



Historic U District



University Way NE, U District, Seattle - circa 1927

University Way 'The Ave' Historic District

Application for Nomination to the
National Register of Historic Places and the
Washington State Heritage Register

Submitted by **Historic U District**

March 2024



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March 22, 2024

Michael Houser, State Architectural Historian
Department of Archaeology & Historic Preservation
1110 Capitol Way S, Suite 30
Olympia WA 98501

Re: National Register of Historic Places - University Way '**The Ave**' Historic District

Dear Mr. Houser,

We greatly appreciate your expert suggestions, advice, and enthusiasm for our plans to submit an application for nomination to the Washington State and National Registers for Historic Places for the **University Way 'The Ave' Historic District**.

We truly believe that the heart of our main street will become a destination like several other historic commercial districts in the City of Seattle, especially with the recent high-rise upzone and opening of our light rail station. Our community wishes to welcome newcomers while preserving those qualities that we have accumulated over decades of growth. This rich legacy will be passed on to future generations, and designating our main street as a historic district is the foundation of our plans.

We invite you to review and consider our application for nomination and look forward to your feedback and any questions.

Sincerely,

Dr. Amy Colbert & Cory Crocker

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name: **University Way 'The Ave' Historic District**

other names/site number

2. Location

street & number: **Various**

city or town: **Seattle**

state: **Washington** code: **WA** county: **King** code: zip code: **98105**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **nomination** **request** for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **meets** **does not meet** the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national **statewide** **local**

Applicable National Register Criteria:

 A **B** **C** **D**

Signature of certifying official/Title

Date

WASHINGTON SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property **meets** **does not meet** the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

____ entered in the National Register
____ determined not eligible for the National Register
____ other (explain:) _____
____ determined eligible for the National Register
____ removed from the National Register

Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)	Category of Property (Check only one box.)	Number of Resources within Property (Do not include previously listed resources in the count.)	
☒ Private	____ building(s)	Contributing 56	Noncontributing 27
____ public - Local	☒ district	1	buildings
____ public - State	____ site		district
☒ public - Federal	____ structure		site
	____ object		structure
		56	27
			Total

Name of related multiple property listing - n/a
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register - 0

6. Functions or Use

Historic Functions (Enter categories from instructions.)	Current Functions (Enter categories from instructions.)
Domestic / Multi-Family Dwellings / Commercial	Commercial / Multi-Family Dwellings

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Registration Form

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement (1930-1970)
Early 20th Century American Movements (1900-1940)
Late Victorian Period (1860-1900)
Moderne (PWA)
Early 20th Century Revivals (1900-1940)
Beaux Arts
Craftsman
Colonial

Materials

(Enter categories from instructions.)

Various

Narrative Description

The Ave Historic District is located in North Seattle and consists of the main commercial street for the U District neighborhood, constructed mostly between 1890 and 1973. The area began development to provide services mainly to the adjacent University of Washington.

Contributing Resources

Of the **83** distinct buildings in the five block area of the historic district, **56** of them contribute to the U District historic character, or **67%**.

Construction by Decade:

1890-1909 - 16 buildings, 28%
1910-1919 - 12 buildings, 14%
1920-1929 - 30 buildings, 36%
1930-1939 - 3 buildings, 4%
1940-1949 - 8 buildings, 10%
1950-1959 - 5 buildings, 6%
1960-1969 - 1 buildings, 1%
1970-1973 - 2 buildings, 2%
Total - 83 buildings, 100%

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** District is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** District is associated with the lives of persons significant in our past.
- ☐ **C** District embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** District has yielded, or is likely to yield, information important in prehistory or history.

Applicable Washington State Area of Significance

(Check as many as apply.)

- ☒ The district belongs to the early settlement, **commercial development**, or **original native occupation** of a community or region.
- ☒ The district is directly connected to a **movement**, **organization**, institution, religion, or club which served as a focal point for a community or group.
- ☒ The district is directly connected to **specific activities or events** which had a lasting impact on the community or region.
- ☐ The district is associated with legends, spiritual or religious practices, or life ways which are uniquely related to a piece of land or to a natural feature.
- ☐ The district displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation).
- ☐ The district is directly associated with an individual who made an important contribution to a community or to a group of people.
- ☐ The district has strong artistic, architectural or engineering qualities, or displays unusual materials or craftwork belonging to a historic era.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

_____ The district was designed or built by an influential architect, or reflects the work of an important artisan.

_____ Archaeological investigation of the district has or will increase our understanding of past cultures or life ways.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- _____ A Owned by a religious institution or used for religious purposes.
- _____ B removed from its original location.
- _____ C a birthplace or grave.
- _____ D a cemetery.
- _____ E a reconstructed building, object, or structure.
- _____ F a commemorative property.
- _____ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

The U District's main commercial shopping street, along University Way NE (The Ave)

Period of Significance

The eight decades of urban development: 1900s, 1910s, 1920s, 1930s, 1940s, 1950s, 1960s, and the 1970s (until 1973)

Significant Dates

1890, 1891, 1929, 1946, 1968, 2017

Significant Person

(Complete only if Criterion B is marked above.)

n/a

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Cultural Affiliation

The University of Washington

Significant Architects and Builders

n/a

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Ave is a Survivor

Throughout its history, the Ave has survived wide swings of boom and bust. In the building boom after the Great Fire of 1889, a streetcar line through the logged-off area north of Portage Bay invited street platting and future construction, which was however slowed by the financial crisis of 1893. But by the turn of the century, a residential district had sprouted up along the streetcar line on Columbus Ave (now University Way NE) to serve the relocated State University, opened in 1895. With the discovery of Yukon gold, Seattle experienced a boom that was celebrated on the lower campus grounds by the Alaska-Yukon-Pacific Exposition of 1909 that in turn spurred the commercial development of the Ave. This continued unabated through the teens and twenties with the arrival of automobiles, and was only halted by the stock market crash of 1929.

Following the Great Depression and a World War, boom returned to the Ave, fueled by prosperity and the availability of gasoline, which at the same time posed a threat to the crowded commercial district in the convenient parking at Northgate Mall and University Village. As businesses began moving off the Ave, a different culture began moving into the spaces vacated by large national franchises. Reflecting the cultural revolution of the sixties, this inclusive counterculture was not just anti-authoritarian, but even more so communitarian and multi-cultural, and is very much still with us today. It found expression in the local import shops, alternative bookstores, espresso shops, and exotic eateries that are the defining character of The Ave today.

With its designation as an urban center replete with high-rises and a light-rail station, The Ave has yet another chance to reinvent itself as a district that embodies its own history at its human scale, providing the third places where community thrives within a uniform, detached, and computerized consumer society. Northgate Mall has closed, and University Village has gone upscale, but The Ave survives for one and all.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

1. Prehistory: Longhouse to Farmhouse (2,000 BCE - 1890)

Indigenous people have lived in Seattle for at least four millennia, where the Lake People among the Duwamish established a winter village at the mouth of Ravenna Creek (called Little Canoe Channel). Before removing to Lake Sammamish in the 1880s, "Indian Jim" Dzakwús lived at an encampment near

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

the foot of Brooklyn Avenue along a small stream (called Croaking) that still runs beneath an opening in the basement of the bank building at 4502, a stream that emptied a frog pond. There was a trail from this encampment to Union Bay and Little Canoe Channel.

Apart from posts from a fishing weir in the marsh that is now University Village, no Native remains have been uncovered in the district. The first Euro-Americans to settle in the district were Christian and Harriet Brownfield at Pioneer Farm, the quarter-section between 5th and 15th Avenues, NE south of NE 45th Street, in 1867.

In 1887 Thomas Burke and Daniel Gilman built the Seattle Lake Shore and Eastern Rail Road, whose roadbed survives as the Burke-Gilman Trail, to transport local lumber and coal to sawmill and waterfront, and by 1891 the area west of 15th Avenue had been logged off, to join the fledgling communities of Fremont, Latona, Ravenna, and Yesler, a lumber mill on Union Bay. In 1888 William W. Beck purchased 400 acres around the Ravenna ravine and creek, developing Ravenna Park and platting the settlement of Ravenna Springs, with a train stop at Ravenna (Blakeley Street and 24th Avenue).

2. A Streetcar Named Speculation (1891)

In 1890 the developer James Moore bought and platted the eastern half of the Brownfield farm, calling it Brooklyn after another city across a waterway from a metropolis. It was indeed destined to become the largest commercial district in the city outside downtown. The following year Seattle voted to annex it together with Ravenna, Latona, and Fremont, more than doubling the area of Seattle to include its 2,500 new suburbanites. This urged the pioneer David Denny to extend his Rainer Power and Railway Co. electric streetcar route across a bridge at Latona and eastward to Brooklyn Avenue by 1892.

Before the financial crisis of 1893 bankrupted Denny, the trolley line was extended by Beck north along The Ave to Ravenna Park, where the old growth forest could be viewed for an admission fee of 25 cents. The streetcar was no doubt intended to spur building speculation, and by 1895 a small collection of farms, residences, and 11 commercial establishments including two boarding houses, two builders, a dairy, dressmaker, moving company, grocer, gardener, meat market, and (of course) a real estate office, had grown up along Summit Avenue. (now Roosevelt Way), Broadway (now Brooklyn Avenue) and Columbus Avenue. These street names were soon accommodated to the city street grid of numbered avenues and streets, at which time Columbus became 14th Avenue, colloquially called "The Ave" by future students.

3. University & Exposition (1895-1910)

Meanwhile Edmond Meany had been elected to the territorial legislature and in 1891 began urging that the University move from its 10-acre downtown site onto section 16 of the township that, as in every township in the west, was set aside by law for educational purposes. The legislative session of 1893 approved a site on the northwest quarter-section, where the campus now stands, and the territory acquired the land from the federal government. By the following year a spur of the Seattle Lake Shore and Eastern was laid to transport stones to Denny Hall, with enough left over for the Observatory.

Following a well-attended ceremony to lay the cornerstone, the university opened in Denny Hall with 310 students in 1895. This further spurred residential development, especially as professors, staff, fraternities and sororities, all needed homes, as Brooklyn eventually became the University District. Five such homes remain today behind storefronts at 4336, 4736, 4740, 4752, and 4756 University Way, supplemented by apartments at 4215 and 4234, with a meeting hall upstairs at 4205. As a result of this population growth, University Heights School (a National Landmark building) was opened in 1903.

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

The optimism of this young community within a city burgeoning after the Klondike Gold Rush of 1897 was affirmed by siting Seattle's first world fair, the Alaska-Yukon-Pacific Exposition of 1909 on the lower campus, with Rainier Vista as its focus, as planned by the Olmstead Brothers. This firm had already planned the Seattle Park System with its interconnecting boulevards including Ravenna Boulevard and University Parkway (now 17th Avenue), a sign of the growing popularity of automobile excursions in the new century.

Although Architecture Hall and Cunningham Hall are the only campus buildings remaining from the fair, its effects were strongly felt along The Ave, beginning during the fair with the College Inn at the corner of 42nd Street (a National Landmark building) built by developer Charles Cowen, who had donated Cowen Park to the city. Arriving in town for the fair was Angus Malloy, who built large apartment houses, first the Malloy Building at 4346 and another at 4557 University Way, and then in 1928 the Malloy Apartments on 15th Avenue. During the 1910s The Ave became a predominantly commercial thoroughfare. In 1915 there were more than 150 businesses on the Ave, including no less than seven confectioners to satisfy the sweet tooth of students, since the university banned alcohol within a mile from campus. Residences, many of them stately, spread throughout the University Heights and University Park developments north of 45th Street, as fraternity and sorority houses moved off the Ave and clustered around Greek Row (17th Avenue).

Further development came with the completion of the long-desired Montlake Cut in 1917, which lowered Lake Washington by nine feet, drying out the marsh on which University Village would later be located. Replacing the Latona bridge with the University Bridge in 1919 established 10th Avenue (Roosevelt Way) as an automobile arterial. At the same time 14th Avenue was renamed University Way, though still called colloquially "The Ave," the main street for the entire district adjacent to a university that had grown to over 5,000 students in 1920.

4. Boom, Bust, & War (1920-1945)

In 1924 the University Book Store moved from campus into 4326 University Way and became the keystone establishment for further commercial development along the Ave, as it necessitated student visits to the Ave and urged merchants to cater to the student population. Major retailers joined the boom, including Wallin & Nordstrom at 4222, Marlatt's Bakery at 4321, F. W. Woolworth at 4325, Bartell Drugs at 4342, Martin & Eckmann at 4346, and J. C. Penney at 4515, joining the University Bookstore on the Ave, with Sears & Roebuck over on Roosevelt Way. Numerous small businesses grew up in the many commercial buildings replacing earlier residences or added onto them in their front yards. The narrow 20-to-40-foot width of the storefronts continued to characterize construction in this period, proving amenable to the many small businesses that still make the district a unique shopping and dining experience.

Apartment houses also flourished as population density increased, most notably the Wilsonian at 4710, where Bertha Knight Landes came to live once she entered politics, becoming the first woman to be elected mayor of a major American city in 1926, just sixteen years after women won the right to vote in the state, under a platform of "municipal housekeeping" during the corruption and bootlegging of Prohibition. Mark Tobey, who lived in a house on Brooklyn Avenue, and the Northwest School of abstract expressionists that gathered around him, held a gallery in Otto Seligman's apartment at the Wilsonian. Like University Heights School before it, construction of Roosevelt High School responded to the population pressure in the district, as did five large churches, two movie theaters, and an 8-story office building (demolished for the Safeco Tower). The residential districts of University Heights and University Park were almost entirely built out by the end of the decade.

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

After the first radio stations, beginning with KJR from a garage in the Ravenna District in 1922 and another from a tower built on rumrunner Roy Olmstead's property in the Mount Baker neighborhood in 1924, Western Radio Sales opened at 4311. The large draw however was toward the district's new theaters, the Neptune in 1921 on 45th Street and the Egyptian in 1925 at 4543 with elegant Egyptian décor following the discovery of Tutankhamun's tomb in 1922, when things Egyptian were all the rage.

With the Stock Market crash of 1929, new construction came to a virtual halt. The notable exceptions were the towering Meany Hotel, funded by private contributions, the Jones Playhouse, and public work projects such as a new Post Office built by the WPA, the 45th Street viaduct, and the 15th Avenue bridge over Ravenna-Cowen Park. In 1940 the streetcars and trolley tracks were removed, to be replaced by trolley buses.

The War Years (1942-45) saw little change on The Ave beyond the absence of young men of draft age—and sadly all those of Japanese ancestry.

5. The Post-War Boom (1946-1964)

After years of gas rationing for the war effort, automobiles returned to the Ave in huge numbers. The University District Parking Association was formed, and parking meters were installed on The Ave. Still the street remained clogged. The remedy seemed to be the development of malls, that is central shopping clusters surrounded by huge parking lots. One of the earliest in the nation was Northgate Mall, begun in 1950 and located north of the old city limits.

But the lowered lake level created by the Montlake Cut opened up another space that became the grounds for University Village, opened in 1956. Moving there for more accessible parking, businesses like Rhodes department store and Ernst Hardware left the Ave. Ernst had been there since 1928, when they had bought out Paysee Hardware at 4557, an offshoot of the oldest retail business in the area. For all that, the Ave remained vibrant in the 1960s, in spite of being less than hospitable to automobiles. It has survived by reinventing itself as a uniquely different place, while Northgate has recently closed.

Construction of Interstate 5, beginning in 1958, cut the district off from the Latona and Wallingford neighborhoods and created congestion along NE 45th and 50th Streets. To the south, construction of Highway 520 in the early sixties created major congestion along Pacific Street and Montlake Avenue and across the Montlake Bridge. Further construction of the R. H. Thomson Expressway on the eastern edge of the district, with a connecting highway at NE 50th Street, was fortunately rejected by voters in 1972. The concept of speeding motorists from one town to another, only to dump them off onto congested streets, has proved to be very short-sighted, since the freeways are now themselves congested.

6. Counterculture: Student Activism of the 1960's (1968 - 1973)

Political activism came with force to the University District in the late sixties and early seventies. As the UW student population approached 30,000, and the post-war baby-boom generation came of college age. Locally, the politics of the early Free-Speech movement gave way to sometimes violent anti-Vietnam War protests. Merchants and small businesses on the Ave were in the unenviable position of trying to welcome students as customers, just as these students and local non-students were becoming radicalized in their resistance to an unjust war. Many young people were ready to attack the injustice of the entire "system," local businesses included.

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

Some members of the U District's long-standing civic culture (composed of merchants, property owners, and university representatives, led by Andy Shiga, owner of 4306, and attorney Cal McCune, owner of 4112) attempted to meet this student movement with progressive and community-building initiatives, or at least openness to these initiatives. Among these were the Open-Door Free Medical Clinic, the U District Community Center, and especially the annual U District Street Fair, the longest-running street fair in the country. Retail and cultural inclusive enterprises of the period include Cal McCune's La Tienda Folk Art Gallery at 4136 and Randy Finley's Movie House (now the Grand Illusion) still showing independent, foreign, and art films at 4756.

Eventually in a proposal supported by the University of Washington, Safeco, and local banks, came a plan to pedestrianize the Ave. This communitarian dream was also an attempt to create a commercial district which would be competitive with Northgate Mall and other new shopping options. This dream died due partly to the local "Boeing bust" and partly to resistance from smaller property owners, who did not want to pay the taxes involved, but who also did not want to create more space for a culture of drug use and other forms of youth anarchy, which they viewed as disturbing a healthy commercial village.

Two tall buildings were built in this era, Safeco's national headquarters tower, now the UW tower, and the University Plaza condominiums, which was constructed, despite resistance from the newly formed U District Community Council. These two joined the high-rise Meany Hotel (now Graduate Hotel) that was built in 1931, just after the Crash. The University Bookstore expanded to its current size, replacing two competitors, the Tyee and the Washington Bookstore.

7. High-Rise: Becoming an Urban Center (2017 - Present)

Identified by the city government of Mayor Norm Rice as one of the few "urban centers" to develop in Seattle, the U District was earmarked for higher density growth than the more plentiful "urban villages" surrounding it. Already the second largest transit center, two light rail stations were planned to connect the neighborhood, with the second one just off The Ave at NE 43rd Street, completed in 2022. After contentious community debate, the U District was upzoned from low- to high-rise with building height limits as tall as 320 feet in 2017.

At that time and wary of commercial displacement, merchants organized to conduct a survey of 123 small businesses along The Ave to gauge the likely impacts of a five-fold increase in height. They successfully and repeatedly negotiated a delay of the upzone along The Ave to mitigate those impacts on the 65% women- and minority-owned businesses.

The local small businesses, the largest concentration of which is along The Ave, provide the vital "third places," where community thrives. They share the long-standing goal of the U District community to nurture a unique, human-scaled shopping and entertainment destination along the main street, and through the research for this application, to recognize the essential need to preserve the historical and cultural significance of the buildings along this spine, surrounded by high-rise residential and office buildings. At present, 88% of the buildings between NE 41st and 50th Streets were built before 1950 and are most are significant.

University Way 'The Ave' Historic District

King County, Washington

Additional Documentation

Submit the following items with the completed form:

1. **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location. Sketch map for historic districts and properties having large acreage or numerous resources.
2. **Images:** Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.
3. **Continuation Sheets:** All property listings, both contributing and non-contributing.
4. **Additional items:** (Check with the SHPO or FPO for any additional items.)

