washington Street**



Carl Freylinghausen Gould was one of Washington's most prolific architects and founder of the University of Washington's Department of Architecture. New York-born and Harvard-educated, Gould brought a classical training from the prestigious Ecole des Beaux Arts in Paris, France with him to Seattle in 1908 when he was 35 years old. Gould designed several buildings for the phone company which favored the Art Deco craze in the 1930s, of which this brick structure is representative. Since 1997 it has done duty as residential apartments.

YOU HAVE NOW RETURNED TO THE TOUR STARTING POINT AT SYLVESTER PARK.

A Walking Tour of Seattle - Pike Place Market from **walkthetown.com**

For the past 100 years just about every description of Seattle contains the phrase “largest city in the Pacific Northwest.” The original settling party in 1851 seemed to sense this would be the case. They had come overland by wagon train from Illinois and boldly named their encampment “New York.” Similar grandiose thinking saw party leader Arthur A. Denny write to his brother that he had found “a valley that will support a thousand families.” But alas the settlers were on the west side of Puget Sound on Alki Point with sandy beaches that did not allow for easy loading and unloading of ships. Denny staked claims across the water along Elliott Bay and named the new settlement after the chief of the friendly Duwamish Indians. In short order the original cabins on Alki Point were abandoned and all the pioneers gathered at the site of current Seattle.

Seattle’s growth was never steady but came in waves of prosperity sandwiched around troughs of hard times. In the early days Seattle got the Territorial University while rivals Tacoma and Olympia got the terminus of the Northern Pacific Railway and the capital, respectively. After thirty years Seattle’s population still numbered around 3,000 and the streets were unpaved when the first boom - in timber - caused the population to jump to over 40,000.

In the middle of the afternoon on June 6, 1889 fire broke out in a cabinet shop at First Avenue and Madison Street and before the day was over 50 downtown blocks and \$15 million of property were consumed. The City wasted no time in reinventing itself. Eight-foot retaining walls were built around the remains of charred buildings, filled in to raise the grade over muddy tidal flats and paved for the first time. Plans were launched to level the hills near the shoreline. There would be no more wooden buildings downtown. Then the financial Panic of 1893 ground progress to a halt.

The dark days did not last long. In 1897 the transport *Portland* steamed into port with “a ton of gold” from the Yukon River district in Alaska. In the years to come it was estimated that Seattle controlled 95 percent of the the total amount of Alaskan shipping. When many of the prospectors returned they didn’t travel much past Seattle. By 1910 the population was pushing 250,000 and Seattle was one of the 25 largest cities in America.

During this time the Pike Place Market organized to enable small truck farmers, many Japanese, to sell goods directly to the public. Stalls were assigned by drawing lots daily to prevent any one vendor from monopolizing the trade as the market expanded over several buildings. This is where our walking tour will begin and from here we will move up into the retail district where we will encounter such familiar names as Starbucks and Nordstrom and Eddie Bauer but we will start with a pig named Rachel...



**1. Rachel The Pig
Pike Place and Pike Street**



This 550-pound bronze piggy bank has been on display at the Market since 1986, sculpted by local artist Georgia Gerber and modeled by a real life pig on Whidbey Island of the same name. Rachel collects several thousand dollars in coin and currency from visitors from around the world that help fund the Market's social services. Rachel's stay here was rudely interrupted by a yellow Toyota Prius taxi but she was refurbished and returned to her position as Pike Place Market's unofficial mascot.

**2. Pike Place Market
Pike Place and Pike Street**



Opened on August 17, 1907, Pike Place Market is one of America's oldest farmers' markets. The first stalls operated on a boardwalk adjacent to the three-story Leland Hotel (the building with the "Meet the Producer" sign). The La Salle Hotel on the other side of the iconic neon sign and clock opened just after the Market in 1908; it was a workingman's inn serving the needs of seamen and dock workers who toiled on the Elliott Bay waterfront.

WITH YOUR BACK TO RACHEL, TURN LEFT AND WALK NORTH ON PIKE PLACE.

3. Sanitary Public Market Pike Place



When this market banned horses from inside the premises it was such a novelty in selling produce in the early 1900s that it became the “Sanitary Public Market.” The original building was designed by Daniel Huntington, an architect known as much for his landscape paintings as his buildings. After a fire on December 15, 1941 that was linked to the attack on Pearl Harbor eight days earlier but whose origins were never discovered, the market was reconfigured as a two-story building with rooftop parking. The car stalls have been replaced with residences.

4. Silver Okum Building southeast corner of Pike Place and Pine Street



This 1910 brick building was where Ben Silver manufactured and supplied oakum, a fiber used in shipbuilding, for caulking or packing the joints of timbers in wooden vessels and the deck planking of iron and steel ships, as well as cast iron pipe plumbing applications. Oakum was at one time recycled from old tarry ropes and cordage. The upper stories served as apartments and hotels.

5. Post Alley behind Silver Okum Building on Pine Street



Post Alley contains some original cobblestones and the Seattle Gum Wall, a local landmark that began in the early 1990s when patrons of the Market Theater adhered coins to the wall with blobs of gum. After scraping the wall a couple of times the Market abandoned the tedious and futile

pursuit and declared the wall a tourist attraction in 1999. Now the wall is coated with several inches of used chicle that give off a fruity aroma. In a 2010 poll by *TripAdvisor* the Seattle Gum Wall received the second most votes as “The Germiest Tourist Attraction in the World,” trailing only Ireland’s much-mouthed Blarney Stone.

6. Starbucks 1912 Pike Place



Two teachers and a writer founded Starbucks, named after the chief mate to the tyrannical Captain Ahab on the *Pequod* that was chasing Moby Dick, in 1971 at 2000 Western Avenue. In 1977 the coffee came one block to this location where the sign outside retains the original logo - unlike the other 19,763 or so stores.

TO TAKE A LOOK AT THE WATER ACROSS ELLIOTT BAY, WALK ACROSS THE STREET TO...

7. Victor Steinbrueck Park Pike Place at Virginia Street



This was the location of a city armory beginning in 1909 but after it was heavily damaged by fire in 1962 there were calls to not only raze it but to take aging Pike Place Market down as well at the same time. Architect Victor Steinbrueck helped lead the preservationist rally that led to the creation of a historic preservation zone for Pike Place Market. The armory was demolished but it was replaced with the small grassy Market Park of about an acre. Steinbrueck designed two cedar totem poles in 1984 and after he died the following year the park was named for him.

RETRACE YOUR STEPS TO STEWART STREET AND TURN LEFT, HEADING UP THE HILL. AT 1ST AVENUE, TURN LEFT.

8. **Alaska Trade Building** 1919 1st Avenue at northwest corner of Stewart Street



This reinforced concrete-and-brick building designed by Seattle architect J.C. Taft was supposed to be eight stories and trimmed in granite and terra-cotta when it got underway in 1909 but never made it. Its most interesting occupant was the Central Labor Council who purchased the property in 1915. The Council had started a small weekly organization organ distributed to a couple thousand members in 1910 but after hiring experienced editor Harry E.B. Ault the *Union Record* grew into the first labor-owned daily newspaper in the United States with a circulation of over 100,000. Inside its pages Seattle working men found a voice for aspiration and communication of purpose. Despite harassment by the government and a constant lack of dollars the *Union Record* moved into this space in 1921 and chugged on until 1928, leaving its footprint on the chronicles of labor's struggles in America.

9. **Butterworth Building** 1921 1st Avenue



This was Seattle's first one-stop death shop which offered everything from pick-up of the corpse to a selection of coffins. In fact, Edgar Ray Butterworth is credited with coining the professional tags "mortuary" and "mortician." The grandson of an American Revolution veteran, Butterworth was born in a Massachusetts mill town where he apprenticed as a hatter. Despite practically no formal education he was admitted to the Massachusetts bar when he was 21 but migrated West to Kansas and Missouri where he resumed his work as a hatter and became a cattleman. For extra money he hauled the bones of dead bison distances of over 100 miles to the nearest railroad for \$10 per ton. In the 1880s he moved again to Washington, planning to run cattle but quickly found no cattle country yet formed so he built the first steam-powered flour mill west of the Cascade Range while serving in politics in Centralia. When the town was crippled by an outbreak of deadly diphtheria Butterworth was recruited to make coffins and he was in the undertaking business. At the age of 45 he brought his business to Seattle in 1892. In 1903, with his five sons working the business, E. R. Butterworth & Sons moved into the city's first custom-built mortuary here, featuring a contraption

never before seen on the West Coast - an elevator. Edgar Butterworth also owned the first hearse in Washington. Cut into the slope of the hill, the mortuary consisted of five stories despite its' three-story street facade. Butterworth's moved in 1923 shortly after the founder died but it remained in the family until 1998 - Seattle's longest family-run business.

10. Terminal Sales Building

1932 1st Avenue at southeast corner of Virginia Street



Brooklyn-born Henry W. Bittman began his working career in Seattle as a bridge engineer at the age of 24 in 1906. By his forties Bittman had shifted to architecture and he won many commissions for downtown commercial buildings, including this 11-story, 132-foot reinforced concrete structure that was completed in 1925. Dressed in Jacobethan Revival ornamentation, the building featured shops on the ground floor and office space above, plus, relatively rare for Seattle, a basement grade.

TURN RIGHT ON VIRGINIA STREET.

11. Terminal Sales Annex Building

1931 2nd Avenue at southwest corner of Virginia Street



This commercial building was constructed in 1915 for the Puget Sound News Company, "Wholesale Booksellers, Newsdealers, Stationers, School Supplies, and Holiday Goods." Perhaps the firm is best known for their many colorful postcards it manufactured of scenes around Puget Sound. Prolific architects Charles Herbert Bebb and Carl Freylinghausen Gould, designers of some 200 buildings in Seattle, here attempted to emulate the Collegiate Gothic style that had originated at Yale University and was recently adopted by the University of Washington. For many years in niches between the first and second floor were model paperboys from the days of Puget Sound News Company's occupancy, which ended in 1948.

12. Hotel Calhoun/The Palladian

2000 2nd Avenue at northeast corner of Virginia Street



This nine-story brick edifice was one of scores of hotels raised in Seattle in preparation for the Alaska-Yukon-Pacific Exposition in 1909, using \$175,000 of Scott Calhoun's money. Calhoun was a lawyer and business investor who as a member of Stanford University's first graduating class proposed the school colors of cardinal and white. He championed the Port of Seattle and authored the creation of port districts in the state legislature. Calhoun is thought to have come by this property by swapping some vacation land on Mercer Island. Architect William P. White was a specialist in multi-unit structures and here he provided a Beaux Arts design with terra-cotta trim. The Calhoun advertised "every room an outside one - many with grand marine view." You could get one of the 152 rooms for \$1.50 and another dollar would buy breakfast and dinner. Calhoun moved from Seattle to New York City in 1923 and his hotel wound up being converted into apartments called The Palladian, taking their cue from White's designs of the window surrounds.

13. Moore Theatre

1932 2nd Avenue at southeast corner of Virginia Street



Real estate developer J.A. Moore hurriedly raised a theater and hotel in 1907, mostly to pick up tourist dollars from the Alaska-Yukon-Pacific Exposition planned for that year. The Exposition didn't get under way until 1909 and over 100 years later the Moore is the oldest theater still active in Seattle. Architect E.W. Houghton blended elements of the Byzantine and Italianate styles with a facade of white tile and terra-cotta although most of the decorative effort was saved for the interior.

