

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Pioneer Building, Pergola and Totem Pole

AND/OR COMMON

2 LOCATION

STREET & NUMBER

First Avenue and Yesler Way

NOT FOR PUBLICATION

CITY, TOWN

Seattle

CONGRESSIONAL DISTRICT

STATE

Washington

VICINITY OF

CODE

46

COUNTY

King

CODE

33

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☒ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

(See continuation sheet).

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

King County Auditor's Office

STREET & NUMBER

County Courthouse

CITY, TOWN

Seattle

STATE

Washington 98104

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

National Register of Historic Places

DATE

June 6, 1970

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

OAHP, National Park Service

CITY, TOWN

Washington,

STATE

D. C.

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☐ ALTERED

CHECK ONE

☐ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

While Pioneer Square is not the birth place of Seattle, it does mark the heart of the city's early commercial development and the actual physical development of the city per se. It was from this location that the city expanded and grew into the queen city of the Pacific Northwest.

Pioneer Square Place itself marks the location of Henry Yesler's mill, which was built in 1853 and provided Seattle's economic beginnings. Logs cut on First Hill were skidded down to what is now Yesler Way (hence the term Skid Road) to the mill, where they were sawn for local use, and for export by ship down the coast to San Francisco. While the site was originally on the waterfront, filling gradually moved the shoreline westward. In the late 1880's, the City was engaged in realigning its streets which make a sharp bend at Yesler Way, and the former mill site was condemned to provide a public square, as well as the requisite bend in First Avenue. Following a court battle, A. C. Yesler sold the land to the City. In the 1890's the public square area was made into a park by the City, and trees were planted by ladies' organizations. From this point, Pioneer Square became the traditional point of focus for civic activities and celebrations, a role it enjoyed for many years. The area surrounding (now the Pioneer Square/Skid Road Historic District) became the retail, business and commercial center of the Northwest.

The site of the Pioneer Building was the location of Henry Yesler's (one of the City's founding fathers) home for thirty years. It was deeded to Yesler by Carson D. Boren, another of Seattle's founders, to induce Yesler to bring his mill to the city. The Pioneer Building was designed by Elmer Fisher, who was architect for many other Seattle buildings following the 1889 fire. Excavating for this building's foundation was begun prior to that fire, but the building was not completed until 1892. Now considered the city's most significant historic building, the Pioneer Building was the number one prestige office address during the 1890's and early 1900's.

The six-story building is of brick masonry and stone construction, (with internal early steel and cast iron structural members) in the Romanesque Revival style. The interior is finished with tooled millwork, iron grilles, natural oak paneling, and ceramic floor tiles. The interior atmosphere is open and light, due to twin light wells beneath large skylights. Every floor between the second and sixth has balconies opening onto the light wells. The building was equipped with Seattle's first electric elevators, now restored and still in use.

The Pioneer Building housed the Puget Sound National Bank, headed by Jacob Furth, leading financier of the period and the only "boss" the city has ever had. It also housed offices for no less than forty-eight (48) mining firms during the

(Continued)

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

OWNER OF PROPERTY

Pergola and Totem Pole: Mayor Wes Uhlman
1200 Municipal Building
Seattle, Washington 98104

Pioneer Building: Attn: Mr. Robert Baronsky
Pioneer Building Investment Company
2901 Seattle First National Bank Building
Seattle, Washington 98154

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ITEM NUMBER 7 PAGE 2

Alaskan Gold Rush. Many of the city's leading lawyers, doctors, investment firms, and insurance companies had offices in the building. During the prohibition period, the building housed one of Seattle's finest speakeasies.

On May 5, 1946, Yesler Estates, Inc., sold the building to Manson Bacchus II, for \$315,000. Bacchus in turn sold it in 1951 to Robert Shapiro, Louis Shapiro and Sam Buttnick for \$75,000. The property was purchased by the present owner, Theta Company for \$500,000. The upper floors had been empty since the early 1950's.

The building was restored in 1974 over a nine-month period, (Ralph D. Anderson and Partners, Architects) and officially opened on November 1, 1974. Cost of the restoration was \$1,750,000. Despite the age of the building, it was found to be structurally sound and did not require major design changes. Exterior restoration consisted mainly of sandblasting the brick and stone to regain the original appearance. Nearly all original interior fittings were cleaned and retained. Improvements in the form of air conditioning, heating, carpeting, and a sprinkling system were added. With many professional offices and restaurants housed in the building, the Pioneer Building is once again becoming a number one prestige address in Seattle.

The Pioneer Square Pergola was built in 1909 as a waiting shelter for patrons of the Yesler and James Street cable cars. The design of the cast iron and glass structure, with wrought iron ornamentation, was the result of an architectural competition. It represented further development of this important public space. The ornamental iron columns, capped with ball-type luminaires, provided ventilation for the large underground restroom. The pergola was restored in 1972 through a gift of \$150,000 from United Parcel Service, which had its beginnings in the Pioneer Square area. The restoration included the totem pole, grass area, iron fences and benches of the park.

The underground restroom was constructed circa 1910 and was, reputedly at the time of its construction, the most lavish of its kind west of the Mississippi. Although sealed up at the present, the restroom and its fixtures are still extant. They await only the necessary funds to accomplish restoration.

The totem pole in Pioneer Square has a long and checkered career. The original pole was stolen from Tlingit Indians on Tongass Island, Alaska, by leading Seattle citizens on a Chamber of Commerce excursion. It was donated by them to the City and was unveiled at this location on October 10, 1899, as a memento of the Alaska Gold Rush. However, the Indians from who it was stolen filed charges and the

(Continued)

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U.S. Marshal arrested the guilty members of the excursion party. Though the Indians asked \$20,000 damages, the case was quashed in court. The guilty parties were fined \$500, and the City retained the pole. In 1938, the original pole was burned in a fire set by vandals. At that time the remains were shipped to Alaska and a reproduction was carved by Indian craftsmen. With official tribal blessings, the new pole was dedicated at a Potlatch Celebration.

The Chief Seattle Fountain in Pioneer Square was designed as a drinking fountain and watering rough. It has three levels and was intended for people, horses, and dogs, each at his own level. The fountain is surmounted by a bronze bust of Chief Sealth (Seattle), for whom the city is named. The bust was sculpted in 1909 by James Wehn.

This information supplied by Earl Layman, City Preservation Officer, Seattle, Washington.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889 BUILDER/ARCHITECT Elmer H. Fisher

STATEMENT OF SIGNIFICANCE

Pioneer Square is the heart of the old city of Seattle and contains some of the handsomest Richardsonian-Romanesque facades in the Northwest. The best preserved structure is the Pioneer building by Elmer H. Fisher, architect. The pergola remnant in the center of this complex is a beautiful cast iron umbrella that was once a much larger shelter for transit passengers.

The quality of Pioneer Square is discussed in Space, Style, and Structure.

The style of the historic old business districts of Puget Sound cities is predominantly Richardsonian Romanesque with a few Gothic Revival, Italianate, and Renaissance Revival buildings. Water Street in Port Townsend, the Pioneer Square (Skid Road) Historic District in Seattle, and portions of Tacoma still contain a pleasing abundance of buildings of this type which are being preserved and finding good use.

Richardsonian Romanesque is, of course, a round arch style with much rock-faced masonry. Since good stone was less available locally than brick, buildings in the style here are usually of brick, sometimes specially molded with tile or terra cotta architectural details. Sandstone was obtained from Chuckanut, Wilkeson, Tenino and the San Juans. Well-detailed and maintained stone buildings have endured; however, there are buildings which have suffered considerable deterioration from the weather. In a few cases, stucco was applied over brick and formed to give the appearance of stone, which shows how far wrong an architect can go in trying to do the right thing. Richardsonian buildings have a considerable sense of massiveness and weight which appears a reasonable expression of stone. They gave an outward appearance of order and organization, and of understanding of their purpose, whether it be commercial, governmental, or religious.

In 1889, most of downtown Seattle burned to the ground to be rebuilt almost immediately in brick and stone, with Richardsonian Romanesque being the most popular of styles. The most prominent architect working in a variety of styles, particularly Richardsonian, was Elmer H. Fisher, who did many of the Pioneer Square Historic District buildings, as well as others along First Avenue. Although Fisher was the architect for a great many of Seattle's buildings of this busy period of growth, his life is lost in obscurity and little is known except that he was responsible for a few buildings later in Victoria, British Columbia. His work and other local buildings lacked the originality and refinement of similar structures in St. Paul, Chicago, and on the East Coast, however derivative they may be.¹

¹Space, Style, and Structure, Building in Northwest America, Thomas Vaughn, editor, Oregon Historical Society, Portland, 1974, pp. 356-358.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Morgan, Murray, Skid Road. New York: The Viking Press, 1960.

Speidel, William G., Sons of the Profits. Seattle: Nettle Creek Publishing Co., 1967.

Bagley, Clarence B., History of Seattle. Chicago: The S. J. Clarke Publishing Co., 1916.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

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5	2	7	2	1	2	0
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ZONE EASTING

NORTHING

B

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ZONE

EASTING

NORTHING

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--

ZONE

EASTING

NORTHING

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian

ORGANIZATION

Historic Site Survey Division, National Park Service

STREET & NUMBER

1100 L Street, NW.

CITY OR TOWN

Washington,

DATE

2/22/77

TELEPHONE

202/523-5464

STATE

D. C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ____

STATE ____

LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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ITEM NUMBER 8 PAGE 2

The National Register form details the history of Seattle's growth.

"In the spring of 1853, Henry L. Yesler was encouraged to begin operating his steam sawmill at the location of the northwest corner of First Avenue and Yesler Way (Pioneer Square). This was Seattle's first and major industry. As lumber was selling for \$60/thousand board feet in California, the new community prospered.

Yesler's donation claim included a narrow corridor encompassing what is now Yesler Way--the street from which the term Skid Road was derived. When the skid road was used to skid logs down to the mill, it was a 49% grade. When improved, it was eased to a 15% grade, to accommodate wagons and the Yesler-Leschi cable car which started from Pioneer Square. Most of the early settlers, and many of the Indians, worked in Yesler's mill.

The area that is known as the Skid Road and Pioneer Square was the heart of the community for more than the first half century of the town's existence. During this period, Seattle became the major city in the northwest quarter of the nation.

June 6, 1889, Seattle suffered a major disaster when all of the docks and most of the business district were burned down. But immediate reconstruction and widespread publicity after the fire brought hordes of new people and much additional business. Statehood on November 11, 1889 made it possible for the town to spend money in public work, and the citizens declared their intentions to rebuild the Skid Road area into the most beautiful city center in the world.

Because of the massive rebuilding within a short period after the fire, and partly because of the influence of one architect, Elmer H. Fisher, there is great homogeneity of style and construction in the Skid Road - Pioneer Square architecture. Although he is virtually unknown today, Fisher appears to have been responsible for the design of at least sixty buildings in Seattle, many of which were located in the Skid Road area.

Seattle and this historic area prospered during the last decade of the 19th century, always due to lumber, but also from other factors. James Hill's initiation of the operation of a combination of rail and shipping put Memphis cotton into Shanghai 197 days faster than any other means of transportation. The gold rush of the Klondike and Nome brought not only miners, but business, and shipping to Seattle as the nearest large port. Seattle built ships for Alaska trade, and also became the center of the Mosquito Fleet of small steamers in Puget Sound.

(Continued)

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Following World War I, business moved northward out of the Skid Road, and the area gradually fell into lower uses. By the Depression of the 1930's the area became an almost forgotten district."²

Today a vital restoration is once again bringing life to the old district in Seattle.

²National Register form, Margaret A. Corley

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ITEM NUMBER

PAGE

Photographs and Their Descriptions

Pioneer Building, Pergola and Totem Pole, Seattle, Washington

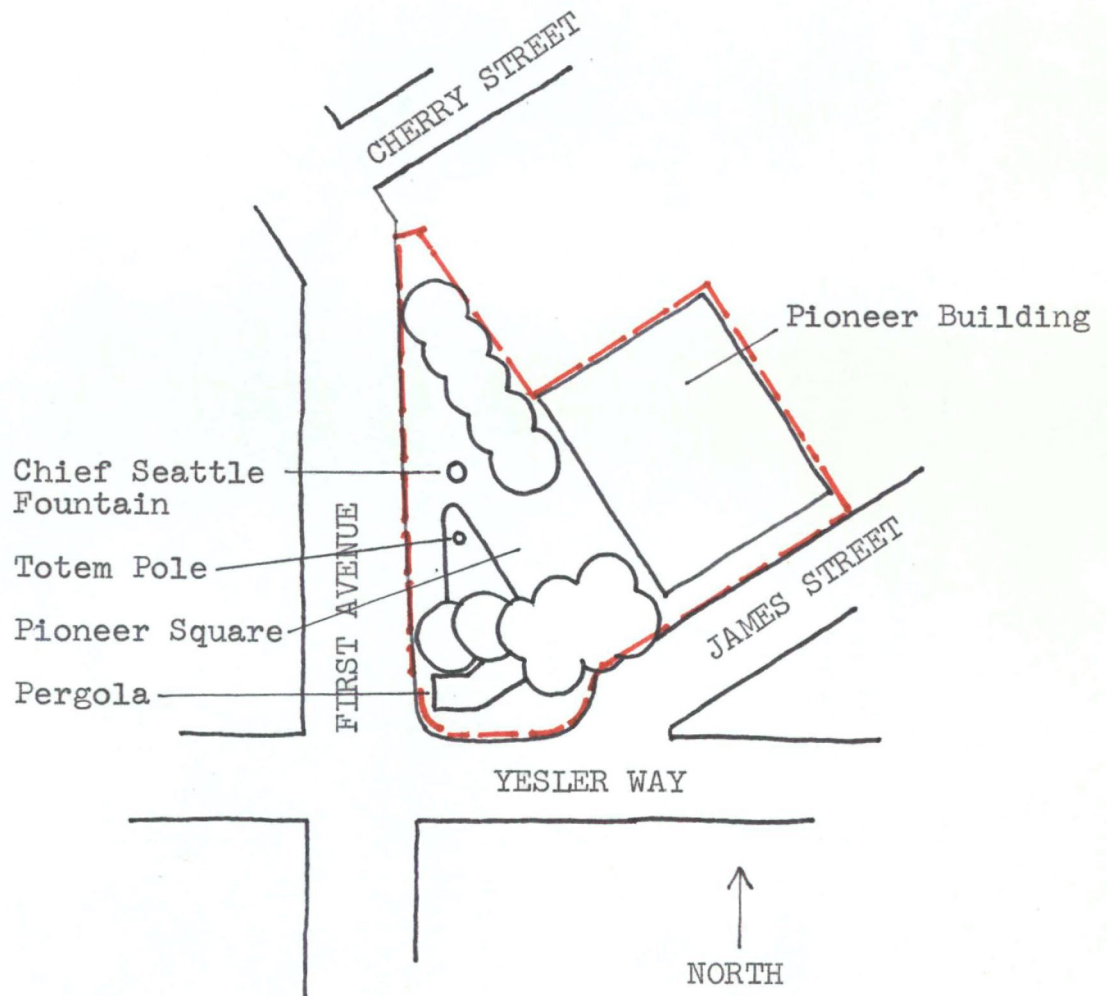
Photo credit: Charles Snell, NPS. John W. Snyder, Seattle
Office of Urban Conservation. Seattle Engineering Department.

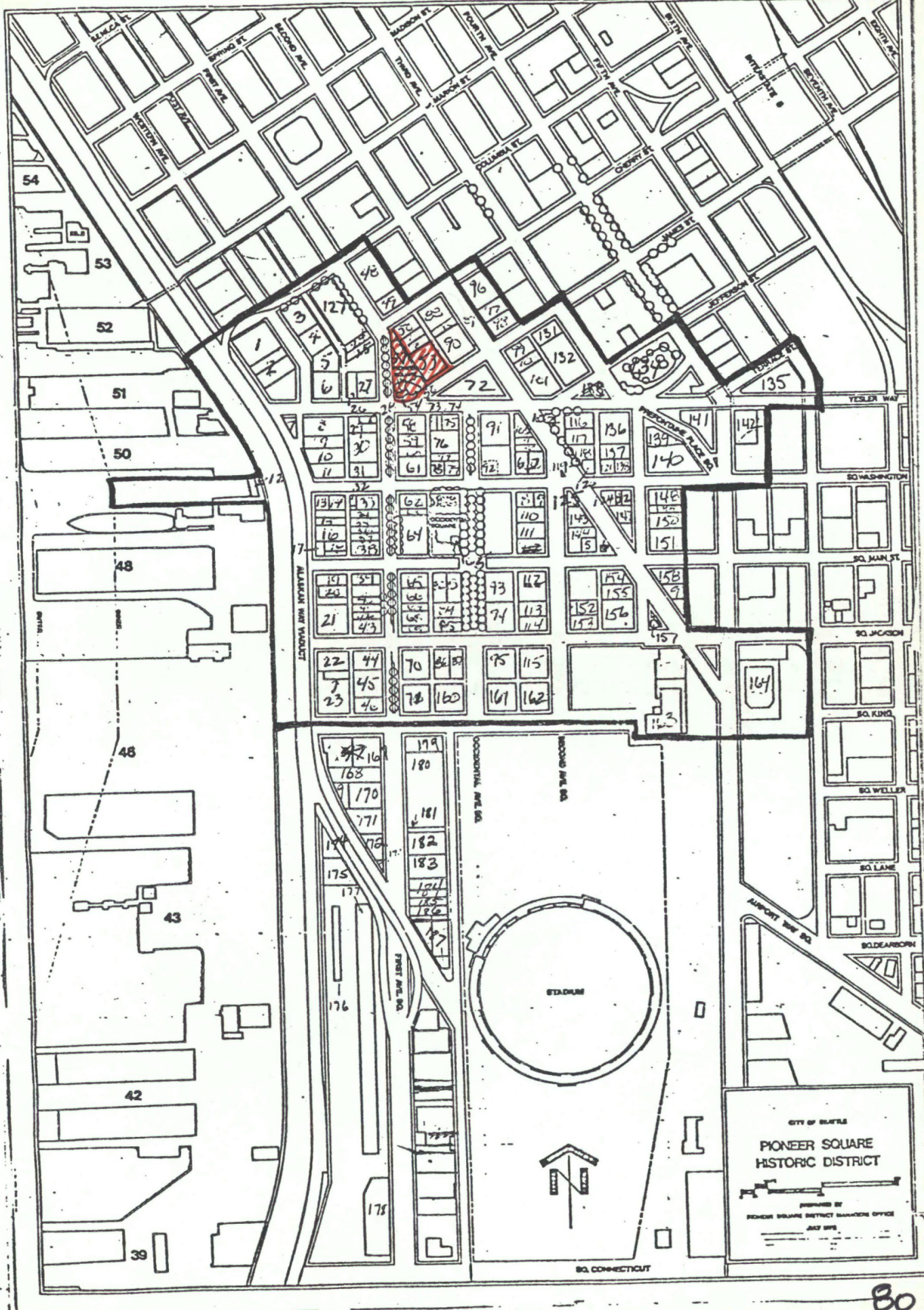
- Photo descriptions:
1. Pioneer Building facade.
 2. Facade and Chief Seattle Fountain.
 3. Pergola.
 4. Pioneer Building interior court.
 5. Pioneer Building stairwell.
 6. Pioneer Building, Pergola and Totem Pole.
 7. Totem Pole.
 8. Pergola from Southwest.
 9. Pergola (old photo).

BOUNDARY MAP
EXHIBIT "A"



PROPOSED PIONEER SQUARE
NATIONAL HISTORIC LANDMARK SITE







Pioneer Building

Seattle, Washington
photo credit: NPS, Charles Snell

3664

Pioneer Building, 1890
Pioneer Square
Seattle, Washington

By CW SNELL

43
N.P.S. Photo, 1966

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem
Pole
Seattle, Washington
Photo credit: John W. Snyder

②

Chief Seattle Fountain.
02/14/77. If reproduced,
credit John W. Snyder.

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem Pole ③
Seattle, Washington
Photo credit: John W. Snyder

Pioneer Square Pergola.
02/14/77. If reproduced,
credit John W. Snyder.

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HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem
Pole
Seattle, Washington
Photo credit: John W. Snyder

(4)

Interior, Pioneer Building.
View on 6th level down
length of light well.
02/14/77. If reproduced,
credit John W. Snyder.

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem Pole
Seattle, Washington
Photo credit: John W. Snyder

Interior, Pioneer Building.
Second level landing in
foreground. If reproduced,
credit John W. Snyder.
02/14/77.

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem Pole ©
Seattle, Washington
Photo credit: John W. Snyder

Pioneer Square, Pergola,
Pioneer Building. 02/14/77.
If reproduced, credit
John W. Snyder

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem Pole ⑦
Seattle, Washington
Photo credit: Seattle Office of Urban Conservation

Pioneer Square Totem Pole.
If reproduced, credit
Seattle Office of Urban
Conservation.

**REGISTERED NATIONAL
HISTORIC LANDMARKS**



Pioneer Building, Pergola and Totem Pole
Seattle, Washington
Photo credit: John W. Snyder

Pioneer Square Pergola,
view southwest. 02/14/77.
If reproduced, credit
John W. Snyder.

REGISTERED NATIONAL
HISTORIC LANDMARKS



Pioneer Building, Pergola and Totem Pole ⑨
Seattle, Washington
Photo credit: Seattle Engineering
Department

Pioneer Square Pergola,
circa 1910. Pioneer
Building in left back-
ground. If reproduced,
credit Seattle Engineering
Department.

REGISTERED NATIONAL
HISTORIC LANDMARKS



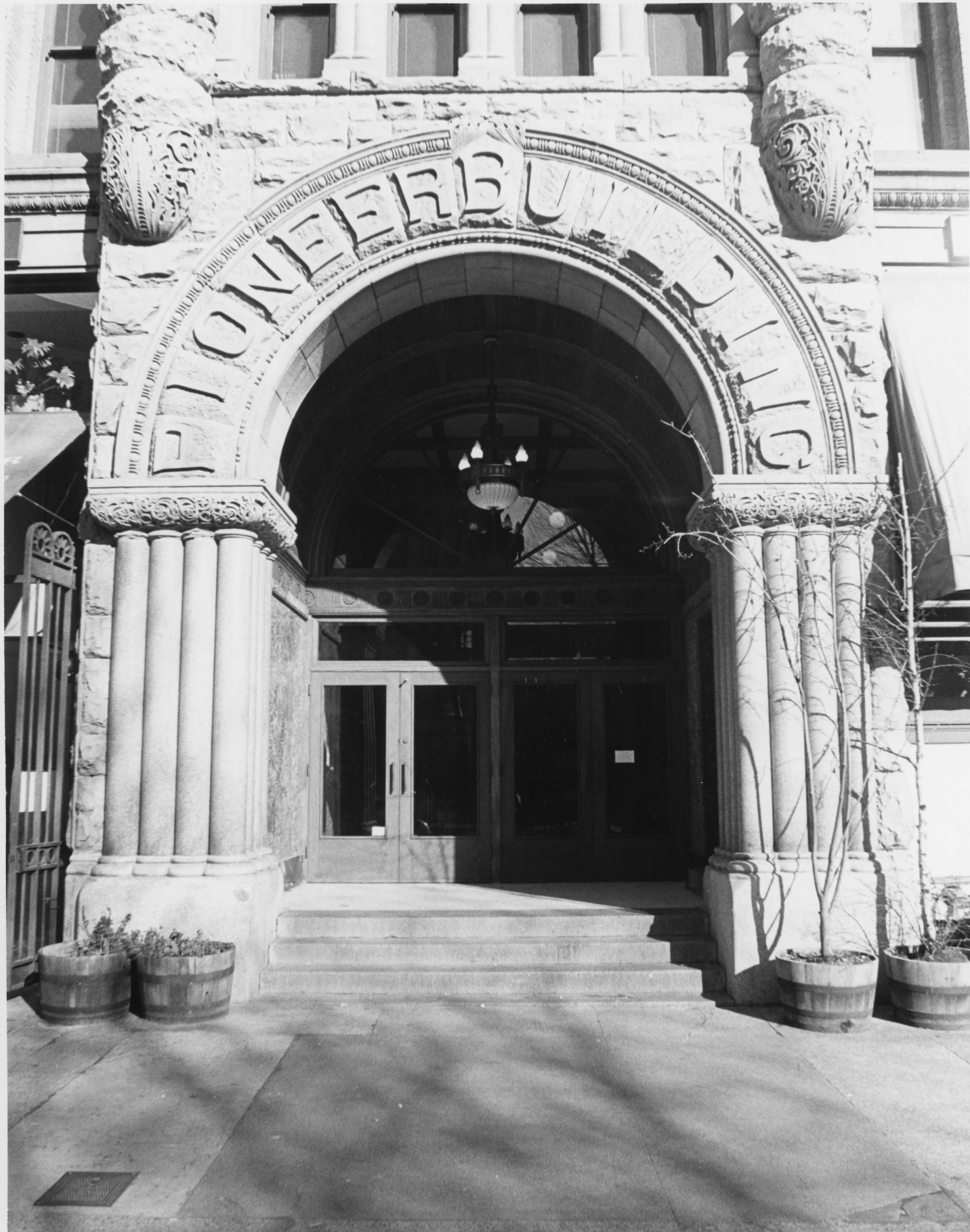
3665

Pioneer Building, 1890
Pioneer Square
Seattle, Washington

By CHISNOLL

42
N.P.S. Photo, 1966

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Main entrance, west side
Pioneer Building. 02/14/
77. If reproduced, credit
John W. Snyder.

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HISTORIC LANDMARKS



Interior, Pioneer Building.
View up light well to sky-
light. 02/14/77. If
reproduced, credit
John W. Snyder.

REGISTERED NATIONAL
HISTORIC LANDMARKS



Interior, Pioneer Building.
View down light well from
sixth level. If repro-
duced, credit John W.
Snyder.

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HISTORIC LANDMARKS



Interior, Pioneer Building.
View up light well from
second level. 02/14/77.
If reproduced, credit
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HISTORIC LANDMARKS



Interior, Pioneer Building.
View on 6th level, showing
oak paneling, skylight,
ornamental railing &
columns. 02/14/77. If
reproduced, credit

John W. Snyder.

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Main entrance foyer,
Pioneer Building. 02/14/77.
If reproduced, credit
John W. Snyder.

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Ornamental column for
ventilation of underground
restroom. Pergola & Pio-
neer Building in back-
ground. 02/14/77. If re-
produced, credit John W.
Snyder.

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HISTORIC LANDMARKS



Pioneer Square Pergola,
detail. 02/14/77. If
reproduced, credit
John W. Snyder.

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3666

Cascade Building, 1890
Pioneer Square
Seattle, Washington

File w/ Pioneer Bulky Perse, Taper
NHL-WA

N.P.S. Photo, 1966

By CW Snell

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Mutual Life Building, 1890
Pioneer Square
Seattle, Washington

File w/ Pioneer Bldg, Persch, taken

44

-MFL-WA

By CW. Snell

N.P.S. Photo, 1966

REGISTERED NATIONAL
HISTORIC LANDMARKS



MCDON
ENTERPR

C-B-4-U

SEE
PROJECTOR
ROOM.