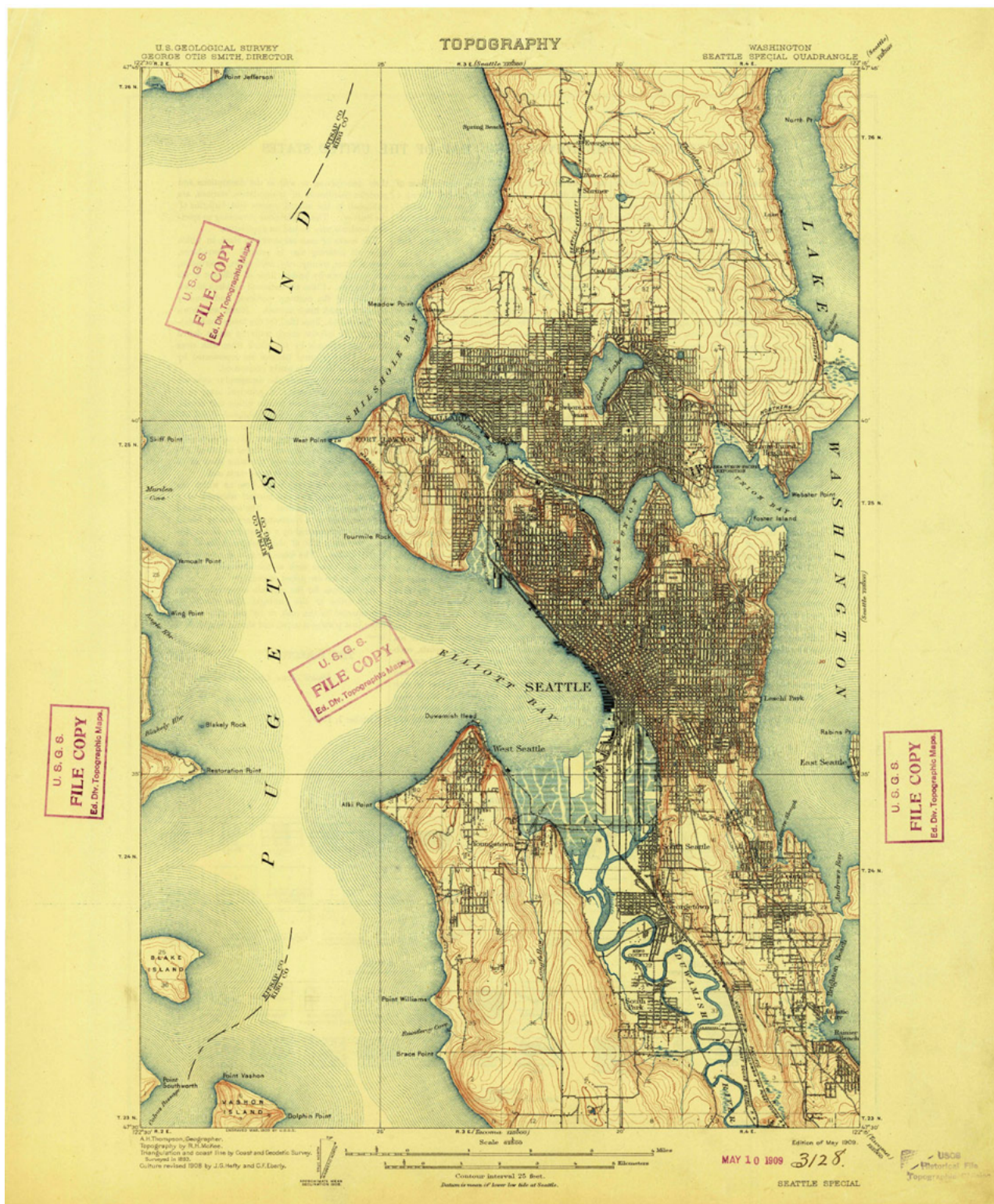
University Way 'The Ave' Historic District

King County, Washington

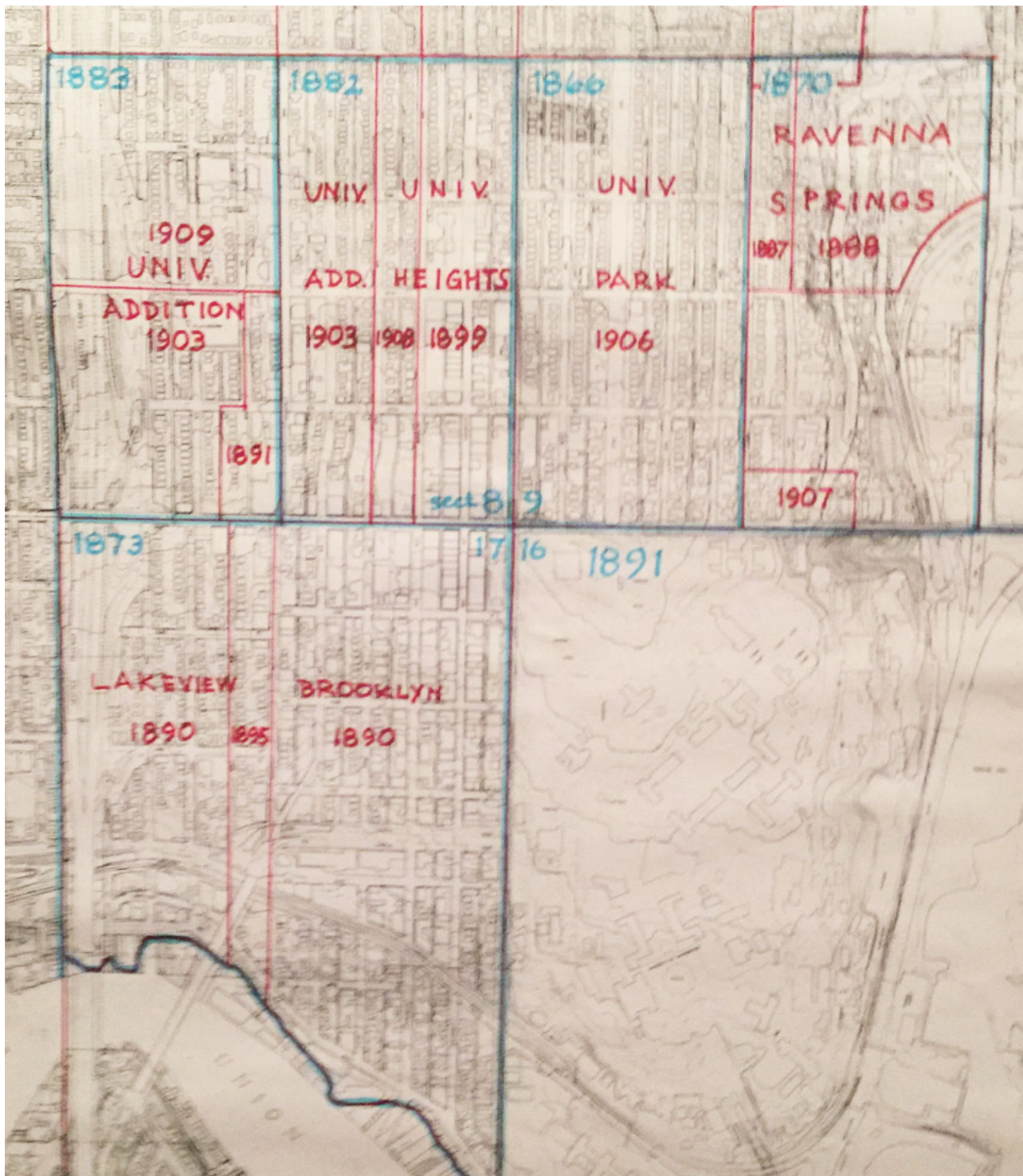


University Way 'The Ave' Historic District

King County, Washington



King County, Washington



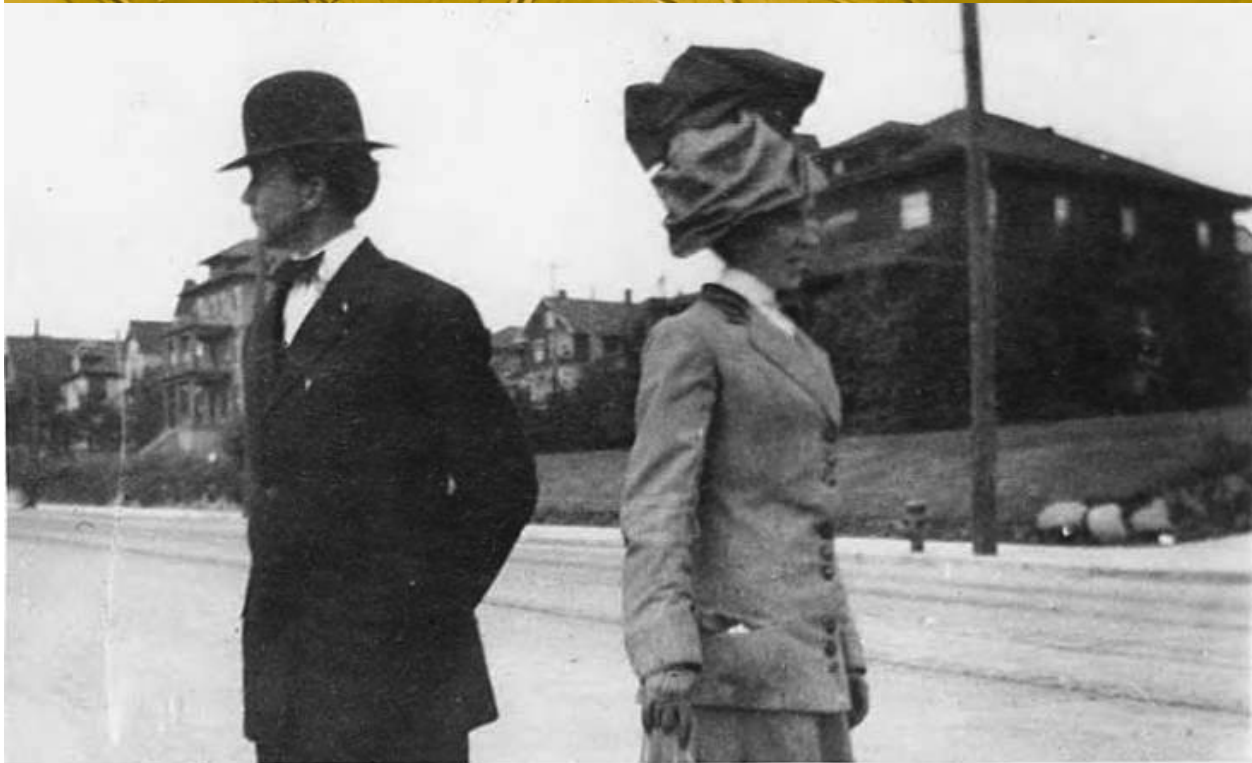
University Way 'The Ave' Historic District

King County, Washington



University Way 'The Ave' Historic District

King County, Washington



Property of Special Collections, University of Washington Libraries

University Way 'The Ave' Historic District

King County, Washington

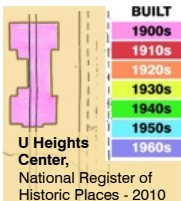


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University Way 'The Ave' Historic District

King County, Washington



BUILT

- 1900s
- 1910s
- 1920s
- 1930s
- 1940s
- 1950s
- 1960s

U Heights Center,
National Register of
Historic Places - 2010



The Ave, U District, Seattle - circa 1927

Historic District on the Ave

Demolition is Forever

Like natural resources, cultural resources are finite and once destroyed, are lost forever. **The Ave** is a worthy **historic district** and should be preserved as our 'main street' -- so vital to our community.

The Challenge

High-rise buildings up to 20-30 stories are now under construction in the core area surrounding the Ave. With the first upzone in 2017, we negotiated a delay along the Ave to study its impacts to small businesses and the buildings that host them.

Maintaining the current building height limit of 65' will preserve the human-scaled, vibrant environment that nurtures our unique small businesses, preserves our historic buildings, and reduces residential and commercial displacement.

History

The Ave became a commercial street after a trolley line was installed by pioneer David Denny in 1891, thus remaining pedestrian-oriented and accessible by horse and buggy. It became a compact and vital main street for the U District by the 1929 Crash.

At present, 80% of the buildings between NE 41st and 50th streets were built by 1930 or are otherwise significant. A historic district designation would help retain that streetscape while connecting pedestrians of all ages and abilities with living history.

With the opening of the U District light rail station in 2021, we welcome greater density, wishing only to complement it with a worthy destination full of 'third places'.

Action

Our community is pursuing a local historic district designation for five blocks on the Ave to preserve one of Seattle's unique commercial streets and we need your support.

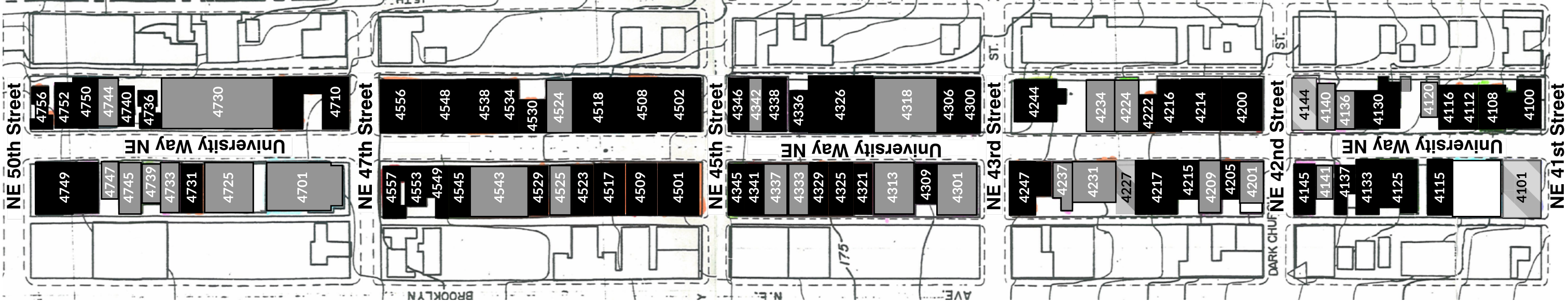
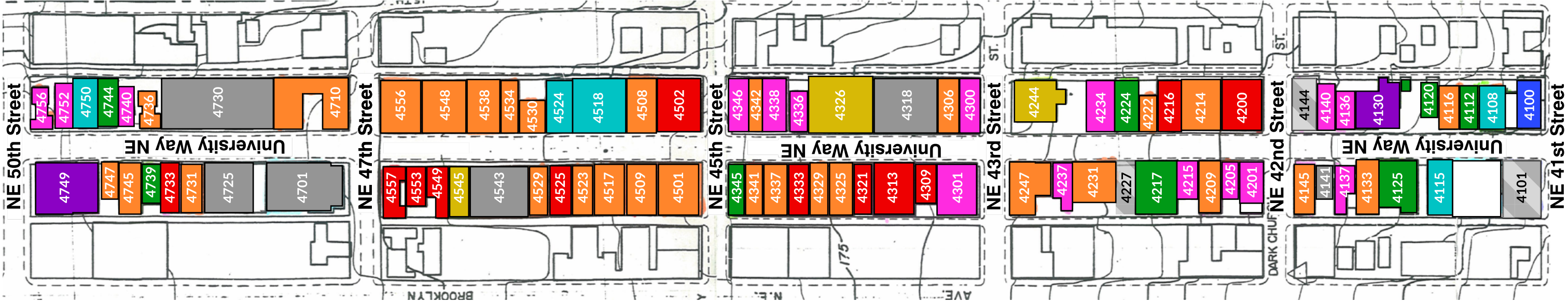
Please subscribe, sign our petition, donate and volunteer to make it happen.

Other Seattle neighborhoods already have protected commercial districts, like Ballard Avenue, Pioneer Square, Columbia City, & Pike Place Market. Let's add the Ave and show how we can welcome growth while also preserving the cultural legacy of our neighborhood for present and future generations to enjoy.

Help us **Save the Ave!**

 historic.udistrict.org
 historic@udistrict.org





University Way 'The Ave' Historic District

King County, Washington

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

References for Contributing Buildings:

"First Birthday of College Center; Addition Planned." University District Herald, October 2, 1928.

"Paul Thiry and Ray Edelmann: Two unusual men behind an unusual building at 45th and the Ave." Meg van Huygen. <http://www.seattle.curbed.com>, Dec. 31, 2018.

"Seeing Richardson in His Time: The Problem of Romanesque Revival," by Ochsner, Jeffrey, in M. Meister, editor. H. H. Richardson, the Architect and His Peers and Their Era. Cambridge: The MIT Press, 1999.

A Broker's Perspective: <https://seattlehouses.wordpress.com/2008/10/24/starbucks-then-and-now/>

A Guide to Architecture in Washington State. Woodbridge, Sally and Roger Montgomery. Seattle: University of Washington Press, 1980.

"'Along the Row': Growth of Seattle's Automobile Dealerships from 1900–1969." Historical Research Associates, Inc., Seattle, Washington. Prepared for Pine Street Group, L.L.C. and EA Engineering, Science, and Technology, Seattle, Washington.

City of Seattle Microfilm Records (Seattle Services Portal): <https://cosaccela.seattle.gov/portal/welcome.aspx>

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Dorpat, Paul. University Book Store: A Centennial Pictorial. University Book Store, 2000.

Flood, Chuck - Lost Restaurants of Seattle: <https://books.google.com/books?id=zTovDwAAQBAJ&pg>

History Link on the U District: <https://www.historylink.org/File/3380>

HistoryLink: Martha Nishitani Modern Dance Studio opens on University Way NE in Seattle in late October 1954, by Paula Becker: <https://historylink.org/File/10637>

King County Assessor (Parcel Viewer): <https://gismaps.kingcounty.gov/parcelviewer2/>

King County Property Record Card (c. 1938-1972), Washington State Archives

University Way 'The Ave' Historic District

King County, Washington

King County Recorder (Plat Viewer): <https://recordsearch.kingcounty.gov/LandmarkWeb/search/index?theme=.blue§ion=undefined&quickSearchSelection=undefined>

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Lost Restaurants of Seattle (American Palate), by Flood, Chuck (2017)

Martha Nishitani Modern Dance Studio opens on University Way NE in Seattle in late October 1954. By Paula Becker, Posted 10/21/2013, HistoryLink.org Essay 10637

National Institute of Music and Arts, Inc. (Seattle): <https://www.historylink.org/File/10311>

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Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.

Ochsner, Jeffrey, "Seeing Richardson in His Time: The Problem of Romanesque Revival." in M. Meister, editor. H. H. Richardson, the Architect and His Peers and Their Era. Cambridge: The MIT Press, 1999.