14. **New Washington Hotel**

1902 2nd Avenue at northeast corner of Stewart Street



The regrade of the city's streets that flattened Denny Hill north of the central business district in the first years of the 20th century claimed the town's grandest hotel - the Denny/Washington at Third and Virginia streets. The ambitious Arthur Denny reigned over the area, attempting to lure the territorial legislature to his hilltop but, failing that, started a hotel that that financial Panic of 1893 left as an unfinished shell. James Moore swooped in, finished the hotel and built a tram to bring guests up to his front door. He personally greeted the first arrivals - President Theodore Roosevelt and his traveling party - on May 23, 1903. All the while city engineer Reginald Heber Thomson was campaigning to level the ground of the city's northern flank. When profits at his hotel did not match expectations Moore abandoned the hill to the hungry steam shovels and erected the even larger New Washington Hotel in 1908. Celebrated St. Louis architects Thomas Crane Young and William Sylvester Eames designed the 250-room, classically-flavored hotel that trumpeted itself as the "Finest in the Northwest." Great expanses of terra-cotta covered the outside and marble decorated the inside. Seattle's premier hotel was converted into low-income housing in 1963.

15. **Doyle Building/J.S. Graham Store**

119 Pine Street at southwest corner of 2nd Avenue



Although Albert Ernest Doyle lived only 51 years he left his mark in the Northwest with Italian Renaissance buildings designed from his base in Portland. This one was constructed in 1919 for J.S. Graham, Incorporated, one of the town's leading women's stores. Graham showed up in Seattle from Sacramento in 1889 and began peddling his wares from a tent amidst the ruins in Pioneer Square from the Great Fire. The Graham Store went out of business during the Great Depression and the building's interior has been completely renovated to serve other masters but Seattle's finest expression of Italian Renaissance architecture on the exterior remains.

TURN LEFT ON PINE STREET.

16. United Shopping Tower/Olympic Tower
217 Pine Street at southwest corner of 3rd Avenue



This was a concept tower when it was raised in 1929 to shelter one retailer on each of its ten floors with a tea room at the top. On the roof of the three-story front shelf grass was hoped to grow into a putting green for a sporting goods store. It was the only indoor shopping experience of its kind in the Pacific Northwest. The Shopping Tower unofficially opened on Saturday October 26, 1929 - three days before the stock market crashed on Black Tuesday. After battling the dark economic days of the Great Depression for three years the retail experiment was declared a failure at the end of 1932 and the building was converted into offices for the Northwestern Mutual Insurance Company. Architect Henry Bittman was called back in 1939 to make additions to his Gothic-influenced Art Deco building which became headquarters for Olympic Savings Bank from 1980 until 1994.

17. Bon Marche/Macy's Department Store
3rd to 4th avenues, Olive to Pine streets



Edward Nordhoff was born in Germany but learned his selling in the Louvre Department Store in Paris, France. In his early twenties he sailed to America and went into retailing in Chicago. He married a shop girl and brought his family to Seattle in 1890 to open a retail shop with their life savings of \$1,200. Drawing on his admiration for the Paris stores of his youth, Nordhoff christened the shop Bon Marche, meaning “good deal,” after the pioneering French department store. Nordhoff died of respiratory disease and never saw Bon March expand beyond a one-story, L-shaped building. His wife Josephine carried on with her brother-in-law Rudolf Nordhoff and new husband Frank McDermott until she died of cancer in 1920. John Graham designed multi-million dollar Bon Marche Department Store #3 in 1929, giving the original three-story building splashes of Art Deco ornamentation. Expansions and remodelings arrived at a regular clip for the flagship as Bon Marche grew to a chain of 50 stores in Washington, Oregon, Idaho, Montana, Utah and Wyoming before being acquired by Federated Department Stores and rebranded as Macy's.

18. Securities Building

1904 3rd Avenue at northeast corner at Stewart Street



John Graham was an English architect and engineer who showed up in Seattle in 1901. Followed by his son, there would be a Graham designing buildings in Seattle for more than 80 years, including the Space Needle. The core of this elegant office tower came from Graham in 1913 and has picked up expansions in 1925 and 1947. C.J. Smith led the Washington Securities Company investment group that picked up the \$500,000 price tag for the only substantial commercial office constructed north of Pine Street in this period. A good chunk of the money went into the lobby that featured cream-colored Mexican onyx with red and yellow veins above a base of green Vermont marble. The building began expanding after retailer Frederick and Nelson moved in during the 1920s and provided a secure flow of income. Look up at the Stewart and 3rd corner to see the badges of the Washington Securities Company.

TURN RIGHT ON STEWART STREET AND BEAR RIGHT AT THE TRIANGLE, HEADING UP OLIVE STREET.

19. Bergonian/Mayflower Park Hotel

405 Olive Way at northeast corner of 4th Avenue



This hotel has been in operation since 1927 when hotelier Stephen Berg spent \$750,000 to build what he called the Bergonian. Each of the 240 rooms came with its own bath, a mark of luxury at the time. English architect Bertram Dudley Stuart who spent the last 61 of his 92 years in Seattle, drew up the plans for the Renaissance Revival tower. The hotel struggled through its middle years under various owners until tax attorney Birney Dempey purchased the distressed property for \$1.1 million in 1974 as a tax shelter. Instead, the Dempey family has poured over five million dollars into its rebirth as the upscale Mayflower Park Hotel.

20. *Times Building*

414 Olive Way at Stewart Street and 4th Avenue



This little Beaux Arts gem displayed to great effect by its unusual position in the Seattle street grid is another creation from Charles Herbert Bebb and Carl Freylinghausen Gould. The client was the *Seattle Daily Times*, a four-page rag of minor consequence when Alan J. Blethen bought it in 1896 and assumed editorial responsibilities. Blethen spiced up the content with society and theater pages and tighter news reporting and circulation was up to 70,000 papers a day when the *Times* settled into this five-story, flatiron building in 1915, also the year Blethen died at the age of 70. The *Times* continued to grow with such innovations as telephone information lines and an illuminated baseball diamond that relayed pitch-by-pitch game action from results received over Teletype. By 1931 the *Times* had outgrown this home and moved on; still controlled by the Blethen family it is today the largest daily newspaper in the state of Washington.

21. Medical-Dental Building

509 Olive Way at southeast corner of 5th Avenue



Swedish-born architect John Alfred Creutzer added this brawny office building for doctors and dentists to the streetscape in 1925, dwarfing the others structures on nearby blocks at the time. Creutzer dressed his Neoclassical structure in terra-cotta tiles; it picked up an east wing addition along Olive Street in 1951. The building is still serving its original purpose and appropriately a ground floor retail space is taken by a Bartell Drug Store. George H. Bartell was born in Kansas in 1869 and was a pharmacist at the age of 18 when he set out for the frontier in Washington Territory. He showed up in Seattle with \$15 in his pocket. It took a few years of working odd jobs before he could buy his first apothecary in 1890. He would work the next 66 years in the business, save for a year out in 1897 chasing gold in the Yukon. Bartell would be one of the first drug stores in the West to offer a soda fountain, develop film and make its own candy as he opened locations throughout Seattle.

TURN RIGHT ON 5TH AVENUE.

22. Frederick & Nelson/Nordstrom
500 Pine Street at northeast corner of 5th Avenue



After serving as the flagship store for Frederick & Nelson for some 75 years this became the flagship for Nordstrom in 1998, the chain's largest store at 383,000 square feet. Donald E. Frederick and Nels B. Nelson acquired the Queen City Furniture Company in 1891. Nelson fell ill while returning from a medical spa in Bohemia and died at sea in 1907, leaving Frederick to aggressively expand the business into a department store and into this John Graham-designed home in 1918. Frederick would sell the business to the Marshall Field Company in 1929 which operated the Frederick & Nelson nameplate until the 1980s and expanded into 15 markets. By 1992 the chain was bankrupt. Swedish immigrant John W. Nordstrom started a shoe store at the age of 30 in 1901 after striking gold in the Klondike Gold Rush. The company would not sell anything but shoes until the 1960s; today it has over 100 full-service department stores in 31 states.

23. Coliseum Theater
northeast corner of 5th Avenue and Pike Street



At a time when theaters were constructed to handle live performances and, secondarily, the emerging entertainment of motion pictures, the Coliseum was one of the first venues built specifically for movies. It was designed by B. Marcus Priteca to be a true movie palace, exuberantly decorated in terra-cotta and boasting a seven-piece orchestra accompanying a massive Moller Pipe Organ from Hagerstown, Maryland. When the Coliseum Theater opened in 1915 it was promoted as "the world's largest and finest photoplay palace." The Coliseum fought the losing battle of all downtown American movie palaces into the 1990s when the space was reconfigured into a Banana Republic store.

AT UNION STREET, TURN LEFT AND WALK UP HALF-A-BLOCK TO SEE...

24. Washington Athletic Club

1325 6th Avenue at southwest corner of Union Street



Athletic clubs were a staple of major downtown American cities beginning in the last years of the 19th century but by the 1920s the trend was to build ever-bigger, manifested here in Seattle. What began as plans for a million-dollar building with 2,000 members in 1928 wound up as a 21-story behemoth with a \$2.5 million price tag in 1930. Sherwood Ford provided the final Art Deco design for the reinforced concrete and steel structure that is wrapped in brick and decorative terra-cotta. Athletic facilities were on the lower floors (the swimming pool occupied the entirety of the seventh and eighth floors) above retail space and rooms for members and guests filled the upper stories. During the 1936 Olympics in Berlin, the Washington Athletic Club and University of Washington were represented by 23 athletes. Eddie Bauer rented shop space here in 1940, the same year he patented the first quilted down jacket. By the 1950s membership was over 5,000 and a three-story annex added which became eight more stories as the club continued to grow. By the year 2000 the Washington Athletic Club boasted over 21,000 members and proclaimed itself the largest health club in America.

RETRACE YOUR STEPS TO 5TH AVENUE AND TURN LEFT.

25. Skinner Building

1308 5th Avenue at southeast corner of Union Street



This building carries the name of David E. “Ned” Skinner, a director of the Metropolitan Building Company that developed this property in 1926. Skinner was a mill owner who founded the Skinner & Eddy shipbuilding corporation with John W. Eddy in 1916. The Skinner & Eddy shipyard built more ships for World War I than any American yard, breaking world production speed records for individual ship construction. After launching 72 cargo ships and three oil tankers the yard was closed in 1921 when the need for ocean-going ships crashed after the war. Architect Robert Reamer guided the \$1.5 million, eight-story building with a Spanish Renaissance styling to completion, earning a Seattle Highest Honor Award, Washington State Chapter, American Institute

of Architects, for “Mercantile Buildings” in 1928. The Skinner Building has been home to the Fifth Avenue Theater since the beginning. Designer Gustav F. Liljestrom gave the stage an eye-catching interior modeled after Imperial China landmarks: the Forbidden City, the Temple of Heavenly Peace, and the Summer Palace.

26. Rainier Tower

1301 5th Avenue at northwest corner of University Avenue



This 31-story inverted pyramid was designed by Minoru Yamasaki of World Trade Center fame in 1977. The concrete pedestal rises eleven stories and beneath “the wine glass” is an underground shopping mall.

TURN RIGHT ON UNIVERSITY STREET.

27. Olympic Hotel

411 University Street between 4th and 5th avenues



On November 4, 1861 the Territorial University opened its doors here with 30 students and one teacher. By the time the school left for the outskirts of Portage Bay in 1895 it was the University of Washington. The University retained its original land, however, and in 1904 leased it to the Metropolitan Building Company to subdivide and develop its parcel for the next 50 years. By the 1920s business leaders in a bustling Seattle were clamoring for a first-rank hotel and this is the spot they wanted. It would take \$5.5 million to reach opening night on December 6, 1924 when over 2,000 people showed up to gawk. Every room of the Charles Herbert Bebb and Carl Freylinghausen Gould-designed hotel featured walnut furniture and of course every room sported a bath, the mark of quality. The following day the *Seattle Times* gushed, “With the formal opening of the Olympic, Page One in a new social era was turned.” The Olympic, crafted of buff-colored brick above a base of granite and Belgian marble, became the place in Seattle where Presidents, heads of state, and captains of industry would sign the guest register. In the 1950s it became one of the original Western Hotels, later Western International and today Westin. After a complete makeover in the

1980s it was operated by Four Seasons and trundles on today as a Fairmont property.