24 HRS. ACTION
SELL-EX

BUYING
SELLING
AUTOMATED

JACK'S
JEWELRY
DIAMONDS - GEMS - WATCH REPAIRS

Bob Kelly
INCOME TAX

PENTHOUSE
PRESENTS

Income
TAX

TAX

Safe Depot Building (left), 1890
Pioneer Square
Seattle, Washington

By C.W. Snow

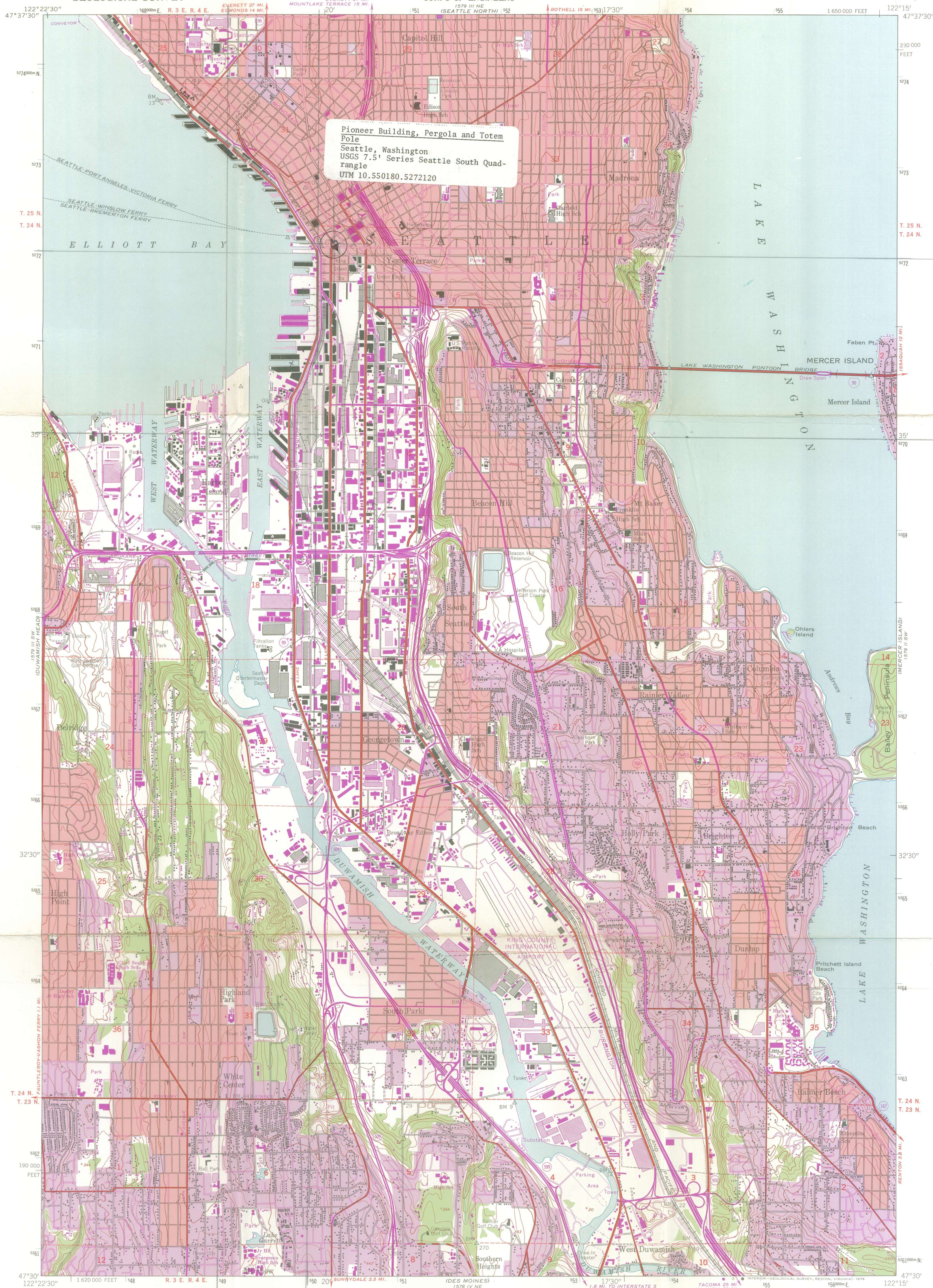
N.P.S. Photo, 1966

File w/ Pioneer Bldg, P.S. Rtn

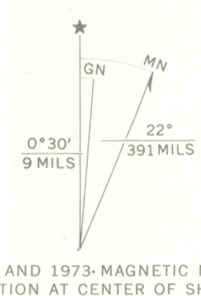
REGISTERED NATIONAL
HISTORIC LANDMARKS

NHC

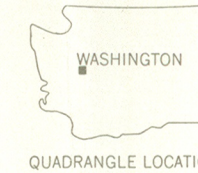
W/T



Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USC&GS, USCE, and King County Engineer Office
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1943. Field check 1949
Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system,
zone 10
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings
are shown
No distinction is made between barns, dwellings,
commercial and industrial buildings



SCALE 1:24000
CONTOUR INTERVAL 25 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 11 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ————
Medium-duty ————
Light-duty ————
Unimproved dirt ————
U.S. Route ————
State Route ————
Interstate Route ————

SEATTLE SOUTH, WASH.

N4730—W12215/7.5

1949
PHOTOREVISED 1968 AND 1973
AMS 1579 III SE—SERIES V891

Revisions shown in purple compiled by the Geological Survey from aerial
photographs taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban area



THE CITY COUNCIL OF THE CITY OF SEATTLE

1106 SEATTLE MUNICIPAL BUILDING

600 FOURTH AVENUE, SEATTLE, WASHINGTON 98104

TELEPHONE 583-2640

SAM SMITH
PRESIDENT OF THE COUNCIL
583-2367

GEORGE E. BENSON
CHAIRMAN
TRANSPORTATION
COMMITTEE
583-2357

BRUCE K. CHAPMAN
CHAIRMAN
PARKS & PUBLIC
GROUNDS COMMITTEE
583-2364

TIM HILL
CHAIRMAN
FINANCE COMMITTEE
583-2356

PHYLLIS LAMPHERE
CHAIRMAN
INTERGOVERNMENTAL
RELATIONS COMMITTEE
583-2355

WAYNE D. LARKIN
CHAIRMAN
UTILITIES COMMITTEE
583-2358

JOHN R. MILLER
CHAIRMAN
PLANNING & URBAN
DEVELOPMENT COMMITTEE
583-2365

RANDY REVELLE
CHAIRMAN
PUBLIC SAFETY &
HEALTH COMMITTEE
583-2359

JEANETTE WILLIAMS
CHAIRMAN
HUMAN RESOURCES &
JUDICIARY COMMITTEE
583-2366

June 1, 1974

Dr. Horace Sheely
Chief, National Survey of Historic Sites
and Buildings
1101 L St. NW
Washington, D. C. 20005

Dear Dr. Sheely:

In the four years since Seattle's Pioneer Square Historic District was included on the National Register of Historic Places, preservation and restoration has re-captured Seattle's sense of its colorful past. Returning life has followed restoration in this unique district and sparked anew a feeling for the robust men of hope and confidence who built it. Here, as elsewhere around the nation, the coming Bicentennial celebration serves as a reminder that in a very real sense Seattle's future is in its past.

From the steam sawmills and logging wharfs that spawned this rugged community, lumber and logs were shipped to build booming gold-rush San Francisco in the 1850's. Henry Yesler built the first mill at the foot of the original "Skid Road", now Yesler Way.

After the devastating fire of 1889, the rapid rebuilding gave the district its unique architectural homogeneity — preparation for the great supply and shipping role the young city was to play in the Gold Rush of the Klondike and Nome. Distinguished romanesque buildings, fifty of them designed by Elmer H. Fisher, characterized the new city hub.

The Klondike brought the Pioneer Square Historic District to its zenith, but within twenty years this section of the city had fallen into economic despair and "Skid Road" came to connote squalor here and in other cities across America.

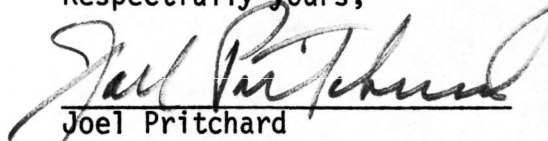
Today, Seattle's birthplace is booming once again, restoring to national recognition the part it played in the historic drama of timber and gold Americana.

Because of its important historical role in the Klondike Gold Rush and in the development of the Pacific Northwest, and because much survives today to be resored again to productive use, the Pioneer Square Historic District seems to merit designation as a National Historic Landmark.

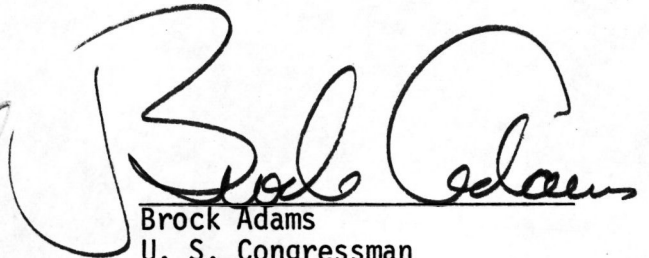
For these reasons, it would be most timely for the National Survey of Historic Sites and Buildings to review the Pioneer Square Historic District in consideration of such a recommendation.

Enclosed is a packet of materials which the Survey may find helpful in beginning its review. We look forward to helping in any way possible.

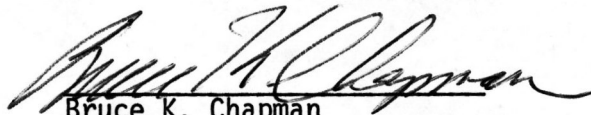
Respectfully yours,



Joel Pritchard
U.S. Congressman
1st Congressional District
Washington



Brock Adams
U. S. Congressman
7th Congressional District
Washington



Bruce K. Chapman
Seattle City Councilmember

BKC:mh
Enclosures

JUL 23 1974

City of Seattle
LANDMARKS PRESERVATION BOARD
306 Cherry Street - Seattle, Washington 98104

July 16, 1974

LPB-1550

Dr. William J. Murtagh
Keeper of the Register
National Park Service
Department of the Interior
18th and K Street N. W.
Washington D.C. 98026

Dear Bill:

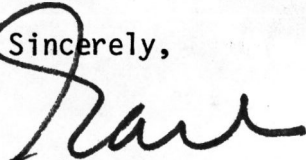
I tried to call you the other day but you were evidently out of town until some time this week.

I talked to you once before about designation of buildings as National Landmarks as a separate classification from normal inclusion in the National Register. As I recall, you indicated there was no such separate classification but that the term that I had questioned was a term used within your department for proposal progress.

I enclose a copy of a recent article indicating that Councilman Chapman and two of our Congressmen are making an effort to have the Pioneer Square Historic District declared a National Landmark. I feel it would be beneficial to all of us if you could give me a written clarification as to whether such classification exists or not.

I am making every effort at the last minute to be included in the National Trust Preservation Tour to England which starts next week. I am wondering if you or anyone else we know may be going on this trip also. I should know later today whether or the Travel Agent is going to let me meet the group in England.

Sincerely,



Earl D. Layman
Historic Preservation Officer

EDL:HP0:tb

Enclosure

Proposal would make Pioneer Square a landmark

A request that the Pioneer Square Historic District become a national landmark has been sent to the National Survey of Historic Sites and Buildings by City Councilman Bruce Chapman and Congressmen Brock Adams and Joel Pritchard.

The district already is listed on the National Register of Historic Places, which makes building owners eligible for federal matching funds for restoration.

Designation as a national landmark provides no direct momentary advantages, but offers more prestige. The action also is seen as an advantage to help establish Seattle as part of the Klondike Park planned by the

National Park Service.

In the letter sent to Dr. Horace Sheely, chief of the national survey, the officials noted:

"Since Pioneer Square has been listed on the National Register, there has been much preservation and restoration and return of life to the district ... because of its historic role in the Klondike Gold Rush and the development of the Pacific Northwest it ought to be considered as a national landmark ..."

Review of the request likely will take several months.

H3415-PS

AUG 6 1974

Mr. Earl D. Layman
Historic Preservation Officer
Department of Community Development
306 Cherry Street
Seattle, Washington 98104

Dear Mr. Layman:

Dr. William J. Murtagh, Keeper of the National Register of Historic Places, has asked me to respond to your letter of July 23, 1974, concerning the Pioneer Square Historic District.

Apparently, there was some misinterpretation of the information received from Dr. Murtagh. Actually there is a special classification for national historic landmarks as distinct from other sites which are also on the National Register of Historic Places.

A national historic landmark is any site, structure, or district, which, after study by the National Survey of Historic Sites and Buildings, is adjudged to possess exceptional value in the history of the United States. Thus, a national historic landmark must have national significance. National historic landmarks are designated by the Secretary of the Interior upon the recommendation of the Secretary's Advisory Board on National Parks, Historic Sites, Buildings, and Monuments. National historic landmarks, now numbering some 1200, are automatically placed on the National Register.

The National Register, on the other hand, is the Nation's official inventory of historic places worthy of preservation. It is a much broader inventory, and among its some 9000 entries are numerous places of local and State historical significance as well as the much smaller number of national historic landmarks designated by the Secretary of the Interior. We hope this explains the close relationships between the Register and the National Survey of Historic Sites as well as the distinction between national historic landmarks and other sites of lesser significance on the National Register.

Heine
8-6-74

Also for an explanation in greater depth, you will find enclosed separate leaflets on the National Register and the National Landmarks Program. If we may be of further assistance, please let us know.

Sincerely yours,

Signed

Cornelius W. Heine
Chief, Division of Historic
and Architectural Surveys

Enclosures

PNP:CW Heine:kr 8/5/74

bcc: Regional Director, Pacific Northwest Region w/c inc.
Director's Reading File

DI

PR

PPS(Reading File

✓PS-Sheely

HP - Washington - Pioneer Square Historic District

BASIC FILE RETAINED IN PS(HSS)



THE CITY COUNCIL OF THE CITY OF SEATTLE

1106 SEATTLE MUNICIPAL BUILDING

600 FOURTH AVENUE, SEATTLE, WASHINGTON 98104

TELEPHONE 583-2640

August 19, 1974

Received August 28

SAM SMITH
PRESIDENT OF THE COUNCIL
583-2367

GEORGE E. BENSON
CHAIRMAN
TRANSPORTATION
COMMITTEE
583-2357

BRUCE K. CHAPMAN
CHAIRMAN
PARKS & PUBLIC
GROUNDS COMMITTEE
583-2364

TIM HILL
CHAIRMAN
FINANCE COMMITTEE
583-2356

PHYLLIS LAMPHERE
CHAIRMAN
INTERGOVERNMENTAL
RELATIONS COMMITTEE
583-2355

WAYNE D. LARKIN
CHAIRMAN
UTILITIES COMMITTEE
583-2358

JOHN R. MILLER
CHAIRMAN
PLANNING & URBAN
DEVELOPMENT COMMITTEE
583-2365

RANDY REVELLE
CHAIRMAN
PUBLIC SAFETY &
HEALTH COMMITTEE
583-2359

JEANETTE WILLIAMS
CHAIRMAN
HUMAN RESOURCES &
JUDICIARY COMMITTEE
583-2366

Dr. Horace Sheely, Chief
National Survey of Historical Sites and
Buildings
1101 "L" Street N.W.
Washington, D.C. 20005

Dear Dr. Sheely:

Early last June, Congressmen Joel Pritchard and Brock Adams and I forwarded for your consideration a request that the Pioneer Square District of Seattle be considered for National Historic Landmark designation. At that time we enclosed a number of documents and forms for your review.

We have been wondering whether these were received and if so what is the process for their being considered. I would very much appreciate your response to assure that our communication was received and to provide whatever assistance your office may desire.

Sincerely yours,

Bruce K. Chapman
Seattle City Councilmember

BKC:jc

cc: Congressman Brock Adams
Congressman Joel Pritchard
Mr. John Frisbee, National Trust
for Historic Preservation

Horace J. Shelly
9/6/74

Commitment

H3415-PS

SEP 6 1974

Mr. Bruce K. Chapman
City Council of the City of Seattle
1106 Seattle Municipal Building
600 Fourth Avenue
Seattle, Washington 98104

Dear Mr. Chapman:

Please accept our sincere apology for failing to answer your letter of June 1, signed jointly by Representatives Joel Pritchard and Brock Adams that requested consideration of Seattle's Pioneer Square Historic District as a potential national historic landmark. Since the district primarily involved architectural values, it was referred to the staff architect. Shortly thereafter he left to accept another position. In the confusion of his departure, your letter and the supporting materials were temporarily lost among materials to be referred to his successor. This inadvertently took them out of the regular flow of office correspondence. We regret the resulting delay very much.

Our reading of the materials suggests that Seattle has truly made remarkable progress in restoring the physical evidences, the roots, of a rich and colorful past. In undertaking this difficult project an unusual and informed effort to adhere to good preservation principles and avoid steps that would lead to an overly commercialized and tourist night life approach seem to be continuing. A balanced realistic revitalization of the district is certainly to be commended as a glowing example of urban preservation.

We feel that the Pioneer Square District does indeed merit consideration as a potential national historic landmark. The National Survey of Historic Sites and Buildings is currently making a study of the historical development of American architecture. The work has progressed to the point of 19th-century architecture, but studies of that period have not yet reached the West Coast. We will be pleased to consider the district as this work progresses.

It will undoubtedly be at least two years before the normal schedule of the study will bring us to Seattle. If it appears that your project has reached a critical juncture at which point landmark consideration might make an important contribution, we would make every effort to advance our

consideration by means of a special study as soon as it is possible to have a staff member in the area. Your present enrollment on the National Register of Historic Places, however, gives the district the full protection and benefits of the National Historic Preservation Act of 1966. Landmark status would be an additional honorary recognition attesting to national significance.

We appreciate your concern for the preservation of Seattle's historic heritage and your interest in the Landmarks Program. We also appreciate the background material which you sent, and look forward to further discussions with you concerning a possible special study. Again, please accept our apology for the delay in our response to your request.

Sincerely yours,



Cornelius W. Heine
Chief, Division of Historic
and Architectural Surveys

cc: Honorable Joel Pritchard
House of Representatives
Washington, D.C. 20515

Honorable Brock Adams
House of Representatives
Washington, D.C. 20515

FNP:HJ Sheely:mc 9/6/74

bcc: Regional Director, Pacific Northwest Region w/c of inc.
D-Director's Reading File
DI

LS-Mr. Whitlock w/c of inc.
PS-Mr. Heine w/c of inc.

PS(HSS)-Mr. Sheely w/c inc.

HP-Washington-Pioneer Square HD

COMMITMENT

BASIC FILE RETAINED IN PS(HSS)

H3415-772

DEC 23 1976

Mr. Earl Lehman
Historic Preservation Officer
919 Artic Building
Seattle, Washington 98104

Dear Mr. Lehman:

The National Survey of Historic Sites and Buildings, directed by the National Park Service, is conducting a survey of 19th-century architecture. The purpose of this survey is to determine which structures may qualify as national historic landmarks. We are enclosing a leaflet that describes the National Historic Landmarks Program and enumerates the criteria used in evaluating historical properties.

We would very much appreciate your assistance in permitting Architectural Historian Carolyn Pitts to visit Pioneer Square and Pike Place Market, on January 8 and 9, 1977, per recent telephone conversation. Miss Pitts is looking forward to her visit at Pioneer Square and Pike Place Market.

Sincerely yours,

Ben Levy
for George F. Emery
Acting Chief, Historic Sites
Survey Division

Enclosure

FNP:C Pitts:mdw 12/17/76
bcc: Regional Director, Pacific Northwest Region
001-Reading File
040
772-reading file
772-Sheely
772-Pitts

HP - Washington - Pioneer Square & Pike Place Market

BASIC FILE RETAINED IN 772

SIMILAR LETTER BEING SENT TO:

Mr. David G. Talbot
State Parks Superintendent
525 Trade Street SE.

Wolf Creek Tavern

Dr. William Boyd
President, Oregon State System
of Higher Education
P.O. Box 3175
Eugene, Oregon 97403

Deady Hall & Villard Hall

The Most Reverend Cornelius M. Power
Archbishop of Portland
2338 East Burnside
Portland, Oregon 97214

St. Mary's Roman Catholic
Church of Albany

Mr. Stewart Compton
President
Pioneer Trust Company
109 Commercial NE.
Salem, Oregon 97301

Capital National Bank

Mr. Robert R. Mitchell
President
United States National Bank of Oregon
555 Southwest Oak Street
Portland, Oregon 97204

The Ladd and Bush Bank

Mr. Sam Brown, III
Route 1, Box 164
Jervais, Oregon 97026

Sam Brown House

Mr. Robert F. Erburu
President
Times-Mirror Corporation
Times-Mirror Square
Los Angeles, California 90053
cc: Mr. Erburu

President
Publisher's Paper Company
419 Main Street
Oregon City, Oregon 97045

Oregon City Historical and
Industrial District

Ms. Mary Jo Poujade
19131 South Leland Road
Oregon City, Oregon 97045

Captain John C. Ainsworth House

Mr. Keith Kinsman
19131 South Leland Road
Oregon City, Oregon 97045

Same as above

Honorable John F. Kilkenny
United States Senior Circuit Judge
United States Court of Appeals
701 United States Court House
Portland, Oregon 97204

Pioneer Court House

Worshipful Master Robert M. Umbarger
Wasco County Masonic Lodge #15
A. E. and A. M.
105 West 3rd Street
The Dalles, Oregon 97058

Wasco County Court
House

Mr. Douglas Leash
President, Old St. Peter's Landmark
Preservation, Inc.
P. O. Box 882
The Dalles, Oregon 97058

St. Peter's Roman Catholic Church

Mr. Thomas Vaughn
Director
Oregon Historical Society
1230 Southwest Park
Portland, Oregon 97205

Fort Dalles Surgeon's Quarters

Ms. Diane Spies
Connell and Spies, P. C.
Attorney at Law
733 Southwest 2nd Avenue
Portland, Oregon 97204

Morris-Marks House.

Reverend W. A. Rumsch
Zion Evangelical Lutheran
Congregation of Portland
1005 Southwest 18th Avenue
Portland, Oregon 97205

Zion Lutheran Church

Mr. Donald Jenkins
Director
Portland Art Association
1219 Southwest Park Avenue
Portland, Oregon 97205

Portland Art Association

Mr. Guy Jaques, Jr.
President, Far West Federal Savings
and Loan Association
444 Southwest Fifth Avenue
Portland, Oregon 97204

Equitable Building

Miss Audrey Teal Betts
D. P. Thompson Company
300 Jackson Tower
Portland, Oregon 97204

New Market Block

Mr. Wallace Kay Huntington
Landscape Architect
Suite 200
122 Southwest 3rd Avenue
Portland, Oregon 97204

William Case Farm

Mrs. Albert H. Powers
554 Warner-Parrot Road
Oregon City, Oregon 97045

William L. Holmes House &
Morton M. McCarver House

Mr. and Mrs. Sam J. Sposito
2932 Southwest Iowa Street
Portland, Oregon 97201

The Blagen Block

Mr. John Yeon
4305 Southwest 70th Avenue
Portland, Oregon 97225

Aubrey Watzek House

Mr. and Mrs. Carl Jantzen
1100 Southwest Skyline Boulevard
Portland, Oregon 97221

Jennings-Sutor House

Mr. Michael Kerrick
Acting Forest Supervisor
Mount Hood National Park
2440 Southeast 195th Avenue
Portland, Oregon 97233

Timberline Lodge



Pioneer Buildings etc
H.D.

NHL

The City of Seattle

Pioneer Square Historic Preservation Board

919 Arctic Building Seattle, Washington, 98104 • (206) 625-4501

April 1, 1977

PSB-44/77

Dr. William J. Murtaugh
Keeper of the National Register
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

SUBJECT: Pioneer Square Historic District/Expansion Nomination to the Register

Dear Bill:

You will recall that you and I conversed by telephone a few weeks ago concerning our problems with respect to modifications made by the State Office of Archaeology and Historic Preservation to the subject nomination (for areas added to the Pioneer Square Historic District by amending City ordinance in 1974). I advised you that the State Advisory Council was referring the State's version of the nomination to the Secretary of the Interior for determination of eligibility; this procedure was voted on at the February 25 meeting of that Council in Ellensburg, Washington; at that time I, as Historic Preservation Officer for this City, and on behalf of the Pioneer Square Historic District Review Board, protested some of the deviations from the nomination as we had submitted it to the State Office in the fall of 1976. You agreed that your office would review our concerns at the time you would also be reviewing the above noted State referral.

Let me say at the outset that we do not consider ourselves to be infallible, nor do we wish to be viewed as antagonistic to the State staff. Nonetheless, we have a fairly high level of competence in the City Office of Urban Conservation for establishing criteria and evaluations for buildings, sites, landmarks or districts within the City; our abilities are supplemented in this particular case by the existence of the Pioneer Square Historic District Review Board, which has been in continuous operation since May of 1970. In submitting our nomination to the State, we included photographic and written documentation, together with recommended categories for all structures included in the expansion area. Neither in that new area, nor in the original District, can every building be said to be of Category I quality, and certainly some mistakes have been made through the years in developments within the District.

However, with the expansion we have attempted to incorporate, as much as possible, structures and elements that are highly compatible with the basic criteria for the Historic District as delineated in 1969 and 1970, and with the buildings of the original District, to avoid superfluous extensions that would incorporate buildings not germane to our original intentions. There is nothing in the State's nomination to indicate that the nomination supplements the 1969 Register entry; perhaps in the formal transmittal this will be the case, but we would like to be assured that however the second nomination is resolved, that it is clear that it supplements and complements the original intent and purpose in establishing the Pioneer Square Historic District and in entering it on the State and National Registers of Historic Places.

We also feel very strongly that when a State agency is working with a district which has been established and protected by strong local legislation, and which is in essence an operating district, that every effort should be made to carefully work out joint evaluation of structures, determination of boundaries or modifications thereto, and the descriptions and justifications of criteria applicable to such area. Therefore, we are very concerned that descriptions and impressions created by Registry entry be consistent with what we feel is the implicit, inherent nature of our District.

To briefly summarize the rationale behind the establishment and existence of the District, I would like to remind that the original District was entered on the Registers sometime in late 1969 under the title of the Pioneer Square/Skid Road District. This designation was followed in May of 1970 with the local establishment by City ordinance of the Pioneer Square Historic District. The District we are speaking of pretty much encompasses the area of Seattle which has been its historic birthplace and which was completely rebuilt following the devastating fire of June, 1889. As a result, a majority of the buildings in this area are of late Victorian and/or modified Romanesque revival architecture, and thus represent the second pioneer City business district to be built in this area. Although most of the buildings have varying degrees of Victorian and Romanesque elements, the principal concern of the rebuilders of the City was to build strongly, well and safely; and because of their eagerness to complete their work as soon as possible so that the City and its citizens could recover from the fire from an economic standpoint, the degree of detailing is neither elaborate nor overly stylistic; many of the structures lost in the fire were considerably more stylistic and flamboyant.

In the 1970 Ordinance, Section 5.c. states "Most of the buildings within the Historic District embody the distinctive characteristic of the late Victorian style and many are the work of one architect, Elmer H. Fisher. For these and other reasons, the buildings combine to create an outstanding example of an area in Seattle which is significant and distinguishable in style, form, character and construction, representative of its era. The Historic District possesses integrity of location, original construction and a feeling and association". In Section 1, Purpose, of the Ordinance, it is stated "During the City of Seattle's relatively brief history, it has had little time in which to develop many areas of consistent historical or architectural character; it

is recognized that the Pioneer Square area of Seattle contains many of the rare attributes that do exist and, consequently, is an area of great historical and cultural significance to the City of Seattle". Similar statements were contained in the 1969 nomination to the Register.

Our concern for the integrity of the area in relation to the original criteria is reflected in our nomination sent to the State Office in October of 1976, copy attached (addenda are not included other than a copy of the Ordinance text).

Our concerns, then, with respect to the nomination as presented to the State Advisory Council, are basically threefold: (1) incorporation into the District of structures not germane to the intention and criteria of the District, either by Register entry or by local ordinance, i.e., particularly the inclusion of the multi-story King County Court House and other nondescript structures, again not related to the District, on the easterly border of City Hall Park; (2) the general statement or description of the District contained on Page 2 of the State's nomination which, beginning with the second paragraph, in essence is descriptive of development and growth of other areas of the City and not applicable to the history of the Pioneer Square Historic District; and (3) the attempt to categorize what is predominantly almost anonymous architecture with forced stylistic descriptions combined with an attempt to "legalize by description" bad eclecticism with explanation; examples of this are "high Victorian Italianate", "second Renaissance revival", "chateausque", "commercial styles", etc. This forced categorization is further exemplified in description of some of the buildings.

One other change in boundary is that the State has recommended not extending the District to the historic waterfront because of the Alaskan Way Viaduct, which intrudes into and over the District; we are not contesting this too much, but feel that for our purposes, at least, we are not attempting to historicize the viaduct but are attempting to make use of the significant land and frontages that relate to the waterfront.

We do feel that it is highly desirable that the boundaries by Ordinance and boundaries by Register entry be as contiguous as possible; this for unity of description and for consistency of documentation, processing of applications for preservation grants and other more mundane matters.

I would now like to comment on the particular buildings concerning which we cannot agree with description and/or categorization. We are including for your assistance prints of photographs of each of these structures numbered to correspond with the numbers of these paragraphs which likewise reflect the numbering on the State's nomination form.

1. King County Court House: We feel that there is no way in which this structure can be considered architecturally or historically significant, or as an important element in the Pioneer Square Historic District. It belongs to another era and another area of the City. It is a bad building which has been insensitively remodeled to its detriment. There is no way it could be considered a primary structure either by our criteria or those for the Registers.

2. City Hall Park: There is no problem with this, except that it was not the site of the former King County Court House as noted in the statement of significance.
3. Prefontaine Place: No problem.
4. Hotel Morrison: This building is described as being "simplified second Renaissance revival style"; here again, we feel labels such as this tend to give completely wrong impressions of the nature of our Historic District. This is a very straightforward building which was erected as a men's residential club by the survivors of the gold rush and the exploitation of the north country. It owes no allegiance to any style.
5. Hotel Drexel: This building is given tertiary significance. It has been extensively remodeled and resurfaced, and admittedly is not very exciting architecturally. However, it reputedly is the only frame building which survived the 1889 fire in what was then the downtown area; photographs dating 1915, taken at the time Third Avenue in front of this building was regraded, show the structure as it was before the present street level appurtenances were added. We feel very strongly that for historic reasons (the core of the building presumably is one of the older extant structures in the City) this building should at least have secondary status.
- 6, 7, 8, 9, 10. Miscellaneous: As noted above, these buildings have no correlation with the District, and we feel very strongly should not be included in it. The descriptions of these buildings and their assumed virtues are also disagreed with. It is our understanding that these, as well as the King County Court House, are incorporated as planning tools to protect the framework of City Hall Park. These are not buildings that should be preserved to protect the framework and we feel very strongly that it is sufficient to use the public rights-of-way as the boundaries, and it should be noted that in those rights-of-way we are incorporating street lighting and other elements that are unique to the District.