Office of Planning & Community Development: <https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design#projectdocuments>

Pacific Coast Architecture Database: 4509 University Way NE Storefront, <http://pcad.lib.washington.edu/building/18732/>

Pacific Coast Architecture Database: 4518 University Way Storefront, <http://pcad.lib.washington.edu/building/18725/>

Pacific Coast Architecture Database: 4526 University Way Storefront, <http://pcad.lib.washington.edu/building/18722/>

Pacific Coast Architecture Database: University State Bank, Headquarters Building, University District, Seattle, WA, <http://pcad.lib.washington.edu/building/8713/>

Polk's Seattle Directories (1890-1996): <https://cdm16118.contentdm.oclc.org/digital/collection/p15015coll2>

Redfin (real estate listings): <https://www.redfin.com>

Seattle Historical Sites ("GEMS Report"): <http://web6.seattle.gov/DPD/HistoricalSite/Default.aspx>

Seattle Historical Sites: 4112-4114 University WAY: <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1442750050>

University Way 'The Ave' Historic District

King County, Washington

Seattle Historical Sites: 4137 University WAY: <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=112>

Seattle Land Use Permit Map: <https://data.seattle.gov/Permitting/Land-Use-Permit-Map/k5b8-k8yq>

Seattle PI - Seattle Then and Now: <https://www.seattlepi.com/local/seattle-history/article/University-District-then-now-photo-history-Seattle-13408981.php>

Seattle Public Library: <http://cdm16118.contentdm.oclc.org/cdm/university/collection/p16118coll1>

Seattle Times, December 19, 1954, "Building for Professional People"

Special Collections on the U District: <https://www.lib.washington.edu/specialcollections/collections/exhibits/site/udistrict>

"Tobey, Mark (1890-1976)" in HistoryLink", by Deloris Tarzan Ament, Posted 2/16/2003: <https://www.historylink.org/File/5217>

University District Historic Survey Report. Tobin, Caroline, and Sarah Sodt. City of Seattle Department of Neighborhoods Historic Preservation Program, 2002: <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-university-district.pdf>

University District Parking Associates: <https://opengovwa.com/corporation/603181393>

University of Washington Facilities Services Records. <https://facilities.uw.edu/catalog/fil>

University of Washington Libraries Special Collections. <http://www.lib.washington.edu/specialcollections>

University of Washington School of Drama website. <https://drama.washington.edu>

UW Archives (Suzzallo Library Basement): <https://content.lib.washington.edu>

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Washington State Dept. of Archaeology & Historic Preservation, https://wadahp.wordpress.com/2010/10/25/october-2010-nr-whr-nominationslistings/img_1004/

Wikimedia Commons: University District: https://commons.wikimedia.org/wiki/Category:University_Way,_Seattle

Wikipedia: University District: https://en.wikipedia.org/wiki/University_District,_Seattle

Wilsonian, Seattle's Newest Apartment Hotel. Hotel News of the West, April 26, 1924

University Way 'The Ave' Historic District

King County, Washington

Woodbridge, Sally and Roger Montgomery. A Guide to Architecture in Washington State. Seattle:
University of Washington Press, 1980

Zillow (real estate listings): <https://www.zillow.com>

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office Other State agency
- ☐ Federal agency
- ☐ Local government University
- ☐ Other

Name or repository: _____

Historic Resources Survey Number (if assigned): _____

University Way 'The Ave' Historic District

King County, Washington

10. Geographical Data

Acreage of Property

(Do not include previously listed resource acreage.)

18.9 acres = 823,204.67 ft² = 76,478.22 m²

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

- | | | | | | | | |
|----|-------|---------|----------|----|-------|---------|----------|
| 1. | _____ | _____ | _____ | 3. | _____ | _____ | _____ |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2. | _____ | _____ | _____ | 4. | _____ | _____ | _____ |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

- | | | | | | |
|----|------------------|--------------------|----|------------------|--------------------|
| 1. | 47.664830 | -122.313628 | 3. | 47.664862 | 122.312552 |
| | Latitude | Longitude | | Latitude | Longitude |
| 2. | 47.656866 | -122.313835 | 4. | 47.656915 | -122.312718 |
| | Latitude | Longitude | | Latitude | Longitude |

Verbal Boundary Description

(Describe the boundaries of the property.)

The half blocks on either side of University Way NE between NE 41st Street and NE 50th Street to the alleys, for five linear blocks running south to north.

Boundary Justification

(Explain why the boundaries were selected.)

The main commercial district runs along University Way NE (The Ave), with the highest, consistently commercial area in the neighborhood.

University Way 'The Ave' Historic District

King County, Washington

11. Form Prepared By

name/title: **Dr. Amy Colbert**, Principal Researcher
Cory Crocker, Project Coordinator

organization: **Historic U District**,
a project of U District Advocates & The Unity Museum

street & number: U District Advocates, P O Box 85472

city or town: Seattle WA 98145

email: historic@udistrict.org

telephone: (206) 547-4092

date: March 22, 2024

Volunteers

Dr. Amy Colbert is the assistant director of the Unity Museum and a forty-year resident of the U District, who earned her PhD at the University of Washington. Amy is the principal researcher discovering the historical richness of the U District and also a tireless advocate for its future.

Cory Crocker is a 30-year resident, local business owner, and ambitious advocate for the U District community. Cory has served as a principal coordinator on several successful, local projects: U District Parklet, U District Mobility Plan, U District Parks Plan, U District Small Businesses, U District Community Council, and is president of the U District Advocates.

Karen Ko is the former community engagement coordinator of Seattle's Department of Neighborhoods for the U District (and North Seattle), after serving for 24 years. Even after retirement, Karen continues to bring people together to improve our neighborhood.

Gayle Nowicki is owner of Gargoyles Statuary and a long-time advocate for keeping the U District unique. Gayle co-founded the U District Small Businesses Association and serves on the Mayor's Council for Small Businesses.

Chris Peterson is co-owner of Cafe Allegro, Seattle's original espresso bar and a U District institution since 1975. He has been a part of the U District community for more than 40 years as a UW graduate, business owner and community volunteer.

Leah Preston received her Masters in Public Administration from the University of Washington. The University District has been her home for most of her life. She currently manages a building on The Ave, and as a fourth generation Seattlelite, she is pleased to be raising her two children in the neighborhood.

University Way 'The Ave' Historic District

King County, Washington

Amber Schwanke is a longtime friend of the U District, her first home upon moving to Seattle in 2000. She lived around the corner from the Seven Gables Theatre; her then-future husband lived down the street at the Davison Apartments. They held their wedding reception at the Wilsonian Ballroom (RIP), with a buffet from Jewel of India across the street, and are longtime regulars at Big Time, Gargoyles and the Sureshot (RIP).

Zabine van Ness is the director of the Unity Museum, the U District's hidden gem, which curates historical exhibits and dioramas at their free museum on The Ave. Zabine ambitiously incorporates innovations to share the lessons of history with our community and visitors alike.

Patty Whisler is the "godmother" of the U District, who arrived in 1963 and continues to promote the unique charms of our community. Patty has been connected to so many of the successful projects to improve the U District over the past five decades while still remaining a welcoming place for all.

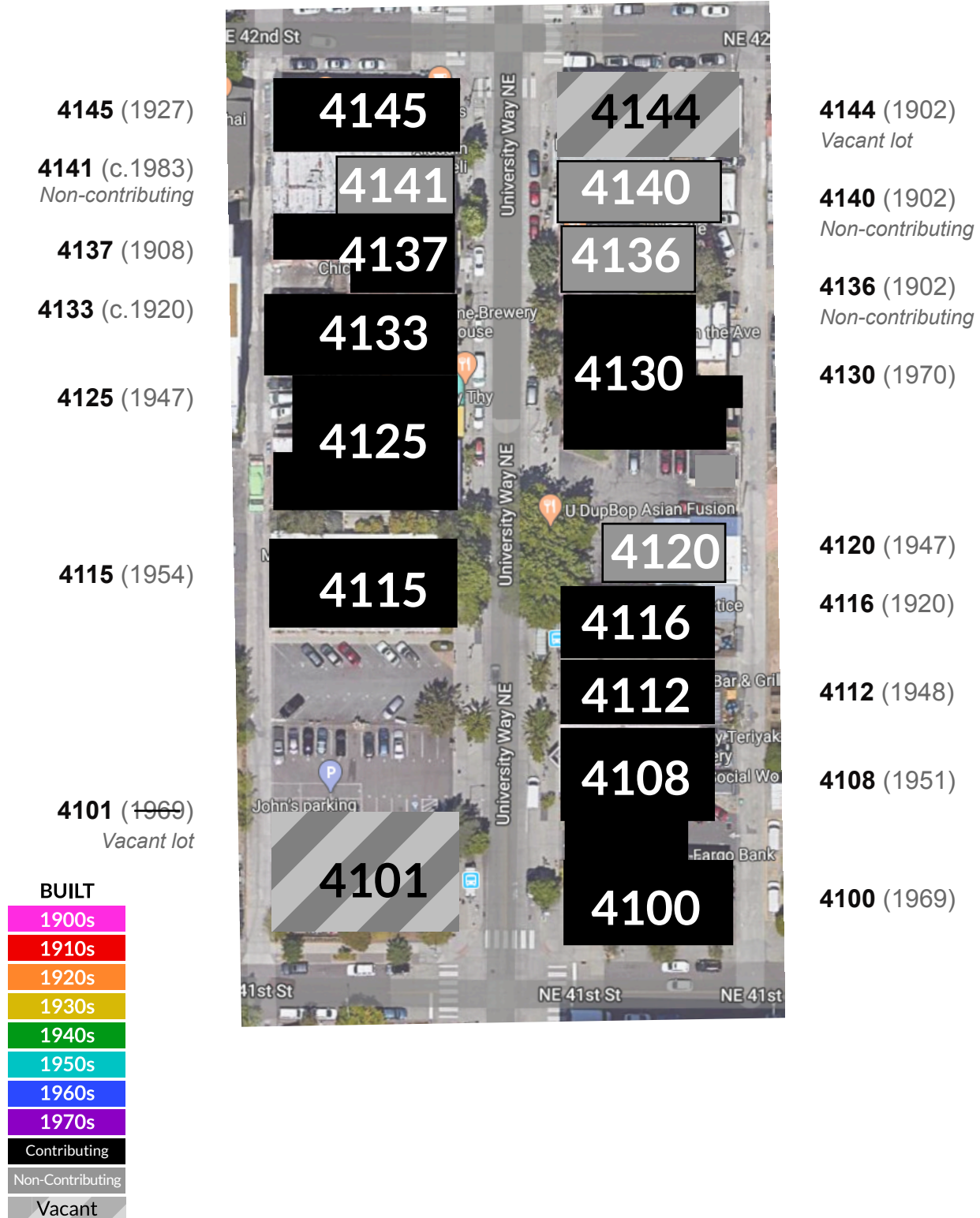
Support

This project was supported, in part, by a grant from **4Culture** of King County.

University Way 'The Ave' Historic District

King County, Washington

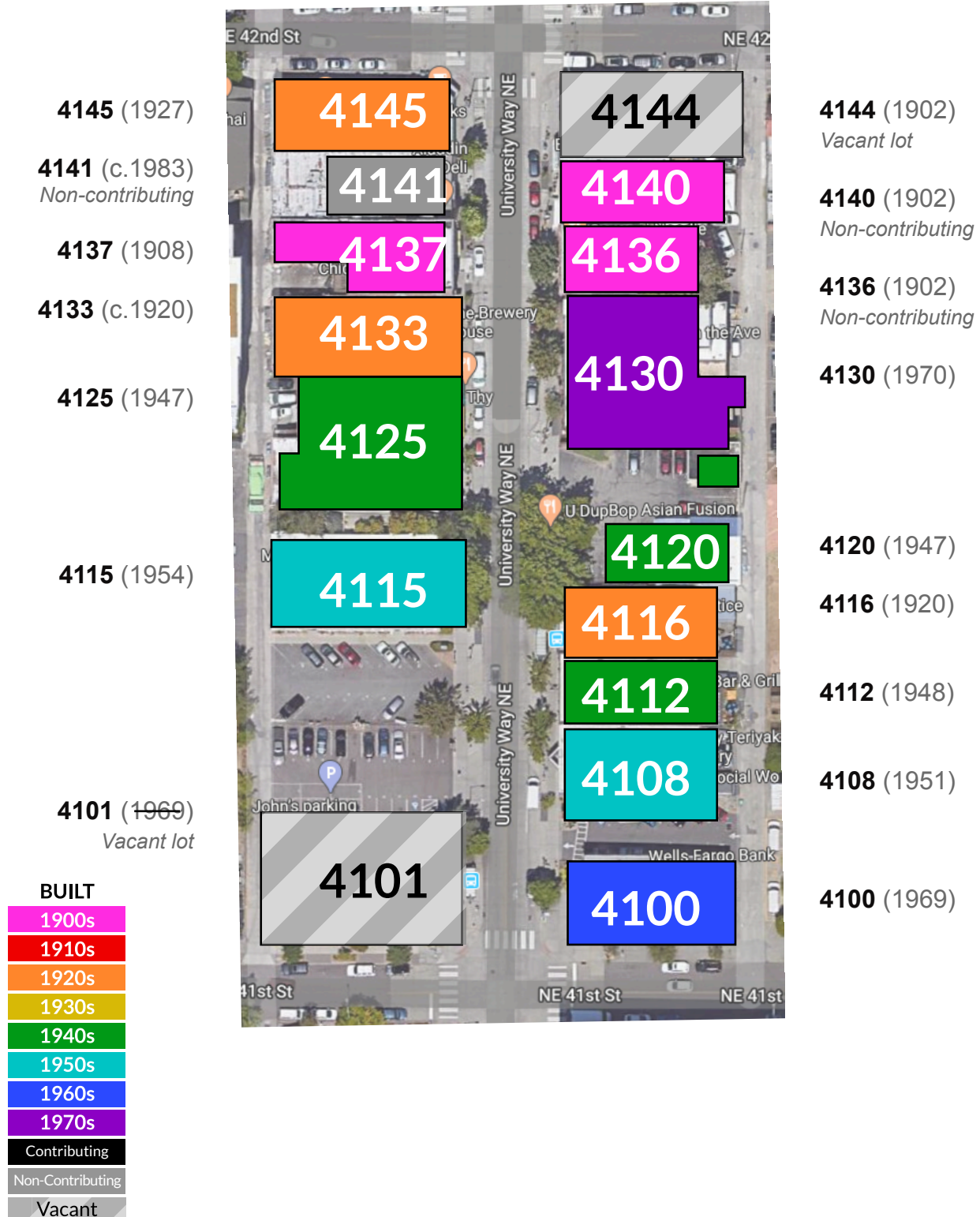
Property Listings Map for **4100 Block** - Contributing



University Way 'The Ave' Historic District

King County, Washington

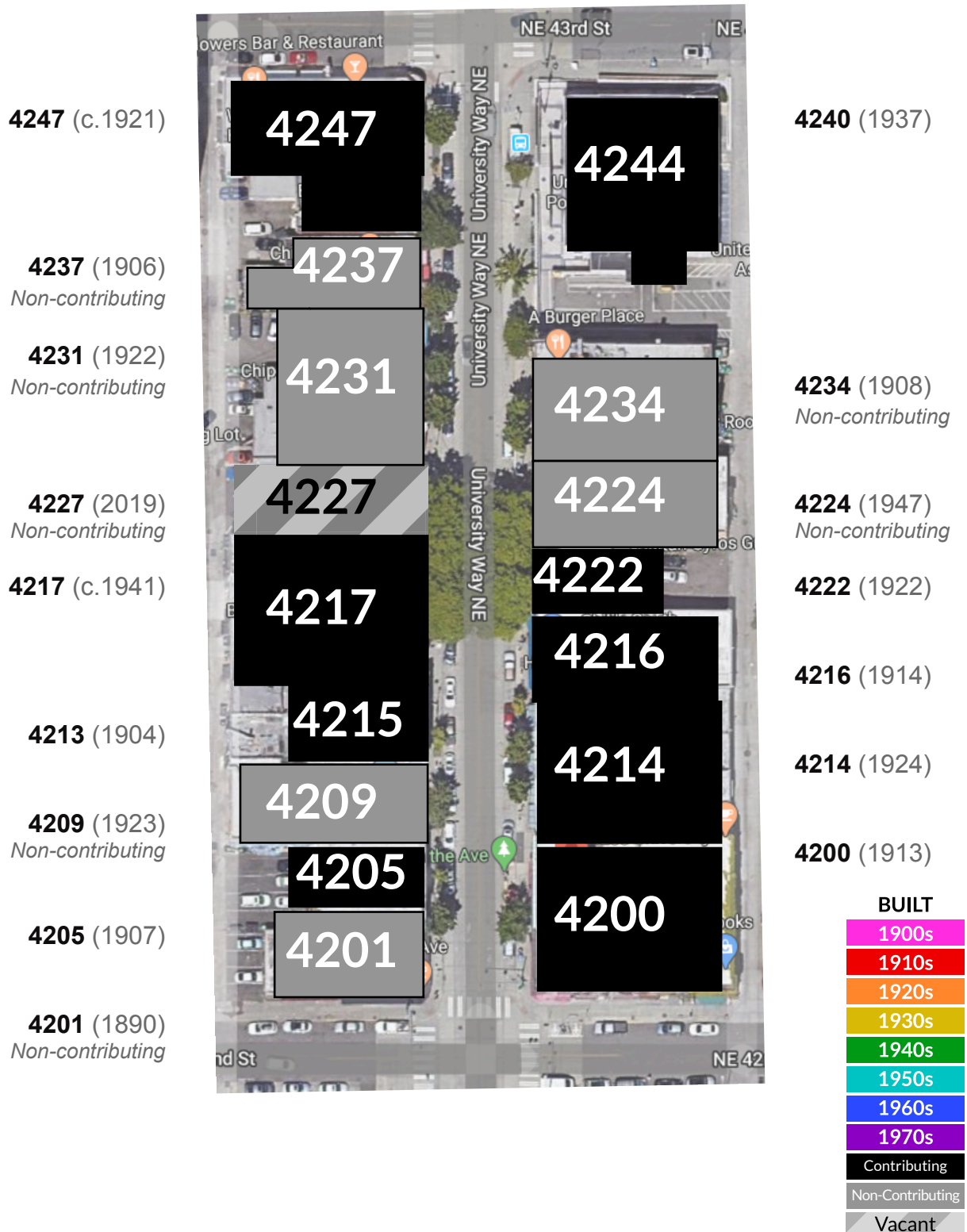
Property Listings Map for **4100 Block** - Decades



University Way 'The Ave' Historic District

King County, Washington

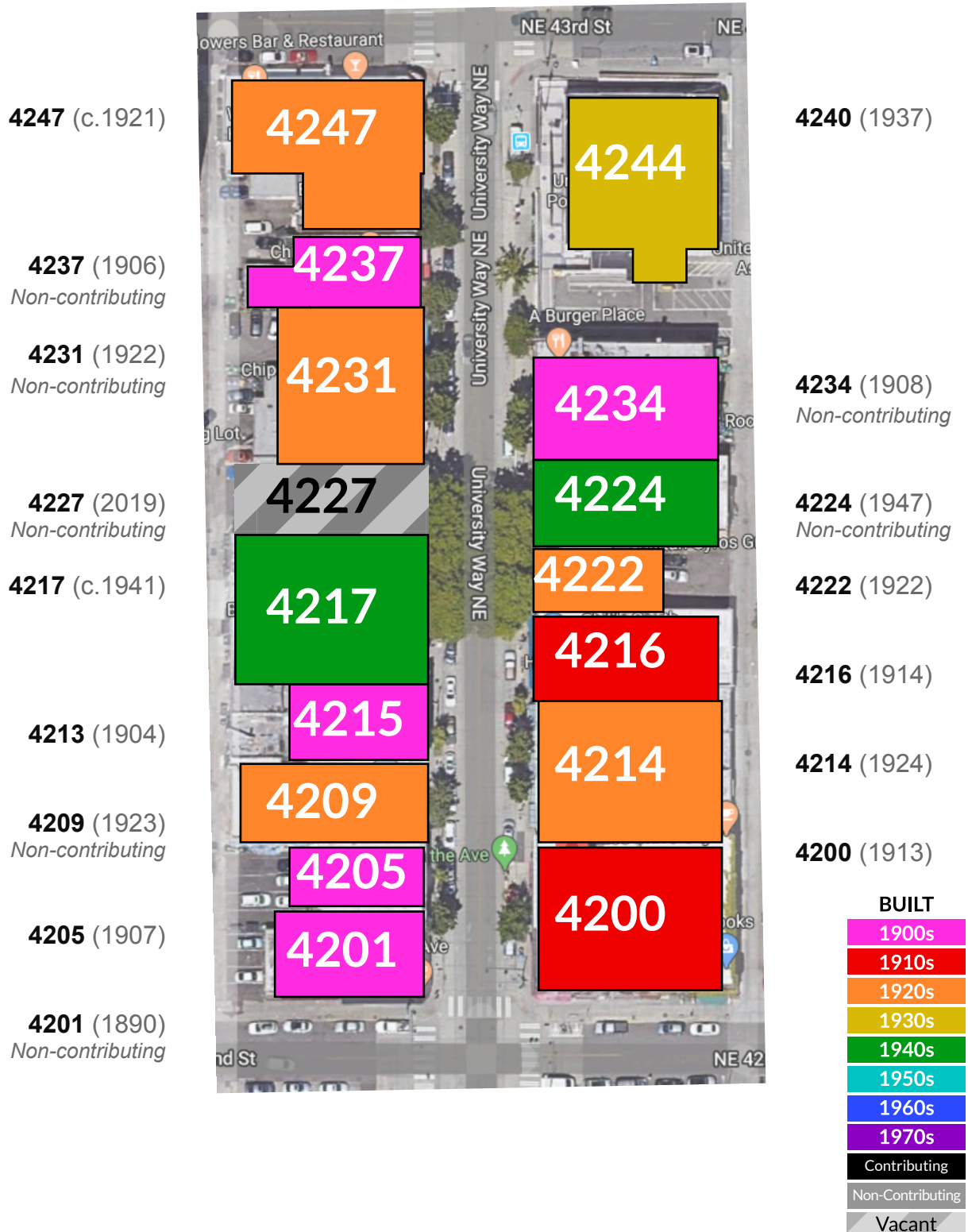
Property Listings Map for **4200 Block** - Contributing