AT THE INTERSECTION WITH 4TH AVENUE LOOK DOWN THE HILL TO YOUR LEFT TO SEE...

28. Northern Life Tower/Seattle Tower
1212 3rd Avenue



David Bruce Morgan and Tasso Mayne Morgan started selling accident and life insurance in Albany, Oregon after moving west from Cincinnati; the brothers founded the Northern Life Insurance Company in Seattle in 1906. From its start in a 12-foot by 12-foot room the company grew steadily, even weathering the passing of Tasso in 1918. In 1927 D.B. Morgan committed \$1.5 million to this 27-story tower that he envisioned to be “finer than anything on the Pacific Coast.” Lead architect Abraham Horace Albertson delivered Seattle’s first Art Deco skyscraper, utilizing setbacks pioneered a few years earlier by Eliel Saarinen in a celebrated failed effort to win a design contest for the *Chicago Tribune*. Here, Albertson used the technique to mimic the snow-capped Cascade peaks. Although a few feet shorter than the Smith Tower, the Northern Life Tower was sited on a hillside and came to dominate the Seattle skyline for decades - to help achieve the effect 33 shades of bricks encase the tower. Northern Life operated into the second generation of Morgans until it was sold in 1977.

29. Cobb Building
1301 4th Avenue at northwest corner of University Street



This is the only souvenir from a grand development scheme undertaken by the University of Washington when they departed downtown Seattle for the shores of Lake Washington at the dawn of the 20th century. The school leased the land to the Metropolitan Building Company which hired a group out of New York City in 1907 to cobble together an integrated master development plan. On the drawing board were ten structures, all eleven stories high and fashioned in the tripartite high-rise assembly style then popular - an ornate base wrapped in terra-cotta, plain brick center

stories and a decorative cornice, again highlighted with terra-cotta. Five of the structures for “the city within a city” were actually completed but four have since been redeveloped. Only the Cobb Building, designed as office space for doctors and dentists, still stands.

TURN RIGHT ON 4TH AVENUE.

30. The 1411 Fourth Avenue Building

1411 4th Avenue at northwest corner of Union Street



This is another creation of Robert Reamer, house architect for the Metropolitan Building Company that developed this land for the University of Washington. Reamer was a versatile designer who made his reputation building shelters, hotels and rustic lodges in Yellowstone National Park. From the start, in 1928, it was decided this building would be named for its address, an East Coast affectation at the time, so Reamer adapted the Art Deco stylings then appearing in New York City. He kept outside ornamentation at a minimum since it was the largest building in Seattle to be fully faced in stone and he needed to bring the 15-story tower in at \$1.1 million for Charles Stimson’s real estate company.

31. Great Northern Building

1404 4th Avenue at northeast corner of Union Street



Robert Reamer continued his experimentation with the Art Deco style, covering this four-story commercial building with ferns and sunflowers and chevrons. It was built in 1929 as a ticket office for the Great Northern Railway, James J. Hill’s transcontinental railroad that ran across America’s northern tier from St. Paul, Minnesota to its western terminus in Seattle.

32. Holland-Equitable Building/Miken Building
1417 4th Avenue



This Chicago-style mid-block commercial tower with classical detailing is an early effort of Arthur Wheatley from 1920. The facade is dominated by an orderly grid of windows surrounded by cream-colored terra-cotta.

33. Joshua Green Building
1425 4th Avenue at southwest corner of Pike Street



Mississippi-born Joshua Green arrived with his family at Puget Sound in 1886 when he was 17 years old. He found work on a sternwheeler plying the Puget Sound and in 1889 he borrowed \$5,000 to co-purchase his own craft, the *Henry Bailey*, joining the Puget Sound Mosquito Fleet as one of the many private transportation companies running smaller passenger and freight boats on Puget Sound and nearby waterways and rivers. Green came to dominate the trade with his fleet of vessels, helping cement Seattle's own dominance of the Sound over rivals Olympia and Tacoma. In 1914 Green hired go-to Seattle architect John Graham to design this headquarters for his Puget Sound Navigation Company. In the 1920s Green shifted from water transportation to banking and purchased the Peoples Savings Bank in 1925. For the better part of the next 50 years Green would remain active in the business until he died in 1975 at the age of 105.

34. Liggett Building
1424 4th Avenue at southeast corner of Pike Street



Architects George Willis Lawton and Herman A. Moldenhour, who enjoyed a brief partnership during the 1920s, designed this Gothic Revival tower for New York-based Louis K. Liggett Drug Company. This was the chain's 380th store and first in the Seattle market, which they celebrated with a million-dollar investment. The ten-story tower is dressed in terra-cotta above a polished granite base. One of the original tenants from 1928 was jeweler Ben Bridge who bought out his father-in-law's 1912 business. Out front is the Ben Bridge Clock, one of nine Seattle street clocks that are designated city landmarks; it is the last clock remaining on Pike Street.

35. Northern Bank and Trust Building/Seaboard Building
1500 4th Avenue at northeast corner of Pike Street



This ten-story Beaux Arts building lorded over its Westlake neighborhood when it was raised in 1909; look up to see one of downtown's most fanciful crowns. The architect was William Doty Van Sicken who was born in Michigan and practiced in San Jose, Vancouver (BC), Edmonton, Texas and the first decade of the 20th century in Seattle. The client was the Northern Bank and Trust that was taken over by the State of Washington as insolvent in 1917 and liquidated. The one-time office building has been re-adapted for use as retail space and condominiums.

TURN LEFT AT PIKE STREET.

36. F.W. Woolworth's/Ross
301 Pike Street at southeast corner of 3rd Avenue



New construction practically dried up in Seattle during the Great Depression of the 1930s but one company that could continue to build was, appropriately for the times, Woolworth's five-and-dime. Founder Frank Winfield Woolworth had constructed the world's tallest building in New York City in 1913, paid for in cash from all those nickels and dimes he collected. This Streamline Moderne building was raised in 1940 on plans drawn by architect Harold B. Hillman and was trumpeted as the largest Woolworth's on the West Coast. The store is dressed in a wrap of cream and salmon terra-cotta, one of the last times a Seattle building would wear the decorative architectural tiles.

37. Kress Building
1423 3rd Avenue at southwest corner of Pike Street



Samuel Henry Kress looked on his stores as public works of art and he retained a staff of architects to achieve that end. He took as much pride in the appearance of those stores as the nickels and dimes that piled up in his coffers. There would eventually be 264 Kress five-and-dime stores throughout the United States and many of them adopted the Art Deco style in the 1920s and 1930s. The Seattle store operated from 1924 until 1974. Originally created with a Gothic Revival vibe, company architect Edward F. Sibbett gave the store a Deco makeover in 1934. In recent years the three-story Kress Building has done duty as a supermarket and, of course, a Starbucks; you can look up to see some of the Art Deco flair that is the Kress trademark.

38. Republic Building/Melbourne Tower
1511 Third Avenue at northwest corner of Pike Street



George Willis Lawton began designing buildings in Seattle in the Victorian Age. He found commissions in big projects such as hotels, apartments and, especially, warehouses. In 1922 he formed a partnership with Harman A. Moldenhour who had started as an office boy with his firm after migrating to Seattle from the Midwest as he had done 36 years earlier. The eleven-story, classically flavored Republic Building was one of their last projects before Lawton died without warning on March 28, 1928.

39. Eitel Building
1501 2nd Avenue at northwest corner of Pike Street



Fred Eitel showed up in Seattle in 1902 and put together the Eitel Land Company with his brother David. This was their first major project, designed by William Doty Van Sicle in 1904. With a price tag of \$75,000 the six-story commercial building was one of the first structure of substance to homestead in this area of downtown. The brothers moved their offices into their new building but sold the property in 1906 and moved on to other investments. In the 1930s most of the elaborate upper terra-cotta cornices were removed.

40. Green Tortoise

105 Pike Street at southeast corner of 1st Avenue



Gardner Kent founded an adventure bus tour company he called the Green Tortoise in San Francisco in 1974, catering to backpackers and trekkers. Customized buses outfitted with bunk beds allowed passengers to sleep during night travel which served the dual purpose of saving on lodging and reserving the daylight hours for exploring destinations. The Green Tortoise operates two internationally acclaimed hostels, this one, that was originally on 2nd Avenue, and one back in San Francisco.

YOU HAVE NOW RETURNED TO THE TOUR STARTING POINT AT PIKE PLACE MARKET.

A Walking Tour of Seattle - Pioneer Square from **walkthetown.com**

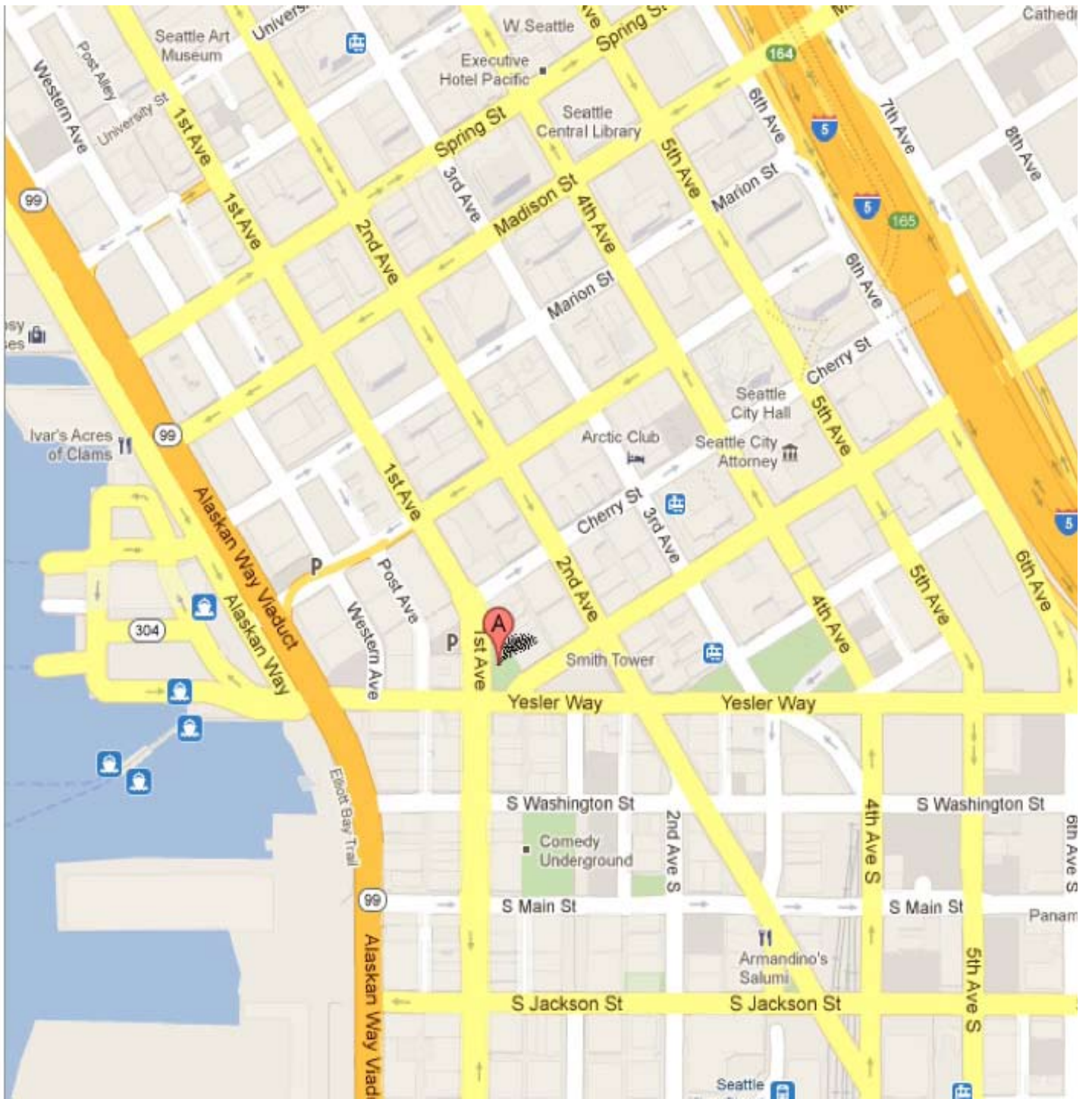
For the past 100 years pert near every description of Seattle contains the phrase “largest city in the Pacific Northwest.” The original settling party in 1851 seemed to sense this would be the case. They had come overland by wagon train from Illinois and boldly named their encampment “New York.” Similar grandiose thinking saw party leader Arthur A. Denny wrote to his brother that he had found “a valley that will support a thousand families.” But alas the settlers were on the west side of Puget Sound on Alki Point with sandy beaches that did not allow for easy loading and unloading of ships. Denny staked claims across the water along Elliott Bay and named the new settlement after the chief of the friendly Duwamish Indians. In short order the original cabins on Alki Point were abandoned and all the pioneers gathered at the site of current Seattle.