By entering on the Registers and categorizing the buildings along the east side of Fourth Avenue as elements in the District, these buildings would then become eligible for preservation grants. Again, since these structures are insignificant architecturally and historically, and not germane to the Historic District, this could give them an advantage over buildings which are vital to the integrity and perpetuation of the District.

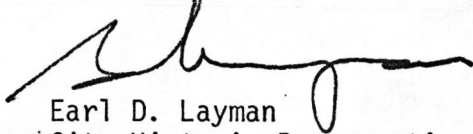
We have been advised by the State that one of the purposes of entering properties onto the Register is as a planning device. If this is the case, where structures are added for buffering purposes, enclosure of urban spaces, but not for historic or architectural reasons per se, then it would appear that this should be stated in the nomination and that such structures should not be categorized as significant historic buildings.

12. Roberts/Grand Union Hotel: This structure is described both as "a simplified and as a gross imitation of the chateausque style". Again, this attempt at labeling is an art historian approach and is to be deplored, we feel, for designation of buildings in an historic district. This is a very simple building which happens to have a corner turret and a single-pitched (rather than hip) roof, combined with some interesting iron balconies and other romantic elements. To describe its slightly projecting bays oriel windows is erroneous.
14. Prefontaine Building: This building is evaluated as having primary significance. We find no evidence to indicate this badly remodeled structure should be more than secondary.
15. & Miscellaneous: We consider these buildings at the best tertiary rather
16. than secondary structures.
17. The Frye Hotel: Again, rather than being labeled as being in the tradition of later Italian Renaissance, it is an out-and-out beaux-arts eclectic building and should not be glorified.
19. The Union Hotel: This structure is evaluated as having primary significance and is described as being of "simplified Italianate style". We defy anyone to find anything remotely Italianate in the quality of this building, which is a perfectly ordinary minor commercial structure of which thousands were erected in the United States in the period when our cultural level was at its lowest.
30. & Gallery Restaurant and the former Fulton Hotel: These buildings are indicated by the State as having tertiary significance, and both are described
31. as of "high Victorian Italianate style". The photographs should reveal that neither one of these buildings is high Victorian Italianate; they both are simplified Romanesque revival (they really only have facades which are normal to masonry construction), and we feel they are both of primary significance. Perhaps the low categorization was given because in each case the buildings lost some upper stories following the 1949 earthquake. Nonetheless, they still have character germane to the qualities and purposes of the District, and we feel they should have the higher category.

The street lighting is referred to in the descriptive paragraphs as "antique three-globe electroliers". Some of the lighting in the public squares was resurrected from stockpiles and is indeed relatively antique, i.e., circa 1910. The bulk of the lighting, however, was adapted from 1928 standards combined with new plastic globes somewhat in simulation of the 1910 variety. This was done to meet current street lighting requirements and we feel they are compatible with the qualities of the District, but they certainly are not antique.

Perhaps we are overconcerned about what is entered on the Registers; but as you well know, my Board and I are convinced of the virtue of Register entries and we feel consistency between local legislation and such entries is important. If commonality between descriptions and boundaries cannot be established, then we have no recourse other than to ignore the Registry entries, since from the standpoint of our normal administration of the District we necessarily relate to the essence of our ordinances. However, we shall very much appreciate Washington's review and response to our concerns as outlined above, as well as any assistance you can give to our cause.

Sincerely,



Earl D. Layman
City Historic Preservation Officer

EDL:vv

cc: Geraldine Lucks, Chairman, Pioneer Square Historic District Board
Peggy Corley, Chairman, Seattle Landmarks Preservation Board
Ralph Anderson, Member, Pioneer Square Historic Board & State Advisory Council
Peter Staten, City Conservator
Paul Schell, Director, Department of Community Development
Carolyn Feasey, Chairman, State Advisory Council
Hon. Bruce Chapman, Secretary of State & Member of National Advisory Council
Victor Steinbrueck

Enclosures:

Miscellaneous pictures
Map
Seattle Ordinance 98852 as amended
City Nomination Form for Expansion

~~1bcc~~- Carolyn Pitts

Honorable Alan Cranston
United States Senate
Washington, D.C.

Dear Senator Cranston:

I am pleased to inform you that the historic properties in your State described in the enclosed brief summaries have been found to possess national significance in commemorating the history of the United States. On the recommendation of my Advisory Board on National Parks, Historic Sites, Buildings, and Monuments these properties have been designated national historic landmarks. I am sure this action will be of interest to you and your constituents.

Also enclosed are leaflets explaining in detail the historic preservation programs of the National Park Service. National historic landmark status automatically enrolls the property in the National Register of Historic Places and extends to it the safeguards provided by the National Historic Preservation Act of 1966.

Recognition of the property's significance as a landmark is accorded by certificates and bronze plaques which are provided free of charge to the owners or administrators of these properties upon their agreement to adhere to simple preservation practices. The Director of the National Park Service will shortly notify the owners about these benefits and provide them with the appropriate agreement forms.

The owners of these properties are to be commended for preserving these significant examples of our Nation's cultural heritage for the education and enjoyment of all our citizens.

Sincerely,

15/ Cecil D. Andrus

CECIL D. ANDRUS
SECRETARY

Enclosures

FNP:HK Ostergard:kr 5/12/77:523-5291-

bcc: Secretary Reading File

Secretary's Files (2)

FW

CL

190

001-Reading File

040

700

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772-Reading File

✓772-Sheely

BASIC FILE RETAINED IN 772

H. C. Blum
5/12/77
Manning
5/13/77
P. J. for Council
5/12

T. G. Wood
Whitney 5/17
D. H. 5/18
E. J. 5/18

hed
to
fw
700
5/14
190

SIMILAR LETTER BEING SENT TO:

Hon. Alan Cranston
United States Senate
Washington, D.C.

Hon. S. I. Hayakawa
United States Senate
Washington, D.C.

Hon. George E. Brown, Jr.
House of Representatives
Washington, D.C.

Hon. Lionel Van Deerlin
House of Representatives
Washington, D.C.

Hon. Ronald V. Dellums
House of Representatives
Washington, D.C.

Hon. Edward R. Roybal
House of Representatives
Washington, D.C.

Hon. John Glenn
United States Senate
Washington, D.C.

Hon. Howard M. Metzenbaum
United States Senate
Washington, D.C.

Hon. Chalmers P. Wylie
House of Representatives
Washington, D.C.

Hon. Thomas A. Luken
House of Representatives
Washington, D.C.

Hon. Willis D. Gradison
House of Representatives
Washington, D.C.

Hon. Warren G. Magnuson
United States Senate
Washington, D.C.

Hon. Henry M. Jackson
United States Senate
Washington, D.C.

Hon. Joel Pritchard
House of Representatives
Washington, D.C.

Hon. Don Bonker
House of Representatives
Washington, D.C.

Hon. Mark O. Hatfield
United States Senate
Washington, D.C.

Hon. Bob Packwood
United States Senate
Washington, D.C.

Hon. James H. Weaver
House of Representatives
Washington, D.C.

Hon. Robert B. Duncan
House of Representatives
Washington, D.C.

Hon. Herman E. Talmadge
United States Senate
Washington, D.C.

Hon. Sam Nunn
United States Senate
Washington, D.C.

Hon. Wyche Fowler
House of Representatives
Washington, D.C.

Hon. Harry F. Byrd, Jr.
United States Senate
Washington, D.C.

Hon. William L. Scott
United States Senate
Washington, D.C.

Hon. J. Kenneth Robinson
House of Representatives
Washington, D.C.

Hon. James O. Eastland
United States Senate
Washington, D.C.

Hon. John C. Stennis
United States Senate
Washington, D.C.

Hon. William T. Cochran
House of Representatives
Washington, D.C.

Hon. George McGovern
United States Senate
Washington, D.C.

Hon. James Abourezk
United States Senate
Washington, D.C.

Hon. James Abdnor
House of Representatives
Washington, D.C.

DEPARTMENT of the INTERIOR

news release

NATIONAL PARK SERVICE

Duncan Morrow (202) 343-7394

For Release May 25, 1977

ANDRUS DESIGNATES 17 NATIONAL HISTORIC LANDMARKS

Secretary of the Interior Cecil D. Andrus today announced formal designation of 17 properties as National Historic Landmarks.

Located in eight states and the U.S. Virgin Islands, the newest landmarks include the Martin Luther King, Jr. Historic District in Atlanta, Ga.; a Danish colonial fort in the Virgin Islands; and one of the nation's last two major Art-Deco theatres--the Paramount in Oakland, Calif.

"These designations," said Andrus, "involve properties in both public and private ownership and reflect the diversity of our rich historical heritage."

"Although leadership in America's historic preservation movement rests with the Department of the Interior and the National Park Service, this is a fitting reminder that the cause of historic preservation requires a partnership of individual citizens and organizations as well as the participation of Federal, state and local governments. Without a firm commitment to preservation, many of these mementos of our past might have been lost."

With these latest additions, nearly 1,500 properties have been identified as nationally significant in America's history under the Historic Sites Act of 1935.

Each of these National Historic Landmarks is placed also on the National Register of Historic Places, which will afford them the legal protections and benefits of the Historic Preservation Act of 1966. Those benefits, Andrus said, include eligibility for financial matching grants for preservation or rehabilitation of properties listed on the National Register.

Following is the list of the 17 new landmark sites:

CALIFORNIA:

Bradbury Building, 304 S. Broadway, Los Angeles. Built in 1893 by George H. Wyman, this structure has load-bearing walls that open into a light-filled court of glass and court iron. Now regarded as a visionary structure, it is admired both for its structural design and use of soft lighting and glowing materials.

(more)

two--Andrus Marks

(California--continued)

Hotel del Coronado, 1500 Orange St., Coronado. Built in less than one year in 1887 by James Merritt and Watson Reid, it is considered one of the "great luxury seashore hotels" in the United States. It was the first hotel to use electric lighting on a large scale.

Mission Inn, between 5th and 7th, Main and Orange Streets, Riverside. Built in stages between 1902 and 1950 (by Beaton, Hunt, Gray and Wilson), it is the largest Mission-Revival building in California. It contains a hotel, shops and a chapel.

Paramount Theatre, 2025 Broadway, Oakland. Built in 1931 by Timothy Pflueger, it is one of the two remaining Art-Deco movie palaces in America. (New York City's Radio City Music Hall is the other.) It was recently restored.

GEORGIA:

Martin Luther King, Jr. Historic District, Atlanta. The district includes his birthplace home, grave site and church, where King served as assistant pastor. The environs of his childhood are largely intact.

MISSISSIPPI:

Champion Hill Battlefield, Hinds County. This is the site of a critical Union victory in the 1863 Vicksburg campaign. At Champion Hill, General Grant's troops forced Confederate forces under General John C. Pemberton to retreat into the defenses of Vicksburg, May 6, 1863. The Confederates surrendered Vicksburg on July 4, following a siege.

OHIO:

Cincinnati Union Terminal, 1301 Western Ave. Built in 1933 by Fellheimer and Wagner, this is one of the last grand-scale Art-Deco terminals. It cost \$41 million and could accommodate 17,000 persons and 216 trains daily in its heyday.

Glendale Historic District, east of State Route 4, north of State Route 126, C&O-B&O Railroad right-of-way, Hamilton County. One of the earliest American communities laid out in 1851 on the irregular, "picturesque" plan derived from cemetery design instead of the commonly used grid pattern.

Ohio Theatre, 39 E. State St., Columbus. Built in 1928 by Thomas W. Lamb, it is an example of the "Golden Age" movie palace. It has been recently restored in its original "Spanish" style.

(more)

three--Andrus Marks

OREGON:

Deady and Villar Halls, University of Oregon, Eugene. Built in 1876 and 1885 by W. W. Piper and Warren H. Williams, and designed in the French-Second Empire style, these are of the original buildings of the University campus.

Pioneer Courthouse, 520 SW Morrison St., Portland. Built in 1875 by Alfred B. Mullett, it has served as a U.S. Courthouse, Customhouse and Post Office and today is the oldest standing Federal building in the Northwest.

Skidmore/Old Town Historic District, Burnside Street to the Willamette River, Portland. Built during the last quarter of the 19th century, this district covers 20 blocks in the old center city area. Its architecture is dominated by Italianate design and a large number of cast iron fronts. It is now primarily in commercial use.

SOUTH DAKOTA:

Frawley Ranch, Lawrence County. Henry J. Frawley acquired several unsuccessful homestead farms to develop a large and prosperous 19th-century ranch. The ranch is noted for its emphasis on practical land use.

VIRGIN ISLANDS:

Fort Christian, Charlotte Amalie, St. Thomas. Dating from 1680, this is the oldest extant structure in the Virgin Islands. It was the hub of early Danish settlement, housing colonial governors, Lutheran ministers and others. It also provided military protection for settlers.

VIRGINIA:

Thunderbird Archeological District, Warren County. The stratified archeological remains found at three sites--Thunderbird Site; Fifty Site; and Fifty Bog--provide a cultural record from about 9500 B.C. to 6500 B.C.

WASHINGTON:

Pioneer Building, Pergola and Totem Pole, 1st Ave., Yesler Way and Cherry Street, Seattle. The cast iron Pergola and Richardsonian-Romanesque Pioneer Building were built in 1892 by Elmer H. Fisher in the heart of the city's old commercial district.

Port Townsend, Scott, Walker, Taft and Blaine Streets and the waterfront. Once a customs station on Puget Sound, the town flourished in the 1880's but collapsed in a land speculation debacle in 1889. The district contains many fine commercial and residential structures dating from the late 19th century.



STATE OF
WASHINGTON

Dixy Lee Ray
Governor

STATE HISTORIC PRESERVATION OFFICER

7150 Cleanwater Lane, Olympia, Washington 98504

206/753-4011

June 7, 1977

Mr. George F. Emery
Acting Chief, Historic
Sites Survey Division
United States Department of the Interior
National Park Service
Washington, D.C. 20240

Dear Mr. Emery:

Thank you for forwarding to us the documentation for the Port Townsend and Pioneer Building Landmark designations. Unfortunately, the last page of the Pioneer Building study -- containing items 9 through 12 -- was deleted in our copy; we would appreciate receiving the missing page so that it might be complete. Additionally, we notice the inclusion in the Port Townsend study of a photograph identified as "Fort Flaghen". This is properly Fort Flagler but more important, it is identified as at Port Townsend. The abandoned military post is in the vicinity of the community but actually separated from the Landmark area by some four miles of water and does not, in our opinion, comprise a visual element of the district. May we assume that the photograph was included in the study unintentionally or does some element of the Landmark designation involve Fort Flagler?

National Landmarks have been few and far between in Washington and we are delighted that the Historic Sites Survey has worked to add more to its inventory. If we can help at any time, please do not hesitate to call upon us.

Sincerely,

JEANNE M. WELCH, Acting
State Historic Preservation
Officer

David M. Hansen, Chief
Office of Archaeology and
Historic Preservation

bp

14. J. Shelly 6/8/77
H. J. Shelly 6/8/77
W. J. Shelly 6/8/77

H3417-772

JUN 11 1977

Honorable Wes Uhlman
Mayor of Seattle
Seattle, Washington 98104

Dear Mayor Uhlman:

We are pleased to inform you that the historic property described briefly in the enclosure has been found to possess national significance in commemorating the history of the United States and has, therefore, been designated a national historic landmark.

The purpose of landmark designation is to recognize nationally significant sites and to encourage their owners to preserve them. Landmarks are chosen through studies prepared by the National Survey of Historic Sites and Buildings; evaluated by the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments; and designated by the Secretary of the Interior in accordance with the Historic Sites Act of August 21, 1935. The criteria of the National Historic Landmarks Program are listed in a leaflet that is enclosed.

We are happy to provide a certificate and bronze plaque to owners willing to undertake the elementary preservation practices enumerated in the enclosed agreement form. If you wish to join with the owner of the Pioneer Building, a portion of the Pioneer Building, Pergola and Totem Pole landmark owned by the Pioneer Building Investment Company, in accepting the certificate and plaque that identifies the properties as a national historic landmark, please complete the agreement form. The form is given in triplicate; two are for return to the National Park Service, and the third copy is for your records.

Designation as a national historic landmark automatically places the property in the National Register of Historic Places. Under the provisions of the National Historic Preservation Act of 1966, entry in the National Register provides each landmark with safeguards against damage by Federal undertakings and fulfills one

qualification for participation in a grant-in-aid program to assist in its preservation. Further information about these provisions of the law is contained in a leaflet describing the National Register that is also enclosed.

We will be pleased to include this property among the sites already recognized as national historic landmarks.

Sincerely yours,

Ernest Allen Connally
Associate
Director

Enclosures

SIMILAR LETTER BEING SENT TO:

Mr. Robert Baronsky
Pioneer Building Investment Company
2901 Seattle First National Bank
Building
Seattle, Washington 98154

FNP:HJ Sheely:kr 6/6/77:523-5464
bcc: Regional Director, Pacific Northwest Region
001
001-Reading File
040
160-Dr. Curry
700-Connally
760-Rogers
772-Reading File
✓772-Sheely

HP - Washington - Pioneer Building, Pergola and Totem Pole

✓ BASIC FILE RETAINED IN 772

6-22-77

(Date)

Mr. William J. Whalen
Director
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Whalen:

As the (owner, owners) of Pioneer Building, Pergola and Totem Pole
(Name of site)

located in Seattle King Washington
(City) (County) (State)

(I,we) hereby accept your offer of a certificate () and a bronze plaque, 17" x 18" (), formally marking this historic property a national historic landmark. (Check one or both as desired.)

1. Fully conscious of the high responsibility to the Nation that goes with the ownership and care of a property classified as having national significance and worthy of national historic landmark status, (I,we) agree to preserve, so far as practicable and to the best of (my,our) ability, the historical values that will satisfy the criteria for continuing significance.
2. Toward this end, (I,we) agree to continue to use the property only for purposes consistent with its historical character.
3. (I,we) agree to permit an annual visit to the property by a representative of the National Park Service, as a basis for continuing landmark status.
4. If, for any reason, the three conditions mentioned above cannot continue to be met, it is agreed that the national historic landmark status shall cease and that until such status is restored by the Secretary of the Interior, neither the national historic landmark certificate nor the plaque will be displayed.

Sincerely yours,

NORMAN

VOLOVIN

Norman Volotin

Office Of The Mayor
City of Seattle

Wes Uhlman, Mayor



June 30, 1977

Ref: H3417-772

Mr. Ernest Allen Connally
Associate Director
National Park Service
United States Department of the Interior
Washington, D.C. 20240

Dear Mr. Connally:

I was very pleased to receive your formal notification of June 11, 1977, concerning the designation of the Pioneer Building, Pergola and Totem Pole as a National Historic Site contained within the already established Pioneer Square Historic District. We are appreciative of this additional recognition of these well preserved elements of our heritage in this far northwest corner of these contiguous United States.

We should certainly be happy to receive appropriate certificates and plaques pertaining to the City-owned properties (Totem Pole and Pergola) and return the agreement forms completed in triplicate as you requested.

Again let me express the City's appreciation of this additional honor and especially appreciation of the Pioneer Square Historic District Preservation Board who have labored long on a voluntary basis to maintain the integrity of the Historic District since its initial entry in the Registers in 1969 and establishment as a protected district by municipal ordinance in 1970.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wes Uhlman', written over a horizontal line.

Wes Uhlman

WU:edlg

cc: Mrs. Wm. G. Lucks
James Hornell
Walter Hundley

Enclosures

30 June 1977
(Date)

Mr. William J. Whalen
Director
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Mr. Whalen:

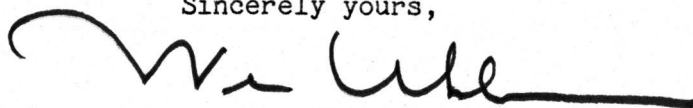
As the (~~owner~~, owners) of ~~Shawnee Park~~ Pergola and Totem Pole
(Name of site)

located in Seattle King Washington
(City) (County) (State)

(X,we) hereby accept your offer of a certificate (✓) and a bronze plaque, 17" x 18" (✓), formally marking this historic property a national historic landmark. (Check one or both as desired.)

1. Fully conscious of the high responsibility to the Nation that goes with the ownership and care of a property classified as having national significance and worthy of national historic landmark status, (X,we) agree to preserve, so far as practicable and to the best of (my,our) ability, the historical values that will satisfy the criteria for continuing significance.
2. Toward this end, (X,we) agree to continue to use the property only for purposes consistent with its historical character.
3. (X,we) agree to permit an annual visit to the property by a representative of the National Park Service, as a basis for continuing landmark status.
4. If, for any reason, the three conditions mentioned above cannot continue to be met, it is agreed that the national historic landmark status shall cease and that until such status is restored by the Secretary of the Interior, neither the national historic landmark certificate nor the plaque will be displayed.

Sincerely yours,



Wes Uhlman
Mayor

FNP:KR Ross:kr 7/22/77:523-5464
bcc: Regional Director, Pacific Northwest Region
001-Reading File
040
772-Reading File

772-Sheely w/c agreement form

HP - Washington - Pioneer Building, Pergola and Totem Pole

BASIC FILE RETAINED IN 772

H3417-772

JUL 22 1977

Mr. Norman Volotin
c/o Mr. Robert Baronsky
Pioneer Building Investment Company
2901 Seattle First National Bank
Building
Seattle, Washington 98154

Dear Mr. Volotin:

Thank you for the agreement form sent on June 22, 1977, accepting the certificate and plaque identifying the Pioneer Building, Pergola and Totem Pole, Seattle, Washington, as a national historic landmark. We are proceeding with the preparation of the certificates and plaque. We will be pleased to provide the bronze plaque for placement at a location that you and the city deem suitable. Certificates are being prepared for each of the owners.

Our Pacific Northwest Regional Office coordinates planning for presentation ceremonies in Washington. The Regional Director will inform you when the certificates and plaque have been completed. Should you wish the help of the Service in arranging ceremonies for the presentation, he will be glad to assist you. His name and address are: Mr. Russell E. Dickenson, Regional Director, Pacific Northwest Regional Office, National Park Service, 601 Fourth and Pike Building, Seattle, Washington 98101.

We are pleased to know that you plan active participation in the National Historic Landmarks Program.

Sincerely yours,

/s/ Horace J. Sheely, Jr.

(for) George F. Emery
Chief, Historic Sites
Survey Division

Enclosure

cc: Ms. Jeanne M. Welch
Acting State Historic Preservation
Officer, P.O. Box 1128
Olympia, Washington 98504

LP Box 7/22/77

H3417-772

JUN 23 1977

CP
6/22/77
H. J. Sheely
6/22/77

Mr. David M. Hansen
Chief, Office of Archaeology
and Historic Preservation
State Historic Preservation Officer
7150 Cleanwater Lane
Olympia, Washington 98504

Dear Mr. Hansen:

Thank you for your letter of June 7, 1977.

Please forgive the oversight in omitting items 9 through 12 in the Pioneer Building study. They are herewith enclosed.

The photograph of Fort Flagler is an error and has been deleted from the list of photographs. The district boundary does not include the Fort Flagler. Thank you for bringing this to our attention.

We are pleased to have had the opportunity to review some of the sites in the State of Washington.

Sincerely yours,

Signed

George F. Emery
Chief, Historic Sites
Survey Division

Enclosure

cc: Ms. Jeanne M. Welch
State Conservator
P.O. Box 1128

Olympia, Washington 98504) w/c of inc.

FNP:C Pitts:mdw:523-5464 6/21/77

bcc: Regional Director, Pacific Northwest Region) w/c of inc.

001-Reading File

040

772-reading file)

~~772~~-Sheely)

772-Pitts)

HP - Washington - Pioneer Building
X Reference - Washington - Port Townsend
BASIC FILE RETAINED IN 772

72-Sheely w/c agreement form

FNP:KP Ross:kr 7/22/77:523-5464

bcc: Regional Director, Pacific Northwest w/c agreement form

001-Reading File

040

772-Reading File

HP - Washington - Pioneer Building, Pergola and Totem Pole

BASIC FILE RETAINED IN 772

H3417-772

JUL 27 1977

Honorable Wes Uhlman
Mayor of Seattle
Seattle, Washington 98104

Dear Mayor Uhlman:

Thank you for your letter of June 30, 1977, returning the agreement form for the certificate and plaque identifying the Pioneer Building, Pergola and Totem Pole, Seattle, as a national historic landmark. We are proceeding with the preparation of the certificates and plaque. We will be pleased to provide the bronze plaque for placement at a location that you and the Pioneer Building Investment Company deem suitable. Certificates are being prepared for each of the owners. A copy of the agreement form is being returned for your files.

Our Pacific Northwest Regional Office coordinates planning for presentation ceremonies in Washington. The Regional Director will inform you when the certificates and plaque have been completed. Should you wish the help of the Service in arranging ceremonies for the presentation, he will be glad to assist you. His name and address are: Mr. Russell E. Dickenson, Regional Director, Pacific Northwest Regional Office, National Park Service, 601 Fourth and Pike Building, Seattle, Washington 98101.

We are pleased to know that you plan active participation in the National Historic Landmarks Program.

Sincerely yours,

/Sgd/ William J. Murtagh

Acting Chief, Office of Archeology
and Historic Preservation

Enclosure

cc: Ms. Jeanne M. Welch
Acting State Historic Preservation
Officer
P.O. Box 1128
Olympia, Washington 98504

KP Ross 7/22/77
H. J. Sheely 7/22/77

DGS
(PWR)MIC

October 5, 1977

Honorable Wes Uhlman
Mayor of Seattle
600 Fourth Avenue
Seattle, Washington 98104

Attention: Mr. Tim Hillard, Press Secretary

Dear Mayor Uhlman:

We recently received the bronze plaque identifying Seattle's Pioneer Building, Pergola, and Totem Pole as a National Historic Landmark. Kindly let us know to whom we should make delivery. We have been informed by our Washington Office that certificates for the respective owners of the property will arrive shortly hereafter. Since the significant features of this site are conterminous with each other, only one plaque has been provided. It, therefore, appears that placement of the plaque should be mutually arranged between the city and Pioneer Building Investment Company.

Should you wish the help of the National Park Service in arranging ceremonies for the presentation, we will be glad to provide assistance.

Thank you for your continuing interest in the National Historic Landmarks program.

Sincerely yours,

(SGD) JAMES B. THOMPSON

James B. Thompson
Acting Regional Director

cc:

Mr. Norman Volotin, c/o Mr. Robert Baronsky, Pioneer Building
Investment Company, 2901 Seattle-First National Bank Building,
Seattle, Washington 98154

D66
(PNR)MIC

October 5, 1977

Mr. Norman Volotin
c/o Mr. Robert Baronsky
Pioneer Building Investment Company
2901 Seattle-First National Bank Building
Seattle, Washington 98154

Dear Mr. Volotin:

We recently received the bronze plaque identifying Seattle's Pioneer Building, Pergola, and Totem Pole as a National Historic Landmark. Kindly let us know to whom we should make delivery. We have been informed by our Washington Office that certificates for the respective owners of the property will arrive shortly hereafter. Since the significant features of this site are conterminous with each other, only one plaque has been provided. It, therefore, appears that placement of the plaque should be mutually arranged between the city and Pioneer Building Investment Company.

Should you wish the help of the National Park Service in arranging ceremonies for the presentation, we will be glad to provide assistance.

Thank you for your continuing interest in the National Historic Landmarks program.

Sincerely yours,

(SGD) JAMES B. THOMPSON

James B. Thompson
Acting Regional Director

cc:
Honorable Wes Uhlman, Mayor of Seattle, 600 Fourth Avenue, Seattle,
Washington 98104

Office Of The Mayor
City of Seattle

Wes Uhlman, Mayor

October 12, 1977

DLC

Mr. James B. Thompson
Acting Regional Director
United States Department of the Interior
Fourth & Pike Building
Seattle, Washington 98101

Dear Mr. Thompson:

Thank you for your recent letter informing me of the availability of the National Park Service plaques for several buildings in the city's Pioneer Square District.

I agree that any public ceremony should be worked out jointly with the Pioneer Building Investment Company, and this we will do.

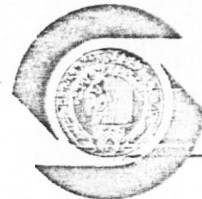
You may have the plaques delivered to Mr. Peter Staten of our Historic Preservation Office, Room 925 of the Arctic Building. He, in turn, will contact the appropriate individuals at Pioneer to arrange for a public ceremony.

Again, many thanks, and we will be in touch when a date for the ceremony has been selected.

Sincerely,

Wes Uhlman
Wes Uhlman

WU:thl



OCT 17 '77

INITIALS	DATE
D	
DD	
✓ M	
P	
A	
CA	10/15
✓	
Central Files	
Action Taken	

D66
(PWR)NIC

October 25, 1977

Honorable Wes Uhlman
Mayor of Seattle
600 Fourth Avenue
Seattle, Washington 98104

Dear Mayor Uhlman:

We appreciate your response concerning the Pioneer Building, Pergola and Totem Pole as a National Historic Landmark. Mr. William Collins of our office will contact Mr. Peter Staten of the Historic Preservation Office and arrange for delivery of the bronze plaque. In addition, two engraved certificates signed by the Secretary of the Interior (one for the Pioneer Building and one for the Pergola and Totem Pole) will be prepared for presentation at the dedication ceremony.