University Way 'The Ave' Historic District

King County, Washington

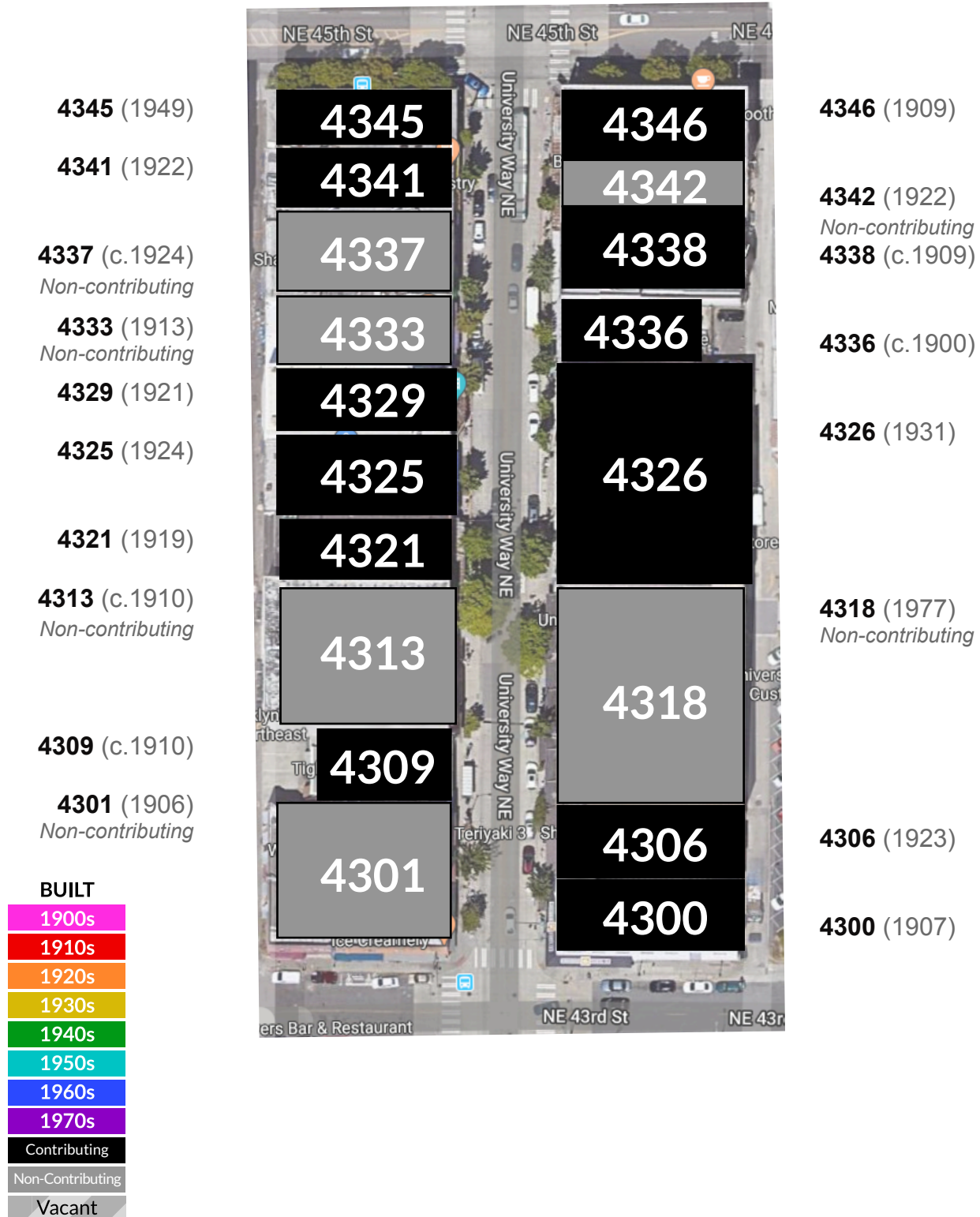
Property Listings Map for 4200 Block - Decades



University Way 'The Ave' Historic District

King County, Washington

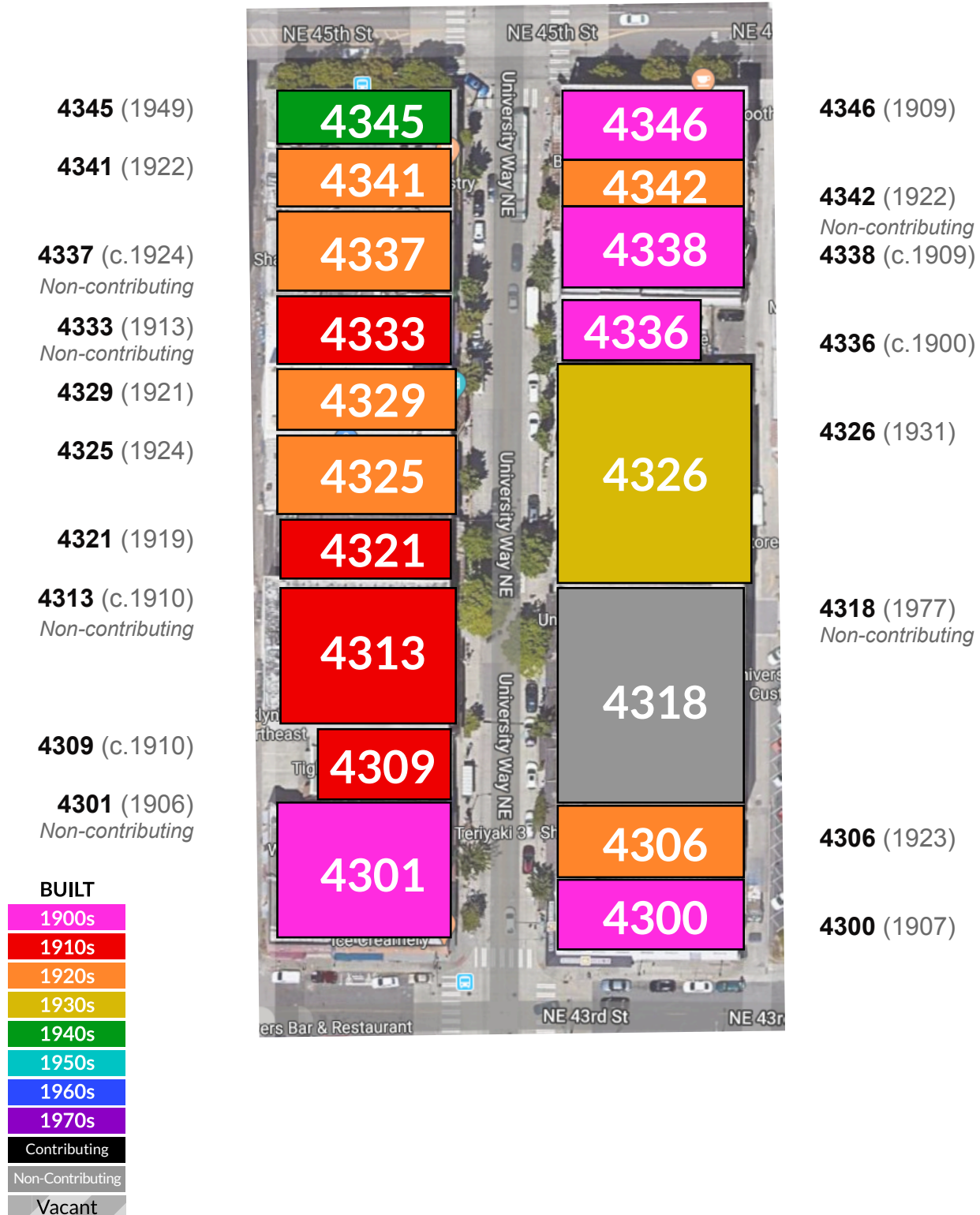
Property Listings Map for **4300 Block** - Contributing



University Way 'The Ave' Historic District

King County, Washington

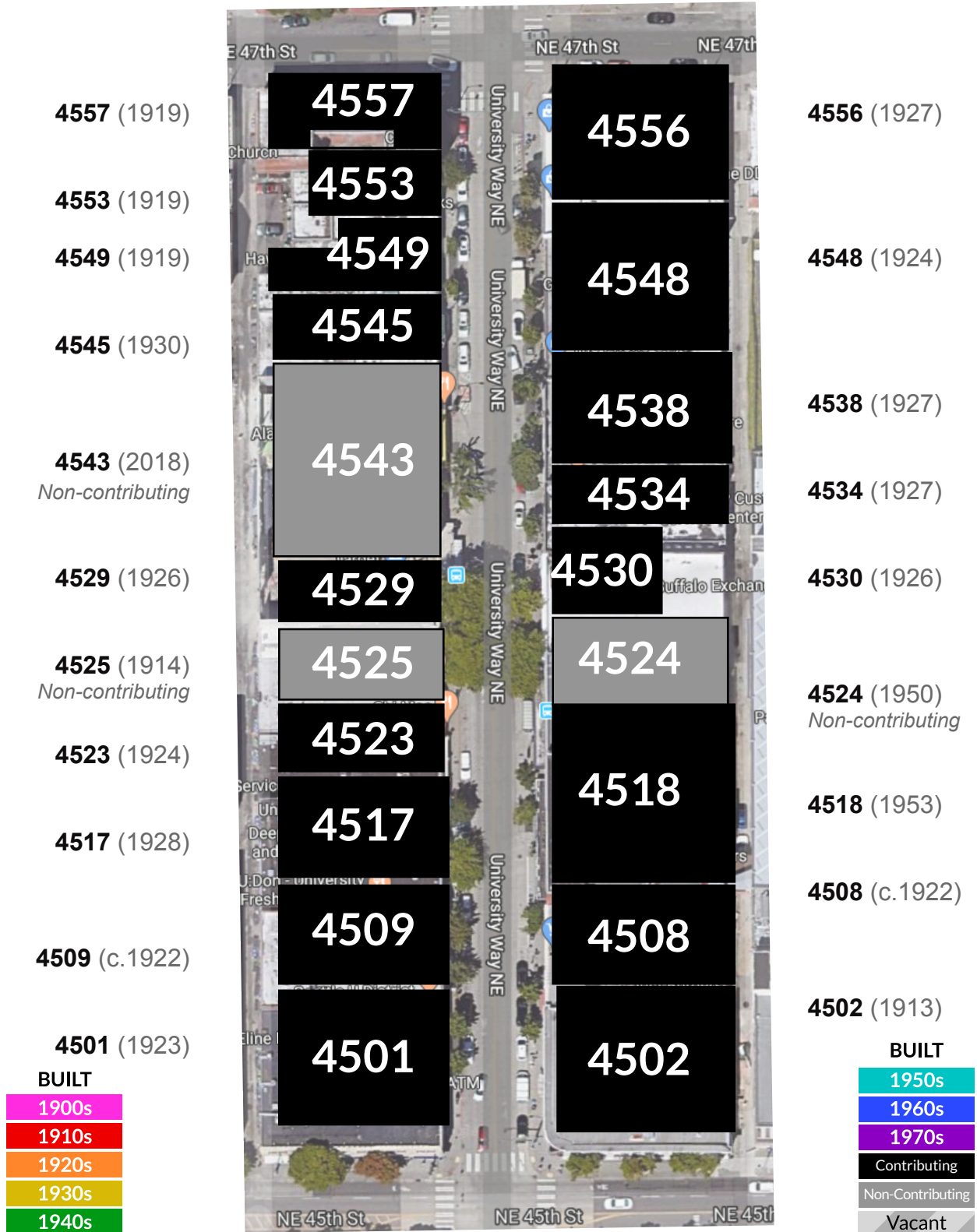
Property Listings Map for **4300 Block** - Decades



University Way 'The Ave' Historic District

King County, Washington

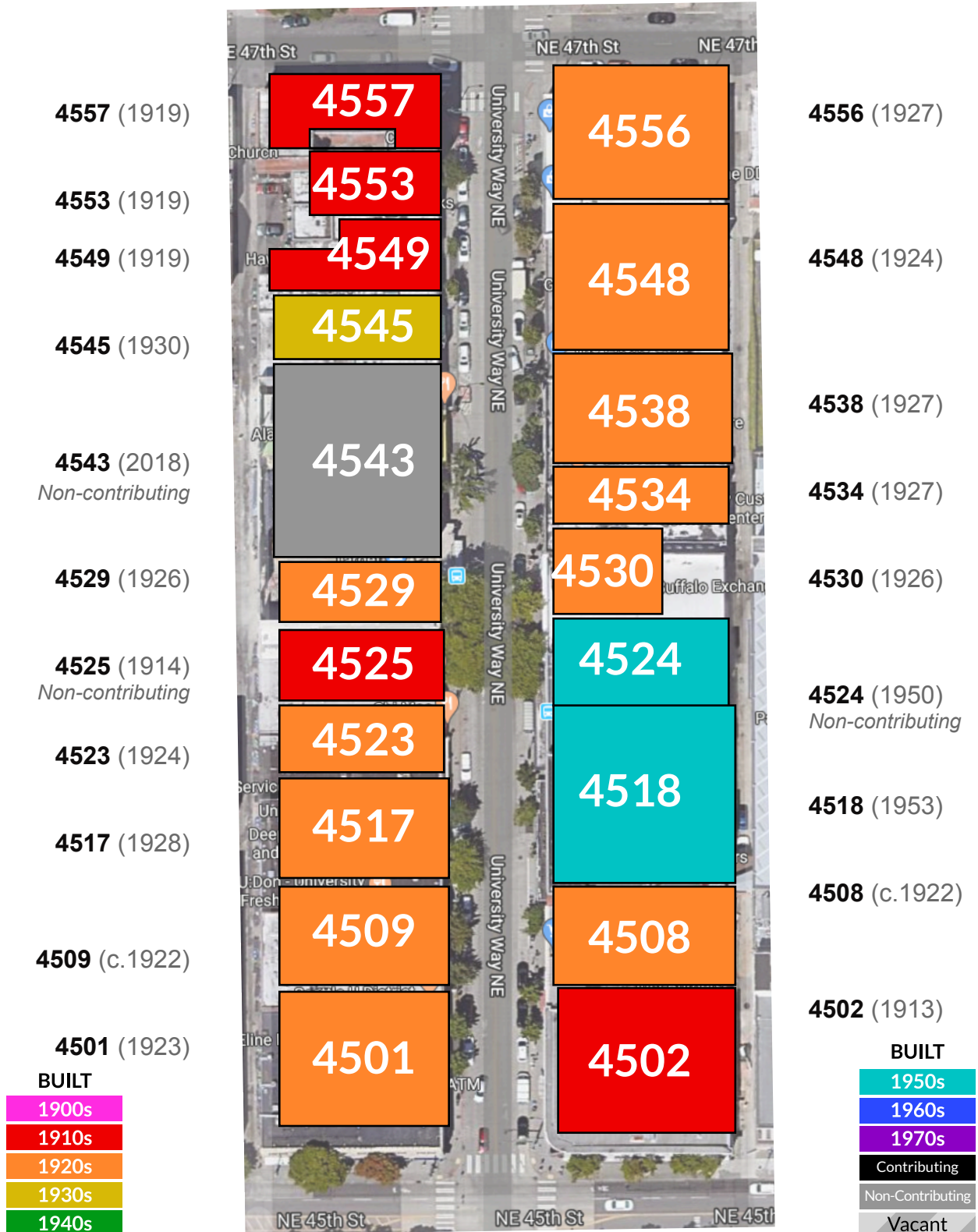
Property Listings Map for **4500 Block** - Contributing



University Way 'The Ave' Historic District

King County, Washington

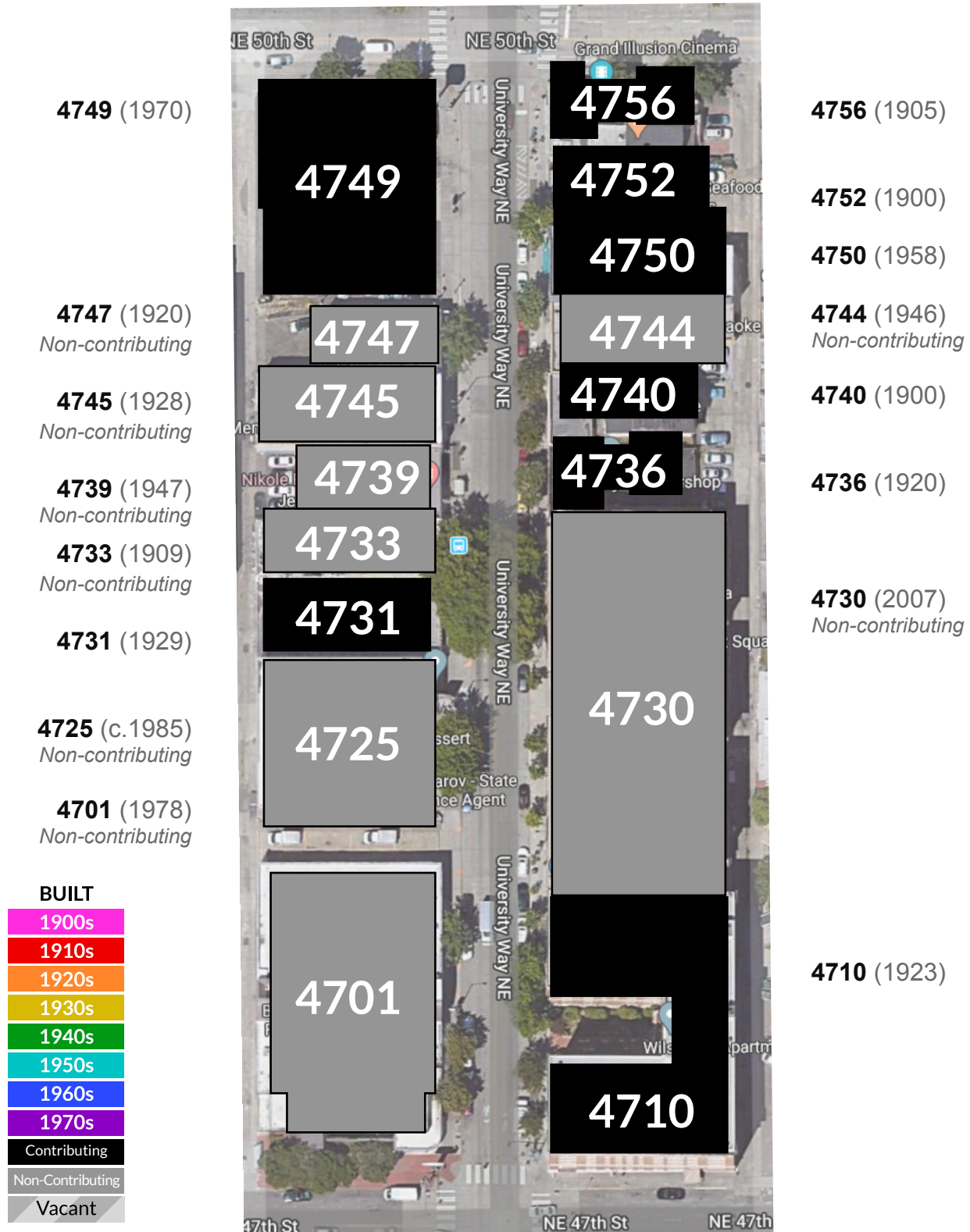
Property Listings Map for **4500 Block** - Decades