Seattle’s growth was never steady but came in waves of prosperity sandwiched around troughs of hard times. In the early days Seattle got the Territorial University while rivals Tacoma and Olympia got the terminus of the Northern Pacific Railway and the capital, respectively. After thirty years Seattle’s population still numbered around 3,000 and the streets were unpaved when the first boom - in timber - caused the population to jump to over 40,000.

In the middle of the afternoon on June 6, 1889 fire broke out in a cabinet shop at First Avenue and Madison Street and before the day was over 50 downtown blocks and \$15 million of property were consumed. The City wasted no time in reinventing itself. Eight-foot retaining walls were built around the remains of charred buildings, filled in to raise the grade over muddy tidal flats and paved for the first time. Plans were launched to level the hills near the shoreline. There would be no more wooden buildings downtown. Then the financial Panic of 1893 ground progress to a halt.

The dark days did not last long. In 1897 the transport *Portland* steamed into port with “a ton of gold” from the Yukon River district in Alaska. In the years to come it was estimated that Seattle controlled 95 percent of the the total amount of Alaskan shipping. When many of the prospectors returned they didn’t travel much past Seattle. By 1910 the population was pushing 250,000 and Seattle was one of the 25 largest cities in America.

Most of that growth pushed the Central Business District northward and the original city core became neglected and so run down it was known as “Skid Road.” By the 1960s the future of most of the buildings in Pioneer Square lay as parking lots. Instead preservationists rallied and got a 30-acre swath of downtown designated an Historic District in 1969. Our walking tour of this collection of brick and stone Victorian buildings will start on Pioneer Square with part of Seattle’s original industry, a steam-powered sawmill established by Henry Yesler...



1. **Mutual Life Building**

605 First Avenue at northwest corner of Yesler Way



Henry Yesler built Seattle's first industry, a steam-powered sawmill, down by the waterline in 1852. On this location he erected a cookhouse which rapidly evolved into the social center of the young town. After the Great Fire of 1889 Yesler began work on a single-story commercial block designed in a Romanesque Revival style by Elmer Fisher. In 1892 Yesler decided to add five stories of cream colored brick above the Salt Lake red sandstone ground level. It would be the last thing Henry Yesler would build in Seattle - he died six months after its completion in 1893. Sidewalks in front of the building were provided with glass insets that illuminated Underground Seattle that the rebuilt city was constructed over. In 1897 The Mutual Life Insurance Company of New York bought the building and stayed until 1916, remodeling and updating the structure. In the 1980s the property was restored.

WALK TOWARDS THE POINT OF THE TRIANGLE IN PIONEER SQUARE. TO YOUR RIGHT, ACROSS THE SQUARE IS...

2. **Pioneer Building**

600 First Avenue on east side of Pioneer Square



Unlike most prominent architects the early years of Elmer H. Fisher are murky. His time was apparently spent kicking around Montana, Minnesota, Colorado, and Washington dealing in farm implements and construction. What is known, however, is that Fisher is credited with designing half of the major buildings in Seattle in the first years after the Great Fire of 1889. The Pioneer Building, completed in 1892, was his masterwork, drawing praise as one of the finest structures west of the Mississippi River. Using gray Bellingham Bay sandstone, brick and cast iron, Fisher crafted a Romanesque-style 94-foot tall structure that became a symbol of the city's post-fire rebirth. Fisher's flurry of commissions ended in 1891 due to financial problems and a scandal involving a litigious mistress. When the Klondike Gold Rush kicked off in 1897 the Pioneer Building filled up with 48 different mining companies. Within 60 years, however, Seattle's business core had moved

northward and this iconic building, like all its Pioneer Square neighbors, was slated for destruction. Before it started down the wrecking ball though the area was added to the National Register of Historic Places.

3. Totem Pole north end of Pioneer Square



Totem poles were not on the artistic repertoire of Puget Sound peoples when a totem pole made its debut in Pioneer Square in 1899. It was found by a group of Seattle businessmen during a trip to Southeast Alaska in what they assumed to be an abandoned Tingit village of Tongass. The villagers were only off in their fishing camps, however, and were none too happy to find their ceremonial pole stolen when they returned. The Tongass people complained about their purloined pole to the Alaskan government and Seattle ended up paying restitution but kept the pole. The original was damaged by fire in 1938 and this totem pole is a replica - also created by Tingit carvers.

CONTINUE NORTH ON FIRST AVENUE TO EXIT PIONEER SQUARE. ON YOUR LEFT IS...

4. K and R Building/Emerald City Building 625 First Avenue at foot of Cherry Street



This three-story survivor from the early years of the 1900s features a Neoclassical design that you have to look closely to spot. The Starr-Boyd Building, an 1890 Elmer Fisher-designed building that once stood to the south, was an unlucky structure that was turned into a parking lot but its northern wall still adheres to the side of the Emerald City Building.

5. Scheurman Block

700 1st Avenue at northeast corner of Cherry Street



Here is another, more modest, effort from Elmer Fisher, completed in 1890 after the Great Fire of 1889. He decorated the fireproof brick building with Italianate-styled stone window hoods.

6. Colman Building

801-821 First Avenue at southwest corner of Marion Street



James Colman was a Scotsman with interests in woolen mills and sawmills but whose heart lay with railroading. Colman first built on this land on top of the salvaged remains of the ship *Winward*, that had wrecked off Whidbey Island. He towed the crippled vessel to his dock and entombed it for a foundation. After his original Colman Block burned in the Fire of 1889 he constructed a two-story Romanesque Revival commercial structure here on plans drawn by Stephen Meany. In 1904, two years before he died, Colman retained Danish architect August Tidemand to execute an expansion. Tidemand's makeover was the first building in town to display the crisp, orderly appearance of the Chicago Commercial Style of architecture. If you look along 1st Avenue you can see the cast iron columns that are the only elements remaining from the original 1890 facade.

7. Old Federal Building

909 First Avenue at southwest corner of Madison Street



Local lore maintains that this is the site where A.A. Denny, William Bell, and C.D. Boren tied up their boat and came ashore to make the surveys that started Seattle in 1851. It is also a site tainted

with infamy as the Great Seattle Fire started in a cabinet shop here on June 6, 1889 and eventually destroyed 50 city blocks. This block-swallowing office building was designed by the federal government in 1930 to house 52 agencies, chief among them the Department of the Treasury. It was the first building in Seattle built for the national government and one of the first federal buildings to employ an Art Deco style that would become the New Deal's go-to architectural design during its construction splurge in the Great Depression. The prominent feature here is the stepped pyramid, or ziggurat, ridgeline, draped in white terra-cotta icing.

8. Globe Building/Alexis Hotel **1007 First Avenue at northwest corner of Madison Street**



James W. Clise arrived in Seattle the day after the town's business district was reduced to smoldering ruins in 1889. Using his connections to eastern investors, the 34-year old Clise immediately established a real estate development business that survives into the fourth generation today. Clise set his sights on this block, mostly unbuilt upon since the Great Fire, in 1900 and raised three contiguous masonry structures that all still stand. All were designed in an Italian Renaissance style by Max Umbrecht who had just arrived in town from Syracuse, New York. Clise moved his operations into this block when it was finished in 1901 and it carried the name of his newly assembled shipbuilding and international trade concern, the Globe Navigation Company. Umbrecht also set up shop here where he was soon joined by English architect John Graham who, along with his son, would design some of Seattle's most enduring landmarks. The Globe Building was only able to contain James Clise's burgeoning empire until 1917 when he moved uptown into the much larger Securities Building.

9. Hotel Cecil **1031 First Avenue at southwest corner of Spring Street**



This six-story hotel and adjoining four-story Beebe Building were constructed in tandem between 1900 and 1901 by James Clise for Clifford D. Beebe, who had made his money in interurban trolleys back in upstate New York. The properties were intended to take advantage of the Alaska

Gold Rush by providing rooms for prospectors heading north and office space for mining and paper companies. Architect Max Umbrecht gave the hotel, that has operated under various names, a rusticated second floor above the retail level and three-story arches interspersed with decorative wreathes.

10. Holyoke Building

1018 First Avenue at southeast corner of Spring Street



Richard Holyoke left the spruce forests of New Brunswick, Canada in 1860 and traveled across the continent at the age of 24 to work the evergreen forests of Washington. The more timber he sold, the more property he purchased in Seattle. Along the way he founded and helmed the National Bank of Commerce, the forerunner of the Rainier Bank, and in 1889 began construction of one of the town's most substantial commercial blocks here. With just the foundation dug the Great Fire of 1889 erupted and the giant pit helped serve as a firebreak during the conflagration, preventing even more destruction northward. Afterwards the Holyoke Building was the first office building completed in the wake of the fire. The national financial Panic of 1893 struck Holyoke hard, however, and he sold all his downtown property and went off to lead the life of a farmer. The brick structure with granite trim trundled on and was restored in 1975.

TURN RIGHT ON SPRING STREET.

11. J.A. Baillargeon Building/Security Pacific Bank Building

1100 Second Avenue at northeast corner of Spring Street



Local entrepreneur J.A. Baillargeon acquired this property in 1903 and set out to build a three-story dry goods emporium. Architects Charles Saunders and George Lawton designed the Neoclassical-flavored, window-dominated store, which opened in 1908 but closed within five years. The National Bank of Commerce took over the property in 1918 and the terra-cotta building did duty as a bank through the addition of two additional stories in the 1930s and a melding with the modern office building to the north in the 1950s.

TURN RIGHT ON SECOND AVENUE.

12. Henry M. Jackson Federal Building 915 Second Avenue at southwest corner of Madison Street



The presence of the federal government in Seattle had grown so much in the years since the first federal building was erected in 1930 that by 1971 this 37-story office tower was demanded. Standing in its way was the venerable six-story brick Burke Building that had stood since the aftermath of the Great Fire of 1889 and several other structures of lesser note. Preservationists lost the battle to save the Burke but architect Fred Bassetti incorporated souvenirs from its existence around the hardscaped plaza, including the stour Romanesque entry arch along Second Avenue. The building assumed the name of Henry Martin “Scoop” Jackson in 1984, one year after the six-term Democratic United States Congressman and six-term United States Senator died of an aortic aneurysm at the age of 71.

13. Exchange Building 821 Second Avenue at southwest corner of Marion Street



When this 22-story office building was completed in 1930 it was the second tallest reinforced concrete skyscraper in the United States. Its modernistic Art Deco design, contributed by leading architect John Graham, looked towards a limitless future for Seattle. But there would be no more major building projects in town after this for over a quarter-century. It was designed as a home for various commodity and stock exchanges - more mercantile exchanges than any other American building, in fact - but most were torpedoed by the Great Depression and not around when the 275-foot tower opened. Instead the early tenants to enjoy the polished granite walls and etched bronze doors were firms like General Electric and Standard Oil and Pacific Northwest Bell.

14. Marion Building

818 Second Avenue at southeast corner of Marion Street



This commercial structure began life in 1902 as a six-story brick and sandstone building from architects Timotheus Josenhans and Norris Best Allan. In 1930 it received a granite girdle and a Greek Revival entrance and in the 1950s the top three floors were lopped away.