Customarily our Regional Director makes the presentation of the plaque and certificate at the dedication ceremony. In some instances, the plaque is permanently placed prior to the ceremony and then unveiled at that time.

Our office is prepared to meet with you, the Pioneer Building Investment Company and any others in the planning of this event. In this regard, we enclose sample copies of recent dedicatory event programs in which we have participated.

We look forward to working with you and your staff.

Sincerely yours,

(SG) Charles J. Gebler

Charles J. Gebler
Acting Associate Regional Director,
Management and Operations

Enclosures

cc:

Mr. Norman Velotin, c/o Mr. Robert Baronsky, Pioneer Building Investment Company, 2901 Seattle-First National Bank Building, Seattle, Washington 98154 w/c inc. and w/enc.

WASO-772, George Emery, Chief, Historic Sites Survey Division



IN REPLY REFER TO:

A8215
(PNR)MIC

United States Department of the Interior

NATIONAL PARK SERVICE

Pacific Northwest Region
Fourth and Pike Building
Seattle, Washington 98101

January 3, 1978

RECEIVED
NATIONAL PARK SERVICE
WASHINGTON OFFICE
JAN 6 11 59 AM '78

MR
14 12
file

Memorandum

To: Associate Director, Preservation of Historic
Properties, National Park Service
Attention: Chief, Historic Sites Survey Division

From: Associate Regional Director, Management and
Operations, Pacific Northwest Region

Subject: National Historic Landmark dedication

Enclosed are copies of the program format commemorating the
dedication of The Pioneer Building, The Totem Pole, and The
Pergola, located in Seattle's Pioneer Square, as National
Historic Landmarks.

James B. Thompson
James B. Thompson

Enclosures 3

SUPPLEMENT

Designations as of January 1, 1978

ALASKA

OLD SITKA, Starrigavan, Baranof Island. 1799.
Site of Redoubt St. Michael, a Russian trading post established in 1799 and destroyed by Indians in 1802. June 13, 1962.

CALIFORNIA

BALBOA PARK, California Quadrangle 41, San Diego County. 1915, 1935.
Bertram Goodhue, Carleton Winslow, Sr., Richard Requa, Walter Dorwin Teague.
Used today as San Diego's cultural center, the buildings are some of the finest Spanish-Baroque Revival structures in America. The complex was constructed for the Panama-California Exposition in 1915 and expanded for the California-Pacific International Exposition in 1935.
December 22, 1977.

BRADBURY BUILDING, 304 South Broadway, Los Angeles. 1893,
George H. Wyman.
Load bearing walls open into a light-filled court of glass and cast iron. A visionary structure that had no local influence, it is admired today for its structure and use of glowing material and soft lighting.
May 5, 1977.

FIRST CHURCH OF CHRIST SCIENTIST, 2619 Dwight Way, Berkeley, Alameda County. 1910. * Bernard Ralph Maybeck.
This masterpiece was created of stock contemporary materials but is based stylistically on Japanese, Byzantine, Gothic and Romanesque architecture.
December 22, 1977.

DAVID B. GAMBLE HOUSE, 4 Westmoreland Place, Pasadena, Los Angeles County. 1908. Greene and Greene.
This beautiful summer house in the California Bungalow style exemplifies the Arts and Crafts movement in the early years of the 20th. Century. Contemporary with Frank Lloyd Wright's "Prairie Houses," this house is the finest surviving example of the work of Greene and Greene.
December 22, 1977.

HOTEL DEL CORONADO, 1500 Orange Street, Coronado. 1887
James Merritt and Watson Reid.
Built in less than one year, it is one of the great luxury seashore hotels in the United States, the first to use electric lighting on a large scale.
May 5, 1977.

MISSION INN, 5th and 7th, Main and Orange Streets, Riverside. 1902-1950. Beaton, Hunt, Gray and Wilson. The largest Mission-Revival building in California; contains a hotel, shops and a chapel. May 5, 1977.

PARAMOUNT THEATRE, 2025 Broadway, Oakland. 1931. Timothy Pflueger. One of the two remaining great Art Deco movie palaces left in America (with Radio City Music Hall, N.Y.). Recently restored. May 5, 1977.

FLORIDA

BRITISH FORT, Six miles southwest of Sumatra, Sumatra, Franklin County. 1814. Site of a fort established by the British in 1814 in conjunction with the War of 1812. After the war the fort became known as Negro Fort, because of the runaway slaves that occupied it. In 1816 the U.S. Army destroyed the fort, an action that contributed to the outbreak of the first Seminole War. May 15, 1975.

FORT SAN CARLOS DE BARRANCAS, Pensacola, Gulf Island National Seashore, Escambia County. 1787. A semicircular brick fortification, this fort was an important northern outpost of the Spanish Caribbean empire until Andrew Jackson captured it in 1814 in response to British-Spanish collaboration in the War of 1812. October 9, 1960.

GEORGIA

HISTORIC AUGUSTA CANAL AND INDUSTRIAL DISTRICT, west bank of the Savannah River, Augusta, Richmond County. 1845-1880's. Intact canal system and mills representative of the industrial aspect of the New South movement. The best-surviving example of an engineering system singularly important to the Southeastern United States. December 22, 1977.

MARTIN LUTHER KING, JR. HISTORIC DISTRICT, Atlanta, Georgia. The district includes the environs in which Martin Luther King, Jr. grew up. His birth home, grave, and the church which he served as assistant pastor, are special units of the district. May 5, 1977.

INDIANA

JOSEPH BAILLY HOMESTEAD, west of Porter on U.S. 20 in Indiana Dunes National Lakeshore, Porter County. 1822.

Log house and log storehouse that are the remains of a trading post established in 1822 by Joseph Bailly as a stopping place and social center for Indian and white travelers. December 29, 1962.

CLEMENT STUDEBAKER HOUSE, 620 W. Washington Avenue, South Bend, St. Joseph County. 1889.

The major contributor to the Studebaker Bros. Co., the largest producer of horse-drawn vehicles in the world by the 1890's, made his home here from 1889-1906. The company was the only U.S. wagon firm to convert successfully to automobiles. December 22, 1977.

KANSAS

NORMAN NO. 1 OIL WELL, Mill and First Streets, Neodesha, Wilson County. 1892.

Norman No. 1 was the well that opened the vast Mid-Continent oil field which became the major producing field by 1900. The Mid-Continent Field yielded over half the U.S. oil supply into the 1930's. Contributed to the breaking of the Standard Oil monopoly. December 22, 1977.

KENTUCKY

THE COVINGTON AND CINCINNATI SUSPENSION BRIDGE, Covington, Kenton County. 1856-1867.

At the time of its completion in 1867 this John A. Roebling designed suspension bridge was the longest in the world. It remains today one of the Nation's foremost suspension bridges. May 15, 1975.

LOUISIANA

NEW ORLEANS COTTON EXCHANGE BUILDING, 231 Carondelet Street, New Orleans, Orleans County. 1921.

Eight-storied, steel-framed, and stone building represents New Orleans as the principal spot market of the world and leading futures market next to New York and Liverpool until the 1920's. Associated with Henry G. Hester, the "Father of Cotton Statistics," whose work reduced investment risk. December 22, 1977.

MASSACHUSETTS

NATHAN APPLETON RESIDENCE, 39-40 Beacon Street, Boston,
Suffolk County. 1817.

Residence (1821-1861) of the founder of the first textile sales agency and the financial and mercantile mind in developing the Boston Manufacturing Co., the first modern integrated factory in the United States. December 22, 1977.

BOSTON MANUFACTURING COMPANY, 144 Moody Street, Waltham,
Middlesex County. 1813-1843.

This manufacturing complex represents the first truly modern factory in the United States. Employing innovative power looms, it signaled the birth of American mechanics and ended U.S. dependence on British technology. It laid the technical basis for a fundamental reorganization of the factory system. December 22, 1977.

BOSTON NAVAL SHIPYARD, East of Chelsea Street, Boston,
Suffolk County. 1800.

From 1800 to 1974 the Boston Naval Shipyard functioned as one of the most important shipyards in the United States. The yard pioneered in modern ship construction and for over a century manufactured all of the Navy's rope. November 13, 1966.

BUNKER HILL MONUMENT, Breed's Hill, Boston, Suffolk County. 1825.
Four-acre park containing a 220' granite obelisk that commemorates the Battle of Bunker Hill, June 17, 1775. January 20, 1961.

FANEUIL HALL, Dock Square, Boston, Suffolk County. 1740-1742.

Given to the city by Peter Faneuil in 1740, Faneuil Hall with its market and meeting hall served as a focal point of Colonial protest against British rule and also as a center in the Boston abolition movement. October 9, 1960.

LOWELL LOCKS AND CANALS HISTORIC DISTRICT, Lowell, Middlesex. 1796-1848.
Canal system which led to the supremacy of Lowell as the cotton textile manufacturing center of the United States, and helped evolve the first instance of an industrialized American city. Contains virtually unaltered waterways and little-altered mills and machinery. December 22, 1977.

MASSACHUSETTS

OLD NORTH CHURCH (Christ Church Episcopal), 193 Salem Street, Boston, Suffolk County. 1723-1740.

Built according to Christopher Wren's English church designs, this Georgian church became famous on April 18, 1775, when patriots waved lanterns from its belfry to warn their compatriots across the Charles River that the British were advancing towards Lexington and Concord. January 20, 1961.

OLD SOUTH MEETING HOUSE, Milk and Washington Streets, Boston, Suffolk County. 1729-1730.

This Georgian building was the scene of numerous pre-Revolutionary War protest meetings, one of which preceeded the December 16, 1773, Boston Tea Party. October 9, 1960.

OLD STATEHOUSE, Washington and State Streets, Boston, Suffolk County. 1748.

Excellent example of late Georgian architecture, the Old Statehouse served this function from 1776 to 1798 and was the Boston city hall from 1830 to 1840. October 9, 1960.

PAUL REVERE HOUSE, 19 North Square, Boston, Suffolk County. c. 1676. Home of the famous silversmith and patriot who on April 18, 1775, warned that, "the British are coming." January 20, 1961.

U.S.S. CONSTITUTION, Boston Naval Shipyard, Boston, Suffolk County. 1797.

Affectionately known as "Old Ironsides," the U.S.S. Constitution distinguished herself in the undeclared naval war with France, in sea battles with Barbary pirates, and during the War of 1812. December 19, 1960.

MISSISSIPPI

CHAMPION HILL BATTLEFIELD, Hinds County, Mississippi.

The Civil War battle of Champion Hill was a crucial Union victory in the campaign for Vicksburg, 1863. In this battle, General Ulysses Grant's Union Army forced the retreat of General John C. Pemberton's Confederate forces into the defenses of Vicksburg, May 16, 1863. The siege of Vicksburg followed, and on July 4, 1863, the Confederates surrendered. May 5, 1977.

NEW HAMPSHIRE

HARRISVILLE HISTORIC DISTRICT, Harrisville,
Cheshire County. 1774-1900.

Harrisville is the only American industrial community of the early 19th century that still survives in its original form. Its complex of mills, boarding and workers' houses, dwellings, churches, stores and other buildings is virtually intact and free from intrusions. December 22, 1977.

NEW YORK

GRACE CHURCH, Broadway at 10th Street, New York,
New York County. 1846. James Renwick, Jr.
Renwick at the age of 25 designed this "archaeologically" correct church in the English taste. He later created St. Patrick's Cathedral on Fifth Avenue, another brilliant demonstration of the Gothic Revival style. December 22, 1977.

JOHN A. HARTFORD HOUSE, 75 Grasslands Road, Valhalla,
Westchester County. c. 1932.
Home (1930-51) of the merchandising genius of the Great Atlantic and Pacific Tea Company, the first nationwide chain-store company dating back to 1859. Under Hartford's leadership in 1912 the firm was expanded to become the largest retailer in the Nation by the mid-twentieth century. December 22, 1977.

LORILLARD SNUFF MILL, New York Botanical Garden, The Bronx,
Bronx County. 1840.
Constructed in 1840 by the P. Lorillard Company, the Lorillard Snuff Mill is the Nation's oldest extant tobacco factory and a symbol of the importance of tobacco in the development of commerce and industry in the 19th. Century. December 22, 1977.

NEW YORK CHAMBER OF COMMERCE, 65 Liberty Street, New York,
New York County. 1768.
Founded in 1768 the prestigious New York Chamber of Commerce served as the organizational prototype for the development of this important institution for promoting the interests of American business on the local, State, and national levels. December 22, 1977.

NEW YORK

NEW YORK COTTON EXCHANGE (India House), One Hannover Square, New York, New York County. 1870.

The foundation of the New York Cotton Exchange in 1870 marked the end of the factorage system for marketing America's most important 19th Century domestic crop and also the growth of today's futures trading system for buying and selling commodities. December 22, 1977.

SURROGATE'S COURT (HALL OF RECORDS), 31 Chambers Street, New York, New York County. 1899-1907. James R. Thomas, Horgan and Slattery. Modelled after the Hotel de Ville in Paris, this structure is the most accurate representation of this "style official" in New York City. December 22, 1977.

THIRD JUDICIAL DISTRICT COURTHOUSE, (Jefferson Market Courthouse), Sixth Avenue at 10th Street, New York, New York County. 1874-1877. Frederick C. Withers.

Known as a church architect and the author of Gallaudet College, this building in the "Ruskinian" or "Venetian" style is Withers best known work. December 22, 1977.

NORTH CAROLINA

W. T. BLACKWELL AND COMPANY TOBACCO FACTORY, 201 West Pettigrew Street, Durham, Durham County. 1874.

This factory was the original home of Bull Durham Smoking Tobacco, the first truly national tobacco brand. In processing and promoting Bull Durham, W. T. Blackwell and Company introduced production, packaging, and marketing techniques that made Bull Durham a part of American folklore. December 22, 1977.

OHIO

CINCINNATI UNION TERMINAL, 1301 Western Avenue. 1933. Fellheimer and Wagner.

One of the last grand-scale terminals in the Art Deco style, it is also a masterpiece of planning by Paul Cret, architect. When completed it cost \$ 41,000,000, accommodated 17,000 people and 216 trains daily. May 5, 1977.

OHIO

GLENDALÉ HISTORIC DISTRICT, East of State Route 4, North of State Route 126, C & O - B & O Railroad right-of-way. 1851.

One of the earliest American communities laid out on the irregular, "picturesque" plan derived from cemetery design as opposed to the rectangular grid then commonly used. May 5, 1977.

CHARLES F. KETTERING HOUSE, 3965 Southern Boulevard, Kettering, Montgomery County. 1914-1958.

Home of the founder of the Dayton Engineering Laboratories Company (Delco) and head of General Motors research activities, Kettering made many significant contributions to the development of the gasoline and diesel engines that transformed American transportation in the 20th Century. December 22, 1977.

OHIO STATEHOUSE, Southeast corner, Broad and High Street, Columbus, Franklin County. 1839-1861. Henry Walters, A. J. Davis, William R. West, Isaiah Rogers.

One of the great Greek Revival buildings in America embodying the ideals of the movement in a public monument. December 22, 1977.

OHIO THEATRE, 39 East State Street, Columbus. 1928. Thomas W. Lamb. This example of the "Golden Age" of movie palaces has recently been restored in its original "Spanish" style. May 5, 1977.

PEOPLE'S FEDERAL SAVINGS AND LOAN ASSOCIATION, 101 East Court Street, Sidney, Shelby County. 1918. Louis Sullivan.

One of the commissions executed late in Sullivan's career that profoundly influenced 20th. century architects. December 22, 1977.

OREGON

DEADY AND VILLARD HALLS, University of Oregon. Eugene. 1876 and 1885. W. W. Piper and Warren H. Williams.

These original buildings for the University of Oregon were designed in the French-Second Empire style. May 5, 1977.

OREGON

PIONEER COURTHOUSE, 520 SW Morrison Street, Portland.
1869-1875. Alfred B. Mullett.
Formerly the U.S. Courthouse, Customhouse and Post Office, it is
the oldest standing Federal building in the Northwest, and has been
recently restored. May 5, 1977.

SKIDMORE/OLD TOWN HISTORIC DISTRICT, Twenty blocks-Burnside Street
to the Willamette River in the old center city. Portland. Last
quarter of the 19th. Century.
The district is Italianate architecturally with a large number
of cast iron fronts. Large commercial district. May 5, 1977.

TIMBERLINE LODGE, Mt. Hood National Forest, Clackmas County.
1935-1938. W. I. Turner, Howard Griffin, Dean Wright, Linn A. Forrest
and Ward Ganno.
Margaret Hoffman Smith, Interiors.
The finest example of 1930's WPA "mountain architecture," it was
dedicated by Franklin D. Roosevelt in 1937.
December 22, 1977.

PENNSYLVANIA

GRUBER WAGON WORKS, Tulpehocken Creek Park, Reading,
Berks County. 1882.
The family-owned Gruber Wagon Works produced both standard farm
wagons and custom vehicles from 1882 to the 1950's. Its fully preserved
machinery, tools, and materials make the works an outstanding example of
what was once an essential American industry. December 22, 1977.

PHILADELPHIA CONTRIBUTIONSHIP, 212 South Fourth Street, Philadelphia,
Philadelphia County. 1752.
In 1752 Benjamin Franklin helped organize the Philadelphia
Contributionship for the Insurance of Houses from Loss by Fire, the
first fire insurance company in the United States and a pioneer
institution in the development of the insurance business. The
company has occupied this Thomas U. Walter designed building
since 1835. December 22, 1977.

SOUTH DAKOTA

FRAWLEY RANCH, Lawrence County, South Dakota.

The ranch represents the development of a practical land use for an area unsuited for homestead farming. Henry J. Frawley acquired several unsuccessful homestead farms and with them developed a large and prosperous ranch in the late 19th. Century. May 5, 1977.

TENNESSEE

ISSAC FRANKLIN PLANTATION, U.S. Highway 35E, Four miles south of Gallatin, Sumner County. 1832.

Between 1828 and 1836 Issac Franklin and John Armfield created the largest scale slave-trading operation in the antebellum South. Franklin's plantation illustrates the activities of Franklin and Armfield. December 22, 1977.

TEXAS

LUBBOCK LAKE SITE, off U.S. 84 in Yellow House Canyon, Lubbock. ca. 9000 B.C. to present.

Excavations at the site have revealed a stratified sequence spanning eleven or twelve thousand years and providing evidence for occupation during the Clovis, Folsom, Plainview, Late Paleo Indian, Archaic, Ceramic, and Historic Periods. December 22, 1977.

VIRGIN ISLANDS

FORT CHRISTIAN, Charlotte Amalie, St. Thomas, Virgin Islands. This fortification dates from 1680 and is the oldest extant structure in the Virgin Islands. It was the focal point of early Danish settlement, housing governors and Lutheran ministers as well as providing protection for settlers. May 5, 1977.

VIRGINIA

REYNOLD'S HOMESTEAD, Critz, Patrick County. 1850. From 1850 to 1874 this property was the home of Richard Joshua Reynolds, the father of the modern cigarette. In the Camels cigarette brand introduced in 1913, R. J. Reynolds Tobacco Company conquered a market and transformed an industry. December 22, 1977.

VIRGINIA

THUNDERBIRD ARCHEOLOGICAL DISTRICT, Warren County, Virginia.
 The district consists of three sites (Thunderbird Site, Fifty Site, Fifty Bog) which provide a stratified cultural sequence spanning Paleo Indian through the end of Early Archaic times.
 (ca. 9500--6500 B.C.). May 5, 1977.

TREDEGAR IRON WORKS, 500 Tredegar Street, Richmond. Richmond County.
 1841.

The Tredegar Iron Works was one of the largest iron works in the United States from 1841 to 1865. During the Civil War the works supplied the South with the major share of the iron products that helped the Confederacy sustain four years of war.
 December 22, 1977.

WASHINGTON

PIONEER BUILDING, PERGOLA AND TOTEM POLE, 1st Avenue, Yesler Way and Cherry Street. 1892. Elmer H. Fisher.
 This complex is at the heart of the commercial district in old Seattle. The Pioneer Building is Richardsonian-Romanesque in style, the Pergola is constructed of cast iron. May 5, 1977.

PORT TOWNSEND, Scott, Walker, Taft and Blaine Streets and the waterfront. Second half of the 19th. Century.
 Once a custom station on Puget Sound, the town flourished in the 1880's, but collapsed in the 1889 land speculation debacle. The district contains many fine late 19th-century commercial and residential structures. May 5, 1977.

Seidelhuber Iron and Bronze Works, Inc.

8009 7th Avenue South



Phone: (206) 767 4321

Seattle, Washington 98108

July 6, 2001

Mr. Paul Lusignan, Historian
National Register of Historic Places
National Park Service
1849 C Street NW, Room NC400
Washington D.C. 20240

Reference: Seattle's Pioneer Square Pergola

Dear Paul:

It was a pleasure talking to you again on June 18. I'm enclosing a bunch of material that may or may not be of use to you. First is our set of blueprints detailing how the Pergola was originally constructed. These were created by working from the pergola wreckage itself, a site survey we contracted, and information gleaned from old photos. They establish basic critical dimensions, detail previous connection methods and demonstrate the types and sizes of voids available for new internal reinforcement members.

The second set of blueprints is a preliminary plan for reinforcing the reconstructed pergola with an internal steel armature. We are currently fabricating a sample section of the Pergola with a steel armature based on the third set of blueprints. The sample will demonstrate to the engineers, the city, the insurance company and the architect how the skeleton will work. As with any other aspect of this project we would welcome the comments of your experts on this process and this proposed solution to reinforcing the Pergola.

As I mentioned in our phone conversation, a major structural issue has been identified. That is the viability of the existing park surface to anchor the Pergola's 12 columns. The consensus is that the roof of the existing, but abandoned, underground bathrooms beneath the Pergola is not structurally sound. The enclosed photos will illustrate the problem. The engineer's current thought is to build new concrete footings above the roof to support the pergola columns and to fabricate separate columns that will extend from new footings at the floor of the bathroom up to directly under the pergola columns and their new footings above. The timber framing shown in the photographs was installed in 1982 and it is already deteriorating (again, see photos).

Local interests would like to see the bathrooms restored, at least for viewing purposes. Given the conditions displayed in the photos the consensus is that this would be extremely costly and that there is currently no funding at all available for such an effort. According to the architect the stacked column proposal described above would, in theory, not preclude the future restoration of the bathrooms.

A question for you is whether or not the national landmark designation refers strictly to the cast iron Pergola or to a more general listing including the bathrooms. By the way, the information we have is that the bathrooms were closed and abandoned in 1940. Any views you folks would care to put forward regarding the desirability or necessity for retaining the option of future bathroom restoration would be appreciated. Without a doubt working around this existing void is costly and time consuming and were it not for local sentiment (most people haven't seen the photos) installing additional shoring would be the most time and money efficient way to ensure the Pergola's structural integrity while retaining the possibility of future restoration of the bathrooms. .

On a brighter note we were able to arrange with the Seattle School District for their Whitman Middle School shop class and their Ingraham High School foundry class to create a pattern, cast in cast iron and clean-up 20 each of 2 styles of rosettes for the Pergola. They did this by making a pattern directly from existing pieces. We'll probably need only about half of these re-cast rosettes to replace ones missing from the Pergola and also a few remaining ones that were re-cast back in the 1970s out of aluminum. The students, in addition to actually performing this work, learned about the history and significance of this historic structure and came on a field trip to our plant where they got to see our work and how their work fit into it and hear about the various issues involved in the restoration. Additionally they got some very nice recognition and publicity for their efforts. Three TV stations and one of the Seattle daily papers covered the story. I've enclosed some pictures for you.

A second youth employment project relating to the Pergola is just getting under way. About 10 teenagers working with 2 adult artist-supervisors are currently involved in creating an art work inspired by the Pergola that will be exhibited at the Pioneer Square Pergola site until such time as the Pergola returns. Part of the job responsibilities are to present to and coordinate their efforts with the Pioneer Square Community Council, The Seattle Arts Commission, the local Historic Preservation Association, the Seattle Parks Department and the Seattle City Council. Funding for this project is being provided by the City of Seattle Jobs Initiative and the South Downtown Foundation.. We hope to find a permanent home for this artwork after it is removed from the Pioneer Square site.

An issue I've been curious about is what was the original color of the Pergola. For decades its been painted a blackish green. However, examination of early (black and white) photos leads me to suspect it was a lighter shade of some unknown color since it appears several steps lighter than the presumably black coats and hats of the passerbys in the circa 1910 photos. Do you have any thoughts on this? Was cast iron of that period typically finished in some specific way?

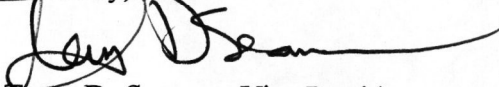
I discussed with you in February the proximity of the Pergola to the road right of way and how I thought it might be advantageous to install some bollards, especially at the corner of First Avenue and Yesler Street to protect the Pergola from errant vehicles. Since then local discussion has centered on the possibility of using steel pipe bollards covered by a decorative cast iron sleeve in keeping with the style of the Pergola and the adjacent light posts. What do you think of this idea?

I've also enclosed an article about the pergola from a 1910 engineering periodical. It was discovered by a librarian at the University of Washington after she read a local newspaper article in which we mentioned the lack of historical material available to us.

We at Seidelhuber Iron and the city would appreciate you contacting us with any advice or concerns you may have about this project. Should you or any of your colleagues happen to come to Seattle we would love to give you a tour of the project.

I look forward to hearing from you.