University Way 'The Ave' Historic District

King County, Washington

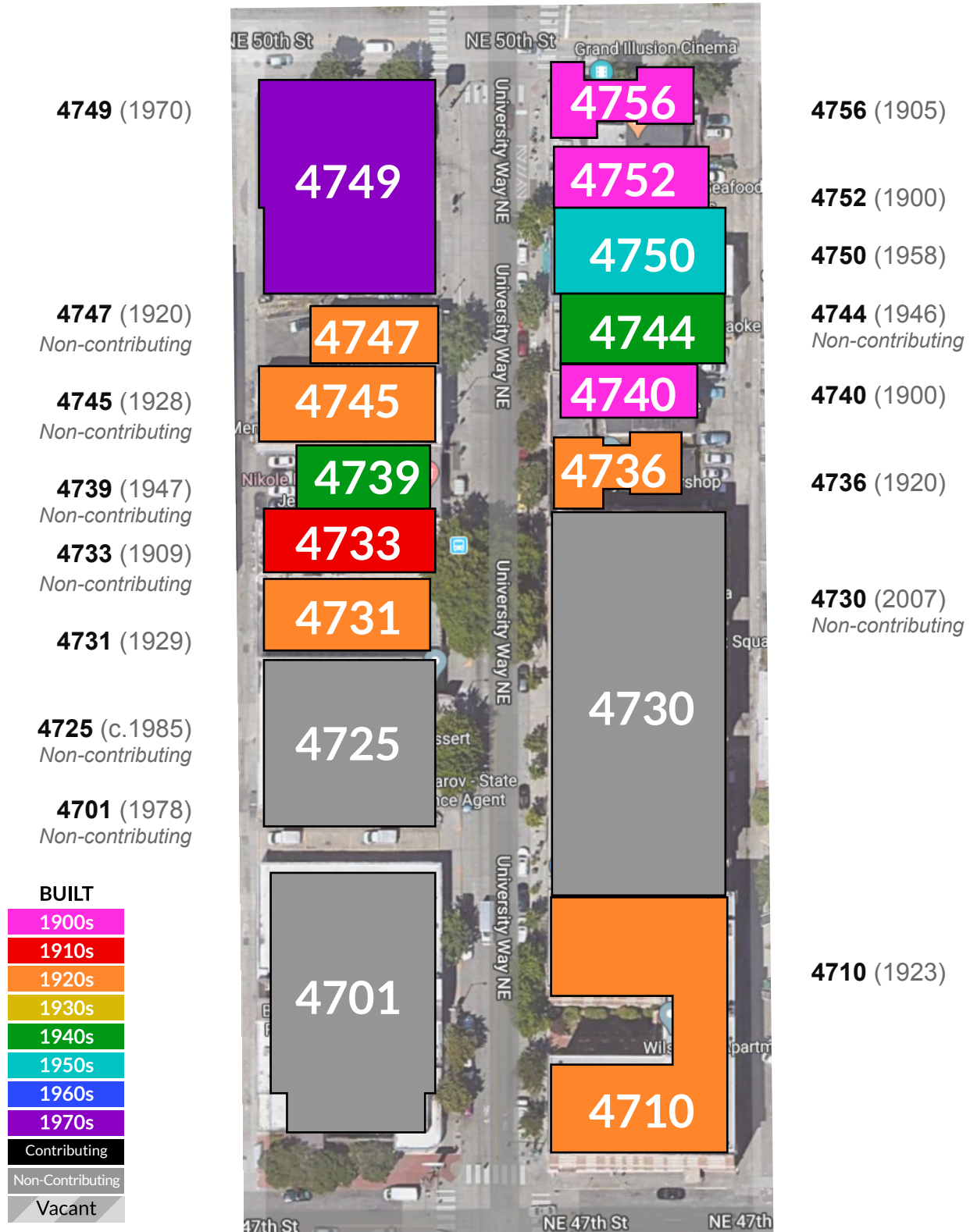
Property Listings Map for **4700 Block** - Contributing



University Way 'The Ave' Historic District

King County, Washington

Property Listings Map for 4700 Block - Decades



United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4100 University Way NE **Classification:** Contributing Historic

Built: 1969

Remodeled: -

Historic Name(s): Pacific National Bank - University Branch

Common Name(s): Wells Fargo Bank

Architect(s): NBBJ (Engineer: Skilling, Helle, Christiansen & Robertson)

Builder(s): W.J. Straith Co. Inc.

Style: Modern Movement (1930-1970) - Brutalism

Stories: 2

Use: Commerce/Trade - Financial Institution

Site ID: 4100

Parcel No: 1142001335 - Source: King County Assessor

WISAARD: 709721 - Source: Department of Archaeology & Historic Preservation



Appearance:

A collage of archival images (without declared author), depicting historic scenes of Seattle and the University of Washington, is on the south side of the building and is visible from 41st Street. A parking lot wraps around the building on its east- and north-facing sides. The entrance and south wall are inset and the roof extends out over these portions.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

The brick cladding and concrete on top have been painted. Brick now appears more earthy (light brown); Plan, Windows, Storefront are all intact.

Significance:

Serves as a local bank branch and designed to achieve 'design unity' with the campus building across the street of Schmitz Hall, sharing the same Brutalist style, popular at that time.

Bibliography:

- Seattle Times, "Bank Aims for Design Unity," May 11, 1969
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/678672/PropertyInventory/1609748>
-

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4101 University Way NE **Classification:** Non-Contributing Historic

Built: 1969
Remodeled: 1990
Historic Name(s): Vacant lot
Common Name(s): Formerly the Christian Science Organization

Architect(s): The Richardson Associates
Builder(s): Unknown
Style: No Style Listed - Undeveloped
Stories: 0
Use: Undeveloped

Site ID: 4101
Parcel No: 1142001440 - Source: King County Assessor
WISAARD: 44607 - Source: Department of Archaeology & Historic Preservation



Appearance:

This is currently a vacant lot. The former building, demolished in 2020, was contemporary in style with multiple shed roofs and cathedral skylights, with the main one oriented to the north. South-facing shed did not have windows or skylights.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

The building at 4101 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1969 and is an unknown. Also according to the county assessor, the structure was remodeled in 1990. The 2-story building has an unknown form.

Significance:

Currently a vacant lot since 2020. Demolished building, constructed in 1969, was home of Christian Science Organization at UW.

This property was originally a gas station owned by the Standard Oil Company. The original gas station was constructed in 1931 and remodeled in 1941. The property was purchased by the Christian Science Organization during 1965 and the current building was constructed during 1969.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34900/PropertyInventory/1215481>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4108 University Way NE **Classification:** Contributing Historic

Built: 1951

Remodeled: -

Historic Name(s): Djos Furniture Building

Common Name(s): University Teriyaki & Bakery

Architect(s): Unknown

Builder(s): Unknown

Style: Modern Movement (1930-1970) - Commercial

Stories: 1

Use: Commerce/Trade - Restaurant

Site ID: 4108

Parcel No: 1142001345 - Source: King County Assessor

WISAARD: 344262 - Source: Department of Archaeology & Historic Preservation

Appearance:



Masonry building with flat rectangular façade design and flush-mounted windows on each storefront. Single-story construction with a square footage of 2,790 square feet; unique as one of the smaller commercial buildings on University Way below NE 45th Street.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Original brickwork with revised tuckpointing (mortar joints) on front façade. Front windows are new with one that opens to the street. Center entrance has split doorways that appear to be original with new doors and wood paneling around entrance bay.

Significance:

Brick masonry building with two street-front retail/restaurant spaces. The single-story brick building is common on this block of University Way NE and the narrow width of the storefront is characteristic of the historic human scale and intimate nature of the commercial area on this and the adjacent blocks of University Way NE. Former home of Djos Furniture and Woerne's European Restaurant and Pastry Shop. Built in 1951, following World War II, this building was constructed during peak automobile traffic, while new parking lots were being introduced to limit overcrowding and traffic jams. In the following years after World War II, enrollment at the University skyrocketed, causing heightened traffic and commercial expansion to this area. This block has three remaining off- street parking lots near this building.

Bibliography:

- The Seattle Times, October 8, 1951.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292028/PropertyInventory/1625320>
-

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4112 University Way NE **Classification:** Contributing Historic
Also: 4114
Built: 1948
Remodeled: -
Historic Name(s): McCune Building
Common Name(s): Parisian Tuxedo Salon, Shultz's Sausages, European Pastry Shop, House of Rice

Architect(s): Unknown
Builder(s): Unknown
Style: Modern Movement (1930-1970) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4112
Parcel No: 1142001350 - Source: King County Assessor
WISAARD: 344309 - Source: Department of Archaeology & Historic Preservation



Appearance:

The McCune building is a one story pair of storefronts at two addresses. On the left, 4114 University Way NE houses Schultz's Sausage Restaurant. On the right, at 2008 University Way NE, University Teriyaki and Bakery occupies the building's other half. Each building is faced with Roman brick, although 4114 cladding has been painted gold with brown trim. Large windows flank recessed doorways with heavy,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

wood doors. Inset panels below the roof line define the window and door dimensions. At Schultzy's, small paned windows accent the bier-stube theme. Early 2000 Ave improvements flourish around the McCune Building. Street trees and plantings thrive on wider streets and attractive lighting offers greater safety after dark. Bus shelters are realigned and pedestrians more at ease.

Masonry building with flat Rectangle façade design and flush mounted windows on each window bay. Single story construction with a square footage of 3200 square feet- unique as one of smaller commercial buildings on University Way below NE 45th street. Small storefront widths are characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

The McCune Building from 1948. Original brickwork is in good condition though it has been repainted. The windows now open as sliders and we assume are later introductions. The main entrance is set back and centered on the building. Side sash windows in the entrance setback appear to be original with new, double-pane window inserts.

Significance:

This small footprint building with a modest width store fronts is representative of the buildings that characterize University Way NE. Built in 1948, following World War II, this building was constructed during peak automobile traffic, while new parking lots were being introduced to limit over-crowding and traffic jams. In the following years after World War II, enrollment at the University skyrocketed as a result, causing heightened traffic and commercial expansion to this area. This block has three remaining off-street parking lots near this building. Formerly the House of Rice, a Japanese restaurant, was at property in 1960s.

The Cal McCune Building , though modest in size, has had an important influence on Seattle and beyond. Cal McCune, who practiced law in the University District for over 50 years, acted as its unofficial mayor during the turbulent sixties and as a mediating presence on Seattle boards and commissions related to housing and zoning. Cal McCune and Andy Shiga founded the University District Street Fair in 1970, successfully bringing together business and counter-culture worlds for their mutual benefit. Ref: "A Seattle Memoir, Cal McCune," back cover. Schultzy's Sausage Restaurant has occupied the north side of the building since 1988.

On the south side of the building, 4108 University Way NE, Guenther Woerne opened Woerne's European Pastry shop and Restaurant in 1963. He made pastries in the Old World tradition and let clients linger, providing a haven for intellectual talk in a city yet to develop a cafe culture. Ref: Woerne obituary, Seattle Times, 1/13/2008. University Teriyaki has occupied the. space since 2011.

Bibliography:

- A Seattle Memoir, Cal McCune, Woerne obituary, Seattle Times, 1/13/2008
- 4112 Archival pages: <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1442750050>
- Woerne obituary, Seattle Times, 1/13/2008
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292075/PropertyInventory/1625321>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4115 University Way NE **Classification:** Contributing Historic

Built: 1954
Remodeled: 1980
Historic Name(s): University Professional Building
Common Name(s): University Professional Building

Architect(s): Bassetti & Morse
Builder(s): Easter, A.F.
Style: Modern Movement (1930-1970) - International Style
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4115
Parcel No: 1142001425 - Source: King County Assessor
WISAARD: 339292 - Source: Department of Archaeology & Historic Preservation



United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

"The building at 4115 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1954 and is a medical business office. Also according to the county assessor, the structure was remodeled in 1980. The 2-story building has a commercial form." From Artifacts Consulting, Inc., WISAARD

"2-story, upper floor accessible by ramp, parking lot adjoining building." From K Tasa, WISAARD

Significance:

Built in 1954, this building, keeping its name "University Professional Clinic", was once intended as a multi unit clinic, complete with 60 rooms and 2 stories. The building is now used for office space as well as clinic space, including University Vision Clinic.

"Professional building to house doctors, dentists and other professional tenant." From K Tasa, WISAARD

Bibliography:

- 4115 Archival pages. "Building for Professional People" - Seattle Times: Dec 19, 1954
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/287070/PropertyInventory/1625322>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4116 University Way NE **Classification:** Contributing Historic

Built: 1920

Remodeled: -

Historic Name(s): Building

Common Name(s): Café Solstice, Nordtrom's, Roger's Cabinet Shop, University Sign Co.

Architect(s): Unknown

Builder(s): Unknown

Style: Early 20th Century American Movements (1900-1940) - Commercial

Stories: 1

Use: Commerce/Trade - Restaurant

Site ID: 4116

Parcel No: 1142001355 - Source: King County Assessor

WISAARD: 108573 - Source: Department of Archaeology & Historic Preservation

Appearance:



The interior brick was recovered from a building in Pioneer Square that suffered significant damage in the Nisqually Quake in 2001. The wood structure is original with extensive modifications to the front to include an outdoor dining area next to the sidewalk.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1920, during a major boom for both the commercial district of this region, as well as construction all over Seattle, many commercial buildings were erected at this time, including Nordstrom's second location on The Ave. This building formerly hosted Roger's Cabinet Shop and University Sign Co., but is now home to beloved coffeehouse Café Solstice.

Bibliography:

- 4116 Archival pages: <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-university-district.pdf>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63828/PropertyInventory/1625323>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4120 University Way NE **Classification:** Non-Contributing Historic

Built: 1947

Remodeled: -

Historic Name(s): Forkner Funeral Home

Common Name(s): U Dup Bop

Architect(s): Unknown

Builder(s): Unknown

Style: Other - Shed

Stories: 1

Use: Commerce/Trade - Restaurant

Site ID: 4120

Parcel No: 1142001360 - Source: King County Assessor

WISAARD: 108578 - Source: Department of Archaeology & Historic Preservation



Appearance:

This former used car dealership lot originally had a simple garage and a shed. Whereas the garage appears to be original with sliding door, the shed has seen extensive modifications and enlargements using off-the-shelf wood construction.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

This parcel originally contained a small shed/office, built in 1931, intended as an office for car parking on this lot. In 1947 the lot was repurposed, and the building as it stands now was built. Originally owned by Forkner Funeral Home, and used for parking at the time near the funeral home at 4216 University Way NE, the lot was still intended for car parking, but now hosts local Korean fusion restaurant U DupBop, formerly Ichiro Sushi.

Bibliography:

- 4120 Archival pages
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63833/PropertyInventory/1625325>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4125 University Way NE **Classification:** Contributing Historic

Built: 1947

Remodeled: -

Historic Name(s): University Herald Annex

Common Name(s): University Place, Kaplan, Pho Thy Thy, Yummy Bites

Architect(s): Bassetti & Morse

Builder(s): Easter, A.F.

Style: Modern Movement (1930-1970) - Commercial

Stories: 2

Use: Commerce/Trade - Specialty Store

Site ID: 4125

Parcel No: 1142001420 - Source: King County Assessor

WISAARD: 108579 - Source: Department of Archaeology & Historic Preservation

Appearance:



The University Herald expanded south to include the four bays, across what appears to be two buildings as the foundation was poured in sequence in 1947. Original brickwork is in great condition but the windows have been upgraded, and a new entrance was added subsequently into one of the four bays.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1947, following World War II, this building was constructed during peak automobile traffic, while new parking lots were being introduced to limit over crowding and traffic jams. In the following years after World War II, enrollment at the University skyrocketed as a result, causing heightened traffic to this area. Former home of the University Herald (founded 1917)

Bibliography:

- Seattle Times, December 19, 1954, "Building for Professional People"
 - Google street view, Google maps
 - 4125 archival pages https://en.wikipedia.org/wiki/University_District,_Seattle
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63834/PropertyInventory/1625349>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4130 University Way NE **Classification:** Contributing Historic
Also: 4128
Built: 1970
Remodeled: -
Historic Name(s): Lutheran Student Center
Common Name(s): Chapel on the Ave

Architect(s): Johnson-Austin Co.
Builder(s): Unknown
Style: Modern Movement (1930-1970) - Brutalism
Stories: 2
Use: Religion - Religious Facility

Site ID: 4130
Parcel No: 1142001370 - Source: King County Assessor
WISAARD: 721623 - Source: Department of Archaeology & Historic Preservation



Appearance:

The cladding of the Lutheran Student Center is brick. The entrance is recessed from the street, and the second and third stories extend out over top of the entrance, which is slightly elevated up a few stairs. The cladding is broken up by narrow windows along the upper half of the building across the entire width of the building.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

It serves as a religious and faith based center in the University District and has community outreach programs.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700861/PropertyInventory/1625353>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4133 University Way NE **Classification:** Contributing Historic

Built: 1920 circa
Remodeled: 1929
Historic Name(s): University Publishing Co.
Common Name(s): Big Time Brewery (1988)

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4133
Parcel No: 1142001420 - Source: King County Assessor
WISAARD: 721626 - Source: Department of Archaeology & Historic Preservation
Appearance:



The Big Time Brewery was originally the University Publishing Co., which was expanded south to the annex at 4125 University Way NE. The windows and transoms in this building are original, built in 1920. Center entrance setback is original with new doors. With patterned cornice in brick.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Former home of the University Publishing Co., publisher of the University Herald (originally founded in 1917), the newspaper office and printing company expanded south into the adjacent building in 1947.

Bibliography:

- <https://pauldorpat.com/page/2/?s=University+Way>
 - Seattle Now & Then website, "Ruth Prins: Cover Story" (Seafair 1954 photo)
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700865/PropertyInventory/1625356>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4136 University Way NE **Classification:** Non-Contributing Historic

Built: 1902

Remodeled: 1913, 1952, 2009

Historic Name(s): University Commercial Club

Common Name(s): La Tienda, Samurai Noodle, University Preschool & Kindergarten

Architect(s): Unknown

Builder(s): Unknown

Style: Early 20th Century American Movements (1900-1940) - Commercial

Stories: 2

Use: Education - School

Site ID: 4136

Parcel No: 1142001380 - Source: King County Assessor

WISAARD: 108572 - Source: Department of Archaeology & Historic Preservation



Appearance:

The windows and transoms in this building are original, as is the center entrance setback but with new doors and below a patterned cornice in brick.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

"This simple two-story building is clad with newer clapboard and new windows on the second story with a concrete bulkhead and a new storefront and entry below." From M. Sheridan, WISAARD

Significance:

Built in 1902, this building housed retail storefront and was constructed when development of the business district began. At this time, according to the survey, the University Commercial Club has been established in order to promote development in this region. Remodeled in 1913 and again in 1952.