15. Puget Sound Bank/Bank of California

815 Second Avenue



This Neoclassical vault came from the pen of John Graham, constructed for the Puget Sound Bank in 1924. Depositors gained a sense of assurance entering the bank through an arched doorway tucked into the monumental portico of fluted Ionic columns. The names of the deposit slips have changed through the years but the building is still serving in its original capacity as a bank.

16. United Way Building

720 Second Avenue at southeast corner of Columbia Street



This classically-inspired building was constructed in the early 1920s for the Seattle National Bank. At the time the corridor along Second Avenue between Cherry and Madison streets was stuffed with financial institutions, as many as 25 banks in some years. The Seattle National Bank organized in 1889 and after merging with Boston National Bank in 1903 it became the third-largest bank in town, setting up shop in the building on the corner across Columbia Street. Out front on Second Avenue is the Hong Kong and Shanghai Banking Co. Street Clock, one of Seattle's landmark clocks.

TURN LEFT ON COLUMBIA STREET.

17. Chamber of Commerce Building 219 Columbia Street at southwest corner of 3rd Avenue



The Seattle Chamber of Commerce was organized in 1882 as a cohesive advocate for keeping Alaska mail deliveries coming through Seattle and not processed in Portland or San Francisco. In 1924 the Chamber moved into this eclectic structure, reported as the town's first cast stone building. Iowa-born architect Irving Harlan Thomas, who began his Seattle career in 1906, provided the Romanesque Revival design. The Chamber of Commerce moved on in 1983 and in the 1990s another fledgling concern that built around the the mail moved into the space - Amazon.

18. Central Building 810 Third Avenue at northeast corner of Columbia Street



This half-block deep, eight-story structure stretching from Columbia Street to Marion Street was planned as a 15-story skyscraper with a domineering clock tower. But downturns in the economy caused the Central Trust Company to halt construction half way to the goal. The 1907 building is dressed in less expensive terra-cotta as well, masquerading as granite.

TURN RIGHT ON THIRD AVENUE.

19. The Arctic Building
306 Cherry Street at northeast corner of Third Avenue



The Arctic Club was formed in 1908 as a fraternal men's club to swap stories about the Klondike Gold Rush. The club moved into this splendid Beaux Arts clubhouse in 1914, designed by Augustus Warren Gould. The building's owner, James Moses, lived back in New Jersey where he operated the wildly successful Mercer Pottery Company. The building is sheathed entirely in cream-colored terracotta with accents of aquamarine and brown but its most memorable feature are the walrus heads that parade around the third floor. The Arctic Club disbanded in 1971 when there were presumably no more members with first person remembrances of the gold rush days. The building has been refitted to work as a hotel and the restoration took great care in repairing and replacing the three dozen walrus heads.

20. Rector Hotel/St. Charles Hotel
619 Third Avenue at southwest corner of Cherry Street



Developers' dreams outmuscling their pocketbooks was commonplace in the Seattle of the early 20th century. Here Alson Lennon Brown, using his timber baron father Amos's money, set out to construct a grand hotel in 1911 and hired the town's go-to architect, John Graham, to draw up the plans. But the nine-story hostelry envisioned by Graham became a six-story reality with all its Beaux Arts terra-cotta decoration confined to the lower floors. Nevertheless the Rector opened with great fanfare on May 6, 1913 with all visitors given a complimentary rabbit's foot as they were entertained by a six-piece orchestra. The hotel operated under various names including "Governor" and "St. Charles" and most recently has provided low income housing.

TURN RIGHT ON CHERRY STREET.

21. Dexter Horton Building

710 Second Avenue at northeast corner of Cherry Street



Dexter Horton was born in the Finger Lakes region of New York state in 1825 before traveling west as a young man. He found work in Henry Yesler's sawmill before opening a general store. In 1870, after several years in San Francisco, he returned to Seattle with a heavy safe and started the town's first bank, relieving merchants of the task of making loans and accepting deposits from customers. It would be one of the corporate ancestors of Seattle First National Bank that would one day disappear into The Bank of America. The bank moved into this handsome home in 1924, pouring \$600,000 into the sparkling white terra-cotta exterior and impressive marble interior. John Graham supplied the Neoclassical design with rusticated facade and Morgan Carkeek, an English stonemason who was said to have built the first two-story stone building in the Washington Territory, handled the construction.

22. Hoge Building

705 Second Avenue at northwest corner of Cherry Street



This was the location of the first structure built by Seattle's founders after sailing across Puget Sound from Alki, a cabin erected by Carson Boren. Sixty years later it was the site of Seattle's tallest building. Attorney and real estate investor John D. Hoge financed the 17-story tower, whose steel frame was constructed in just 30 days. The architectural team of Charles Bebb and Louis Mendel tapped the Second Renaissance Revival for the styling of the building that was owned by the Hoge family until 1966.

23. Alaska Building

618 Second Avenue at southeast corner of Cherry Street



Thomas Crane Young and William Sylvester Eames were classically trained St. Louis architects who built a national reputation in early skyscraper construction and they came to Seattle in 1904 to raise the first steel-frame structure in the Northwest. The moneymen were the shareholders of Seattle's Scandanavian-American Bank, hoping to cash in on the connection established between Seattle and Alaska during the Klondike Gold Rush. In its early years visitors could walk past a gold nugget embedded in the front door. Eames and Young gave the Alaska Building a Beaux Arts appearance and it reigned as the state's Sky King until 1911.

24. Bailey Building/Broderick Building

615 Second Avenue at southwest corner of Cherry Street



With money from his father's Pennsylvania iron and steel factory, William Bailey came from Harrisburg to invest in Seattle's rebuilding after the Great Fire of 1889. This brawny stone building was one of the first large, fireproof structures raised after the fire. When it was completed in 1892 the local papers gushed that the Harrisburg Block was a "Symphony in Stone." It was known as the Bailey Building in 1908 when a 28-year old Minnesotan, Henry Broderick, rented space for his new real estate firm. Broderick would keep offices here for 43 years as he built his firm into the city's largest. In 1986 the building was given his name.

TURN LEFT ON SECOND AVENUE.

25. Oriental Building/Corona Hotel
606 Second Avenue



Charles Herbert Bebb and Louis Leonard Mendel formed the most prominent architectural shop in Seattle during the first decade of the 20th century. Bebb was an Englishman who began his career as a railroad engineer in South Africa before coming to Seattle in 1890 to oversee the construction of the Seattle Opera House, a project that turned out to be aborted. Eleven years younger, Mendel was a German who started as a draftsman in Cleveland, Ohio before migrating west. This 1903 building was one of their earliest efforts and the first building in Seattle to make extensive use of terra-cotta. After decades of neglect the commercial property was reborn as residential space in the 2000s.

26. Butler Garage
northwest corner of Second Avenue and James Street



English-born architect John Parkinson would be the leading shaper of the Los Angeles cityscape in the first three decades of the 1900s but before he got to southern California he spent several years in Seattle designing buildings after the Great Fire in 1889. The Butler Block, that would later be converted into one of Seattle's leading hotels in 1894, was one of his designs but you won't see it today. After the Butler Hotel was shuttered during the Great Depression its upper four floors were razed and replaced by a multi-story parking garage on the remaining lower two stories. Hillory Butler was the owner of this land where he lived in the 1800s in a small house and worked a truck garden. When developers approached him about his centrally located land Butler agreed to sell with the provision that any major building bear his name in perpetuity. And the wishes of the truck farmer are still adhered to today.

27. Collins Building

520 Second Avenue at southeast corner of James Street



Sam Israel was born in 1899 in what was then still the Ottoman Empire, now part of Greece. During World War I he made his way to Seattle where he worked as a cobbler beginning in 1919. He invested his money in real estate, much of it in dilapidated Pioneer Square properties, performing only as much maintenance as was needed to stave off condemnation. This so-called “benign neglect” worked as a preservation strategy that would allow his eleven Pioneer Square properties to be restored after his death in 1994. This hillside structure was constructed by serial entrepreneur John Collins in 1893 on land where his family home burned to the ground in the Great Fire of 1889. Collins had his financial fingers in mining, transportation, utilities, banking and real estate and found time to win election as the town’s fourth mayor.

TURN LEFT ON JAMES STREET.

28. Lyon Building

607 Third Avenue at northwest corner of James Street



The Lyon Building led a charge of commercial development along Third Avenue when it was erected in 1910. The Yukon Investment Company, cashing in booty from the Klondike Gold Rush, financed the substantial six-story structure that boasted five floors of office space above a ground level of retail shops. Ornamentation was reserved mostly for a splash of terra-cotta along the top floor of the Chicago Style building that is made of reinforced concrete faced in brick.

TURN RIGHT ON THIRD AVENUE.

29. King County Courthouse

516 Third Avenue at southeast corner of James Street



King County got its first courthouse in the 1870s but Seattle was growing so fast after the Alaskan gold rush that plans were hatched for a third house of justice by the early 1900s. This site was once the estate of Henry Yesler which the City had purchased after the founder's death in 1892. Architect Augustus Warren Gould submitted a proposal for a 23-story tower that would handle any future growth; the county commissioners suggested three stories - they settled on five, in an H-plan. Gould created a Beaux Arts confection using as much local material and craftsmen as possible. Granite was quarried in Snohomish County and even though interior marble was shipped from Alaska it was shaped by a Tacoma Company. After dedication on May 4, 1916 the price tag was \$1,271,645.83. Six more floors of space came along in 1929 and thanks to occasional updates the building is still serving as a courthouse after nearly a century.

30. Morrison Hotel

509 Third Avenue



This eclectic building was erected in 1908 as the original home of the Arctic Club, constructed on plans from James Schack and Daniel Huntington. Although the *Pacific Builder and Engineer* magazine was moved to proclaim in its September 14, 1912 issue that the building was the "richest and most commodious home of any social organization west of Chicago," the Arctic Club was on the move by 1917 and the building became the Morrison Hotel. In recent years the 190-unit Morrison has provided emergency shelter and services to disabled homeless adults in Seattle.

31. Frye Apartments

223 Yesler Way at southwest corner of Third Avenue



George F. Frye, a German immigrant, was on the banks of Puget Sound helping Henry Yesler build his steam-powered sawmill in the early 1850s and was still contributing to Seattle with this elegant eleven-story hotel nearly sixty years later. Along the way Frye and his wife Louisa, the daughter of city founders Arthur and Mary Denny, opened the town's first meat market, helmed Seattle's first legitimate stage at the Frye Opera House and never stopped developing hotels and civic projects. The Frye Hotel, officially named for Louisa, was another creation of Charles Herbert Bebb and Louis Leonard Mendel, fashioned from brick and terra-cotta. But even Seattle's grandest hotel couldn't keep the central business district from shifting northward and by the 1970s the Frye Hotel was doing duty as low income housing.

TURN RIGHT ON YESLER WAY.

32. Smith Tower

506 Second Avenue at northeast corner of Yesler Way



As hard as it is to believe now there was a passionate debate over the merits of a new typewriter innovation in 1895 - the typist could now see his work. At the Union Typewriter Company management officials hotly contested the merits of the new typing methods. The four Smith brothers were convinced that the future growth of writing machines depended on seeing the lines. Their partners with whom they had merged in 1893, Remington, Caligraph & Densmore wanted to make typewriters the way they had since introducing the first commercial typewriter in 1873. The Smiths left and formed the L.C. Smith Brothers Typewriting Company in 1903. Back in 1887 Lyman Cornelius Smith led his brothers Wilbert, Monroe and Hurlbut into the typewriting business to finance the development of a typewriter able to use both upper and lower case letters without shifting. The Smith-Premier typewriter from Syracuse, New York spread the Smith name to offices around the world. In 1909 Smith set out to erect a run-of-the-mill 14-story office tower in Seattle but his son, Burns Lyman Smith, convinced him to build taller and make a statement

against rival city Tacoma. The resulting 489-foot was the tallest skyscraper west of the Mississippi River when it was completed in 1914 and held the title until 1931; Smith Tower remained the highest structure on the West Coast until the Space Needle rose in 1962. The lower two floors are dressed in granite and the other 36 stories are sheathed in white terra-cotta that stays so clean the building has only been washed once, in 1976.