Sincerely,



Terry D. Seaman, Vice President

cc: Seattle City Parks and Recreation







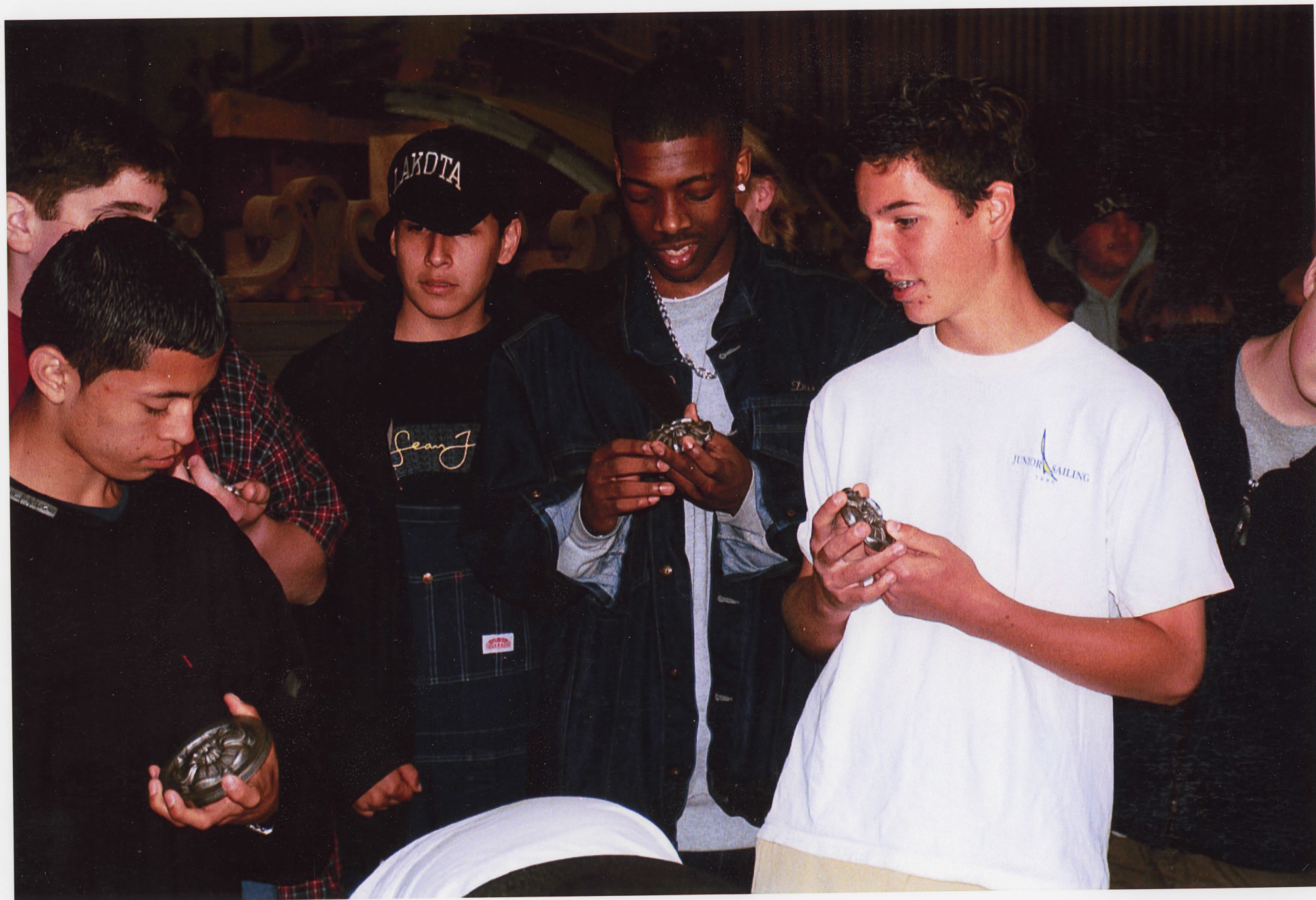










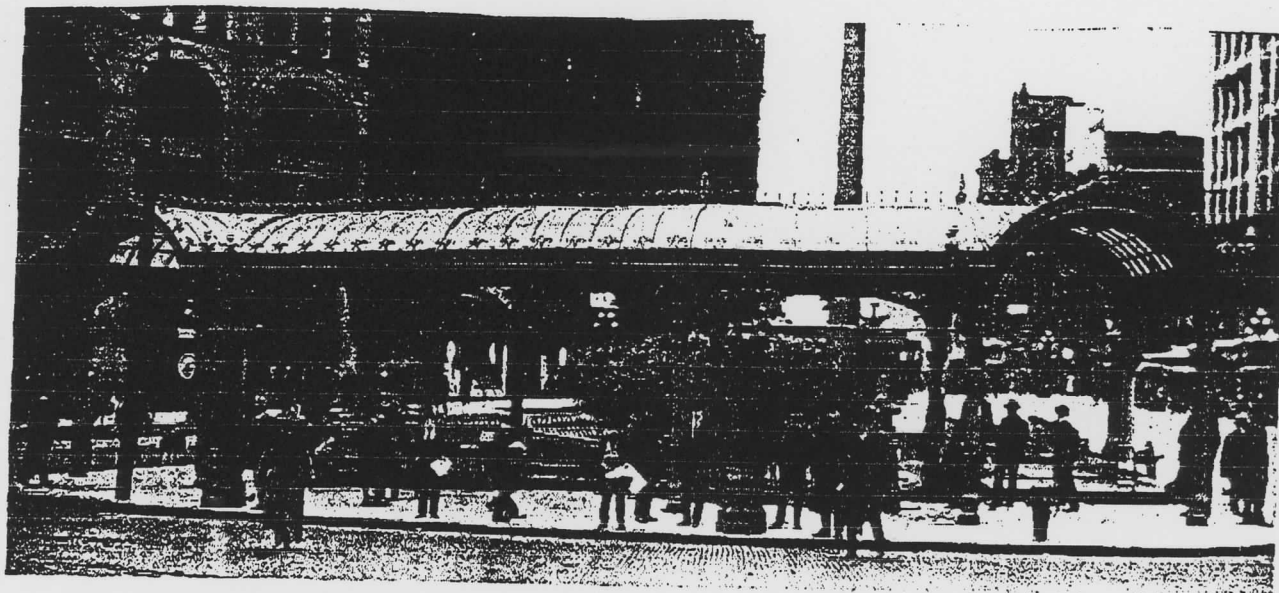












ORNAMENTAL IRON AND GLASS CANOPY, PIONEER PLACE COMFORT STATION, SEATTLE

Thomas F. Flynn, General Contractor
Artistic Ornamental Iron & Wire Works, Iron Work
Star Foundry Company, Castings

Julian T. Everett, Architect
Westlake Sheet Metal Works, Glass
Superior Portland Cement Company, Cement

SPECIAL PROBLEMS OF COMFORT STATION DESIGNS

The First Down-Town Installation in the Greater Northwest--Its Equipment

STAFF CORRESPONDENT

The man of travels will find nowhere in the Eastern hemisphere a sub-surface public comfort station equal in character to that which has recently been completed in the downtown district of Seattle; and in the United States there are very few that will be found to equal it. When Mayor Miller, Councilman Weaver and Dr. J. E. Crichton (superintendent of the health department) presented the needs of such an institution to the Park Board, part of the local press started off on the wrong foot and instigated some opposition, but Ferdinand Schmitz, the board's executive on the project, said he would build it first and then if the people objected to it he would remove it at his own expense, and the work was allowed to progress. This same agitation, however, excited the suspicion of the owners of the business buildings facing upon Pioneer place, and one of them was at the point of securing an injunction; he let the matter drift along and when the station was completed he inspected it and expressed himself as glad that he did not carry out his threat.

Roland W. Cotterill, secretary of the Park Board, states that the comfort station has been one of Seattle's best advertisements. He has expressed himself as surprised at both the character and geographical distribution of the inquiries he has received about it.

When one realizes that comfort stations of this character are among the newest municipal features, East or West, it naturally pleases Seattle to be looked to for example and precedent. This is the condition that has prompted the writer to prepare a complete description of the institution.

The contract for the station was let in the spring of 1909 and became a public convenience on September 23, although it was not properly completed until November 15, 1909. The finishing touches to the superstructure were put on during the week of January 15. The comfort station as it stands, an addition rather than a deduction to Pioneer place, cost the city \$24,505.35. The location, First avenue and Yesler way, is at the cross-roads of the city's greatest activity.

Three of the four nearest street corners are occupied by banks, and the fourth by the city ticket office of one of the transcontinental railroads. Two of the cross-town and the Tacoma interurban car lines terminate within a block of it; it is also passed by a large majority of the Puget Sound and coastwise steamship passengers. It is on the base of the triangle, the apex of which is occupied by the totem pole that has made Seattle famous.

In the design and construction of a comfort station the first consideration is sanitation. Perfect ventilation, abundance of light, and always cleanliness take precedent of the ornate, and the architect restrains his pretty touches to the last. This fact is the cause of some of the criticism that has passed current on Mr. Everett's canopy. It is certainly substantial and useful, if not particularly ornate and delicate of line.

Pioneer place is like the squares of Boston, all triangles, and has for its base 75 feet of Yesler way and for its altitude 120 feet of First avenue; the sides are, for practical purposes, equilateral. The comfort station is laid off with its greater dimension on the base, and occupies a ground space 60 by 35 feet.

The comfort station proper was constructed under a general contract awarded Thomas F. Flynn, and the superstructure by the Artistic Ornamental Iron & Wire Works.

The canopy is a combination of cast-iron posts with ornamental bent iron brackets, cornice and ridge line. A total of 65,000 pounds of iron work is used on the job. The supporting columns, of Corinthian design, each weigh about 500 pounds. The ventilating columns, of which there are four, each weigh 2,000 pounds; these columns also carry fixtures for four lights each. The entire roof of the canopy is covered with wire glass, which was installed by the Westlake Sheet Metal Works.

The entrances to the women's and men's sections of the station are at opposite ends of the canopy and protected by

Arch. Ref. File - Everett, Julian T.

heavy grill railings, which were also a part of the work done by the Artistic Works. The approaches are over concrete and the stairs are of solid reinforced concrete finished terrazzo, while the stairway walls are of red tile, blue inches square. At the foot of the stairs to the men's section there are two entrances, one leading to the right into the shine and caretaker's room, and one to the left into the main station, each of which are fitted with extension iron gates.

The floor of the entire station is laid with a heavy foundation of solid concrete and finished with terrazzo, draining to the center of each room. The walls are laid up to a height of six feet with white tiling, six inches square. All stalls are divided by large slabs of gray-streaked white Alaskan marble mounted on nickel-plated brass sanitary legs; the same quality of marble is used in the finish of the shine stands. The walls above the tiling and the ceilings are finished with Keene's cement in an ivory tint.

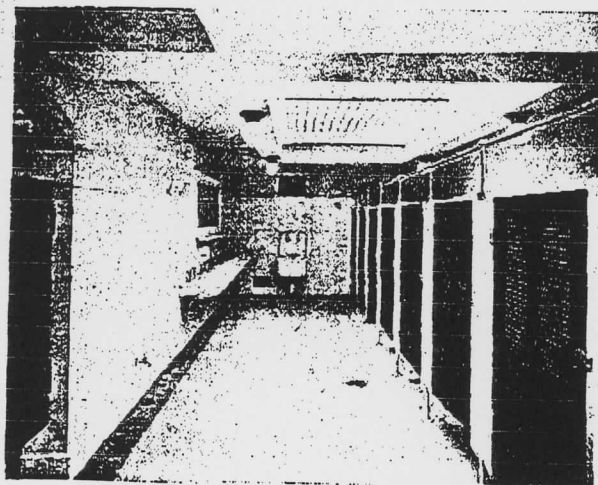
The peculiar character of the installation, with the unusual demands placed upon plumbing fixtures, not only necessitated thorough work upon the part of the Courtney Plumbing & Heating company but called for the most exacting specifications in the goods themselves. A total of sixty-one fixtures were supplied by the John L. Mott Iron Works, of New York, Chicago and Seattle.

As the plumbing is the principal feature in the equipment of a comfort station a detailed description with the allotment of the fixtures will be given:

The closets are of the "Beekman" style with Boston vent, 1½-inch cherry automatic seat with extension through the wall, rough brass flush pipe with nickel-plated pipe from the wall to the inlet of the closet, "Dumper" galvanized iron lifting rod and guide, cast iron galvanized cistern, and brass floor flange with porcelain bolt caps.

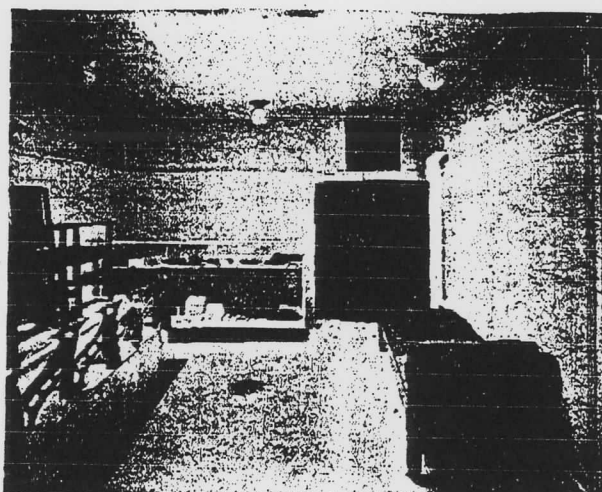
The urinals are of the "Eclipse" pattern and are made up in sets of two and three stalls each. These urinals are made of Mott's imperial porcelain with the same quality of drip receptors, with vitreous china automatic flushing cisterns for each set, with nickel plated flush pipes for each set, brass brackets, spreader and inlet couplings, and brass waste plugs and couplings with removable porcelain gratings.

The "Veritas" vitreous lavatories are made with integral backs and wall supports, patent overflow, complete accessories with iron pipe size "Dial" trap, nipple and supplies to wall, with ½x¾ inches milled wheel handle angle valve and union. The basin is semi-circular and 10 inches in diameter. The slop sinks are of class "A" porcelain, 18 inches high,



MAIN ROOM, WOMEN'S SECTION

Courtney Plumbing & Heating Co. Installations
John L. Mott Iron Works, Fixtures



ANTE ROOM, WOMEN'S SECTION

All photos by Pierson & Company

with loose back, nickel plated brass strainer, bronzed iron trap-standard for lead pipe and 2-inch hub vent; size 22x18x12 inches.

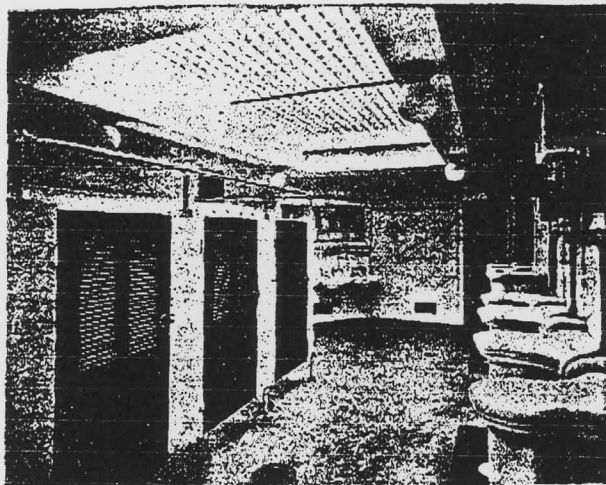
In the men's free room, which is 12 by 40 feet, there are 10 toilets, 5 lavatories, 4 sets of urinals, and 1 sink; in the pay room, which is 12 by 30 feet, there are 6 toilets under key, 5 lavatories, and 4 sets of urinals. In the women's room there are 9 toilets (2 under key), 6 lavatories and 1 sink.

The problems of heat and ventilation have been handled in an unique manner with highly satisfactory results. The apparent absence of any features connected with either system is certainly the strongest detail of the design. This has been accomplished by a 2-foot air space running around three sides of the station. First a 12-inch area wall of plain, solid concrete was constructed and inside of this a false wall 6 inches thick and of reinforced concrete. On each of the three sides of the area wall is mounted a 6-coil pipe supplied with steam from the central heating station of the Seattle Electric company. The air space is connected with the main room by attractive bronze gratings located about 8 inches above the floor level and at 6-foot intervals. The desired temperatures throughout the station are thus secured by indirect radiation. Each of the ante rooms is secured against too low a temperature by 9 feet of direct radiation.

Every toilet is ventilated from beneath the seat by a pipe which leads to the foot of the vent posts, of which there are four. Individual motor driven fans with a capacity of 12,000 cubic feet per minute are installed at the foot of each vent post and there pick up the foul air, discharging it at an elevation of 11 feet above the pavement.

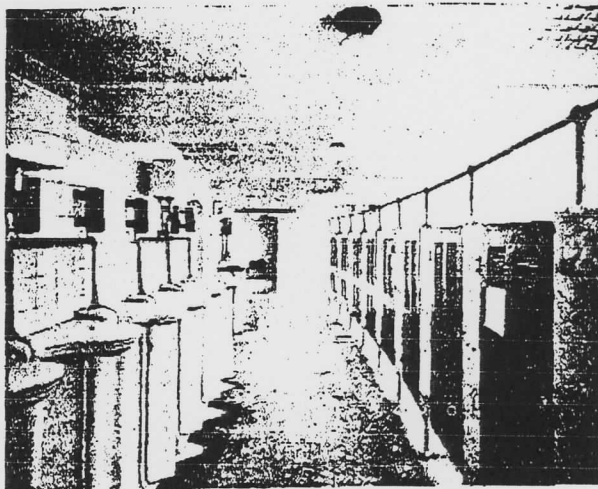
The air space is further utilized for the installation of all flush tanks to the toilets; for a suspended cylindrical 300-gallon galvanized iron hot water storage tank; for the cooling coil and steam traps; for the indirect connections of the two catch basins which receive the roof water and discharge it into the sewer; and for the connections with the combined trap and back water valve that is installed on each floor drain.

Plenty of sunlight is always a requisite of cleanliness and perfect sanitation, and in a surface station it can easily be secured by adequate window space, which is out of the question with an underground installation. One would hardly believe it, yet the generous use of the excellent American Bar-lock sidewalk light with white tile, marble, and ivory ceilings makes the interior of the station seem brighter than



PAY ROOM, MEN'S SECTION, COMFORT STATION

Courtney Plumbing & Heating Co., Installation
John L. Mott Iron Works, Fixtures
Western Marble Co., Alaskan Marble



FREE ROOM, MEN'S SECTION

Courtney Plumbing & Heating Co., Installations
D. E. Fryer & Co., Am. Bar-Lock Sidewalk Lights
John L. Mott Iron Works, Fixtures
Z. C. Miles & Piper Co., Tiling and Terrazzo

the outside, and the illustrations shown with this article are the results of time exposures only.

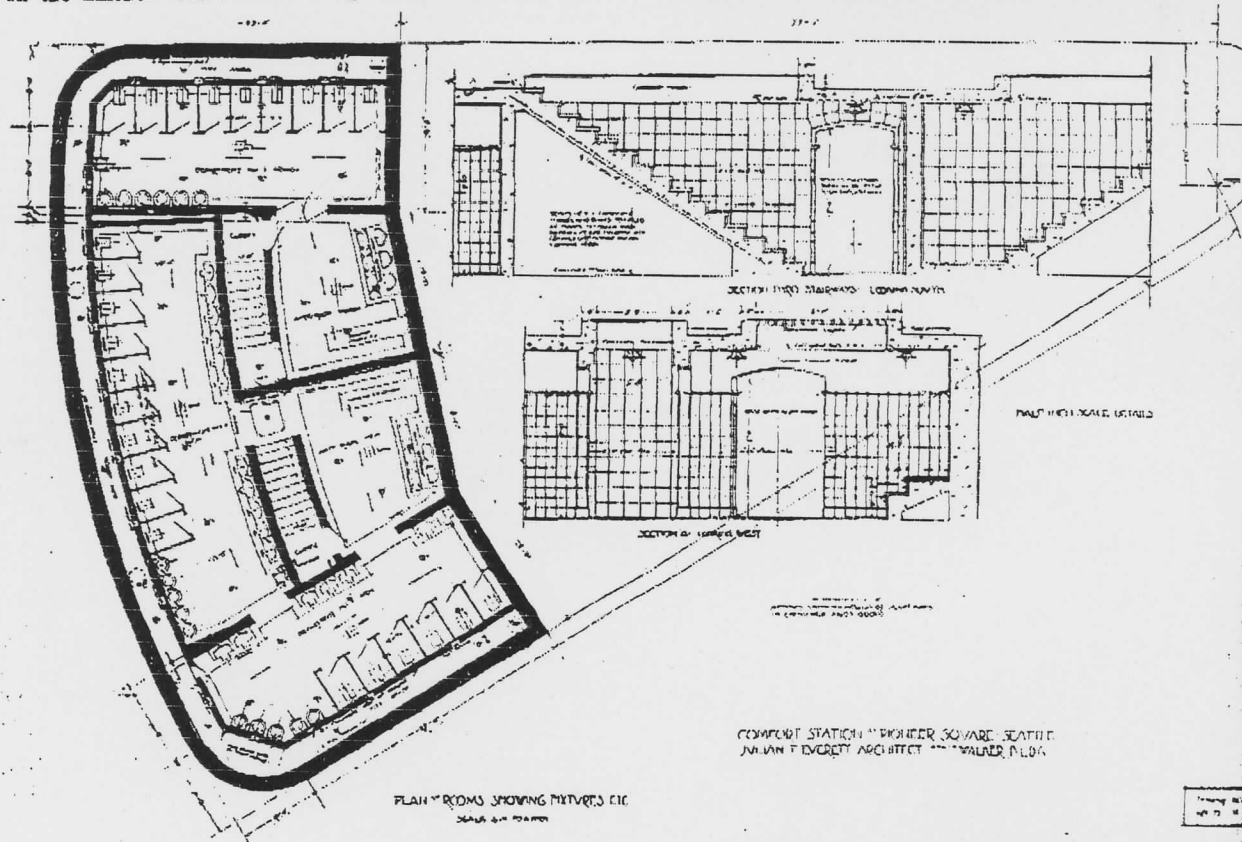
At night the rooms are abundantly lighted by electricity through ceiling globes.

There is an area of 375 sq. ft. of American Bar-lock sidewalk lights used in the construction of the comfort station in Pioneer place. These lights have the white porcelite frames which aid in the diffusion of light, as the white, exposed surface frames tends to refract the light, and renders the glass and frame construction free from shadows; a feature in itself. Each coat of porcelite enamel is baked on the finished frame under a high temperature, making a

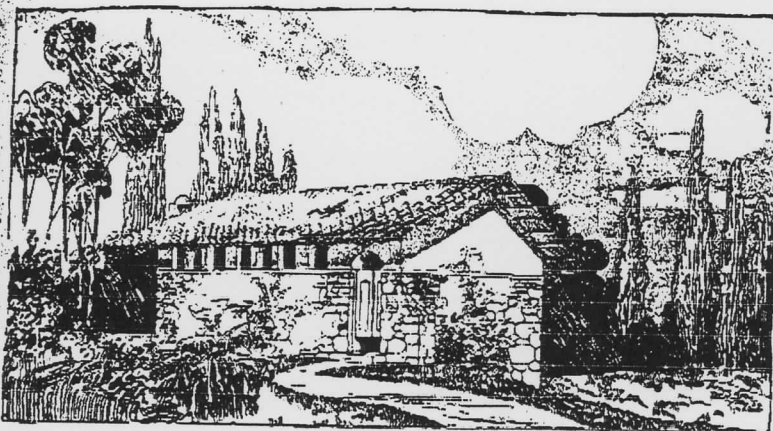
permanent white vitreous covering, which is both durable and ornate, and which is not affected by heat or dampness, and is absolutely free from corrosion. The arched, plain lights used are made of the best annealed crystal glass obtainable by a slow process of thorough tempering. The Bar-lock's frame construction itself gives the maximum amount of glass area and at the same time gives the maximum amount of tensile strength.

Each ante-room of the two sections has marble shine stand, is furnished with 3 oak armchairs, brass foot rests and accessories; also showcases with toilet supplies, and in the men's division with cigars.

The station was designed to accommodate an attendance



COMFORT STATION, PIONEER SQUARE, SEATTLE
JULIAN F. EVERETT ARCHITECT AND WALTER BLOOM



TYPE OF COMFORT STATIONS BEING CONSTRUCTED AT LOS ANGELES

Hunt, Eager & Burns, Architects

E. F. Gloege, Contractor

of 10,000 per day of 18 hours, from 6 a.m. to 12 o'clock midnight. The average week day attendance has been checked to be 5,000 and the Sunday attendance reaches 8,000.

The operation of the station is conducted under a concession granted D. W. King and wife who, with the assistance of three others, keep it up to the satisfaction of J. W. Thompson, superintendent of parks, in consideration of the revenue secured from the following authorized charges:

Shinies, 10 cents each; individual towel and soap, 2 cents; and closet, towel and soap, 5 cents.

In the development of a modern city, beauty and the comfort and convenience of the general public play the prominent part. One of the chief demands of a city's park development is to afford sanitary toilet conveniences for the hundreds who take advantage of these breathing spaces, and to make these places conform to the general idea of beauty and harmony in the landscape effect.

Los Angeles Public Comfort Stations.

Los Angeles has admirably solved the problem by its comfort stations, six of which are under construction in the various parks. The accompanying illustration will give an idea of the type of building designed by the architects, Hunt, Eager & Burns, and of the convenient and sanitary interior arrangement. The buildings are unique and artistic in architecture and plan. The one here illustrated, to be erected in Sycamore park, will be constructed of cobblestones, the other of brick. Otherwise all buildings will be similar. The roofs are of terra cotta tile, supported by heavy surfaced timbers, the walls, partitions and floors of solid masonry, with smooth cement finish in the interior. The latest sanitary plumbing will be installed, all woodwork being eliminated. The entrances for men and women are at diagonally opposite corners. Each compartment is to be provided with lavatories.

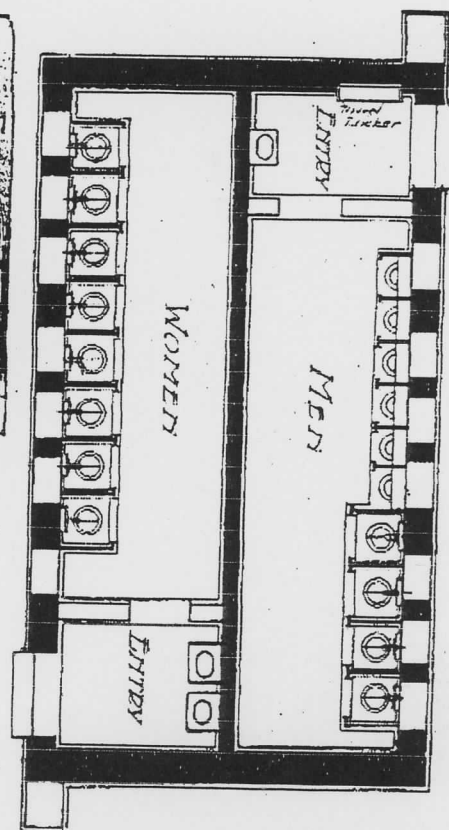
THE FIREPROOF RESIDENCE

W. B. SHAW*

The fact that it requires 300,000 new houses to supply the natural increase, yearly, of the population in this country, almost all of these having in the past been built of wood and therefore highly destructible, and that an average of 84,000 actually do burn down every year, causing much loss of life and enormous loss of property, is impelling people to adopt better modes of construction.

Under these conditions, conditions affecting practically the entire population of civilized countries, it is only natural that sooner or later every device that commends itself either

*Bond Building, New York City.



INTERIOR ARRANGEMENT, LOS ANGELES COMFORT STATION

Illustrations by Courtesy of the Southwest Contractor and Manufacturer

from an artistic or utilitarian viewpoint, every mode of construction that offers advantages should be adapted to use in the construction or equipment of the modern residence. Among the latter is found the modern fireproof house. Only a few years since, fireproof houses, except in the case of pretentious dwellings, were practically unknown. During the present year, however, entire colonies or settlements have been planned or built up of small or moderate-sized fireproof houses. The American Architect anticipates that a few years hence a frame dwelling will be an exception. Of course, the desirability of building a home, of all buildings, fireproof and permanent, has long been apparent, but practical considerations have been opposed to such a course. The change that is taking place seems to be due quite as much to the development of the art of construction as to the general tendency for better buildings and more permanent materials. The specific development in the case under consideration consists largely in the adaptation of hollow terra-cotta blocks for house walls, using standard forms for interior construction. This material, covered with rough cast or plaster, has been the important factor in the greater number of small fireproof dwellings erected.

The H. W. Johns-Manville company, with headquarters in New York, announce that they have made arrangements to manufacture and handle the sale of the latest types of standard insulation. This department will be under the management of J. H. Stone, formerly president of the Nonpareil Cork Manufacturing company, and former Eastern manager of the Armstrong Cork company. The company has just completed the building and equipping of a plant for the special manufacture of cork insulation.

There is an area of 376 sq. ft. of American Bar-lock sidewalk lights used in the construction of the comfort station in Pioneer place. These lights have the white porcelite frames which aid in the diffusion of light, as the white, exposed surface frames tends to refract the light, and renders the glass and frame construction free from shadows; a feature in itself. Each coat of porcelite enamel is baked on the finished frame under a high temperature, making a

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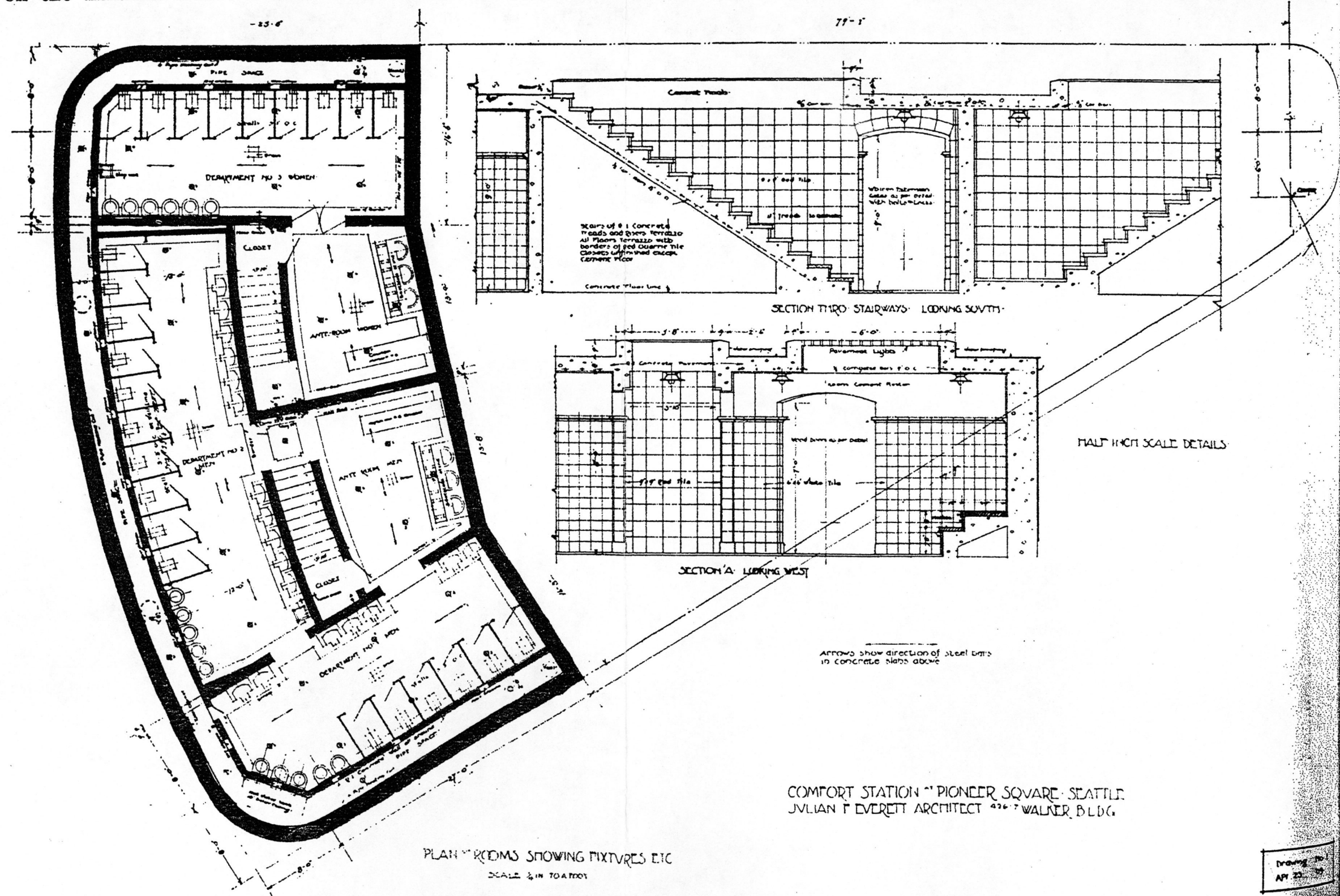
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Los Ar comfort sta various par idea of the Eager & B arrangement tecture and in Sycamor other of bri roofs are o timbers, th with smooth tary plumbi inated. The opposite cor lavatories.