"Although this building was technically built in 1902, it has been remodeled repeatedly and it is not recognizable as even its 1952 incarnation as the University Preschool. It is not eligible for NRHP listing because it has been significantly altered and lacks integrity of design and materials. It was first built during the early years of the development of the university commercial district, following the University's move to the area in 1895. It has been, at a minimum, a restaurant, a grocery, a preschool and kindergarten and now a restaurant again. Its constant changes in both use and appearance reflect the rapidly developing commercial district." From M. Sheridan, WISAARD

Bibliography:

- King County Tax Assessor Records: King County Property Record Cards
 - Washington State Archives, 1937
 - Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63827/PropertyInventory/1625350>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4137 University Way NE **Classification:** Contributing Historic

Built: 1908
Remodeled: 1916, 1925
Historic Name(s): Hardt Apartments
Common Name(s): Bucklin Building, Chicglet, Aladdin Gyrocery

Architect(s): Frank H. Fowler (1916)
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 3
Use: Domestic - Multiple Family House

Site ID: 4137
Parcel No: 1142001405 - Source: King County Assessor
WISAARD: 47624 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD112 - Source: Seattle Historical Sites
Appearance:



Original brick is in poor condition and the original wood cornice has since been removed. The main storefront windows and center entrance have been updated. The upper-story windows have been replaced.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

This 3-story unreinforced masonry mixed-use building is clad with brick. The upper level windows retained their terra cotta sills and hoods, but have newer vinyl sash with false mullions. The apartments have a modern entry. The two storefronts have modern entries and display windows.

"This three-story commercial vernacular [sic] structure is situated facing east on its lot. The building is clad in the original brick siding. The main elevation has two storefronts that flank the entrance to the upper stories. The two storefronts retain their original transom windows and entrances. The entrance to the upper stories appears to be unaltered. There are 10 apartment units on the upper stories. The original canopy, which ran the full length of the main elevation, has been removed; a new canopy exists above one of the storefronts. The second and third stories have a single double-hung window flanked by paired double-hung windows; the windows have decorative terra cotta keystones." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

This building is not eligible for NRHP listing because it has been altered and lacks integrity of design and materials. It was built in 1908, then remodeled by architect Frank Fowler in 1916. Fowler is best known for his design of the nearby Wilsonian Apartment Hotel. It was owned by Sidney B. Hardt and family from at least 1922, possibly earlier, until the late 1950s. At that time it was known as the Hardt Apartments. It was later remodeled in 1925 and again in 1960, when the prominent original cornice was removed. Since that time, the suspended canopy and ceramic tile bulkheads have been removed as well. The apartment entry and the storefronts have been modernized with new doors and display windows and the transoms have been covered.

"This commercial vernacular [sic] building was built in 1908 and remodeled in 1916. The original builder and owner are unknown. The 1916 remodel was done by architect Frank Fowler. The building was owned by Sidney B. Hardt and family from at least 1922, possibly earlier, until the late 1950s. It was then known as the Hardt Apartments. While the Hardt family owned the building, the two storefronts were occupied by the Melrose Beauty Shop and chiropractor Jason E. Lee. The building is now known as the Bucklin Building. This building is significant as an intact example of early commercial architecture on University Way NE in the University District. It is one of the earliest brick masonry buildings still extant on University Way. Frank H. Fowler was an architect and engineer who practiced in Seattle in the early part of the 20th century. Fowler's offices were located in the Smith Tower in downtown Seattle. In addition to designing the Lambert Building, Fowler designed and constructed the Wilsonian Apartment Hotel." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
- King County Property Record Card (c. 1938-1972), Washington State Archives
- Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. Seattle: University of Washington Press, 1994
- Nielsen, Roy. *UniverCity: The Story of The University District in Seattle*. Seattle: University Lions Foundation, 1986
- Seattle Historical Listing: <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=112>
- Tobin, Caroline, and Sarah Sodt, *University District Historic Survey Report, 2002: City of Seattle Inventory Form*
- King County Tax Assessor Records
- King County Property Record Cards, Washington State Archives, 1937
- Tobin, Caroline, and Sarah Sodt, *University District Historic Survey Report, 2002*
- City of Seattle Inventory Form

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37836/PropertyInventory/980260>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=112>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4140 University Way NE **Classification:** Non-Contributing Historic

Built: 1902
Remodeled: 1953, 2009
Historic Name(s): University Preschool & Kindergarten
Common Name(s): Hollywood Dance Studio, Quest Factor, Burger Hut

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Education - School

Site ID: 4140
Parcel No: 1142001380 - Source: King County Assessor
WISAARD: 721621 - Source: Department of Archaeology & Historic Preservation



Appearance:

New wood cladding, and new storefront. Built in 1902, this two-story building, featuring 3 storefronts, has shown little change to the original plan and storefront, keeping in-tact its wood cladding, and structure.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1953, this building was once home to University Preschool and Kindergarten, long before the storefront was subdivided for retail.

"The Hollywood Dance Studios, right of center, has an advertisement in the Aug. 2, 1945, Herald. It reads, in part, "Children's New Summer Classes, Tap, Ballet and Acrobatic. Under personal supervision of Eugene H. Miller." (<https://pauldorpat.com/2011/07/09/seattle-now-then-war-bonds-on-the-ave/>, "Seattle Now & Then: War Bonds on the Ave," July 9, 2011 [describes photo attached])

Bibliography:

- 4140 Archival pages
 - Google Maps, Google street view: <https://gismaps.kingcounty.gov/parcelviewer2/>
 - <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1142001380>
 - <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-university-district.pdf>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700859/PropertyInventory/1625351>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

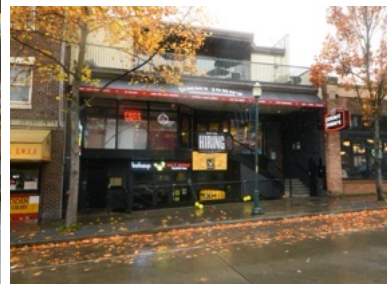
University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4141 University Way NE **Classification:** Non-Contributing Historic

Built: 1983 circa
Remodeled: -
Historic Name(s): Building
Common Name(s): Boba Up, Jimmy Johns, Kinkos

Architect(s): Unknown
Builder(s): Unknown
Style: Modern Movement (1930-1970) - International Style
Stories: 3
Use: Commerce/Trade - Restaurant

Site ID: 4141
Parcel No: 1142001400 - Source: King County Assessor
WISAARD: 721627 - Source: Department of Archaeology & Historic Preservation
Appearance:



The three floors open to the street with a spiral stair underneath a large overhang which serves as the outdoor terrace for the office floor on top. The concrete block bearing walls and wood frame construction are in good condition.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

This building is not historically significant and was built in 1983, less than fifty years since applicaiton submitted. The 3-story building hosts retail on two floors and offices above.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700866/PropertyInventory/1625357>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4144 University Way NE **Classification:** Non-Contributing Historic
Also: 4140, 4142, 4146, 1407 & 1411 NE 42nd St
Built: 1902, 1907
Remodeled: 1946, 1952
Historic Name(s): Vacant lot
Common Name(s): Ram's Copy, Madeleine Bakery, Hollywood Dance Studio

Architect(s): Unknown
Builder(s): Unknown
Style: No Style Listed - Undeveloped
Stories: 2
Use: Undeveloped

Site ID: 4144
Parcel No: 1142001390 - Source: King County Assessor
WISAARD: 721622 - Source: Department of Archaeology & Historic Preservation



Appearance:
Currently a vacant lot.

Significance:
Currently a vacant lot.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

This building was originally two commercial buildings (4144 & 4146), as reported in the survey linked below, built while the University District was still a rural, wooded area. Most of the district still consisted of unpaved roads, while sidewalks and roadways weren't graded until the following years. This building hosted Ram's copy, and Madeleine Bakery.

"The view looks southeast to the intersection of 42nd Street and 'The Ave.' All these structures survive, though not uniformly well. In particular, the white corner home for Collegiate Shoe Renewing (downstairs), the photography studio of Dorothea Zeckendorf Aranyi (upstairs) and the simple clapboard storefront next door have been boxed together with a skin that its creators must have thought nifty. Now it is merely dismal." (Seattle Now & Then: "War Bonds on the Ave," <https://pauldorpat.com/>, July 9, 2011) [See attached photos].

Bibliography:

- <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1142001390>
 - <https://gismaps.kingcounty.gov/parcelviewer2/>
 - <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-university-district.pdf>
 - <https://pauldorpat.com/2011/07/09/seattle-now-then-war-bonds-on-the-ave/>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700860/PropertyInventory/1625352>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4145 University Way NE **Classification:** Contributing Historic
Also: 1313 NE 42nd St
Built: 1927
Remodeled: 1980, 2014
Historic Name(s): Building
Common Name(s): N.P. Dyeworks, Starbucks, Sizzle and Crunch

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4145
Parcel No: 1142001395 - Source: King County Assessor
WISAARD: 108577 - Source: Department of Archaeology & Historic Preservation
Appearance:



This 1927 one-story building has kept its original plan and shape through different commercial residents over the course of 92 years and after a Starbucks remodel. The comparison between an original photo from 1937 and the storefront now shows very little change to the building's integrity and original style. Exterior brickwork is in great condition, though the tuckpointing (mortar joints) is all new. New windows,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

and corner entrance is all new. Ceiling joists are original and now exposed in the interior. The brick on the north side of the building shows a former entrance that has since been bricked in.

"This one-story brick masonry building is located on a prominent corner on University Way at NE 42nd Street. It has brick cladding with stucco along the upper section of the north facade. The east side has two storefronts with modernized entries and display windows with fabric awnings. Two storefronts on the western section (on 42nd) retain their recessed entries, which have been modernized. The transoms are covered. One storefront has been bricked in." (M. Sheridan, WISAARD, 8/28/2010 Inventory

Significance:

Built in 1927, this corner unit was constructed in a decade of both high commercial and residential development. The 1920s offered a boom in construction, when buildings like the Neptune Theatre, the Egyptian Theater and Henry Gallery were all erected. This particular listing once hosted Johnny's Flowers, before Starbucks opened a new location in this listing.

"This building is not eligible for NRHP listing because it has been altered and lacks integrity of design and materials. It was built in 1927, during the heyday of neighborhood development throughout Seattle. In 1937 it housed a grocery store in the corner space, the N.P. Dye Works next door and a lunchroom and a Chinese laundry in the western section. It was a dry cleaner and then a flower store [Johnny's Flowers] for many years and now has a Starbucks on the corner. The storefronts have been modernized but it still retains some of its 1920s character. Its constant changes in both use and appearance reflect the rapidly developing commercial district." (M. Sheridan, WISAARD, 8/28/2010 Inventory)

Bibliography:

- 4145 Archival pages
 - Google maps, Google street view
 - <https://seattlehouses.wordpress.com/2008/10/24/starbucks-then-and>
 - King County Tax Assessor Records: King County Property Record Cards
 - Washington State Archives, 1937
 - Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63832/PropertyInventory/1625348>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4200 University Way NE **Classification:** Contributing Historic
Also: 4202, 4204, 1408 NE 42nd St
Built: 1913
Remodeled: 1916, 1982
Historic Name(s): Homer Apartments
Common Name(s): La Paz Building, Varsity Inn, Professional Copy & Print, Bulldog News (1983),
Magus Books (1978)
Architect(s): Victor W. Voorhees (1916)
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 3
Use: Commerce/Trade - Business, Domestic - Multiple Family House
Site ID: 4200
Parcel No: 1142001210 - Source: King County Assessor
WISAARD: 47622 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD058 - Source: Seattle Historical Sites



Appearance:

The La Paz Building is a three-story commercial block, located on the corner of University Way NE and NE 42nd St. The building has its original distinctive patterned brickwork, the original cornices lining the

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

roof now have protective metal flashing covering them. Paired and single double-hung windows with the original sashes intact characterize the upper floor shared hallways. The apartment windows were replaced in the late 1980s.

Only the storefronts on University Way NE have been altered, with doors, windows and some cladding replaced. There were once multiple small businesses, but there are only two now, and the facade was modified to reflect this.

The retail transoms are original except on the corner shop where extensive repair was necessary after a car drove into the building in the early 2000s.

The storefront on the south, NE 42nd St, is in the original pattern and remains intact, with original doors and windows. In the alley, the east side has the original windows with bars from when the current bookstore was the original neighborhood Post Office.

The building is comprised of two separately constructed but contiguously stylistic structures built within several years of each other. The old building was completed in 1913 and the new one in 1916. The two connected buildings form an interior U-shaped courtyard, where the old vs new is evident between the style of the different walls. There are also sliding metal doors in the hallways on the second and third floors, that once saved construction workers from falling to the outside ground, while the second building was being constructed and the hallways were being connected.

The building at 4200 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1916 and is a multiple family house. Also according to the county assessor, the structure was remodeled in 1982. The 3-story building has a multi-story apartment block form.

"The La Paz Building is a three-story commercial block with distinctive patterned brickwork. Paired and single double-hung windows with the original sashes intact characterize the upper floors. The building is comprised of two separately constructed but contiguously stylistic structures built within several years of each other. The storefronts on University Way NE have been altered, with doors, windows and cladding replaced. The storefront on 42nd near the alley remains intact." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

The site of the La Paz Building was the original location of the University Station and post office. The Varsity Café (Mann's Varsity Café), thought to have opened in 1900, occupied the corner storefront of this building. In 1910 E. Uetwiller purchased the Varsity Café. The University Station was moved across the street to make way for buildings related to the Alaska-Yukon-Pacific Exposition.

The current building was constructed in 1913 with a major addition/remodel designed by V.W. Voorhees in 1916 (according to the Department of Archaeology & Historic Preservation).

V. W. Voorhees was born in Wisconsin in 1876 and moved to Seattle sometime before 1904. The firm Fischer and Voorhees was established in Ballard in 1904 where they designed many commercial and apartment buildings. Voorhees designed hundreds of Seattle buildings including the Vance Hotel and Washington Hall. He published a pattern book of house, cottage and bungalow plans in 1907.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Lawrence W. Graham owned and operated a candy store in one of the smaller storefronts from around 1916 until the 1930's.

The apartment house was originally named "Homer Apartments". However, it was changed to "La Paz Apartments" in 1968 when the building changed ownership. The name was inspired by the peace movement that was happening at the time around the country and also by large crowds of 'hippies' hanging out on the sidewalks of NE 42nd St.

"The site of the La Paz Building was the original location of the University Station and post office. The Varsity Café (Mann's Varsity Café), thought to have opened in 1900, occupied the corner storefront of this building. In 1910 E. Uetwiller purchased the Varsity Café. The University Station was moved across the street to make way for buildings related to the Alaska-Yukon-Pacific Exposition. The current building was constructed around 1913 with a major addition/remodel designed by V.W. Voorhees in 1916. Lawrence W. Graham owned and operated a candy store in one of the smaller storefronts from around 1910 until the 1930's. V. W. Voorhees was born in Wisconsin in 1876 and moved to Seattle some time before 1904. The firm Fischer and Voorhees was established in Ballard in 1904 where they designed many commercial and apartment buildings. Voorhees designed hundreds of Seattle buildings including the Vance Hotel and Washington Hall. He published a pattern book of house, cottage and bungalow plans in 1907." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

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 - King County Property Record Card (c. 1938-1972)
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 - Polk's Seattle Directories, 1890-1996
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 - Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986
 - Department of Archaeology & Historic Preservation 7 Historic Property Report Historic Name: Homer Apartments Property ID: 47622 B
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37834/PropertyInventory/1218554>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=58>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4201 University Way NE **Classification:** Non-Contributing Historic

Built: 1890
Remodeled: 1956, 1970
Historic Name(s): University Pharmacy
Common Name(s): Rex Land Company, Café on the Ave

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4201
Parcel No: 1142001080 - Source: King County Assessor
WISAARD: 108574 - Source: Department of Archaeology & Historic Preservation



Appearance:
Single story, glass and masonry. Front patio.

"The building at 4201 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1907 and is a commercial business. Also according to the county

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

assessor, the structure was remodeled in 1980. The 1-story building has a commercial form." From Artifacts Consulting, Inc., WISAARD

This one-story frame building on a corner lot has a glass and metal facade with a corner entry. The rear part of the façade is clad with stucco. (M Sheridan, WISAARD, 8/28/2010 Inventory)

Significance:

[This HistoryLink passage more or less contradicts the WISAARD entry above, and is a bit more recent (2013).—Amber] "In June 1906, [Alfred Fenton] Nichols purchased the property at the northwest corner of 14th Avenue NE and 42nd Street (now NE 42nd Street) from N. E. Berridge. The property included an existing building constructed in 1890 and designated as 4201 14th Avenue NE, and the property adjoining it to the north. . . . In 1970, the 1890-era building at 4201 was demolished, and with it the alleyway and exterior entrance to the Nichols Block building. New construction on the site (originally a Radio Shack store and more recently a coffee house) directly adjoins the Nichols Block building." (Paula Decker, HistoryLink.org)

[What's the source of this passage? It corroborates the HistoryLink mention...is this Leah Preston?—Amber] This building replaced one of the first buildings on the street, built in 1890. That two-story wood structure was torn down in 1970. This building has a simple utilitarian style typical of 1970s architecture. It was first home to Radio Shack until the late 1980s. It has since been two different cafes, contributing to the neighborhood's vibrant coffee shop culture. There is an outside porch overlooking the sidewalk, creating a community atmosphere. The single story allows for an excellent view of the neighboring Nichol's building wall, which has historically had a painted mural.

Although this building was technically built in 1890, it has been remodeled repeatedly and is not recognizable as even its 1956 incarnation as a furniture store. It is not eligible for NRHP listing because it has been significantly altered and lacks integrity of design and materials. It was originally one of the earliest commercial buildings in the area, built before the University's move to the area in 1895. In 1937, it had two stories with a pharmacy and soda fountain on the first level. It was remodeled in 1956, when it was a furniture store. It is not known when the upper story was removed; it has been a restaurant for some time. Its constant changes in both use and appearance reflect the rapidly developing commercial district." (M. Sheridan, WISAARD, 8/28/2010 Inventory)

Bibliography:

- HistoryLink.org Essay 10637, "Martha Nishitani Modern Dance Studio opens on University Way NE in Seattle in late October 1954," Paula Becker. Posted 10/21/2013
- Leah Preston, local resident
- King County Tax Assessor Records
- King County Property Record Cards, Washington State Archives, 1937
- Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63829/PropertyInventory/1219334>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4205 University Way NE **Classification:** Contributing Historic
Also: 4203
Built: 1907
Remodeled: 1935
Historic Name(s): A. F. Nichols Block
Common Name(s): Open Flight Studio, Univ Photo & Mail, Pho Than Bros

Architect(s): Unknown
Builder(s): Alfred Fenton Nichols (1848-1921), Real estate developer
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4205
Parcel No: 1142001080 - Source: King County Assessor
WISAARD: 47803 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD059 - Source: Seattle Historical Sites



Appearance:

The brickwork and cornice are original and in good condition but subsequent removal of the neighboring building to the south revealed an exposed corner.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

"The Nichols Building is a two-story brick commercial building with smooth grey façade bricks. The boxed cornice is finely detailed with small scrollwork brackets. While the basic structure remains, the storefront has been extremely altered with none of the original storefront remaining." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

Nichols constructed a two-story building with a ground floor devoted to retail space and an upper floor designed as a meeting hall. Completed in 1907, it was the first structural concrete building in the University District. The upper floor was designated 4203 14th Avenue NE, and the ground floor was 4205. The upper floor was accessed by entering a narrow alley between 4201 and 4205 14th Avenue NE and ascending an exterior stairway.