33. Interurban Building

102 Occidental Way South at southeast corner of Yesler Way



William Rankin Ballard, known as Captain for his command of the vessel *Zephyr* that plied the waters between Seattle and Olympia, founded the town of Ballard that was annexed to Seattle in 1907. He led the formation of the Seattle National Bank whose investors desired to construct the finest business block in Seattle in the aftermath of the Great Fire of 1889. A design contest was won by John Parkinson with a Romanesque Revival structure awash in arched openings and executed in pressed brick, stone and terra-cotta. The distinct horizontal divisions of the six-story composition reflect the varying thickness of the walls as required by post-fire codes. Ballard also had a hand in the town's street railways and the building housed Seattle's first interurban railway system until it went bankrupt in 1902. A recent restoration has brought the commercial block back to its 19th century splendor, including the lion's head surveying the curved corner entrance.

TURN LEFT ON OCCIDENTAL WAY AND WALK THROUGH HARDCAPED OCCIDENTAL PARK. AT MAIN STREET TURN LEFT AND WALK TO THE CORNER OF SECOND AVENUE. ON YOUR LEFT IS...

34. Waterfall Garden Park

northwest corner of Second Avenue and Main Street



In 1907, using \$100 borrowed from a friend, 19-year old James E. Casey started the American Messenger Company, making deliveries around Seattle on foot and by bicycle. In 1913 a Ford Model T was employed for the first time and in 1919 when the company expanded beyond Seattle

it was renamed the United Parcel Service. Casey started the Annie E. Casey Foundation in 1948 in honor of his mother and the foundation funded this remembrance to UPS workers in 1977. Masao Kinoshita designed the Waterfall Garden Park as a space for quiet reflection.

35. Seattle Fire Department Headquarters
301 Second Avenue at southwest corner of Main Street



With ten bays this firehouse sheltered Fire Station #10 beginning in 1928 and has long been the headquarters of the Seattle Fire Department Headquarters. The active squad has moved out and been replaced by historic fire-fighting apparatus of the Last Resort Fire Department Museum.

TURN AND WALK WEST ON MAIN STREET, TOWARDS PUGET SOUND.

36. State Building
300-314 Occidental Avenue South at southeast corner of Main Street



This ornate Victorian commercial building was built in 1890-1891 for the Schwababacher Company, purveyors of clothing, groceries, building materials and hardware. It was intended as a warehouse but wound up as the company headquarters. Architect Elmer Fisher adapted the brawny Richardsonian Romanesque style for the structure that includes such hallmarks of Henry Hobson Richardson's work as bold arches, textured brickwork and columnettes grouped in threes. Today the building has been merged with the Burke Building, constructed in 1900, and occupies the entire east side of the Occidental Mall.

37. Union Trust Building
southwest corner of Occidental Avenue South and Main Street



Warren Porter Skillings and James N. Comer were Boston architects who worked in Seattle after the Great Fire of 1889 and designed this substantial commercial building for wholesale businesses in 1893. They chose light gray brick to complement the white sandstone base, a pioneering choice in downtown Seattle. In the 1960s the Union Trust Building also led the way in rehabilitation as it was the first Skid Row building to be revived.

38. Globe Hotel
310 First Avenue at southeast corner of Main Street



This Romanesque Revival brick-and-stone commercial block began life in 1891 as the Marshall-Walker Building. Mitchell, Lewis & Staver Company was an early tenant, selling engines, boilers and mill machinery. Founded in 1882 the company is still in business although far from downtown Seattle where the demand for heavy machinery has withered significantly. The Seattle Quilt Company moved in during 1926 and stayed a half-century and the Globe Hotel operated from the 1898 until the 1960s in the north end of the building. In 1973 the Elliott Bay Book Company moved into the ground floor and transformed the space into one of America's leading independent bookstores.

TURN RIGHT ON FIRST AVENUE.

39. Grand Central Hotel

208 First Avenue South at northeast corner of Main Street



Watson Carvosso Squire was a New Yorker who left an Ohio law practice to join up with Union Army and served as an officer with General William Tecumseh Sherman. His interest in Washington began after the Civil War ended and he was employed by the Remington Arms Company. He lit out for Seattle in 1879 and when he was 46 years old he became Governor of the Territory of Washington and when the state joined the Union Squire was elected to two terms as a Republican to the United States Senate. He developed the south part of what was known as the Squire-Latimer Block when it was constructed in 1889 as the home for his opera house. In 1897 the red brick building trimmed in rough sandstone was reconfigured as the Grand Central Hotel to accommodate the gold hunters on their way north to the Yukon. In the 1970s the commercial building, designed by Nelson Comstock and Carl Troetsche around a grand sandstone archway, was one of the first Pioneer Square buildings to be renovated.

40. Central Saloon

207 First Avenue South



Thomas Watson opened the doors to the Watson Bros. Famous Restaurant in April of 1892, setting the course for Seattle's "oldest saloon." Over the years it did time as a cafe, a post office, and a brothel.

41. Maynard Building

119 First Avenue at northwest corner of Washington Street



This Victorian brick-and-stone structure is the handiwork of Albert Wickersham who was a New York architect sent to Seattle to supervise work on the Denny Hotel in 1888 and stayed to practice after the Great Fire of 1889. The stylish corner building was completed in 1892 as the home of the Dexter Horton and Company Bank but took the name of David “Doc” Maynard in 1907. One of Seattle’s earliest pioneers, Maynard claimed much of the land south of today’s Yesler Way and served as the town’s physician, surgeon, notary public, clerk, school superintendent, realtor, attorney, Indian agent and justice of the peace. Maynard headed West in 1850, abandoning his wife and family after discovering she had an adulterous affair. His wife never divorced him, however, and she showed up in Seattle in 1872 to claim half his land and stayed with Maynard and his current wife. Doc Maynard became known around town as the man “with two wives,” a situation he extricated himself by dying the following year of liver disease. His funeral was one of the best -attended in the history of Seattle.

42. State Hotel/Delmar Building

112 South Washington Street at northeast corner of First Avenue



Herman Steinmann designed two buildings, the Terry and Kittinger, with identical facades in 1889. Indeed the two were joined into a single entity, the State Hotel where, as the sign says, you could have once picked up a room for 75 cents.

43. Terry-Denny Building

109-115 First Avenue South at northwest corner of Washington Street



Architects Edwin Walker Houghton and Charles Willard Saunders designed this post-fire building in 1889 that carries the names of city founders Charles Terry and Arthur Denny. Now mostly apartment lofts, for many years it operated as the Northern Hotel.

44. Schwabacher Building

southwest corner of South First Avenue and Yesler Way



Before prospectors were allowed to jump into the Klondike Gold Rush they were typically required by the Canadian government to have provisions that would last a full year. One of the favorite stopping places for supplies was Schwabacher's, started back in 1860 in Walla Walla by Abraham, Sigmund and Louis Schwabacher. Their brother-in-law, Bailey Gatzert, was sent to open Seattle operations in 1869 and in 1876 the merchants constructed the second brick building in Seattle, hailed as the finest structure north of San Francisco. The building was destroyed in the Great Fire of 1899 but the company wharf survived (the only one on the waterfront so spared) and sales commenced within 16 days in a temporary structure.

YOU HAVE NOW RETURNED TO THE TOUR STARTING POINT AT PIONEER SQUARE.

A Walking Tour of Tacoma, Washington

from **walkthetown.com**

European-American settlement began on the shores of Commencement Bay in the 1850s with Swedish immigrant Nicolas De Lin's sawmill providing what little industry the settlement enjoyed. Although blessed by a deep natural harbor, the 1870 the United States census counted only 78 people in Tacoma, which took its name from the Puyallup Indian name for the mountain (Mt. Rainier today) that loomed over the bay. Like many a 19th-century American frontier town Tacoma's fate would be determined by the vagaries of the railroad.

In the 1870s Tacoma hit the jackpot - the western terminus of the Northern Pacific Railroad's transcontinental railroad across the America's northern tier was headed for Commencement Bay. Tacoma became known as the "City of Destiny" and the population between 1880 and 1890 increased from a few heads more than 1,000 to over 36,000. In 1888 alone more than 1,000 buildings were erected in town.

In every census since then the population of Tacoma has grown, to over 200,000, a statistic that belies the sometimes dodgy fortunes of the town. When gold was discovered in the Klondike in 1898 Tacoma lost its early rivalry with Seattle as the dominant city of Puget Sound. But there was enough growth to go around and Tacoma experienced its greatest building boom between 1902 and 1912 as its waterfront was lined with over a mile of wheat warehouses and the city port became one of the busiest on the West Coast. The Depression hit Tacoma harder than most and after the boost from war-related industries around World War II faded downtown Tacoma declined more rapidly than most similar mid-sized industrial cities. At its low point in the 1970s mayor Harold Moss famously described his city as looking "bombed out."

But as its misfortunes may have been magnified compared to other towns so to has downtown Tacoma's revival been more energetic. Our walking tour of the City of Destiny will dip back to see buildings from those original days of heady optimism and we will start above the town's greatest natural asset, Commencement Bay...

1. Fireman's Park

A Street between 8th and 9th streets



Bewitched by views of Commencement Bay and Mt. Rainier, Tacoma has been sprucing up this ground since about 1894 when Ebenezer Roberts spread some elm seedlings on the hillside beside Engine House No. 6, constructed in 1891 as the town's first brick firehouse. The elms mingled with the original fir and cedar trees that had been retained along the city's eastern boundary. This is what remains of the park after intrusions from the Schuster Parkway. The totem pole has been a fixture in downtown Tacoma since 1903 when a deep-pocketed businessman commissioned it. Totem poles were not on the artistic repertoire of Puget Sound peoples and an Alaskan carver was commissioned to craft the ceremonial pole that describes a tribal succession of the Eagle Clan of the North. Billed as the "World's Tallest Totem Pole," it was originally sited a block away on 10th Street but was moved here in 1953.

WALK TO THE NORTHERN END OF THE PARK AND EXIT ON 8TH STREET. WALK UP TWO SHORT BLOCKS TO PACIFIC AVENUE. ACROSS THE STREET IS...

2. Whiskey Row

Pacific Avenue between 7th and 9th streets



This slice of the Victorian Age began as a high-end shopping district in the 1880s but came to gain notoriety for its saloons, bordellos and gambling dens, known familiarly as "Whiskey Row." Most of the architecture features the Italianate style, the design of choice for most downtown commercial buildings in late 19th century America. Hallmarks of the style include window hoods and roof brackets. The activities on Whiskey Row were not winked at and after years of crusading Washington put Prohibition into law in 1915 - four years before alcohol was banned nationwide. Other standouts on Whiskey Row include the Olympus Hotel (815 Pacific Avenue), a respectable joint built in 1909 by Olympia Brewing Company founder Leopold Schmidt. Before that, however, it was Harry Morgan's Gambling House and Comique Theater that was considered ground zero for anything immoral that took place in Tacoma. Harry Morgan was of Maryland stock who showed

up in Tacoma in 1884 when he was in his mid-thirties and straight away established himself as “Boss Sport,” running the biggest stakes gambling games in town. He opened Morgan’s Theater in 1888 which two years before he died unexpectedly in 1890 at the age of 40.

HEAD NORTH ON PACIFIC AVENUE, TOWARDS 7TH STREET.

**3. Bradley Hotel
701 Pacific Avenue**



This narrow, block-deep structure was erected in 1893 as the Bradley Hotel which took advantage of its neighbors, the Northern Pacific Railroad headquarters and City Hall, to fill its guest ledgers.