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Under t the entire po that sooner

*Bond Bu



Drawing No. 10
APR 22 1910

WESTERN OFFICE



NATIONAL TRUST
for HISTORIC PRESERVATION



October 14, 2003

By facsimile and mail

Ross MacFarlane, Director
Legal & Environmental Affairs
Seattle Monorail Project (SMP)
1904 Third Avenue, Suite 105
Seattle, Washington 98101
Fax: (206) 382-1279

Re: Seattle Monorail Project Draft Environmental Impact Statement

Dear Mr. MacFarlane:

On behalf of the National Trust for Historic Preservation, thank you for the opportunity to comment on the Draft Environmental Impact Statement (DEIS) for the Seattle Monorail Project. The comments below address the need for more information on adverse impacts to historic resources and suggest additional mitigation to help alleviate those impacts.

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to protecting the irreplaceable. Recipient of the National Humanities Medal, the Trust provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. Its Washington, DC headquarters staff, six regional offices and 21 historic sites work with the Trust's quarter-million members and thousands of local community groups in all 50 states.

Impacts on Cultural Resources

The DEIS provides inadequate and incomplete information on adverse impacts to historic resources adjacent to the Green Line, such as those in Pioneer Square, Pike Place Market, Second Avenue, and the original 1962 monorail. The proposed route bisects Pioneer Square, potentially threatening the current boundaries of the National Register historic district. The FEIS should analyze potential impacts to the Pioneer Square Historic District – including possible delisting – based on consultation with the SHPO and the Keeper of the National Register. In addition, the DEIS fails to discuss the proposed demolition of the 1962 monorail; loss of this City of Seattle landmark is an adverse impact requiring mitigation.

Protecting the Irreplaceable

(415) 956-0610; Fax (415) 956-0837
<http://www.nationaltrust.org>; E-mail: wro@nthp.org
8 California Street, Suite 400, San Francisco, CA 94111-4828

Noise. The DEIS acknowledges that hundreds of residences along the Green Line will be adversely impacted by increased noise levels during construction – and potentially after completion – of the monorail. To assure architecturally appropriate soundproofing measures, the FEIS should consider establishing a noise attenuation program similar to the “Quieter Home Program” administered by the Federal Aviation Administration, the Port of San Diego and the City of San Diego Historical Resources Board. The program received the Governor’s Historic Preservation Award in 2001 for architectural preservation while providing sound insulation for noise-impacted homes near the San Diego International Airport. Eligible homes are retrofitted with sound insulating treatments at no cost to the owner, including new acoustical windows, prime and secondary doors, and attic and wall insulation. Before work begins, a cultural resource survey is conducted to determine if the property qualifies for special historic preservation treatment. A similar program could be implemented for noise-impacted residences and businesses on the Green Line, helping to ensure historically appropriate soundproofing consistent with the *Secretary of the Interior’s Standards for Rehabilitation* while adding to the city’s inventory of surveyed properties.

Vibration. The DEIS acknowledges that construction activities will cause noise and vibration impacts to nearby residential and commercial uses, noting that “historic buildings and areaways in the Downtown Segment would be particularly sensitive to vibration caused by pile driving.” In addition to pile driving for new construction, vibration impacts will likely result from demolition of existing monorail pylons along Fifth Avenue from Seattle Center to Westlake Center.

Historic structures are particularly vulnerable to vibrations from adjacent construction. Many of these buildings have archaic structural systems, contain older building materials, and lack the maintenance they need, making the building more susceptible to heavy vibrations. Within the area of potential effect, for example, several buildings along Second Avenue feature sculptural stonework and terra cotta, while Pioneer Square includes dozens of unreinforced masonry structures.

The two most significant factors that lead to the destruction of historic properties are the proximity of the road/construction work and the extent of the road/construction work. Construction work that is longer and at higher amplitude will be more destructive to structures in the surrounding area. Adjacent construction work and traffic can expose neighboring buildings to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.¹

To a large extent, soil composition dictates the intensity of ground vibrations, with rocky and hard soils dampening vibration levels and soft soils doing little to stop the surge of vibrations.²

¹ National Trust Information Sheet #52: Vibrations in Historic Buildings.

² *Id.*

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This is particularly relevant in assessing the impacts of the Green Line as it passes historic structures built on landfill, such as those in Pioneer Square. The data in the DEIS is not adequate and the FEIS should analyze soil conditions along the route and construction methods for individual buildings (i.e. terra cotta, steel frame, unreinforced masonry) to more accurately forecast likely impacts.

Finally, the FEIS should prescribe precautionary measures for fragile historic structures located near construction activities. The National Park Service Preservation Tech Note #3, "Protecting a Historic Structure During Adjacent Construction," suggests several preliminary measures to protect historic features: historic glass windows should be boarded up and layered with cushioning material; safety nets should be erected to protect surfaces; decorative features such as balustrades should be covered with plywood; and fragile pieces such as chandeliers should be removed temporarily.

Visual. The DEIS concedes that the Green Line "could have a *significant unavoidable adverse effect* by altering the character of the setting of significant historical resources and the visual character of the Pioneer Square Historic District." (DEIS, 4-344; italics added.) The FEIS should include a much more thorough analysis of adverse impacts on views of historic buildings, and should specify how guide ways and stations will be designed to harmonize with the existing built environment. As discussed below, mitigation funds should also be set aside for façade improvements.

Mitigation

Standard mitigation measures for demolition are set forth in the DEIS, including recordation and salvage, multiple property National Register nominations, educational interpretive displays, design guidelines for compatible new construction, and professional publications. Regrettably, a detailed discussion of specific mitigation measures is deferred until the FEIS and negotiations of the Memorandum of Understanding with the SHPO. (DEIS, 4-341) The FEIS should describe mitigation measures in greater detail and commit to their funding and implementation.

Although a good start, the mitigation measures referenced in the DEIS, even if implemented, fail to adequately compensate for adverse impacts to historic buildings along the Green Line. Given the unavoidable, cumulative impacts of an elevated line through downtown, impacting the Pike Place Market Historic District and bisecting the Pioneer Square Historic District – including substantial demolition and permanent visual impacts – the FEIS should go well beyond standard mitigation.

A mitigation fund should be established to provide grants and/or loans for building maintenance and façade improvements, particularly at the architecturally ornamental level of historic buildings visible from the monorail. A local example is the South Downtown Foundation, which was endowed with nearly \$10 million as mitigation for construction of Seahawks Stadium. The foundation has paid for community development projects in Pioneer

Protecting the Irreplaceable

Square, the International District, and the Duwamish Industrial District, including lighting programs, parks improvements and public art projects.

In the historic preservation context, the Long Beach Navy Memorial Heritage Fund was established in 1998 with \$4.5 million from the Port of Long Beach to mitigate demolition of the Roosevelt Base Historic District at the former Long Beach Naval Station. The nonprofit Long Beach Navy Memorial Heritage Association administers the fund, annually allocating 5 percent of the principal – about \$200,000 – to projects that “foster and support the identification, evaluation, preservation, rehabilitation, restoration and interpretation of historical resources, sites and archival sources within the municipal boundaries of the City of Long Beach.” The National Trust helped negotiate the Memorandum of Agreement between the Department of the Navy, the California SHPO and the Advisory Council on Historic Preservation that created the fund, among other mitigation measures.

Thank you for the opportunity to comment on the Draft Environmental Impact Statement for the Seattle Monorail Project. Please don't hesitate to contact me at (415) 956-0610 or mike_buhler@nthp.org should you have any questions.

Sincerely,



Michael Buhler
Regional Attorney

cc: Allyson Brooks, Ph.D., State Historic Preservation Officer
Karen Gordon, City of Seattle Historic Preservation Officer
Carol Schull, Keeper of the National Register
John Fowler, Executive Director, Advisory Council on Historic Preservation
John Chaney, Executive Director, Historic Seattle
Lisbeth Cort, Executive Director, Washington Trust for Historic Preservation

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8 California Street, Suite 400, San Francisco, CA 94111-4828

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE Washington	2. THEME(S). IF ARCHEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO. XVII-b Commerce and Industry	4. APPROX. ACREAGE
3. NAME(S) OF SITE Pioneer Square (Seattle)		
5. EXACT LOCATION (County, township, roads, etc. If difficult to find, sketch on Supplementary Sheet) King County, at First Avenue and Yesler Way, in the city of Seattle.		
6. NAME AND ADDRESS OF PRESENT OWNER (Also administrator if different from owner) City of Seattle		
7. IMPORTANCE AND DESCRIPTION (Describe briefly what makes site important and what remains are extant)		

Seattle was the site of the first steam-powered sawmill built in the Puget Sound region.

In the fall of 1851 the first settlers, led by John N. Low and Arthur A. Denny, arrived at Elliott Bay on Puget Sound, and erected log cabins at Alki Point on the west side of Elliott Bay. In the spring of 1852 the majority of pioneers moved to the east side of the Bay and founded a village which they called Seattle.¹ Early in 1852 the brig Leonsa, seeking a cargo of piling for the San Francisco market, anchored offshore. The load of 35,000 feet of logs, cut by the settlers from their claims, was the first shipment of lumber from Seattle.

In the fall of 1852 Henry L. Yesler of Portland arrived at Seattle and began the construction of a steam-powered sawmill for the purpose of exporting lumber to the San Francisco market. His sawmill, with a daily capacity of from 10,000 to 15,000 feet per day, began operations in 1853 and was rebuilt and improved in 1868.

In 1853-1854 C. C. Terry and William H. Renton of San Francisco constructed a second steam sawmill, which located at Alki Point. After two or three years of operation they then removed their mill to Port Orchard, which had a better harbor for the sailing vessels of that period.

By 1880, Seattle, with a population of 3,533, had six sawmills, six sash and door factories, three shipyards, one salmon cannery and three fish

¹The town plat for Seattle was filed May 23, 1853, the population was then about 170, and the total population of Washington territory was 3,965 people.

8. BIBLIOGRAPHICAL REFERENCES (Give best sources; give location of manuscripts and rare works)

(Continued)

See page 2.

9. REPORTS AND STUDIES (Mention best reports and studies, as, NPS study, HABS, etc.)

Charles W. Snell, "A Brief History of the Lumber Industry in the Pacific Coast, 1843-1913" (N.P.S. Typescript, San Francisco, Nov. 30, 1964) 43 pp.

10. PHOTOGRAPHS* ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11. CONDITION No remains	12. PRESENT USE (Museum, farm, etc.) City Park	13. DATE OF VISIT Not visited
14. NAME OF RECORDER (Signature) <i>Charles W. Snell</i> Charles W. Snell	15. TITLE Historian	16. DATE Mar. 22, 1965	

* DRY MOUNT ON AN 8 X 10½ SHEET OF FAIRLY HEAVY PAPER. IDENTIFY BY VIEW AND NAME OF THE SITE, DATE OF PHOTOGRAPH, AND NAME OF PHOTOGRAPHER. GIVE LOCATION OF NEGATIVE. IF ATTACHED, ENCLOSE IN PROPER NEGATIVE ENVELOPES.

(IF ADDITIONAL SPACE IS NEEDED USE SUPPLEMENTARY SHEET, 10-317a, AND REFER TO ITEM NUMBER)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd) . . .

Page 2.

STATE Washington	NAME(S) OF SITE Pioneer Square (Seattle) None-Commerce-and-Industry
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7. Continued:

packing factories in operation.¹ By 1890, when the first transcontinental railroad, the North Pacific, reached Seattle via the lines of the Seattle, Lake Shore, and Eastern Railway, the city had achieved a population of 42,837, almost equaling that of Portland, Oregon. Seattle's factories in 1890 included a dozen sawmills and nearly as many sash and door and furniture plants.

Condition of the Site.

The former site of Yesler's 1853 steam sawmill is located in Pioneer Square in the city of Seattle. Here around this mill were grouped the various buildings of the pioneers and this was the center of early Seattle. In the 1880's and 1890's Pioneer Square was also the "Skidrow" for celebrating lumberjacks.

The "square" is a small triangular plot that is still surrounded by saloons, cheap hotels, pawnshops and outfitting stores for Alaska, the lumber camps, and fishermen. There are no remains left of Yesler's mill or of the other pioneer buildings.

¹Stetson & Post Mill Company, founded by George W. Stetson in 1875, was one of the large early sawmills in Seattle.

8. Bibliographical References

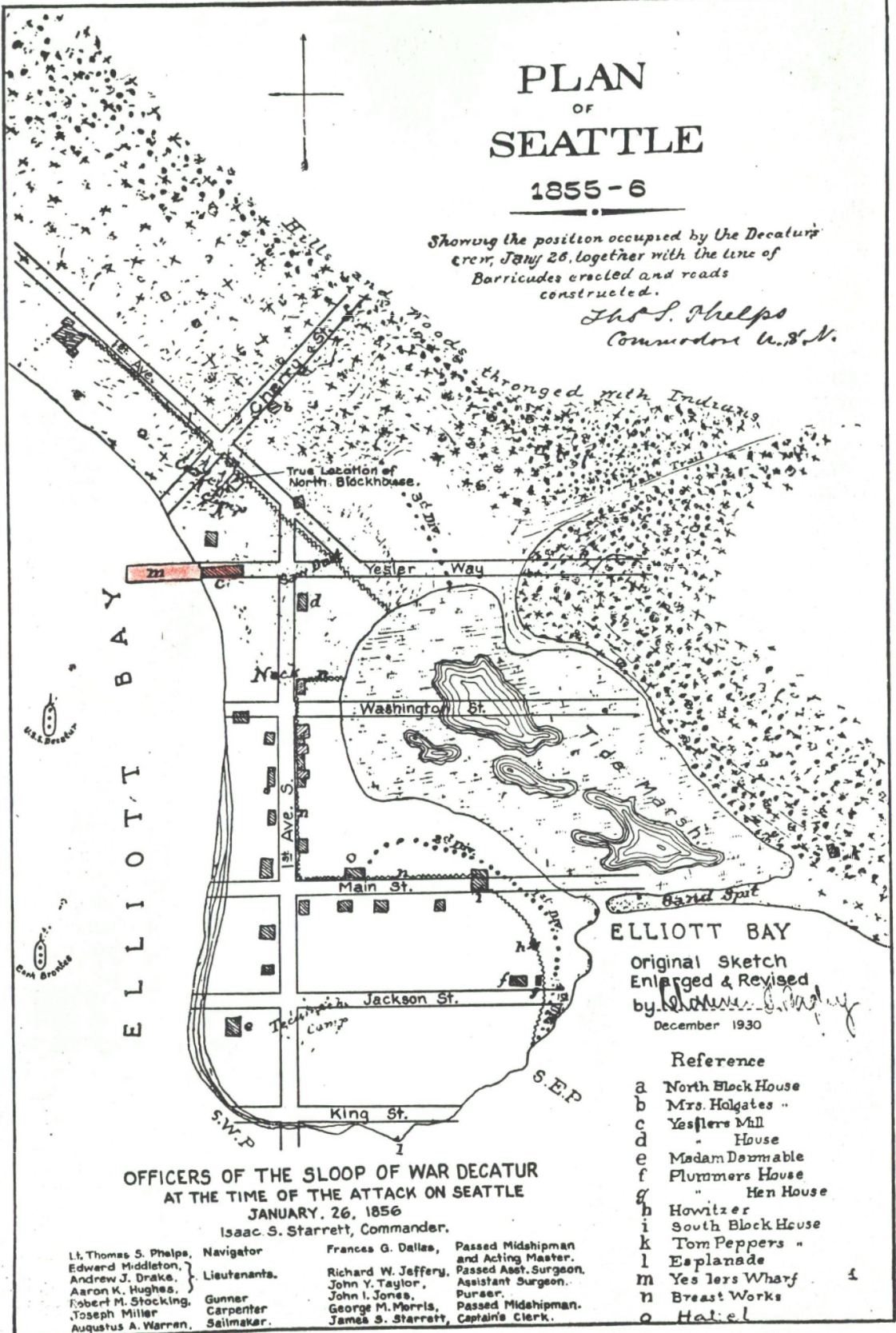
Stanley F. Horn, This Fascinating Lumber Business (New York, 1943), 30-31, 69-70; Stewart H. Holbrook, Holy Old Mackinaw (New York, 1938), 167-168, 181-182, 203; Frederic J. Grant, History of Seattle, Washington (New York, 1891), 74-75; Hubert H. Bancroft, History of Washington, Idaho, and Montana (San Francisco, 1890), 21-25, 127, 337-338, 339, 330, 361; Dorothy O. Johansen and Charles M. Gates, Empire of the Columbia (New York, 1957), 346-347, 389, 391, 397-398, 460, 464, 395; The New Washington - A Guide to the Evergreen State (American Guide Series) (Portland, Oregon, 1950), 72, 214, 217, 218, 225-226; Bernard C. Nalty and Truman R. Strobridge, "The Defense of Seattle, 1856: "And Down Came the Indians; Pacific Northwest Quarterly Vol. 55, No. 3 (July, 1964), 105-110; John S. Hittell, The Commerce and Industries of the Pacific Coast of North America (San Francisco, 1882); Edwin T. Coman, Jr. and Helen M. Gibbs, Time, Tide, and Timber: A Century of Pope & Talbot (Stanford, 1949), 55-57, 71, 74, 211.

PLAN OF SEATTLE

1855-6

Showing the position occupied by the Decatur
crew, Jan'y 26, together with the line of
Barricades erected and roads
constructed.

Thos S. Phelps
Commodore U.S.N.



OFFICERS OF THE SLOOP OF WAR DECATUR AT THE TIME OF THE ATTACK ON SEATTLE JANUARY, 26, 1856

Isaac S. Starrett, Commander.

Lt. Thomas S. Phelps, Navigator
Edward Middleton,
Andrew J. Drake,
Aaron K. Hughes,
Robert M. Stocking,
Joseph Miller
Augustus A. Warren,
Lieutenants.
Gunner
Carpenter
Sailmaker.

Frances G. Dallas, Passed Midshipman
and Acting Master.
Richard W. Jeffery, Passed Asst. Surgeon.
John Y. Taylor, Asst. Surgeon.
John I. Jones, Purser.
George M. Morris, Passed Midshipman.
James S. Starrett, Captain's Clerk.

ELLIOTT BAY

Original Sketch
Enlarged & Revised
by *Thos S. Phelps*
December 1930

Reference

- a North Block House
- b Mrs. Holgate's "
- c Yeslers Mill
- d " House
- e Madam Darmable
- f Plummers House
- g " Hen House
- h Howitzer
- i South Block House
- k Tom Peppers "
- l Esplanade
- m Yeslers Wharf
- n Breast Works
- o Hotel

NOMINATION DATA
PROPOSED NATIONAL HISTORIC SITE

While Pioneer Square is not the birth place of Seattle, it does mark the heart of the city's early commercial development and the actual physical development of the city per se. It was from this location that the city expanded and grew into the queen city of the Pacific Northwest.

Pioneer Square Place itself marks the location of Henry Yesler's mill, which was built in 1853 and provided Seattle's economic beginnings. Logs cut on First Hill were skidded down to what is now Yesler Way (hence the term Skid Road) to the mill, where they were sawn for local use, and for export by ship down the coast to San Francisco. While the site was originally on the waterfront, filling gradually moved the shoreline westward. In the late 1880's, the City was engaged in re-aligning its streets which make a sharp bend at Yesler Way, and the former mill site was condemned to provide a public square, as well as the requisite bend in First Avenue. Following a court battle, A.C. Yesler sold the land to the City. In the 1890's the public square area was made into a park by the City, and trees were planted by ladies' organizations. From this point, Pioneer Square became the traditional point of focus for civic activities and celebrations, a role it enjoyed for many years. The area surrounding (now the Pioneer Square/Skid Road Historic District) became the retail, business and commercial center of the Northwest.

The site of the Pioneer Building was the location of Henry Yesler's (one of the City's founding fathers) home for thirty years. It was deeded to Yesler by

Carson D. Boren, another of Seattle's founders, to induce Yesler to bring his mill to the city. The Pioneer Building was designed by Elmer Fisher, who was architect for many other Seattle buildings following the 1889 fire. Excavation for this building's foundation was begun prior to that fire, but the building was not completed until 1892. Now considered the city's most significant historic building, the Pioneer Building was the number one prestige office address during the 1890's and early 1900's

The six story building is of brick masonry and stone construction, (with internal early steel and cast iron structural members) in the Romanesque Revival style. The interior is finished with tooled millwork, iron grilles, natural oak paneling, and ceramic floor tiles. The interior atmosphere is open and light, due to twin light wells beneath large skylights. Every floor between the second and sixth has balconies opening onto the light wells. The building was equipped with Seattle's first electric elevators, now restored and still in use.

The Pioneer Building housed the Puget Sound National Bank, headed by Jacob Furth, leading financier of the period and the only "boss" the city has ever had. It also housed offices for no less than forty-eight(48) mining firms during the Alaskan Gold Rush. Many of the city's leading lawyers, doctors, investment firms, and insurance companies had offices in the building. During the prohibition period, the building housed one of Seattle's finest speakeasies.

On May 5, 1946, Yesler Estates, Inc., sold the building to Manson Bacchus II, for \$315,000. Bacchus in turn sold it in 1951 to Robert Shapiro, Louis Shapiro and Sam Buttnick for \$75,000. The property was purchased by the present owner,

Theta Company for \$500,000. The upper floors had been empty since the early 1950's.

The building was restored in 1974 over a nine-month period, (Ralph D. Anderson and Partners, Architects) and officially opened on November 1, 1974. Cost of the restoration was \$1,750,000. Despite the age of the building, it was found to be structurally sound and did not require major design changes. Exterior restoration consisted mainly of sandblasting the brick and stone to regain the original appearance. Nearly all original interior fittings were cleaned and retained. Improvements in the form of air conditioning, heating, carpeting, and a sprinkling system were added. With many professional offices and restaurants housed in the building, the Pioneer Building is once again becoming a number one prestige address in Seattle.

The Pioneer Square Pergola was built in 1909 as a waiting shelter for patrons of the Yesler and James Street cable cars. The design of the cast iron and glass structure, with wrought iron ornamentation, was the result of an architectural competition. It represented further development of this important public space. The ornamental iron columns, capped with ball-type luminaires, provided ventilation for the large underground restroom. The pergola was restored in 1972 through a gift of \$150,000 from United Parcel Service, which had its beginnings in the Pioneer Square area. The restoration included the totem pole, grass area, iron fences and benches of the park.

The underground restroom was constructed Circa 1910 and was, reputedly at the time of its construction, the most lavish of its kind west of the Mississippi. Although sealed up at the present, the restroom and its fixtures are still extant.

They await only the necessary funds to accomplish restoration.

The totem pole in Pioneer Square has a long and checkered career. The original pole was stolen from Tlingit Indians on Tongass Island, Alaska, by leading Seattle citizens on a Chamber of Commerce excursion. It was donated by them to the City and was unveiled in this location on October 10, 1899 as a memento of the Alaska Gold Rush. However, the Indians from whom it was stolen filed charges and the U.S. Marshal arrested the guilty members of the excursion party. Though the Indians asked \$20,000 damages, the case was quashed in court. The guilty parties were fined \$500, and the City retained the pole. In 1938, the original pole was burned in a fire set by vandals. At that time the remains were shipped to Alaska and a reproduction was carved by Indian craftsmen. With official tribal blessings, the new pole was dedicated at a Potlatch Celebration.

The Chief Seattle Fountain in Pioneer Square was designed as a drinking fountain and watering rough. It has three levels and was intended for people, horses, and dogs, each at his own level. The fountain is surmounted by a bronze bust of Chief Sealth (Seattle), for whom the city is named. The bust was sculpted in 1909 by James Wehn.

For the nation's Bicentennial, the Federal Government is proposing not a celebration, but a wake. It is not just that the occasion is increasingly taking on the aura of a bad joke, although a group in Texas giving Bicentennial Bad Taste Awards found so many contenders for the prize that it had difficulty narrowing down the field. What Congress and the Feds are doing, in the 200th year of the founding of this great, confused republic, is far more serious: they are about to sabotage the nation's heritage.

By enacting a 50 percent budget cut in preservation funds—a step so misguided, so misanthropic, and so cruelly petty when one considers the really small amounts involved—they will kill many existing programs and doom much of the country's past. And because preservation has become so broadly and inextricably linked with urban quality and improvement, this will help along the deterioration of the cities in a way that could not have been better calculated if an instrument of destruction had been conscientiously sought.

In fact, by the most perverse measurement, that is a peculiar kind of value—a lot of destruction for very little money. This Dubious Bicentennial Achievement will be the result of cutting a \$20 million appropriation to \$10 million—peanuts reduced to crumbs. That is a national budget, mind you, to be spread across the country to encourage public and private preservation. One big, bad, new building costs more. From any angle it begins to look ludicrous.

But it becomes wilfully blind and illogical against the background of officially sanctioned and sponsored, burgeoning preservation activity in the last 10 years. The Historic Preservation Act passed by Congress in 1966 (what a way to celebrate an anniversary!) recognized that "the historical and cultural foundation of the nation should be preserved as a living part of our community life and development" and established the role and responsibility of the Federal Government in the process. It authorized assistance and funding to state and local programs and designated the National Trust for Historic Preservation, which had been chartered by Congress in 1949, as a distributor of matching grants.

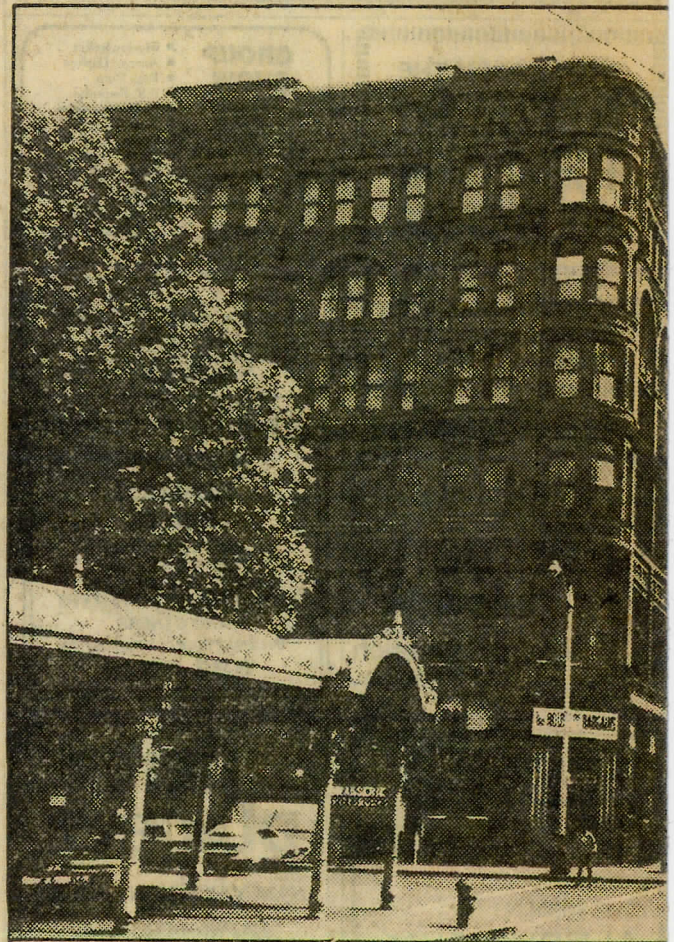
These state and local programs have developed from salvaging landmarks and archeological sites to stabilizing city neighborhoods. They include, as a basic requirement mandated by Federal law, a survey of each state's sites and properties that can be listed as historical and cultural resources. In addition, the 1969 National Environmental Policy Act broadened the mandate still further by requiring environmental review and impact statements for all Federal projects that might affect historic sites or properties.

All this on \$10 million? Or even \$20 million? From National Park Service sources it is reliably reported that \$400 million a year for the next 10 years would be needed to clear up just the identified backlog of historic preservation projects. That is a total backlog of \$4 billion. The Federal funds that have been available have only served as seed money for a constantly rising tide of matching grants at local levels, estimated currently at over \$200 million. A lot of the matching money will, of course, be lost; the Federal budget cut simply turns off the spigot.

New York Times Sunday ARCHITECT
April 4, 1976
ADA LOUISI

Budget Cutters A Historic

Pioneer Bldg
Seattle



Will Congress save Seattle's Pioneer Sq

And at least 670 projects would have to be dropped next year.