Built to seize the economic development opportunity of the 1909 Alaska -Yukon-Pacific Exposition. The developer, was in fact the chairman of the North End boosters who successfully advocated for the University of Washington site to serve the fair.

The upper floor of the building has provided a venue, contributing to the neighborhood's community and arts scene since it first opened. Designed as a meeting hall, it served community groups such as Pythian Sisters, the women's branch of the Knights of Pythias fraternal organization, in the early 1930s.

In 1935 it was converted into a 140-seat arena theater, offering the first permanent location of the University of Washington's Penthouse Theatre, an intimate performance space.

Use as a dance studio began in 1938 and continues to present day:

1938 - The national dance school chain Meglin-Fanchon-Marco offered ballroom dancing classes.

1939 - The University School of Dance taught tap and ballroom dancing classes.

1943 - The Seattle Fencers Club rented the space (similar to dance, shall we say)

Closed during WWII until 1954

1954 - 2002 - Home to The Nishitani Dance Studio, where Martha Nishitani taught Modern dance for 48 years. Later years, the studio also offered ballet and jazz dance.

2003 - Present - Open Flight Studio, an affordable rental space for performance-based artists.

"One of the earliest commercial buildings, the Nichols building was constructed in 1907." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
- King County Property Record Card (c. 1938-1972), Washington State Archives
- Polk's Seattle Directories, 1890-1996
- Martha Nishitani Modern Dance Studio opens on University Way NE in Seattle in late October 1954. By Paula Becker, Posted 10/21/2013
- HistoryLink.org Essay 10637, "Martha Nishitani Modern Dance Studio opens on University Way NE in Seattle in late October 1954," Paula Becker. Posted 10/21/2013

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/38012/PropertyInventory/1219107>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=59>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4209 University Way NE	Classification: Non-Contributing Historic
Also:	4211	
Built:	1923	
Remodeled:	1956, 2000	
Historic Name(s):	Hansen Brothers Transfer & Storage	
Common Name(s):	Byrek & Baguette, Fayza Restaurant	
Architect(s):	Unknown	
Builder(s):	Unknown	
Style:	Early 20th Century American Movements (1900-1940) - Commercial	
Stories:	2	
Use:	Commerce/Trade - Specialty Store	
Site ID:	4209	
Parcel No:	1142001070 - Source: King County Assessor	
WISAARD:	108575 - Source: Department of Archaeology & Historic Preservation	



Appearance:

Masonry building with flat, awning-free rectangular façade design and flush-mounted windows on both floors. Two-story construction with a square footage of 8,000 feet.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

The building at 4209 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1923 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1980. The 2-story building has a commercial form.

"This two-story building has a clay tile and brick construction. It has two storefronts clad with T1-11, vinyl siding and plywood. One has a newer tile bulkhead. The second story has new window sash." (M. Sheridan, WISAARD, 8/28/2010 Inventory)

Significance:

Originally the home of Hansen Bros. Transfer and Storage, founded in 1893 and now located on Roosevelt Way. Masonry building with two street front retail/ restaurants. Second story offices with separate entry from the retail tenants. Small storefront widths are characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

"Although this building was technically built in 1923, it has been remodeled repeatedly. In 1937 it housed Hansen Brothers Transfer and Storage, with an arched center entry and brick cladding. It was remodeled in 1956 with large display windows, stone on the first floor and stucco above; it housed the University Radio store and Hansen Transfer. It is not eligible for NRHP listing because it has been significantly altered and lacks integrity of design and materials. It was built during the heyday of commercial development throughout the city's neighborhoods, and was remodeled during a period of great post-war growth for the university. Its constant changes in both use and appearance reflect the rapidly developing commercial district." (M. Sheridan, WISAARD, 8/28/2010 Inventory)

Bibliography:

- King County Tax Assessor Records
 - King County Property Record Cards, Washington State Archives, 1937
 - Tobin, Caroline and Sarah Sodt, University District Historic Survey Report, 2002
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/63830/PropertyInventory/980255>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4214 University Way NE **Classification:** Contributing Historic
Also: 4208, 4210, 4214
Built: 1924
Remodeled: -
Historic Name(s): University Undertaking Parlor
Common Name(s): Forkner's Funeral Parlor, The Block, Café Allegro (1975), Jai Thai
Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Italianate
Stories: 2
Use: Commerce/Trade - Business
Site ID: 4214
Parcel No: 1142001220 - Source: King County Assessor
WISAARD: 721686 - Source: Department of Archaeology & Historic Preservation



Appearance:

There are two 2-story masonry buildings connected on the parcel. The south building has a decorative façade with decorative cornice relief details at the top of the building. The masonry finish is painted and there are installed awnings over the sidewalk. The north building is also two floors and is masonry

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

construction. The back of the building is brick façade and has a unique alley entrance to commercial space housing the Café Allegro.

Significance:

Home of Forkner's Funeral Parlors between 1914 and 1970. Forkner's Funeral Parlors between 1910 and 1970. Café Allegro, Seattle's original espresso bar and inspiration for Starbucks, was established in 1975 in a unique alley front location in the building. It has operated continuously for the past 45 years and consists of a retail café/ coffeehouse and coffee roasting operation. Building previously housed The Ave Arcade, a collection of small artisan shops which included northwest themed outdoor wear and a game shop. The building also currently houses H-Mart (an Asian themed market), Thai 65 restaurant, The Block restaurant and Princeton Review test preparation. Building is unique with five different significant businesses.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700967/PropertyInventory/1625494>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4215 University Way NE **Classification:** Contributing Historic
Also: 4213
Built: 1904
Remodeled: -
Historic Name(s): Dresden Hotel
Common Name(s): Dresden Apartments, Pho Tran, Subway

Architect(s): Unknown
Builder(s): J.C. Edwards
Style: Late Victorian Period (1860-1900) - Folk Victorian
Stories: 3
Use: Domestic - Multiple Family House

Site ID: 4215
Parcel No: 1142001065 - Source: King County Assessor
WISAARD: 47591 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD001 - Source: Seattle Historical Sites



Appearance:

Wood frame building with decorative colorful 'Victorian' themed painted façade, painted in the 1980s. Three story building with upper floor rectangular bay windows, flat roof and rectangular building shape.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Small storefront widths with walk-up upper floor apartments are characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

"This 3-story building sits on the west side of the street and is a two part commercial block with storefronts at the lower level and residential units above. It has a flat roof with a tall parapet above a deep eave with flat brackets. It is clad primarily in wood clapboard and wood panels with wood quoins; the storefront bulkheads are clad with modern tile. The side elevation is clad with brick and the rear is clad with stucco or concrete. The main façade is symmetrically arranged. The center entry bay has a single security door on the first floor, with pairs of 1-over-1 wood sash windows on the two upper floors. Two storefronts flank the entry, each with a central recessed entry with a pair of modern steel and glass doors flanked by display windows. On the upper levels, two-story square hanging bays flank the center bay. Each bay has three single windows on each level, with wood sash of upper tracery lights over plain lower sashes in groups of three. The sides of each bay has a narrow 1-over-1 window. The bays are set in paneled wood surrounds. The central stair window at the lower level is similar to the sashes in the bay window and the upper level central window is a single frame with paired narrow 1-over-1 sashes." (M. Sheridan, WISAARD)

"Built in 1904, this wood-frame, three-story building, has two two-story bay windows on the east elevation. The original leaded glass windows all remain intact. The east elevation has cedar clapboard siding, while the three other elevations are brick veneer. Between the two bay windows, is single window on the second floor, and narrow paired windows on the third floor. Below a wooden cornice is a wide eave with a bracketed overhang." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

Retail with apartments above on the 2nd and 3rd floor. Wood frame building is decoratively painted (in the 1980's) with 'Victorian'-style embellishments. Formerly housed a used bookshop, café and artist performance space. Current use is for two street level restaurants and upper floor apartments.

"This building is not eligible for NRHP listing because it lacks integrity of design and materials as the ground floor has been repeatedly modernized for retail and restaurant tenants. This is one of the University District's oldest and most distinctive commercial buildings, and one of the oldest wood-frame multifamily buildings. It is an example of a Western Stick style apartment, building with hanging two-story square bays and deep bracketed eaves. It is currently painted in a wide variety of colors. It was built in 1904 and was originally occupied by a plumbing company, Lavine and Thomas; J. N. Thomas & Company remained in the building until 1915. Jasper Thomas also operated the Dresden Hotel on the upper two floors. in the 1930s Mrs. Rosa Walker became the proprietor, changing the name to the Dresden and Walker Apartments. It has remained in multifamily use with retail on the ground floor. The ground floor is now occupied by two restaurants." (WISAARD)

"This 1904 building is one of the only extant wood-frame multifamily commercial buildings within the district. It is the earliest commercial building included in the inventory and is intact except for storefront changes. A plumbing company, Lavine & Thomas, originally occupied it. Lavine & Thomas previously operated at another location within the district. J. N. Thomas & Co. continued to occupy the building until 1915. Jasper N. Thomas was also the proprietor of the Dresden Hotel, which occupied the upper two floors of the building. In the 1930's, the building changed hands as well as name; Mrs. Rosa Walker became the proprietor of the Walker and Dresden Apartments." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

- City of Seattle DCLU Microfilm Records
 - King County Tax Assessor Records King County Property Record Cards, Washington State Archives, (c. 1938-1972)
 - Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002 Polk's Seattle Directories, 1890-1996
 - Seattle Department of Neighborhoods Historic Site Inventory <http://web1.seattle.gov/dpd/historicalsites/>
 - Nielsen, Roy, UniverCity: The Story of the University District in Seattle, University Lions Foundation, 1986
 - King County Tax Assessor Records King County Property Record Cards, Washington State Archives, 1937
 - Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002
 - Polk's Seattle Directories
 - Seattle Department of Neighborhoods Historic Site Inventory <http://web1.seattle.gov/dpd/historicalsites/>
 - Nielsen, Roy, UniverCity: The Story of the University District in Seattle, University Lions Foundation, 1986.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37804/PropertyInventory/1521815>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4216 University Way NE	Classification:	Contributing Historic
Also:	4208, 4210, 4214		
Built:	1914		
Remodeled:	1924, 2005		
Historic Name(s):	Building		
Common Name(s):	H Mart,		
Architect(s):	Unknown		
Builder(s):	Unknown		
Style:	Early 20th Century American Movements (1900-1940) - Commercial		
Stories:	2		
Use:	Commerce/Trade - Business		
Site ID:	4216		
Parcel No:	1142001220 - Source: King County Assessor		
WISAARD:	721684 - Source: Department of Archaeology & Historic Preservation		



Appearance:

There are two 2-story masonry buildings connected on the parcel. The south building has a decorative façade with decorative cornice relief details at the top of the building. The masonry finish is painted and there are installed awnings over the sidewalk. The north building is also two floors and is masonry

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

construction. The back of the building is brick façade and has a unique alley entrance to commercial space housing the Café Allegro.

Significance:

Based on historic images, this parcel likely originally served as parking lot for the adjacent funeral home. The rear of the parcel does have a historic brick structure, but it appears to be a stand alone building from the funeral parlor next store.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700965/PropertyInventory/1625492>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4217 University Way NE **Classification:** Contributing Historic
Also: 4219, 4221, 4223
Built: 1941 circa
Remodeled: -
Historic Name(s): Building
Common Name(s): Pilgrim's Natural Foods Grocer, Finn MacCool's, Univ Ave Barber, Sally's Nails, BB's Teriyaki, Radio Shack, Desmond-Bernier dance studio

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Retail/Restaurant

Site ID: 4217
Parcel No: 1142001055 - Source: King County Assessor
WISAARD: 721688 - Source: Department of Archaeology & Historic Preservation
Appearance:



Wood-frame, single-story building with four modest-size, narrow-width street-front retail/restaurants. The narrow width of the storefronts is characteristic of the historic façades that characterize this block.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

This building is unique as one of only two mid-20th century buildings on the block. Desmond-Bernier dance studio was housed at 4217 in the 1940s.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700971/PropertyInventory/1625496>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4222 University Way NE **Classification:** Contributing Historic
Also: 4220
Built: 1922
Remodeled: 1995
Historic Name(s): Nordstrom
Common Name(s): A Barber Shop, Hot Lips Pizza, Sultan Gyros Grill, Chili's, Pizza Brava, #1 Thai-Vietnamese Restaurant

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4222
Parcel No: 1142001235 - Source: King County Assessor
WISAARD: 340503 - Source: Department of Archaeology & Historic Preservation



Appearance:

Wood frame building with decorative pillar striations which define the retail separation of the two businesses. Single story construction with a square footage of 2,400 feet- unique as one of the smallest buildings in the area.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Second location of Wallin & Nordstrom, originally a shoe shop. "In 1923, the partners opened a second store, in Seattle's University District. All three of Nordstrom's sons eventually managed the store, in turn, as they graduated from the University of Washington School of Business. The brothers managed to keep both stores open despite the challenges of the Great Depression." (HistoryLink.org Essay 1677). After buying Wallin out, the Nordstroms moved the store a block north and across the street, to 4315 University Way NE.

College Plumbing & Heating Co. was apparently housed at 4220 University Way NE in 1924 (see attached Seattle Times ad from WISAARD). Later tenants included a barbershop (4220) and a laundry (4222) (see attached photos from WISAARD).

Bibliography:

- HistoryLink.org Essay 1677, James R. Warren, posted Sept. 18, 1999
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/288280/PropertyInventory/1625490>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

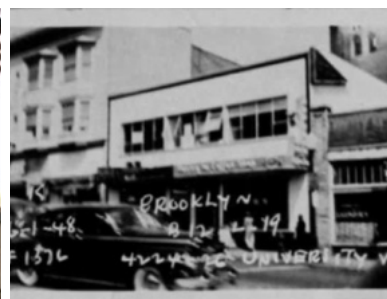
Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4224 University Way NE **Classification:** Non-Contributing Historic
Also: 4226
Built: 1947
Remodeled: 1980
Historic Name(s): Martin Building
Common Name(s): Gay Women's Alliance, Don Kennedy Real Estate, Thanh Vi Vietnamese Food & Deli, 7 Eleven

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4224
Parcel No: 1142001240 - Source: King County Assessor
WISAARD: 343833 - Source: Department of Archaeology & Historic Preservation



Appearance:

Masonry building with two street-front retail/restaurants, flat rectangular façade design and flush-mounted windows on both floors. Second story offices with separate entry from the retail tenants. Two-story construction with a square footage of 8,400 feet.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Masonry building with two street front retail/ restaurants. Second story offices with separate entry from the retail tenants. The narrow width of the store fronts is characteristic of the historic facades that characterize this block. This building is unique as one of only two mid-20th century buildings on the block.

“This location used to be a meeting place of the Gay Women's Alliance (formed in 1971) which would later become the Lesbian Resource Center. This used to be the location of the University of Washington YWCA, out of which many early lesbian organizations were born. Many lesbians would meet at the YWCA, which moved to this site in 1970 after separating from the YMCA. The YWCA leased space to a variety of women's organizations including the Women's Cultural Center and Lesbian Resource Center.” (M. Houser, WISAARD, 3/10/2023 Inventory)

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/291600/PropertyInventory/1645678>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4227 University Way NE **Classification:** Non-Contributing Historic

Built: 2019
Remodeled: -
Historic Name(s): Vacant lot
Common Name(s): Parking Lot

Architect(s): None
Builder(s): None
Style: No Style Listed - Undeveloped
Stories: 0
Use: Undeveloped

Site ID: 4227
Parcel No: 1142001050 - Source: King County Assessor
WISAARD: n/a - Source: Department of Archaeology & Historic Preservation



Appearance:
Undeveloped parking lot for short term parking.

Significance:
Undeveloped parking lot with recent mural on adjacent building to the south.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Bibliography:

- WISAARD Link: none

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4231 University Way NE **Classification:** Non-Contributing Historic

Built: 1922
Remodeled: 1969
Historic Name(s): University Motor Co. Dealership
Common Name(s): Chipotle, Pho Sizzle

Architect(s): Hancock, Otis E.
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4231
Parcel No: 1142001040 - Source: King County Assessor
WISAARD: 717912 - Source: Department of Archaeology & Historic Preservation



Appearance:

Wood frame building with flat front and recessed entry doors which define the retail separation of the two businesses. The southern half of the building has a sidewalk adjacent outdoor seating area which is the only significant outdoor dining area on the 4200 block. Single story construction with a square footage of

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

5,536 feet. Small storefront widths are characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

"According to the King County Assessor, the building at 4231 University Way NE was constructed in 1922 (King County Assessor 1937-1972, 2019). The building is a single story tall, commercial in character, and faces east toward University Way NE. The building includes its original brick columns between the building's five bays, but its facade has been replaced with two restaurant storefronts, one for Chipotle, and one for Pho Shizzle. The facades have been re-clad with stucco, metal awnings, and tile with large aluminum-framed windows between the columns and added awnings. The building's exposed southern wall is stuccoed brick. The building is topped by a flat roof with parapet." From Chrisanne Beckner, WISAARD

Significance:

"According to the Polk City Directory, the building at 4231 University Way NE served University Motors in 1924 (Polk City Directory 1924). It is being evaluated under NRHP Criterion C only. Presently, it retains very little character from the historic period. Its shaped parapet, clay tile awnings, and arched transoms over display windows have all been replaced with recent materials, including a stuccoed facade, added signage, and new window types and materials. The building is not a distinctive example of a particular historic type, period, or method of construction. From its period of construction, the building retains integrity of location and setting, as it remains on its original parcel on a commercial corridor. It does not retain integrity of design, materials, workmanship, feeling, and association, as its facade has been irreversibly altered. Due to a lack of significance and integrity, HRA recommends that the building does not qualify for listing in the NRHP under Criterion C for its architectural character." From Chrisanne Beckner, WISAARD

Bibliography:

- King County Assessor 2019 Property detail, 4231 University Way NE, Seattle. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=2276500008>, accessed January 21, 2019
- 1937-1972 King County Property Record Cards, Washington State Archives
- Puget Sound Regional Branch, Bellevue, Washington
- Polk City Directory 1924 Polk City Directory, Seattle, Seattle Public Library, Seattle, Washington
- Weaver, Lindsey, Chrisanne Beckner, and Heather Lee Miller 2019 "Along the Row': Growth of Seattle's Automobile Dealerships from 1900–1969."
- Historical Research Associates, Inc., Seattle, Washington. Prepared for Pine Street Group, L.L.C. and EA Engineering, Science, and Technology, Seattle, Washington
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/691737/PropertyInventory/1617788>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4234 University Way NE **Classification:** Non-Contributing Historic
Also: 4228, 4230, 4232
Built: 1908
Remodeled: 1946, 1948, 1950, 1966
Historic Name(s): Lisbon Apartments
Common Name(s): Kennedy Building Apartments, A Burger Place, Noodle Nation, Thaiger Room

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 3
Use: Commerce/Trade, Domestic - Multiple Family House

Site ID: 4234
Parcel No: 1142001245 - Source: King County Assessor
WISAARD: 340931 - Source: Department of Archaeology & Historic Preservation



Appearance:

Masonry building with flat rectangular façade design and flush-mounted windows on each floor. Three-story construction with a square footage of 16,74 feet. Three street-front retail/restaurants, second- and third-story apartments with separate entry from the tenants. The narrow width of the storefronts is

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

characteristic of the historic façades that characterize this block. This building is one of two 3-story buildings on the 4200 block. Most buildings are 1 or 2 stories in elevation.