**4. Fawcett Fountain
east side of Pacific Avenue at foot of 7th Street**



This circular column of rusticated stones sporting three drinking fountains was donated to the city in 1908 by Angelo Vance Fawcett, a four-time Tacoma mayor with terms spreading across three decades (1896-97, 1910-11, 1914-19 and 1922-26). Fawcett battled with the Northern Pacific Railroad and was instrumental in establishing the municipal Port of Tacoma that broke the railroad’s shipping monopoly. His efforts got him recalled from office in 1911. The fountain is a copy of one Fawcett had seen on the wharf at Long Beach, California. It was originally located at the junction of Broadway, St. Helen’s and 9th streets but was moved here in in the 1940s into the shadow of the building that once housed his former adversary.

5. Northern Pacific Building
621 Pacific Avenue at northeast corner of 7th Street



The Northern Pacific Railroad terminus made a city of 45,000 at Tacoma within years of its arrival in 1885. In its nascent days Tacoma was a company town and this is the perch from where the Northern Pacific Railroad lorded over its domain. The grand Italianate headquarters came from the drawing board of Charles B. Talbot and was erected in 1888. The railroad sold the building to the City in 1922 for \$50,000 and officials promptly demolished the southern portion for a new jail. When the jail was torn down in 1974 fortunately the remainder of the Northern Pacific headquarters was maintained and restored.

6. Old City Hall
625 South Commerce Street at northeast corner of 7th Street



Only twenty-some years after its founding Tacoma boasted this magnificent Italian Renaissance brick and terra cotta edifice. Architect E.A. Heatherton sailed up from San Francisco in 1892 to construct the building for the Tacoma Chamber of Commerce. Once underway it was quickly adapted for government use and the two groups swapped properties. Heatherton outfitted the composition with eight-foot thick walls at the base and a bracketed campanile tower under a copper tiled roof. The clock and chimes came courtesy of Hugh C. Wallace, a future ambassador to France, in 1904 as a memorial to his daughter. The government stayed until 1959 and after dodging the wrecking ball during ten years of vacancy the old city hall was reborn as space for offices, shops, and restaurants.

WALK UP 7TH STREET TO COMMERCE STREET AND TURN RIGHT.

7. Elks Lodge
565 Commerce Street



The Benevolent Protective Order of Elks were founded in New York City in 1868 in the theater district. At first they referred to themselves as the Jolly Corks. The Tacoma Lodge, BPOE #174, organized in 1890 and this Beaux Arts structure cut into the hillside became their first permanent lodge in 1915. Architect Edouard Frere Champney, who made his reputation designing world fair buildings for Portland's Lewis and Clark Centennial Exposition in 1904, Seattle's Alaska-Yukon-Pacific Exposition in 1907 and San Francisco's Panama-Pacific International Exposition in 1915, provided the design. Champney extended his classical sensibilities to the grounds with the elegant Spanish Steps that tie Broadway to Commerce Street. In 1965, with a membership roster of 12,000, Elks Lodge #174 was one of the largest chapters in the world and departed for more commodious digs that featured a swimming pool, bowling alley and 1,000-seat auditorium. That lodge was pulled down in 2012 and the Elks are now ensconced in a more modest facility at their golf course on Cedar Street.

WALK UP TO BROADWAY ON THE SPANISH STEPS ON THE SOUTH SIDE OF THE BUILDING. TURN LEFT.

8. Abbott Building/Passages Building
708 Broadway



The Abbott Building was constructed as a five-story hotel beginning in 1889. Architects Albert Sutton and James Pickles tapped the brawny Richardsonian Romanesque style, then popular for large-scale downtown buildings for the design. Based on the works of influential Boston architect Henry Hobson Richardson, the style made abundant use of bold arches and massive rough-cut stone elements. Although the large arched windows have disappeared under recent renovations you can still see the powerful arched entryway carved from gray Tetino sandstone. The Abbott was intended as a tony hotel but in 1905 the interior was gutted and converted into the Savoy Theater. A fire in 1914 threatened the building with demolition but it staved off the wrecking ball to undergo the first of several rehabilitations that have brought it to this appearance.

9. Bostwick Hotel

north side of 9th street at intersection of Broadway and St. Helen's Street



Henry Clay Bostwick was a doctor in Tacoma's formative days and was instrumental in starting the town's first bank. He erected the flatiron Bostwick Block in 1889 that anchored three structures in this triangular lot. The others, the Tacoma Theater and the Gross Brothers Store are no longer standing. The upper three floors of the Bostwick operated as a hotel and the Western Trust bank manned the ground floor. When it was built the exterior was finished in a pattern of panels and moldings typically reserved for interiors but the outside has long been covered with the stucco seen today. According to tradition, the custom of standing for the *Star Spangled Banner* began in the Bostwick in 1893 with Tacoma mayor Rossel G. O'Brien.

10. Winthrop Hotel

9th Street between Commerce Street and Broadway



Architect William L. Stoddart was famous in the early 1900s for designing big-city-style high-rise hotels in towns of modest size. Aimed at the newly minted class of traveling businessmen, these hotels featured fewer frills than the grand statement hotels of an earlier era. Nearly all of Stoddart's dozens of hotels were built east of the Appalachian Mountains - except the Winthrop. Raised in a Renaissance Revival style in 1925, the 12-story brick hotel with a stone base reigned as Tacoma's premier hotel for a half-century. It carries the name of Theodore Winthrop, the early explorer who is said to have first given Mt. Rainier the name "Mt. Tacoma." The building received some of the town's first urban renewal money to be redeveloped as senior housing but has navigated troubled financial waters since its glory days as a hotel.

TURN RIGHT ON 9TH STREET. LOOK UP ST. HELEN'S STREET TO YOUR RIGHT TO SEE...

11. Rhodes Medical Arts Building/Tacoma Municipal Building **740 St. Helens Avenue**



In 1929 investors backed a plan by developer Henry A. Rhodes for a full-service building in Tacoma's central business district that would house facilities to handle any health needs of the community. With financing arranged, Seattle architect John Graham was retained to design the city's first medical center. He created a colossal Art Deco building that climbed 17 stories and 233 feet - Tacoma's tallest building by 12 inches, which it would be for more than 50 years. In 1977 Tacoma purchased the Medical Arts Building and by 1980 it was sheltering the city government.

12. Rialto Theater **310 South 9th Street at southwest corner of Court C**



Tacoma has been coming to this corner for entertainment since the Lyceum operated here in 1895. By the time the Star Theater was presenting vaudeville acts in 1900 this intersection was firmly entrenched as the town's Theater District. The Star burned in 1908 and was rebuilt in 1917 on plans drawn by Tacoma architect Roland E. Borhek. Borhek's exuberant Beaux Arts music box was managed by the Sidney Grauman theater chain and was trumpeted as "the ultimate photoplay house" when it opened its doors on September 7, 1918. The Rialto followed the typical arc of decline suffered by all downtown America movie houses battling television and suburban flight but, unlike many of its theater cousins, the stage survived and was resuscitated in the 1990s by the Broadway Center For the Performing Arts.

RETRACE YOUR STEPS DOWN THE HILL TO BROADWAY.

13. Pantages Theater

901 Broadway at southwest corner of 9th Street



Born on the Greek island of Andros, Alexander Pantages spent his twenties digging the Panama Canal, boxing in San Francisco and prospecting for gold in the Yukon Territory. He began his career as a show business exhibitor in Dawson City, Yukon as a partner to saloon and brothel-keeper “Klondike Kate” Rockwell, operating a small, but highly successful vaudeville and burlesque theatre, the Orpheum. In 1902, at the age of 27, he was in Seattle opening the Crystal Theater and launching a chain of theaters across the West in Canada and the United States. His go-to architect was B. Marcus Priteca, a Scot, who designed 22 theaters for Pantages and another 128 for other theater owners. Here in 1916 Priteca converted a block that once contained the town’s first library and first department store, into a spectacular version of the Palace of Versailles combining an office building and theater. Beginning in 1918 as only a live theater the Pantages was adapted for motion pictures in 1926 and operated over the years as The Orpheum and the Roxy. In the 1970s a restoration brought back the Pantages marquee as the cornerstone of a revitalized Tacoma entertainment scene and today it is one of oldest Pantages theaters still raising the curtain.

TURN RIGHT ON BROADWAY.

14. Pythian Temple/Commencement Lodge Number 7

924 Broadway



The Order of the Knights of Pythias was begun by Justus Henry Rathbone as an organization based on peace and friendship in the midst of the Civil War; Washington Lodge No. 1, with 13 members, was organized in the nation’s capital on February 19, 1864. Commencement Lodge No.7 took flight in Tacoma in October of 1881 after thirteen hours of initiation ceremonies. By 1906 the lodge had accumulated a sizable war chest of funds which they turned loose in an effort to construct “the most beautiful Castle Hall in the West.” Go-to Tacoma architect Frederick Henry Heath was hired for the job and he created one of Tacoma’s finest representatives of Italian Renaissance Revival architecture, rendered in Tenino sandstone. Ceremonial halls, including the main Castle Hall, and rooms for lodge activities occupied the upper floors and retail space was at ground level.

15. F.W. Woolworth
955 Broadway at northeast corner of 11th Street



Frank W. Woolworth launched one of the world's greatest retailing empires, built on nickels and dimes, from a storefront on the corner of Bleecker and Genesse streets in Utica, New York back in 1879. Despite a promising start, that store would fail within the year and Woolworth would have to perfect his business model in Lancaster, Pennsylvania. There were two Woolworth stores in Tacoma in 1950 when an Art Deco-flavored four-story "superstore" opened here with entrances on Commerce Street and Broadway in 1950. This corner is some of the most historic ground in Tacoma, first occupied by the First Presbyterian Church and then, in 1890, by the Fidelity Building, designed by pioneers of the modern skyscraper Daniel Hudson Burnham and John Wellborn Root of Chicago. The twelve-story Fidelity Building (six when constructed) was demolished in favor of the new Woolworth's store which operated until January 1994; today its store windows are used as public artscape for the streets of Tacoma.

TURN LEFT ON 11TH STREET.

16. Rust Building
950 Pacific Avenue at northwest corner of 11th Street



In 1890 William Ross Rust purchased the struggling two-year old Ryan Smelter, a lead processing operation. he changed the name to Tacoma Smelting & Refining Company, modernized the facility and constructing and a company town for his employees, naming the place "Smelter." In 1905 Rust sold the operation to American Smelter and Refining Company for \$5.5 million. He used some of the money to construct one of the town's most memorable mansions on I Street and finance this office tower in 1920. Albert Sutton provided the Renaissance Revival design for the 12-story skyscraper, using sandstone and terra cotta to face the building.

17. Washington Building
1019 Pacific Avenue at northeast corner of 11th Street



This 15-story tower began life as a project by the Scandinavian-American Bank but the baby was still-born when the bank failed in January of 1921. Work stopped on the steel skeleton for three years until the Washington-California Company assumed title to the property, executed a redesign and brought the Renaissance Revival 18-story tower into the world on June 29, 1925. At the time it was the tallest building in Washington without a Seattle address.

TURN RIGHT ON PACIFIC AVENUE.

18. National Realty Building/Puget Sound National Bank Building/Key Bank Center
1119 Pacific Avenue



When this 16-story, 232-foot tower was completed in 1911 it was the tallest building west of the Mississippi River, a title it held for three years until Smith Tower was built in Seattle. Architect Frederick Henry Heath used terra cotta to dress his French Renaissance Revival building that was the first constructed on the West Coast to withstand earthquakes. Heath was a midwesterner who started his career in Minneapolis before coming to Washington and launching his own practice in 1901. Individually and as senior partner in various firms, Heath is responsible for many of Tacoma's landmarks, including this one.