A few more indications of reality are in order. The official listing of sites and buildings on the National Register of Historic Places has run from slightly more than 1,000 entries in 1969 to more than 12,000 entries today. And that is just the tip of the iceberg of the

UTURE VIEW

E HUXTABLE

Are Undermining Buildings



Garth Huxtable

quare?

country's heritage. In 10 years, the number of cities and towns having landmark or historic district commissions has risen from less than 100 to almost 450. Each state has been required, again by Congress, to set up a State Historic Preservation Office with a professionally qualified staff and review board. National Trust membership, a good mea-

sure of public interest, has doubled in a decade. Grass roots support has grown to the point where it can no longer be counted.

Obviously, we are not dealing with a diminishing or exotic need. The Wall Street Journal, not given to noting arcane esthetic movements, has called it a "preservation explosion." Preservation has turned out to be neighborhood conservation at the time that this has been perceived as a real urban need. It is recognized as a strong factor in the quality of life and cities, and a powerful tool for creative redevelopment. In places as disparate as Brooklyn and New Orleans, historic district upgrading has brought the necessary middle class back to the center city. Preservation has become a profoundly influential factor in the environmental and economic well-being of the country.

National Trust figures indicate that a \$10 million Federal budget cut would endanger at least \$20 million in jobs and purchases alone. But the economic impact of preservation is actually much greater. One of the more interesting side effects of inflation, of which construction costs have been one of the most rapidly rising factors, is that in many cases remodeling has become more economical than new building. This change has been reinforced by energy costs. Coupled with the growing interest in saving and reusing the better buildings of the past as essential to the goal of urban quality, there has been a "recycling" boom.

Innumerable cities and towns have been immensely enriched and strengthened by newly renovated landmarks, converted to contemporary uses, that have sparked both pride and more recycling. The extent and scale of this work is amazing. It has meant construction jobs when they are in very short supply, and construction investment when the industry is depressed. The preservation business is no traffic in sentimental souvenirs.

It is worth noting just a few token examples of the many undertakings that are now threatened. The restoration of Pioneer Square in Seattle has brought the city's old, deteriorated downtown back to life; the assessed valuations in the district have gone up more than 800 percent. Without Federal help, it will not be possible even to bring the rest of the structures up to minimum building code standards. Ohio City is a grass-roots neighborhood in Cleveland being upgraded by people of modest means maintaining their foothold in the city, using sweat equity and Federal preservation grants to restore housing and history. In Ybor City in Tampa, Fla., the ravages of urban renewal are being corrected by local residents and Federal preservation assistance.

In New York City, the restoration of houses in the historic black community of Weeksville, part of the Bedford-Stuyvesant renewal, must have Federal grants to continue. The old Merchant's House and St. Mark's in-the-Bouwerie, both landmarks of the Early Republic, are being repaired and kept alive by Federal "phased funding," which would just be phased out. These examples can be multiplied from sea to shining sea. Happy Birthday America. Wherever you are, and whatever is left.

Correction: The show "One Hundred Years of Chicago Architecture" will open in Chicago on May 1 at the Museum of Contemporary Art, not at the Art Institute as reported in "Rediscovering Chicago Architecture" (March 14).

This city has always had a colorful, unique personality, growing from a history often highlighted by equally colorful people and their doings.

A legendarily alcoholic doctor gave Seattle its name, which was at the time a barely-inhabitable expanse of Northwest wilderness, after an Indian chief friend of his.

Chief Seattle's bronze statue, an eye-catching totem pole and an interesting old iron pergola stand today at the center of Pioneer Square, eight acres of officially proclaimed Historic Site, and the focal point in the Greening of Seattle.

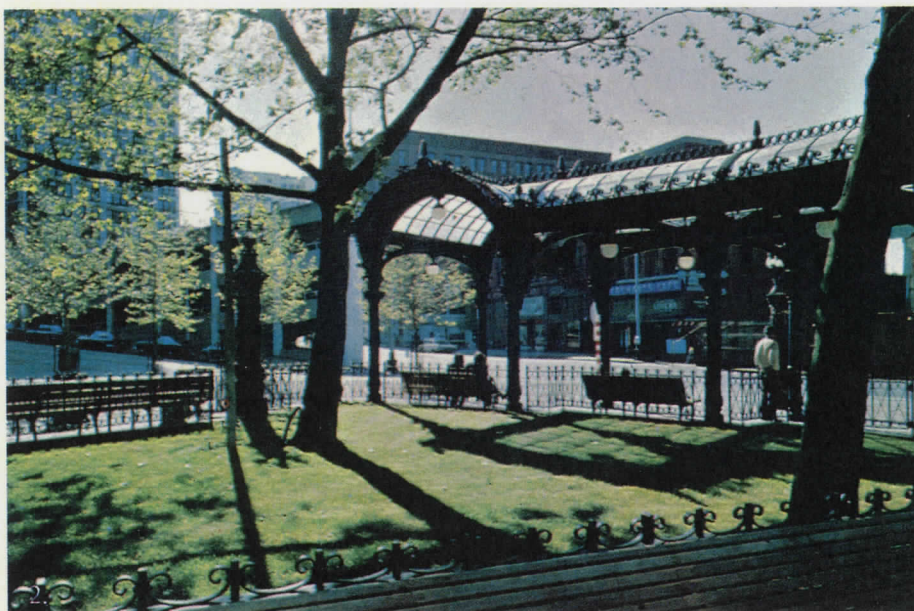
Pioneer Square has gone through some remarkable changes in its 120 years, yet still retains a special, charming identity — and today its stately buildings are protected by law.

A recent restoration and beautification movement, however, and an amazing cultural resurgence are profoundly enhancing the always special identity of Pioneer Square . . . a place that was nicknamed "Skid Road" in the late 1800's because a lumber company used to skid timber to their mill through its streets!

"Skid Road" was virtually destroyed in a big fire in 1889, which did more

Continued on page 22

1. Bust of Chief Seattle.
2. The Pergola.
3. Grand Central Arcade, First Avenue.
4. Das Gasthaus, outdoor cafe.
5. The Occidental Park entrance to the Arcade and other shops.
6. Along First Avenue, in front of the Grand Central Arcade. The antique armored car is used by a custom jewelry shop, left.



The Greening of SEATTLE

Continued from page 17



7.



8.



9.



10.

damage than it should have because of a legal loophole protecting the then privately-owned water system. You see, the franchise required water pipes and hydrants, but it just didn't require that they be connected to each other!

In several ways, the fire was quite a blessing. Tons of relief money came in from a sympathetic world, and even though the manager of the relief association made off with a considerable portion of the funds, Pioneer Square was rebuilt under a City Council directive that it become the most beautiful business district in the United States!

Over 90% of the buildings existing today in Pioneer Square were built within two years after that fire, and show the influence of one major architect, E. H. Fisher, who, among other things, also designed Victoria, British Columbia.

Anyway, most of the stolen relief money — and the relief manager were recovered, and besides, money had suddenly become extremely abundant in town due to the Klondike gold rush of the 1890's.

Seattle's location and its two railroads (the first of which was built out of capitalistic desperation by a few citizens), put the city in a perfect position to serve the miners. As a result, more than \$200,000,000 in gold flowed through the Government Assay Office in Seattle, and about half of that was banked in town!

And Pioneer Square was the city's proudest neighborhood . . . up until the 1930's, when it had begun to look like Skid Road again.

This once-lovely section continued to deteriorate until 1954, when a contest was held to determine what could be done to restore the old but noble buildings. As new ideas were published, the price of the buildings started to climb. But with the existence of a Skid Road population composed largely of down-and-outers, restoration seemed hopeless.

7. The entrance, from Pioneer Square, to the Brasserie Pittsbourg. This is the oldest working restaurant in Seattle. It has been at this spot since 1889. It is now a very fine French restaurant.

8. The modern pergola in Occidental Park with the Smith Tower in the background.

9. A flower shop.

10. A bread and cheese vendor in Occidental Park.

11. Using the sculpture/fountain, by covering the lower hole the water is gently forced out the top hole.

12. The brass drinking sculpture/fountain in the base of the modern pergola.

Architect Ralph Anderson finally decided to get on with the restoration, and did so. He is now credited as the father of the new look.

Today, the original city rebirth is gaining incredible momentum, sparked by nothing less than a cultural explosion in Pioneer Square!

New aesthetic life is here, and the area is bustling with artists, architects, attorneys, association headquarters and the like.

The last three years have brought in over 20 art galleries, many boutiques, a large wax museum, countless interesting shops and ethnic restaurants, giving the section a Greenwich Village flavor.

Two lush, beautiful parks are being added. One represents the first investment of federal funds in Pioneer Square, which was declared an Historic Site in 1970.

The phenomenal economic factors of this rebirth have been most heartening to local landlords, as rents have astoundingly QUADRUPLED in the last four years — while Pioneer Square becomes increasingly sought after as the “in” quarter of Seattle.

For a specific example, the landmark Grand Central Hotel at First Avenue South and South Main Street, a hotel that's over eighty years old, was sold for \$90,000 and four years later was resold for \$230,000! And now, for the first time, it is undergoing restoration!

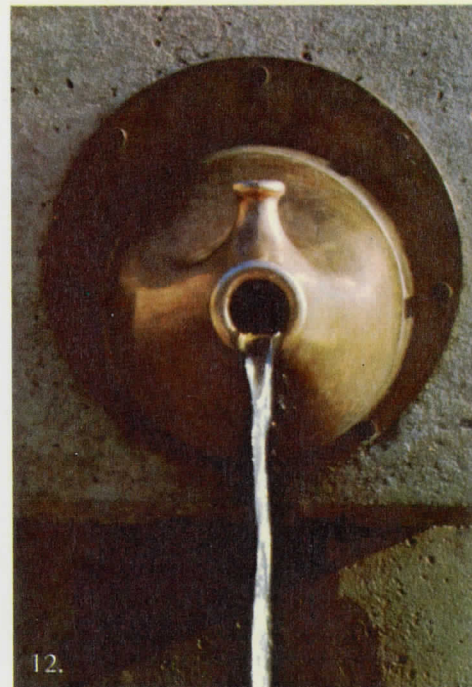
No doubt contributing to this skyrocketing of real estate values was the Historic Preservation Ordinance passed by the City Council in 1970.

In effect, it “froze” the buildings, preventing the unsightly, and in most cases unwanted, demolition of the fine old structures, forever.

To fully appreciate Pioneer Square, and to hear many humorous and fascinating true stories about its past, you may want to take Bill Speidel's Underground Tour. That way, you won't miss anything good!

Pioneer Square is definitely the focal point in the Greening of Seattle, an intriguing blend of old and new, bright and tawdry, and newly astir with the excitement of aesthetic and economic rebirth... get into it when you get into Seattle!

□



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Preservation News

REPORTING ON ISSUES, PEOPLE, PLACES, TRENDS, PUBLIC POLICY, AND THE LAW

EDITED BY KIM KEISTER

TRANSITIONS

LOST



◀ 1926 Thunderbolt roller coaster, Coney Island, N.Y.: immortalized by Woody Allen in *Annie Hall*, closed in 1983, condemned and torn down by city over owner's objection

■ 1815 Tidewater Farm manor house, Dover, N.H.: built by sea captain reputedly with riches plundered in War of 1812, razed for new construction

THREATENED



◀ 1798 Lazaretto Station, Essington, Pa.: used as immigration quarantine for Philadelphia from 1799 to 1897, planned for razing and redevelopment

■ c. 1938 Jacksonville Beach Elementary School, Jacksonville, Fla.: proposed demolition would erase last vestige of school founded by onetime slave Mother Rhoda Martin

SAVED



◀ Davis Tract, Manassas, Va.: bought by Civil War battlefield preservationists and antisprawl neighbors

to protect 136 acres from development ■ 1886 house and pair of trees, San Francisco: spared demolition and felling by compromise among neighbors, preservationists, and builders

RESTORED



◀ 1902 Montana State Capitol, Helena: regained historic design, details, and artwork lost in 1960s expansion

■ Jimmy Carter National Historic Site, Plains, Ga.: house, small store, windmill, blacksmith shop, and 15 acres of family farm returned to Depression-era look



GIMME SHELTER

Attempting a tight turn in Seattle's Pioneer Square district in January, a truck driver clipped a large dark green pergola, reducing the L-shaped landmark to a heap of twisted cast iron and shattered glass. In 1910, more than 65,000 pounds of ironwork went into Corinthian columns, scrolled brackets, and other ornate details of the structure, built as a shelter for waiting cable-car passengers and an entrance to underground restrooms. After the last cable car ran in the 1940s and the last toilet flushed in the mid-1950s, the flamboyant convenience continued to perk up the city's oldest neighborhood. (See related story on page 60.) Seattle Mayor Paul Schell pledged to pick up the pieces of the treasured marker and, if possible, put them together again.

—Willia Reinhard

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Pergola Returns to Seattle, Piece by Piece

Story by Margaret Foster / June 26, 2002

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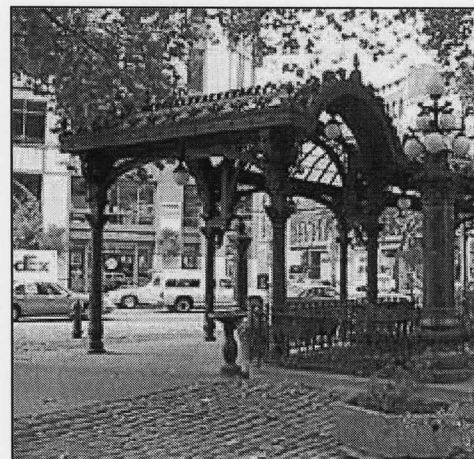
The Pioneer Square Pergola had been a Seattle landmark since it was built in 1909. But in January 2001, a truck made a hasty turn and smashed the ornate entranceway into mangled cast iron and shattered glass.

Now parts of the reconstructed pergola are returning to Pioneer Square park. Seattle-based Seidelhuber Iron & Bronze Works has spent months casting a new steel skeleton and welding together pieces of damaged iron ornamentation. In August, the company will finish reinstalling the pergola—built as a shelter for cable-car passengers and the entrance to underground restrooms—in its original location.

The truck owner's insurance company is funding the \$3.4 million restoration, the pergola's first since 1972.

The 93-year-old structure was suffering from rust damage, says Heather Macintosh, preservation advocate for Historic Seattle. "It was very fragile," she says. "The pergola is in a lot better shape than it was before it was hit."

The Pioneer Square neighborhood is the oldest of Seattle's 10 downtown neighborhoods, and city's first National Historic District. An earthquake and a Mardi Gras riot hit the area hard last year, says Macintosh, but it's slowly turning around. "It just has so many needy buildings that are older lagging behind the '90s boom that helped the rest of Seattle," she says.



The pergola in the summer of 2000, before the damage. (City of Seattle)

Recent News Stories

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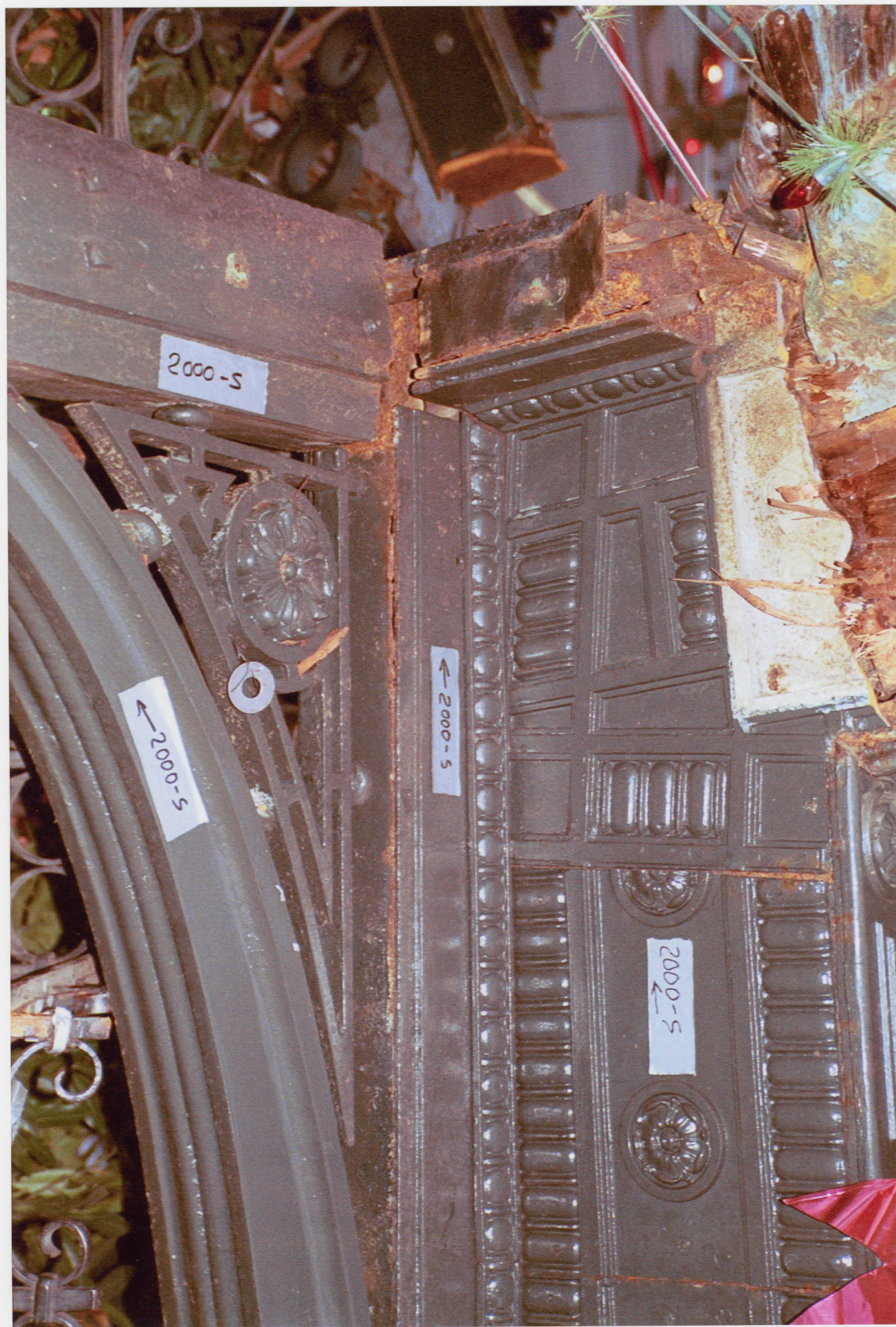


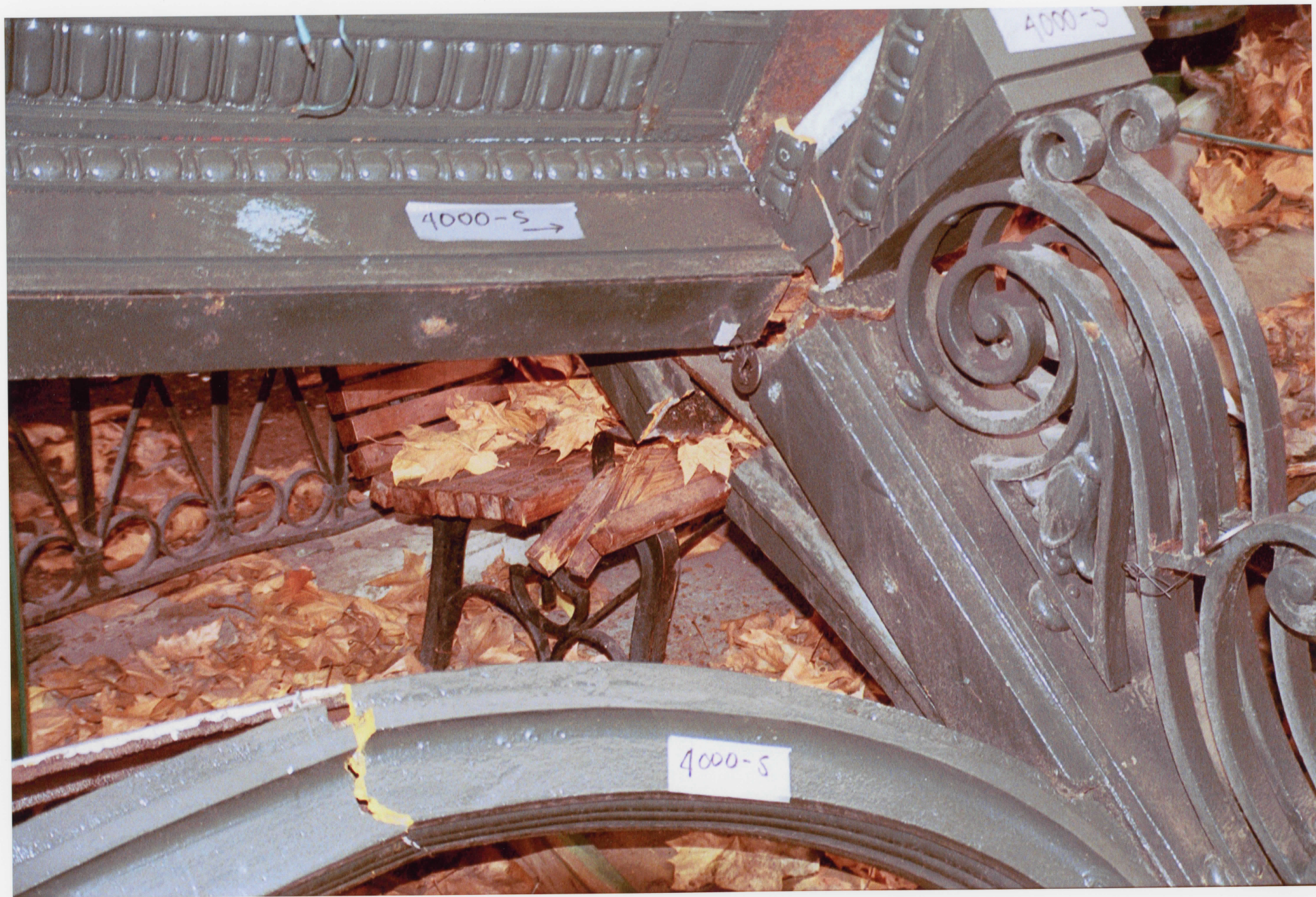
















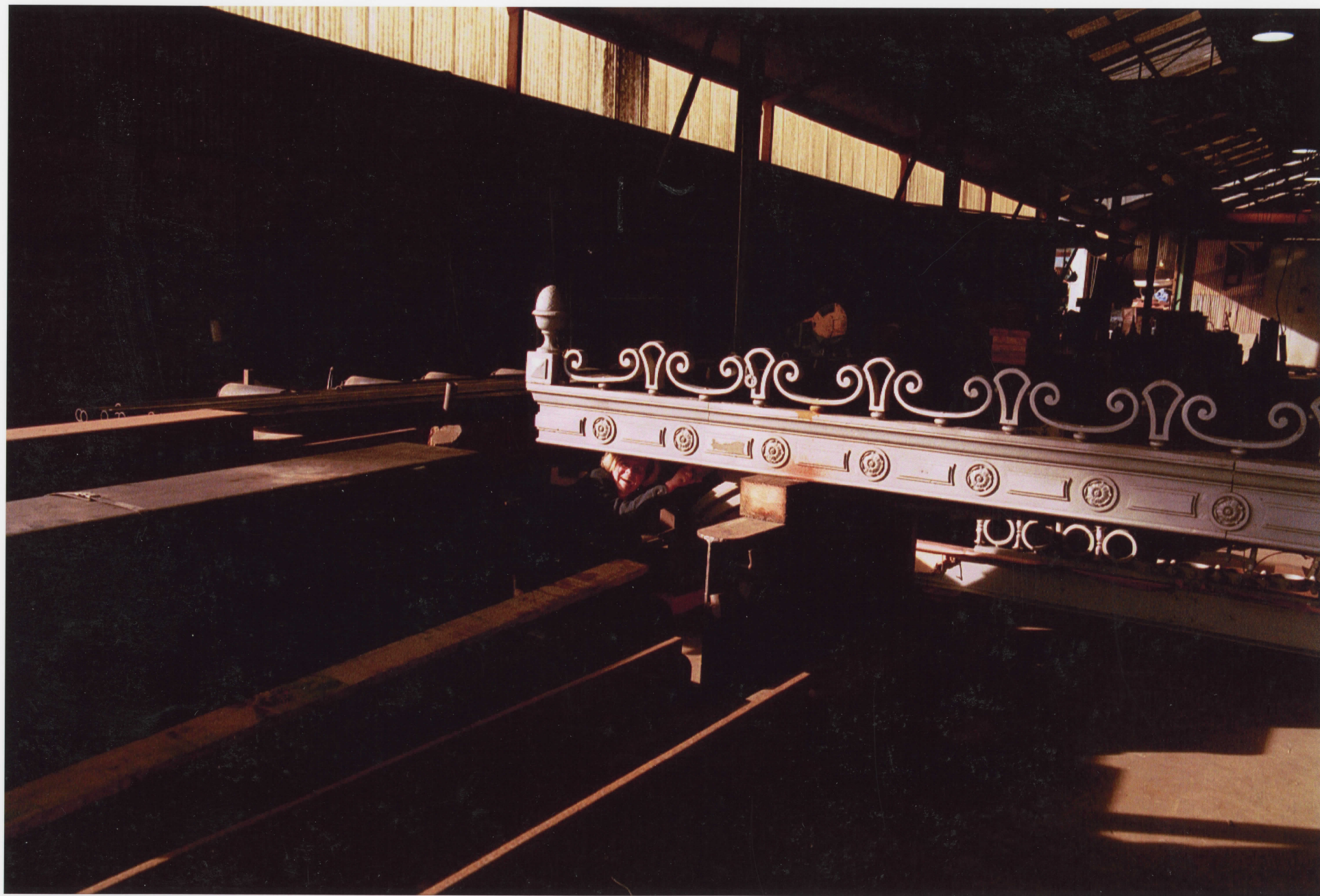






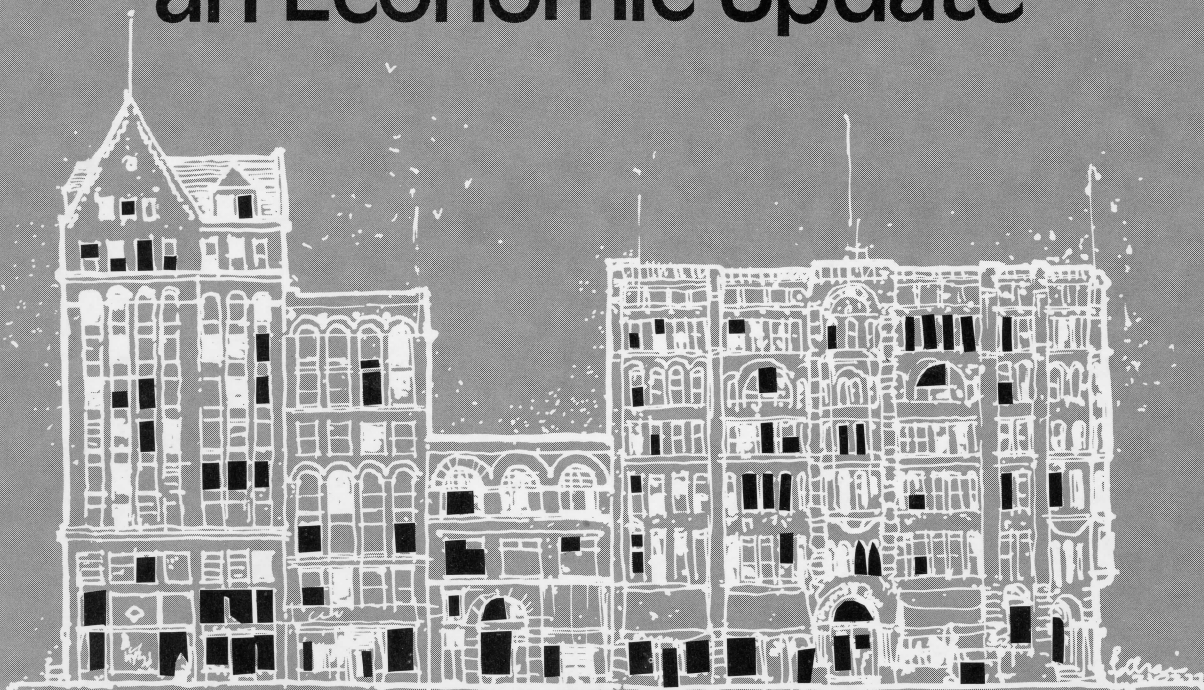








Pioneer Square: an Economic Update



Your
Seattle
Department of Community Development

Wes Uhlman, Mayor

Jim Hornell, Director



Office Of The Mayor City of Seattle

Wes Uhlman, Mayor



May 31, 1977

Few accomplishments of the past seven and a half years evoke the pride and satisfaction I experience today as I walk through the Pioneer Square district. There we have seen new life brought forth from what had become old and decayed.