19. National Bank of Tacoma

1123 Pacific Avenue at northeast corner of 12th Street



The Pacific National Bank was chartered in 1885, one year after Tacoma was incorporated. In 1893 the country was crippled by a financial depression - there were 21 banks in Tacoma before the crash, only seven emerged on the other side of the crisis. Pacific National was one of the survivors; in 1913 it merged with the National Bank of Commerce to become the National Bank of Tacoma. The bank moved into this restrained Italian Renaissance vault in 1921, dominated by a set of bronze double doors that measure seven feet by fifteen feet. The building boasts Wilkeson sandstone, quarried south of Tacoma and known for its quality. The architects were Albert Sutton and Harrison A. Whitney of Portland. When its banking days were done the space harbored the Tacoma Art Museum from 1971 until 2003.

TURN LEFT ON 12TH STREET. TURN LEFT ON A STREET.

20. Federal Building

1102 South A Street, west side between 11th and 12th streets



This building marked the first appearance of the federal government in Tacoma and when it opened in 1910 the *Tacoma Daily Ledger* trumpeted, “Tacoma’s magnificent federal building will be formally opened this month with an informal reception and housewarming at which everybody who transacts business with Uncle Sam may be a guest of honor.” Constructed of Bedford limestone, the Beaux Arts design for the three-story building that combined the functions of the post office, customs house and court house came from the office of the Supervising Architect for the Treasury, James Knox Taylor.

21. Perkins Building

1101 A Street at southeast corner of 11th Street



This building pioneered steel-framed, high-rise construction in Tacoma when it was raised in 1907 as the newspaper plant of the *Tacoma Ledger and Daily News*. When completed it was the tallest reinforced concrete building in the Northwest and the first on the West Coast to feature a parking garage. An addition was stitched to the southern half just two years later that doubled the building's size. It carries the name of publisher Sam Perkins. Perkins was partner in a drug business that went bust during the Panic of 1893 before taking the controls of the paper. The *Ledger and Daily News* ended its 57-year publishing run in 1937 as Tacoma became a one-paper town. In the 1990s the University of Washington's Tacoma campus began life here and in 2004 a \$9 million makeover converted the building into residential and retail space.

22. Tacoma Building

1015-1021 A Street at northeast corner of 11th Street



This building lot at the foot of bustling 11th Street overlooking the harbor at Commencement Bay and with unobstructed views of Mt. Rainier to the south was considered one of the choicest in the city when Frederick Weyerhauser, who would be the largest private landowner in America, purchased it for \$40,000 in 1908. Weyerhauser was looking to build a functional two-story headquarters for his timber company but his associates convinced him to shoot for something grander. The Weyerhauser Company teamed with the newly formed Tacoma Commercial Club, a forerunner of today's Chamber of Commerce, to create a joint headquarters. A design competition was held and won by an unknown partnership that had only formed that year between M.P. Potter and Arthur Merrill. Their plans overlaid ornate French Renaissance detailing on an orderly Commercial style tower. Potter would be in Chicago by 1912 and the firm dissolved with this composition as their only legacy. Weyerhauser would experience explosive growth and by 1923 had occupied most of the building. In 1957 the company purchased a hotel next door, razed it and erected an International Style, 12-story addition to their office complex here.

TURN LEFT ON 11TH STREET. TURN RIGHT ON PACIFIC AVENUE.

**23. Bank of California
1011 Pacific Avenue**



The Bank of California took its first deposits on October 8, 1928. Wilkeson sandstone and granite was used to execute the Italian Renaissance design from the pen of John Graham who gave the building an impressive Ionic entrance portico.

**24. Provident Building
917 Pacific Avenue at northeast corner of 10th Street**



The core of this building dates to 1903; a multi-million facelift in 2006 has provided the updated modern visage. Henry Longstreth was the moneymen for the original and George W. Bullard was the architect. Longstreth was an easterner whose father was vice-president of the Provident Life and Trust Company in Philadelphia. In 1892 the 34-year old Henry was dispatched to take charge of the new western office in Tacoma.

TURN RIGHT ON 9TH STREET.

25. Tacoma Savings and Loan/Bowes Building
100 South 9th Street at southwest corner of A Street



The Tacoma Savings and Loan Association, one of the oldest such institutions in the country, moved into this splendid headquarters in 1909. Drawing on classical influences, architects Frederick Henry Heath and Luther Twitchell used a marble veneer, cast stone and ornamental iron to dress their concrete building. Thanks to a million-dollar historic restoration the building, now a home to offices and a restaurant, has dialed back its appearance a hundred years, including the decorative lampposts that parade around the outside perimeter.

YOU HAVE NOW RETURNED TO THE TOUR STARTING POINT AT FIREMAN'S PARK.

IDENTIFYING AMERICAN ARCHITECTURE

Recognizing Early American Architecture:

Postmedieval English Colonial (1600-1700)

- * steeply pitched, side-gabled roof
- * small casement windows with many small panes (restored often)
- * massive chimney
- * vertical board (batten) door
- * little or no eave overhang, no cornice detailing
- * one room deep

Dutch Colonial (1625-1840)

- * side-gambrel roof
- * usually one story
- * batten door, most divided into upper and lower halves
- * little or no eave overhang

French Colonial (1700-1830)

- * steeply pitched roof, either hipped or side-gabled
- * one story
- * tall, narrow door and window openings
- * doors and windows typically divided vertically into pairs
- * walls of stucco (over half-timbered frame)

Spanish Colonial (1660-1850)

- * low-pitched or flat roof
- * normally one story
- * few small windows
- * multiple external doors
- * walls very thick in stucco over adobe brick or rubble stone
- * long, narrow porches opening to courtyards

Georgian (1700-1780)

- * windows with double-hung sashes, typically nine or twelve small panes per sash; windows are never in adjacent pairs
- * paneled door, normally with decorative crown (most often pedimented but at times broken-pedimented) and supported by decorative pilasters
- * row of small rectangular panes beneath door crown
- * cornice usually emphasized with tooth-like dentils or other decorative molding
- * windows typically five-ranked and symmetrically balanced with center door; less commonly three-ranked or seven-ranked

Adamesque (Federal) (1780-1820)

- * windows with double-hung sashes, typically six small panes per sash; windows are never in adjacent pairs
- * semi-circular or elliptical fanlight over paneled door, typically accompanied by sidelights, elaborated crown and surround, and/or extended as small entry porch
- * cornice usually emphasized with tooth-like dentils or other decorative molding
- * windows typically five-ranked and symmetrically balanced with center door; less commonly three-ranked or seven-ranked
- * while similar to Georgian, features are often “lighter”

Greek Revival (1825-1860)

- * gabled or hipped roof of low pitch
- * entry porch or full-width porch supported by square or round, prominent columns
 - Doric: plain capitals
 - Ionic: capitals with scroll-like spirals
 - Corinthian: capitals shaped like inverted bells decorated with leaves
- * narrow line of transom and sidelights around door, usually incorporated into elaborate door surround
- * cornice lines emphasized with wide, divided band of trim

Recognizing Victorian Architecture:

General Victorian Features (1840-1910)

- * roof ornaments
- * bay (protruding) windows
- * three-part Palladian (rounded in middle) windows
- * gingerbread porch trim

Gothic Revival Style (1835-1875)

- * high-pitched center gables
- * pointed arch windows and doors
- * pendants and finials extending from roof

Italianate Style (1840-1885)

- * brackets under roof cornices
- * cupolas on the roof
- * narrow, square porch posts with chamfered corners
- * tall, slender windows

Second Empire Style (1855-1885)

- * mansard roof, concave or convex, with dormer windows on steep lower slope
- * molded cornices bound lower roof slope above and below
- * eaves normally with decorative brackets below

Stick Style (1860-1890)

- * stick-like bracketing on porches, often diagonal or curving
- * stick-like grid on wall surfaces
- * Jerkin-Head (cut-off triangular) roofs and dormers
- * pent (or shed) roofs on dormers, porches and bays
- * decorative trusses in gables; often steeply pitched gables
- * wooden wall cladding (boards or shingles)

Queen Anne Style (1880-1910)

- * asymmetrical facade
- * patterned shingles
- * turned porch posts and trim
- * corner towers and turrets
- * wraparound porch
- * steeply pitched, irregular roofline

Shingle Style (1880-1900)

- * shingled walls without interruption at corners
- * multi-level eaves above asymmetrical facade
- * extensive porches
- * walls and roofs covered with continuous wood shingles

Richardsonian Romanesque (1880-1900)

- * based on the innovative designs of Boston architect Henry Hobson Richardson
- * round topped arches over windows, porch supports or entrance
- * most have towers, usually round with conical roofs
- * always masonry walls, usually with rough-faced, squared stonework
- * facade usually asymmetrical
- * elements grouped in sets of three

Recognizing 20th century Architecture:

Colonial Revival (1885 and beyond)

- * accentuated front door with fanlights and sidelights
- * symmetrical facade around centered entrance
- * windows with double-hung sashes
- * large dormers
- * round, smooth porch columns, often clustered

Neoclassical (1895-1950)

- * facade dominated by full-length porch supported by classical columns, typically Ionic or Corinthian
- * facade shows symmetrically balanced windows and center door
- * revivals may have curved porticos, two-story entrances, paired or tripled windows and/or bays not seen on originals
- * often very large

Tudor (1890 -1940)

- * massive chimneys, commonly crowned by decorative chimney pots
- * facade dominated by one or more prominent cross gables, usually steeply pitched
- * decorative half-timbering often present
- * steeply pitched roof, usually side-gabled
- * tall, narrow windows, commonly in multiple groups with multi-pane glazing
- * walls of brick, stone, wood, stucco or in combination

French Chateausque (1890-1930)

- * busy roof line with many vertical elements (spires, pinnacles, turrets, gables, shaped chimneys)
- * steeply pitched hipped roof
- * multiple dormers, usually wall dormers extending through cornice line
- * walls of masonry, usually stone

Beaux Arts (1890-1930)

- * wall surfaces with decorative garlands, floral patterns or shields
- * masonry walls, usually of light-colored stone
- * facade with corner quoins and columns, oftne paired with Ionic or Corinthian capitals
- * first story typically rusticated (stonework) with exaggerated joints
- * facade symmetrical

Spanish Mission Style (1890-1930)

- * shaped Mission dormer or roof parapet
- * porch roofs supported by large square piers, commonly arched above
- * commonly with red tile roof covering
- * widely overhanging eaves, usually open
- * wall surface usually smooth stucco

Pueblo Revival (1910-present)

- * flat roof with parapeted wall above
- * stucco wall surface, usually earth-toned
- * projecting wooden roof beams (vigas)
- * wall and roof parapet with irregular, rounded edges
- * unpainted wood porch columns - maybe just tree trunks
- * tile or brick floors

Prairie Style (1900-1920)

- * low-pitched roof with widely overhanging eaves
- * two stories with one-story porches or wings
- * massive square porch supports
- * detail emphasizing horizontal lines
- * hipped roofs are more common than end or side gables
- * one of few indigenous American styles developed by Chicago architects Louis Sullivan and Frank Lloyd Wright and built only during first two decades of century

Craftsman (1905-1930)

- * low-pitched gabled roof with wide, unenclosed eave overhang
- * roof rafters usually exposed
- * porches supported by square columns
- * decorative braces or false beams under gables
- * columns frequently continue to ground level without a break at porch level
- * generally one or one-and-a-half stories

Art Deco (1920-1940)

- * zigzags and other geometric and stylized motifs
- * towers and other vertical projections
- * smooth stucco wall surface
- * decorative motifs: geometric floral; chevron with lozenge; reeding and fluting, often around doors and windows; sunrise pattern

Art Moderne (1920-1940)

- * streamline, curved corners
- * smooth stucco wall surface
- * asymmetrical facade
- * flat roof, usually with ledge at roof line
- * horizontal grooves, lines, balustrades
- * windows can turn corners and can be roundly shaped
- * glass-block windows or sections of the wall

International (1925-present)

- * no decorative detailing at doors or windows
- * smooth, unornamental wall surface
- * asymmetrical facade
- * flat roof, usually without ledge at roof line
- * windows usually metal casements set flush with outer walls