The transformation of Pioneer Square is a prime example of a concerted effort to restore and rejuvenate a historic downtown area. I know this was possible only through dedicated, cooperative enterprise on the parts of elected officials, residents, financial institutions and their leaders, the Seattle business community, and the enlightened citizenry of Seattle. Together we have realized that the commitment to a healthy, diverse, and vigorous downtown is good business for us all.

Equally important is the commitment of the City of Seattle to preserve our cultural past and the heritage that this historic area represents. It demonstrates a realization that we must continue to retain those places and structures that bore witness to the birth and early growth of our great city; and that today, restored and given new life, these places can continue to serve us economically, artistically, and culturally.

The universal popularity and healthy development of Pioneer Square into one of the Northwest's most used and enjoyed people places will be a source of pride for our city for many years to come. It will be measured in substantial gains in employment, retail sales, and economic value; but more important, it will be measured in the hearts of all who have experienced the color and excitement of Pioneer Square.

A handwritten signature in black ink, reading "Wes Uhlman". The signature is fluid and cursive, with a large, sweeping "W" and a long, trailing "Uhlman".

Wes Uhlman
Mayor

Introduction

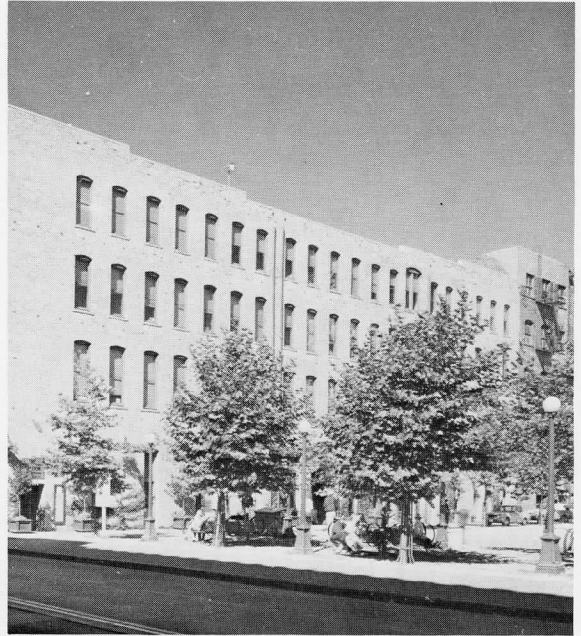
In July, 1974, the City of Seattle published "An Economic Evaluation of the City's Commitment to Pioneer Square." This slender volume presented a general approach to measuring the tangible and intangible costs and benefits of public investment in historic preservation and provided some measures of the effects of the City of Seattle's financial commitment to Pioneer Square.

Since that time, Pioneer Square has continued to receive public attention and, more important, additional infusions of private capital. The purpose of this report is to update the 1974 report concerning public and private investment in Pioneer Square.

The City's Investment in Pioneer Square

The City's commitment to Pioneer Square took many forms, starting with the designation of the Pioneer Square Historic District in 1970. "An Economic Evaluation of the City's Commitment to Pioneer Square" summarized the full extent of public action on behalf of historic preservation in the District.

"The City made a commitment to the restoration and rejuvenation of Pioneer Square. The cost of that commitment can be measured by the amount of public money devoted to the P.S.H.D. for the purpose of redevelopment. To be sure much more than money was involved. Ordinances were passed, political reputations were risked, and moral suasion was used to transform Pioneer Square. But for purposes of this report the measurement of the commitment will be confined to financial magnitudes.



Occidental Park

"A distinction must be made between those expenditures made in the P.S.H.D. and those expenditures made for the purpose of historic preservation. No figures are included for the cost of ongoing maintenance operations for streets, sidewalks and the like. These costs would have been incurred in any event and do not represent part of the restoration effort. For the same reason, the cost of police and fire services are excluded since most of these are independent of the Pioneer Square Historic District designation. Public money has also been spent on social services for the Skid Road Shelter, the Lutheran Compass Mission, the Pioneer Square Health Station, and the Indian Center. The cost of these services should not be added to the cost of preservation for these services would have been provided even if Pioneer Square did not exist. The services represent a commitment to an identifiable set of people and not to a specific area.

"Similarly, the cost of office space leased in Pioneer Square by public agencies is not added to the cost of preservation. The viability of the District was no doubt enhanced by the decision of government agencies to lease space in the District. The decision to locate in Pioneer Square represents a commitment to the District but it did not involve an expense over and above what the City would have had to incur had the commitment not been made. The space was needed for City offices and this space was leased at competitive rates. Also, since the space is in close proximity to the Municipal Building, no excessive communication or transportation costs were incurred. The space leased by Federal and State government represents office space demand by agencies which have been in the area for many years prior to the establishment of the District in 1970. The only office space which can be clearly identified as a public contribution to the District is the office of the Pioneer Square District Manager in the Yesler Building.¹

"The major costs incurred by the City for the purpose of historic preservation were for capital improvements for parks, sidewalks, and street medians. Other costs to be included, in addition

to the office space for the District Manager, are those for planning studies and for the interest on the City's purchase of the City Loan Building. The purchase of the City Loan Building was an experiment by the City to determine whether it is possible to stimulate redevelopment by buying buildings, preparing them for restoration, and reselling them. The City Loan Building was sold in June of 1974 at a price that just covered the acquisition and clean-up cost. The direct expense then to the City is the interest cost for holding the building for approximately a year and a half."

The total of public funds devoted to the preservation of Pioneer Square between 1970 and 1976 is summarized in Table I. In 1977, an additional \$283,000 is expected to be spent on public improvements for Occidental Mall north and Washington Square; \$16,300 will also be spent on recurring administrative costs. Federal funds in the amount of \$236,000 and \$63,000 in local funds will pay for these additional expenditures. During 1977, private funds are also expected to be spent on the development of the Anne E. Casey Park.

In total, then, public expenditures in support of the historic preservation and stabilization objectives of the Pioneer Square Historic District Ordinance will reach \$2.4 million by the end of 1977. Only a portion of this sum was financed by the City of Seattle, yet federal funds should also be counted as expenditures in support of preservation in Pioneer Square since their use for this purpose meant that they were unavailable for use elsewhere in the City of Seattle.

¹ The District Manager's office in the Yesler Building was closed at the end of 1974 and functions transferred to the Office of Urban Conservation.



TABLE I
Public Expenditures Made for the Purpose of
Historic Preservation in Pioneer Square
1970 — 1976

Project	Private Donations	Federal Funds	Local Funds	Total
Occidental Park Planning			\$ 55,000	\$ 55,000
Occidental Park (including expansion)		\$ 367,000	261,000	628,000
Occidental Mall and Occidental Avenue Improvements		236,000	69,000	305,000
Occidental Park Alley	\$ 1,500	12,500	4,000	18,000
Pioneer Square Park	150,000	131,000		281,000
Improvement Program	4,000	177,500	181,000	362,500
Areaways Study			53,000	53,000
Pioneer Square Master Plan		29,000		29,000
Pioneer Square Manager and Other Staff Costs		104,666	75,611	180,277
Economic Study			4,000	4,000
Washington Street Boat Landing	45,000		5,000	50,000
City Loan Building			36,750	36,750
Federal Preservation Grants-in-Aid		70,000		70,000
Total	\$200,500	\$1,127,666	\$744,361	\$2,072,527

Federal funds include Model Cities, Department of Interior, HUD Open Space, and the National Endowment for the Arts.

Local funds include Forward Thrust, arterial development and arterial city street funds, and general fund revenues.

Improvement program includes First Avenue median, street lighting, street trees, traffic signals, and drinking fountains.

Private Investment in Pioneer Square

A major objective of public action in Pioneer Square was to encourage private re-investment and economic stabilization in the Historic District. Prior to 1970, the City's building permit records indicate a pattern of minor alterations and, with the exception of the People's Bank Parking Garage on First and Cherry, little new construction activity. Indeed, the buildings in the Historic District were neither maintained nor replaced, a situation that was both effect and cause of the continuing deterioration of the area.

In May, 1970, the Historic District Ordinance was passed by the City Council and signed by the Mayor. Beginning in 1971, a year of recession in which building activity in the entire region was extremely sluggish, the rehabilitation of Pioneer Square began in earnest. There is no comprehensive measure of the private funds devoted to property acquisitions, rehabilitation, interior finishing and the establishment of new shops and upper-story offices. However, Seattle building permit records provide a comparison

of the level of activity prior to and following Historic District designation and the implementation of the City's concentrated public improvements program.

Table II indicates that permit activity in Pioneer Square picked up noticeably in 1971 and has continued well above the level of the 1960's. Between 1971 and 1976, 259 building permits were issued within the original Pioneer Square Historic District boundaries for a total value of \$5 million. With the exception of the Olympic Block demolition (requiring permits of \$40,700 in 1972 and \$27,500 in 1974) and new park construction, virtually the entire value of building permits issued in Pioneer Square since 1970 has been for rehabilitation. A dozen or more buildings have been completely renovated and many others have undergone significant alterations.

In August, 1974, the Historic District boundaries were expanded. In the expanded area, too, rehabilitation activity has accelerated. Permits for

more than \$1 million in alteration value have been issued in the expansion area during the period 1974-76.

Retail business investments in Pioneer Square have also increased rapidly since 1970. The 1974 "Economic Evaluation" counted about 100 retail establishments operating in the heart of the Pioneer Square District. Most were restaurants and specialty shops. Although turnover has been high as some businesses have moved out of the Historic District and others have gone out of business, the breadth and scope of retailing activity in Pioneer Square has continued to increase, pushing into new corners of the District. At latest count, 187 retail businesses are active in the core of the District. Although restaurants and specialty shops continue to dominate, book stores, apparel shops, furniture stores and service establishments have shown strong growth. The map and index on the following pages show the number and types of stores in Pioneer Square.

TABLE II
Construction Activity in the Pioneer Square Historic District¹
1965 - 1976

Year	Alteration Value	Demolition Value	New Construction	Parks	Demolition and New Construction	Number of Permits	Total Value
1965	\$ 33,600	\$ 12,400	\$ 6,700	—0—	—0—	20	\$ 52,700
1966	81,555	—0—	9,500	—0—	—0—	25	91,055
1967	132,926	—0—	1,050	—0—	—0—	23	133,976
1968	48,800	75,000	200	—0—	—0—	16	124,000
1969	109,826	3,200	4,500	—0—	\$2,000,000	30	2,117,526
1970	54,900	1,500	3,000	—0—	—0—	22	54,400
1971	184,545	—0—	2,100	—0—	250,000	34	436,645
1972	360,260	40,700	23,000	\$200,000	80,000	48	703,960
1973	348,300	8,000	—0—	—0—	—0—	39	493,654
1974	1,967,164	27,500	—0—	55,000	—0—	60	2,049,664
1975	740,562	—0—	—0—	—0—	—0—	34	740,562
1976	566,045	—0—	—0—	—0—	—0—	44	556,045
Total	\$4,628,483	\$168,300	\$50,050	\$255,000	\$2,330,000	395	\$7,554,187

¹For purposes of comparability, figures for 1974, 1976 and 1977 do not include the expansion area included in the Historic District in August, 1974.

Antiques

- 95 Antique World
- 73 L'Accent
- 50 J. Paul Marc
- 51 Old Fire House Antiques
- 23 Pioneer Lamp & Stove
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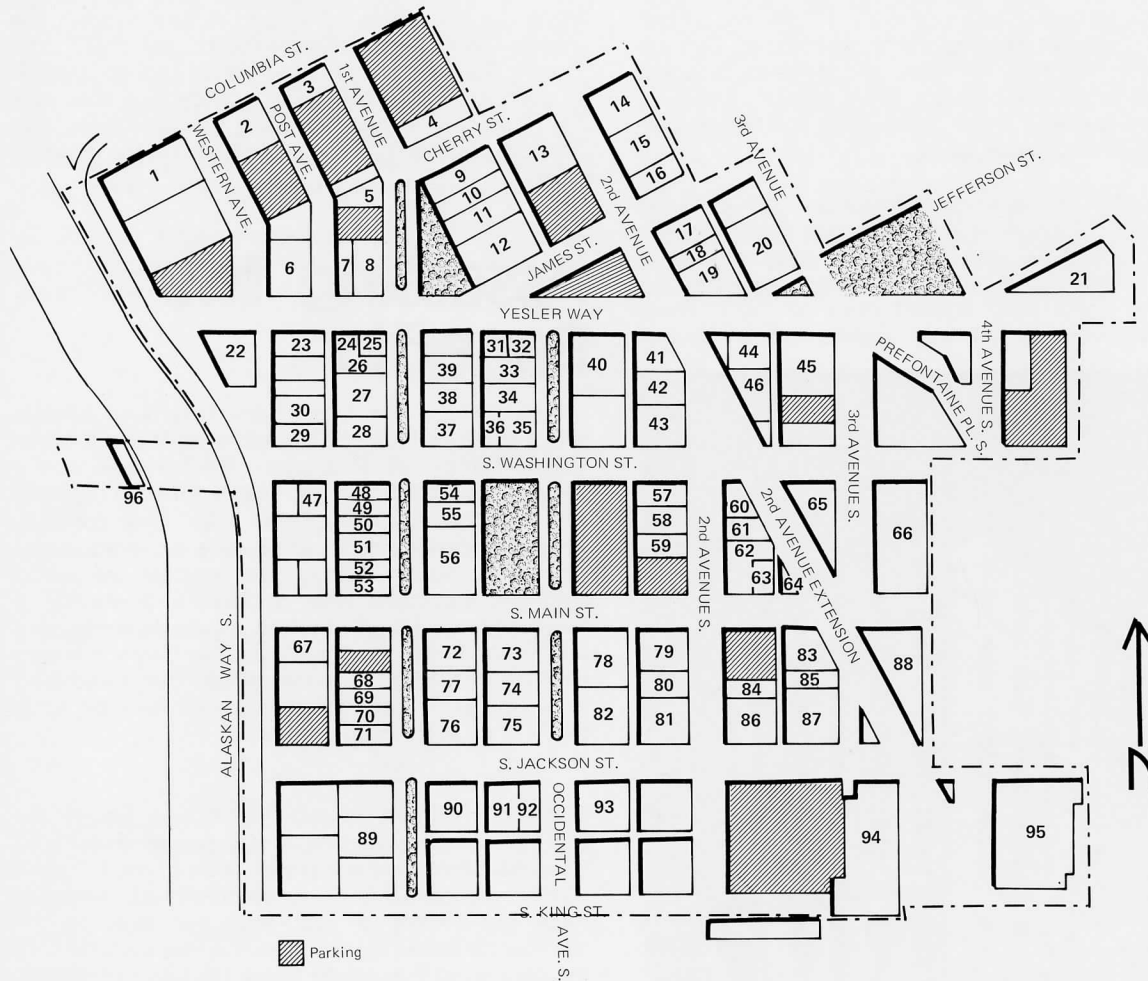
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There is little data available on retail business volumes in the Historic District. Some comparative information has been compiled for 95 businesses operating in Pioneer Square during the third quarters of both 1975 and 1976, however. Although the summer months represent the peak tourist season and, therefore, may not be indicative of annual totals, the dollar volume of gross business reported by these firms increased 15 percent between the third quarters of 1975 and 1976. Adjusted for inflation, business volumes increased approximately 10 percent in real terms. The gains were not evenly distributed. Cultural and entertainment activities and galleries recorded declines in business volume, while apparel, furniture, gift and specialty shops, restaurants and hair stylists showed above average gains.

Less visible, but equally as important, has been the expansion of upper story office uses in the Historic District. Over 300 attorneys as well as architects and other professional services are now housed within the District where none existed prior to 1970. These business activities not only support restaurants and

other retail businesses, but have also drawn into the District new service activities, including two banks, a post office and a Western Union branch.

Although the data on private investment and business activity are incomplete, a walk through Pioneer Square is sufficient to demonstrate the scale and success of business activity in the Historic District. The renovations of such buildings as the Pioneer and Maynard buildings have provided additional office space the occupants of which in turn support the ground level retail establishments. By 1977, the Pioneer Square merchants had gained enough strength to produce a long Mardi Gras celebration that gave Fat Tuesday a new meaning to Seattleites and brought thousands of new visitors to the Historic District.

Assessing the Benefits

In seven years, the City's commitment to historic preservation in Pioneer Square has contributed to the transformation of a derelict neighborhood into a thriving asset of the City of Seattle for both residents and visitors. The arguments may long continue whether redevelopment would have occurred in the absence of public intervention, whether the public strategies employed were optimal, and whether a fine-tuned cost-benefit analysis would demonstrate a satisfactory financial return on the City's commitment to the area. It seems certain that those who work in and enjoy Pioneer Square will be little troubled by such second thoughts.

The City's primary objective in Pioneer Square has been substantially accomplished: private investment flows have increased and preservation of the District's historic structures is being accomplished. Adaptive reuse has created a vital economic asset to the community rather than a museum-like atmosphere. In the context of the choices facing the City in 1969-70, rehabilitation has been accomplished at relatively low public cost and without the expense and delays associated with alternative redevelopment strategies such as urban renewal.



the Maynard Building today

The record shows that within the original Pioneer Square Historic District boundaries

- the total value of building permits issued for alterations in the period 1971-76 was more than 800% higher than in 1965-70;
- the number of retail businesses nearly doubled between 1973 and 1976 (no accurate count of businesses operating prior to that time exists), suggesting substantial gains in both employment and retail sales volumes;
- assessed valuation of land (adjusted for changes in ratio of assessed valuation to fair market value) increased 139 percent between 1969 and 1976; and
- total assessed valuation of land and buildings (adjusted for changes in ratio of assessed valuation to fair market value) in Pioneer Square increased 114 percent between 1969 and 1976 compared to a gain in the assessed valuation of all real property in the City of Seattle of 79 percent during the same period.

Average increases in property values do not reflect the full gains recorded by structures that have undergone complete restoration. Assessed valuation of one of Pioneer Square's most prominent structures increased 650 percent (corrected for changes in assessment ratios) following completion of its restoration.

No evaluation of the impact of public action in support of historic preservation in Pioneer Square can entirely ignore the effects of the Kingdome. Some of the gains in business volumes and assessed values in the District in the last several years are undoubtedly due to the presence of a new stadium immediately to the south of the Historic District. Yet, the effects of the stadium have not all been positive. In order to protect preservation efforts from the negative consequences of the stadium, regulatory controls have been adopted to limit the full impact of stadium-induced development on the Historic District. Furthermore, while the stadium has generated increased activity for some Pioneer Square businesses, such as restaurants, other establishments, such as galleries, appear to have suffered business losses as a consequence of stadium-induced congestion. What-

ever qualifications may be necessary in relation to the Kingdome, it is clear that the operation of the Historic District and related public actions have contributed substantially to the improvement of property values and economic activity in Pioneer Square.

Finally, the City's commitment to Pioneer Square represents the implementation of a number of goals expressed by Seattle citizens. Valuable qualities of Seattle's history have been preserved; pleasant and appropriately scaled pedestrian environments have been created; the diversity of downtown has been enhanced; and the use of the automobile has been limited in the core of the District.



the Grand Central before renovation (above) and after (below)



City of Seattle

Department of Community Development

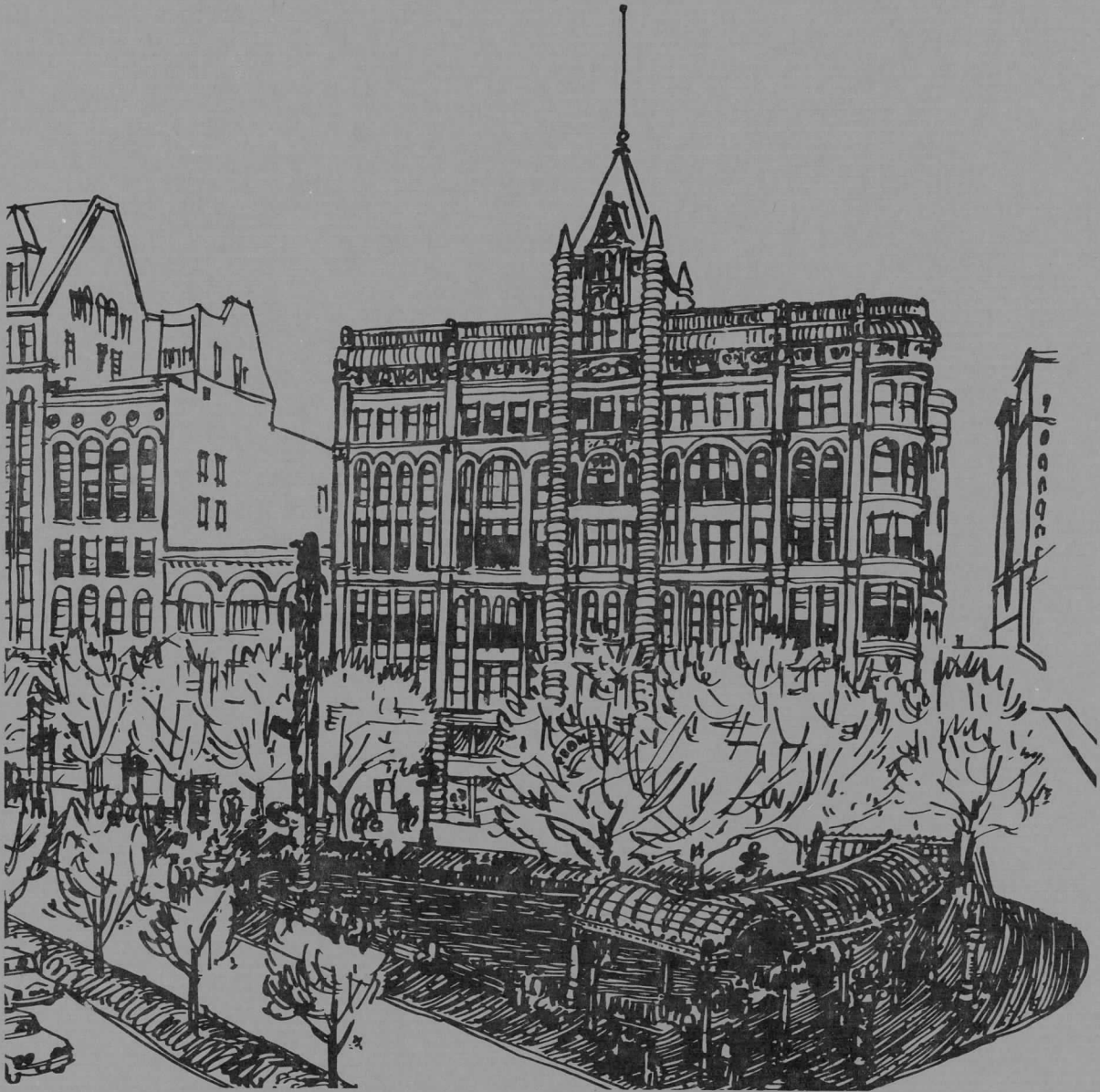
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The Pioneer Building



The Pioneer Building, the Totem Pole and the Pergola

National Historic Landmarks
in the
Pioneer Square Historic District, Seattle, Washington

Seattle Department of Community Development, Wes Uhlman, Mayor
James Hornell, Director

National Historic Landmarks Dedication Ceremony

**The Pioneer Building, The Totem Pole and the Pergola
in Pioneer Square, Seattle, Washington, U.S.A.**

5 January 1978 11:00 a.m.

Sponsored by
The City of Seattle
Mayor Wes Uhlman
The Department of Community Development
The Secretary of the Interior
The Director of the National Park Service

Master of Ceremonies

Mr. J. Peter Staten, Urban Conservator, City of Seattle

Recognitions

Mr. Jack Casey, District Manager, United Parcel Service
Mrs. William G. Lucks, Chairman of Pioneer Square Historic District
Preservation Board, and members of the Board
Mrs. George Corley, Jr., Chairman, Seattle Landmarks Board
Mr. Ralph D. Anderson, Ralph D. Anderson and Partners
Mr. James Hornell, Director, Department of Community Development
Hon. Sam Smith, President, Seattle City Council

Presentations

Mr. Russell E. Dickenson, Regional Director, National Park Service,
Pacific Northwest Region

Acceptance of Plaque and Certificates

The Pergola Honorable Wes Uhlman
The Totem Pole United Indians of All Tribes Foundation
The Pioneer Building Mr. Mark Blackburn

"Restoration and the City's Commitment to Pioneer Square"
Honorable Wes Uhlman, Mayor of Seattle

**Plaques Ceremony for Significant Buildings in
Pioneer Square Historic District**

5 January 1978 11:45 a.m.

Sponsored by
The Assistance League of Seattle
The Department of Community Development
The Secretary of State for the State of Washington

Master of Ceremonies

Mr. Earl D. Layman, City Historic Preservation Officer

Recognitions

Mrs. Louise Raft, President, Assistance League
Mr. Gerald Hansmire, Chairman of Pioneer Square Special Review
District Board and Members of Board
Miss Nancy Susman, Pioneer Square District Manager

Presentations

Mrs. Dola Bever, Assistance League, Chairman for Pioneer Square Projects

Acceptance of Plaques

Smith Tower	Mr. Ivar Haglund
Merchants Cafe	Mrs. Elsie Schreiner
Maynard Building	Mr. Alan Black
Pioneer Building	Mr. Mark Blackburn
Interurban Building	Mr. George Filler
Grand Central on the Park	Mr. Ralph D. Anderson
Lowman Building	United Good Neighbors
Mutual Life Building	Dr. S. T. Magnuson
Information Booth	Mr. Earl Layman

"Preservation in Seattle: You *Can* Go Home Again."
Hon. Bruce Chapman, Secretary of State, State of Washington
Member, National Advisory Council on Historic Preservation
Advisor, National Trust for Historic Preservation

The Pioneer Building, the Totem Pole and Pergola have been Seattle landmarks for more than half a century. Together they typify the brash frontier spirit which characterized Seattle in its early days. The legends which are told about them and the Square in which they stand are a heady mixture of historic fact and colorful anecdote.

Clarence Bagley's 1916 *History of Seattle* describes this square as "*perhaps the most familiar of any of Seattle's park pieces*," and explains that it originally "*occupied the site of Yesler's saw mill, the first steam mill erected on the Sound*." Henry Yesler, notorious as one of the city's most avaricious founding fathers, lived for 30 years in a house at the corner of First and James. The community's first public meeting place, Yesler's Cookshack, was nearby. Seattle's first general store, saloon, bank and church were all located within a two block radius.

Many stories are told about the Pioneer Building. Elmer Fisher, its architect, is a mysterious figure. In the building boom which followed the Great Fire he designed perhaps as many as fifty buildings. Seven years later Fisher suddenly disappeared; no one has been able to track down what happened to him.

The Pioneer Building was Seattle's most prestigious business address in the 1890s and early 1900s. Its flamboyant combination of red brick, grey sandstone, elaborate terra cotta decoration, and bay windows belongs to a Victorian style called Richardson Romanesque.

This elegant structure was an appropriate setting for businesses like the Puget Sound National Bank, owned by Jacob Furth, a financier famous for underwriting much of Seattle's rebuilding after the fire and for rescuing the city's streetcar system from bankruptcy. Around the time of Alaska's Gold Rush as many as 48 mining firms occupied offices in the Pioneer.

The building's tenants enjoyed two interior skylights, open stairwells, oak paneling, tile flooring, and the city's first hydraulic elevators (which were replaced by electric ones in 1914.) A careful restoration of these interior details makes it possible for today's tenants to enjoy the Pioneer as it was in 1900 in all its craftsmanship now too expensive and too difficult for modern builders to duplicate.

Legend has it that later, after the center of business moved uptown, the Pioneer became the site of Seattle's best prohibition era speakeasy. Still another tradition holds that the Pioneer was once connected to the Butler Hotel by Seattle's first skybridge and that some businessmen kept mistresses in that discreet but convenient location.

Even more legends are associated with the Totem Pole. In October 1899 a group of Seattleites returned to the city with a totem pole which they had, according to historian Bagley, "*secured from Tongas Island, Alaska, with the request that it be placed on Pioneer Place*."

Bagley explains that, "*The totem pole, fifty two feet in height, is a section of large cedar and was erected amid imposing ceremonies at the north end of the triangle. Not a long time after, trouble was made for the city and the donors by the Alaska Indians, former possessors of the totem who claimed it had been stolen from them*." General attitudes of the day are suggested perhaps by the fact that the expedition members were fined \$500 for the theft, but Seattle kept the pole.

The present totem pole is a copy of the original destroyed in 1938 in a fire set by vandals. Tlingit craftsmen reproduced the pole, based on fragments of the old.

Meanwhile the city had built a noble public comfort station beneath Pioneer Square, complete with marble fixtures. About 1909 the Pergola, Seattle's only cast iron structure still extant, was built to shelter streetcar patrons while they waited for their trams. Its design was suggested by an architectural competition. The large, freestanding columns are not only ornamental but also served as ventilation points for the underground restroom.

The restoration of the Pergola, which has become a symbol of old Seattle's charm, was made possible through a generous contribution of \$150,000 by James Casey, who founded United Parcel Service in Seattle in 1907 in a location close to Pioneer Square.

While Seattle's history is short in comparison with that of many cities, it is rich in incident and color, and some of its liveliest moments have happened in Pioneer Square. No other place more clearly captures the vision and energy of early Seattle.