Significance:

“According to long-time University District real estate scion Don Kennedy, the Lisbon apartments were built in 1908 for tourist accommodations for the summer-long 1909 Alaska Yukon and Pacific Exposition on the university campus. Needing office space, Kennedy bought the Lisbon in 1945, renamed it the Kennedy Building, and in 1948 replaced the old bay windows that overlooked the Ave with a facade of the then-new concrete material called Marble Crete. Both Kennedy and the marble composite are still on the site. (In 1987, and still may be. I talked with Kennedy while doing research for this little feature, and he explained to me that he changed the name of the building from the Lisbon to the Kennedy not so much from pride of being the new owner but rather because ‘Lisbon is too easily confused with lesbian.’)” (Seattle Now & Then: “War Bonds on the Ave,” <https://pauldorpat.com/>, July 9, 2011)

“[Photographer Lloyd] Linkletter came to Seattle in 1906 on the last of the immigrant trains paying only ten dollars for a one-way fare that was designed to make it easy to move west. For 31 years he worked in the district covering events both on and off campus, moving his studio several times, including a stint on ‘the Ave’ in the Lisbon Apartments, here on the right [see attached photo]. When the management raised the rents, the Linkletters made their last studio move in 1931 from the Lisbon and off the Ave. to Brooklyn Street.” (Seattle Now & Then: “War Bonds on the Ave,” <https://pauldorpat.com/>, July 9, 2011)

Bibliography:

- <https://pauldorpat.com/2011/07/09/seattle-now-then-war-bonds-on-the-ave/>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/288704/PropertyInventory/1625486>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4237 University Way NE **Classification:** Non-Contributing Historic
Also: 4239
Built: 1906
Remodeled:
Historic Name(s): Building
Common Name(s): Tomarcon Building, China First, Sam's Smokes

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Retail/Restaurant

Site ID: 4237
Parcel No: 1142001035 - Source: King County Assessor
WISAARD: 721689 - Source: Department of Archaeology & Historic Preservation



Appearance:

Wood frame building with flat front and recessed entry doors which define the retail separation of the two businesses, both small retail/restaurants. Single-story construction with a square footage of 2,400 feet—unique as one of the smallest buildings in the area.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Building seems to have been owned by members of the Soules family from 1995 to 2020. KCA lists 1995 sellers as Roys, Harold Dennis et al.

Bibliography:

- King County Assessors, property detail: <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1142001035>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700975/PropertyInventory/1625497>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4244 University Way NE **Classification:** Contributing Historic
Also: 4240
Built: 1937
Remodeled: 1970
Historic Name(s): U.S. Post Office University Station
Common Name(s): Post Office

Architect(s): Underwood, Gilbert S.
Builder(s): Unknown
Style: Moderne (PWA) - Art Deco
Stories: 2
Use: Government - Post Office

Site ID: 4244
Parcel No: 1142001250 - Source: King County Assessor
WISAARD: 44610 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD060 - Source: Seattle Historical Sites



Appearance:

"The building at 4240 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1927 [sic] and is a post office. Also according to the county assessor,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

the structure was remodeled in 1970. The 1-story building has a commercial form." From Artifacts Consulting, Inc., WISAARD

"The University District Post Office is a one-story Moderne structure with restrained exterior detailing. An extensive remodel lowered the main entrance from the first floor to the basement. The original main entrance was filled in, although the multi-paned windows that flanked the original entrance remain. The banderole above the former entrance remains intact, as does the light fixture below it. Although no longer on view due to the remodel, two WPA murals inside depict classical scholars and scientists and an early 20th century university laboratory." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

"The University District Post Office was constructed and designed by Gilbert S. Underwood in 1937. It contains two WPA murals [by artist Jacob Elshin] depicting classical scholars and scientists and an early 20th century university laboratory, which have been obscured by a subsequent remodel. This building is one of very few Moderne style buildings in this area." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Woodbridge, Sally and Roger Montgomery. A Guide to Architecture in Washington State. Seattle: University of Washington Press, 1980
 - Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34903/PropertyInventory/1221221>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=60>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4247 University Way NE **Classification:** Contributing Historic
Also: 4241, 4243, 4245, 1313/1319 NE 43rd St
Built: 1921 circa
Remodeled: 1945
Historic Name(s): Ness Flowers
Common Name(s): Bugis, Nuoodle Express, Flowers Bar, Cedars of Lebanon, Mark Thai Food Box, Ness Flowers

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4247
Parcel No: 1142001025 - Source: King County Assessor
WISAARD: 721690 - Source: Department of Archaeology & Historic Preservation



Appearance:

Masonry building with rectangular façade design, cut-corner entry for corner commercial space, and flush-mounted windows on each storefront. Five street-front retail/restaurant spaces. Single-story construction with a square footage of 7,277 square feet. Small storefront widths are characteristic of the historic,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

The original brick façade has a modified cornice, but original windows except in the two middle bays on both sides. The subsequently-added neon sign is no longer functional.

Significance:

Former home of Ness Flowers with the signs and awnings still intact.

“One year after landing in the Philippines [in October 1944], Sgt. [Charles Ness] Peha’s outfit moved to Kure, Japan for occupation duty. After about three months he was sent home to join his brother [Joseph Ness Peha] as a partner in operating the store, Flowers by Ness, built for them by their father [Ness J. Peha].” (Nielsen, UniverCity p. 97)

Bibliography:

- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700976/PropertyInventory/1625502>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4300 University Way NE	Classification: Contributing Historic
Built:	1907	
Remodeled:	1980	
Historic Name(s):	Building	
Common Name(s):	Crossroads Trading	
Architect(s):	Unknown	
Builder(s):	Unknown	
Style:	Early 20th Century American Movements (1900-1940) - Commercial	
Stories:	2	
Use:	Commerce/Trade - Specialty Store	
Site ID:	4300	
Parcel No:	1142000065 - Source: King County Assessor	
WISAARD:	343186 - Source: Department of Archaeology & Historic Preservation	



Appearance:

This masonry building façade was modernized in 1980 with the removal of the original cornice, belt of trim and removal of the row of transom windows. The upper sash windows were replaced with metal frame windows and moderate changes to the retail storefronts on both University Way and NE 43rd Street, including the addition of a former ATM machine.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

In 1917 the building housed the University Public Market with five stalls for vendors selling all kinds of food and a Café downstairs, with a Secretarial School upstairs. By the sixties these were replaced by Columns Food and Allen's Jewelers.

Bibliography:

- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986, p51.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/290954/PropertyInventory/1625503>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4301 University Way NE **Classification:** Non-Contributing Historic
Also: 4303, 4305, 4307, 1312, 1314-1316 NE 43rd St
Built: 1906
Remodeled: 1936, 1958, 1980
Historic Name(s): Roger's Candy Company
Common Name(s): Sweet Alchemy, Samir's, Kai's, Woolly Mammoth, Four Corners, Nasai Teriyaki, Psychic Tarot, Strong's Grocery (1925), Marlatt's Bakery, Elite Shop

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Specialty Store

Site ID: 4301
Parcel No: 1142000175 - Source: King County Assessor
WISAARD: 336728 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original wood façade along University Way, and the setback row of upper windows along NE 43rd Street were simplified with a stucco finish and flat windows (flush to the surface) replacing the original

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

recessed sash windows. Moderate to extensive changes to the retail storefronts with the loss of the row of transom windows, now filled in and covered with simple awnings.

This large two story commercial building sits on the northwest corner of University Way NE and NE 43rd St. It has a flat roof and is clad in heavily applied jazz stucco, now painted orange and brown. The east elevation has five retail spaces with entries facing University Way NE. All entries are recessed, with contemporary glass doors and plate glass with metal sash storefront windows. Each storefront has a canvas awning above.

The corner entry is recessed with similar doors and windows, plus a transom window. Windows at the upper level are all large paired 3-part sashes with a fixed sash in the middle with upper and lower awning sashes. In addition to the corner retail entry and storefront, the lower south elevation has two additional retail entries and an entry in between these storefronts leads to the second level office suites.

Both retail storefronts are currently in use as restaurants. The smaller one to the east has a wood entry door with divided lights on the upper half, a large wood sash picture window, and a sliding service window in a wood surround with a canvas awning above. The entry bay to the upper level office suites consists of large plate glass 1-and-1/2 story window wall in wood sashes and glass door leading to an entry foyer and stairwell. The recessed entry to the restaurant in the rear southwest corner has wood sash and glass door and all windows on the southwest corner and across the rear west elevation are wood sash windows with 1-over-one lights either grouped or paired and covered by canvas awnings.

There is a rear entry on the west elevation at the alley sheltered by an awning and another door to the north. Upper level windows on both the south and west elevations are mostly similar to those on the east elevation. Windows on the west have individual canvas awnings.

Significance:

The building originally housed Rogers Candy Co. from 1907-10, at which time they moved into their own building at 4339. In 1915-19 it housed Marlatt's Bakery at 4305 until they moved to 4321. By 1925 it housed Strong's Grocery, and by 1924 the Elite Shop women's clothing at 4305 and a shoe store at 4307 by 1923. By 1938 it housed the Olympia bookstore, by 1947 National Textiles for tents at 4307, and by 1937 the College Market. Currently the home of Woolly Mammoth, a shoe store at 4303, family-owned and operated since 1970. The shops on 43rd Street housed a number of eateries over the years.

The building was remodeled again in 1958, with Walters Campus Drugs on the south elevation. In 1963 it capitalized on a popular food of the 1962 World's Fair, becoming Waffles of Belgium with a large triangular faux roof added to the south facade to impart an "Old World" look.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/284514/PropertyInventory/1625564>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4306 University Way NE **Classification:** Contributing Historic
Also: 4304
Built: 1923
Remodeled: 1964, 1980
Historic Name(s): Building
Common Name(s): Irving's Clothes Shop, Shiga's Imports, W.P. Fuller Wallpaper, Bill Lohrer's Sport Shop

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4306
Parcel No: 1142000070 - Source: King County Assessor
WISAARD: 46593 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original twin storefronts of brick masonry were covered with a Japanese-inspired mock façade with two framed windows now appearing to one side over where the original transom windows were.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

The building at 4306 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1923 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1980. The 1-story building has a commercial form. The building at 4306 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1923 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1980. The 1-story building has a commercial form.

Significance:

In 1931 the building housed Irvings Clothes and W. P. Fuller wallpaper, and by 1939 Bill Lohrer's Sport Shop, continuing into the fifties. In 1961 it was sold to the Shigas, who opened Shiga's Import Shop and by 1964 built its "oriental façade," intact ever since.

Andy Shiga returned from Japanese internment in World War II, and following the May 1970 riots against the Vietnam War that vandalized many shops on the Ave was prominent among the merchants who organized a Sidewalk Fair later that month that soon became an annual streetfair every May since, which has attracted many thousands of visitor to the Ave each year. The U District Streetfair is the longest-running streetfair in the country.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/36816/PropertyInventory/1219255>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4309 University Way NE **Classification:** Contributing Historic
Also: 4311
Built: 1910 circa
Remodeled: 1958, 1980
Historic Name(s): University Floral Shop
Common Name(s): Tight Cuts, Tasty, Western Radio Sales, Pay 'n Save, Vaughn University Men's Shop, Stereo Northwest, The Button Box, Mildred's Donut & Coffee Shop

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4309
Parcel No: 1142000170 - Source: King County Assessor
WISAARD: 112274 - Source: Department of Archaeology & Historic Preservation



Appearance:

Other than moderate changes to the two storefronts, this one-story building is mostly original, with the original wood cornice and wood trim. Even the transoms survived, though with new plate-glass windows.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

This one-story wood frame building is located on a midblock lot on the west side of University Way NE. It has three recessed entries. The bulkhead below the display windows is clad with concrete; above the windows is wood paneling, a small intermediate cornice and a more prominent upper cornice. There are three storefronts, the southern one 20 feet wide and the other two, ten feet wide. Each has a modern steel and glass door; the southern entry has a floor with older hexagonal tiles. The travel agency in the north storefront has older wood sash, but the other two have modern metal sash. The rear of the building is clad with plywood, with no sign of the original residence.

"The building at 4309 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1909 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1980. The 1-story building has a commercial form." From Artifacts Consulting, Inc., WISAARD

Significance:

The earlier home of University Floral Shop at 4309 and the Button Box, and by 1925 Western Radio Sales at 4311, after Vincent Kraft built Seattle's first radio station KJR in a garage in the Ravenna district in 1922 and Al Hubbard built a station complete with its own tower in the Mount Baker neighborhood in 1924 for rumrunner Roy Olmstead. By 1951 4309 housed Pay 'n Save drugs, by 1968 Vaughn University Men's Shop at 4309, and by 1975 Stereo Northwest at 4311.

This building is not eligible for NRHP listing because it lacks integrity of design and materials. Although it retains some of its original character, the storefronts have been altered several times.

This building originally had a 26x26 foot residence at the rear, which was probably built in 1909, during the period of development around the Alaska-Yukon-Pacific Exposition on the University of Washington campus. It is not known when the commercial storefronts were added in front of the residence, but it may have been in the 1920s, an era of strong neighborhood growth throughout Seattle. In 1937 the building housed University Floral and The Button Box. It was remodeled again in 1958, when the tenants were a shoe repair store, a barber shop and Mildred's Donut and Coffee Shop. It now has a Vietnamese restaurant, a travel agency and clothing store.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/65344/PropertyInventory/1625562>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4313 University Way NE **Classification:** Non-Contributing Historic
Also: 4315
Built: 1910 circa
Remodeled: 1950, 2005, 2018
Historic Name(s): Enterprise Furniture Company
Common Name(s): CVS Pharmacy, Schoenfelds Enterprise Furniture, Case-Littell Furniture, Grinnell & McLean Furniture

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 3
Use: Commerce/Trade - Specialty Store

Site ID: 4313
Parcel No: 1142000160 - Source: King County Assessor
WISAARD: 112277 - Source: Department of Archaeology & Historic Preservation



Appearance:

This building façade has been simplified substantially from the original, with the following changes: loss of cornice and intricate parapets, removal of window frames, revision of the window bays to connect the first

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

column across two floors, and the addition of a metal sidewalk canopy. The storefront below has been extensively modified.

This three-story building sits on a mid-block lot on the west side of University Way NE. It is of brick construction with a post-and-beam interior and a full basement. Cladding is concrete with stucco with brick and concrete block in the rear. The first story has large new display windows with a large recessed entry toward the south end with modern double doors and a glass surround. The upper two stories each have three large horizontal windows, deeply recessed with canted surrounds. At the south end the escalator bay is opened up with large windows. Above the first story is a very large rounded metal canopy.

The rear of the building, facing an alley, has a large roll-up door into a loading dock and arched windows on the first and second stories. The third story (which may have been added in the 1920s) has flat-headed windows. Four windows on the second story and two on the third have been filled with concrete block.

Significance:

This was remodeled in 1922 to house a succession of furniture stores, by 1925 Enterprise Furniture, bought by Schoenfield as Schoenfield Enterprise Furniture, then Case-Littell Furniture, then c.1940-1964 Grinnell and McLean Furniture. Nordstrom University Place Two was housed here by 1986, and the interior was extensively remodeled by CVS Pharmacy in 2018.

The original construction date for this building is not known; county records give a date of 1900 but it was probably built some time after that, closer to the period of development around the Alaska-Yukon-Pacific Exposition on the University of Washington campus in 1909. Although it is one of the older commercial buildings in the area it has been significantly altered. It was first remodeled in 1922, an era of strong neighborhood growth throughout Seattle, and it has been modernized several times since then. In 1929 it was purchased by the University District Development Company. In 1937 it housed the Case-Littell Company, called Seattle's largest suburban furniture store. Later tenants were the Enterprise Furniture Company (1948). The Washington Bookstore used the upper stories as a warehouse. In 1937 the three-story building had a suspended canopy across the entire front, with four large windows on the second floor and a tile-clad pent roof above the third-story windows. The building was capped by a stepped parapet with minimal tile ornament; tile was also noted on the first story.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/65347/PropertyInventory/1625561>

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4318 University Way NE **Classification:** Non-Contributing Historic

Built: 1977
Remodeled: -
Historic Name(s): University Book Store Annex
Common Name(s): University Bookstore (south end)

Architect(s): The Richardson Associates
Builder(s): Sellen Construction Co.
Style: Modern Movement (1930-1970) - International Style
Stories: 3
Use: Commerce/Trade - Specialty Store

Site ID: 4318
Parcel No: 1142000075 - Source: King County Assessor
WISAARD: 721695 - Source: Department of Archaeology & Historic Preservation



Appearance:

The massive brick structure in asymmetrical modernist style reflects that of campus buildings of the period, such as the Odegaard Undergraduate Library. There are minimal windows into the shopping area, mostly above bookshelf height, and none on the third floor service area except in the back.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

In 1976 there was planning to continue the ceramic tile façade of the University Book Store to tie together the three existing storefronts, but in 1977 those buildings were instead razed and The Richardson Associates architects and Sellen Construction Co. built an entirely new building in Brutalist style on the site.

Bibliography:

- Dorpat, 2000.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700984/PropertyInventory/1625509>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

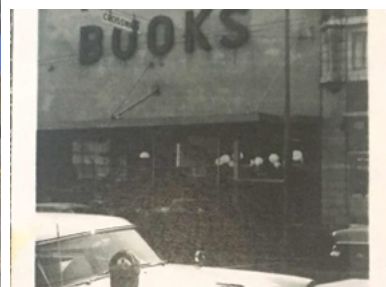
King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4321 University Way NE	Classification:	Contributing Historic
Also:	4323		
Built:	1919		
Remodeled:	1923, 1958, 1990		
Historic Name(s):	Marlatt's Bakery		
Common Name(s):	Earthbound Trading, Gillman's Upholstery, Hartmans Books		
Architect(s):	Unknown		
Builder(s):	J. W. Marlatt		
Style:	Early 20th Century American Movements (1900-1940) - Commercial		
Stories:	2		
Use:	Commerce/Trade - Specialty Store		
Site ID:	4321		
Parcel No:	1142000155 - Source: King County Assessor		
WISAARD:	341168 - Source: Department of Archaeology & Historic Preservation		



Appearance:

This two story building sits at midblock on the west side of the street. It has a flat roof with parapet and a full-width suspended metal canopy across the main façade. Cladding is varied, with painted stucco on the upper level of the façade and painted ceramic tile on the lower level. The north elevation upper level has brick cladding. The upper level façade is devoid of windows. The lower level has a single full width

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

contemporary retail storefront of plate glass display windows in metal sash. The recessed entry is at the north end and consists of paired metal and plate glass doors with a large transom above and large window to the right. The bank of display windows to the left of the entry extends across the facade and wraps around into the recessed entry bay and are arranged as three parts across the front and one in the entry bay, all with plate glass transoms above the wider display windows below.

The intricate relief work of the original façade has been completely removed to reveal a stark upper floor without the original windows across the front. Below, the storefront has been renovated with a loss of the original row of transom windows.

Significance:

John W. Marlatt opened Marlatt's Bakery in 1915 at 4305 and in 1919 built and moved into these larger premises, being at one time considered one of the largest baking businesses on the Pacific coast. By 1955 it housed Beau Brummel's Clothing Co. and in 1956 Hartman's Bookstore, superseded by the Washington Book Store which, having opened in 1939 at 4316, moved across the street in 1969. This was in turn followed the Nebraska Book Store in 1976 and Tower Records in 1980.

"Maud M. Marlatt (1889-1975) and her husband, John W. Marlatt (1882-1967), operated a well-known bakery at this address in the 1920s-1930s. This was second location of Mrs. Marlatt's Home Bakery, (the first was a smaller store elsewhere in the University District), which had grown to three Seattle locations by 1928: 4321 University Way NE, Ravenna Boulevard and Brooklyn Street and 6519 10th Avenue NE. On 11/22/1930, the Marlatts had six stores, and signed a merchandising agreement with the Manning's Incorporated, coffee shop chain, whereby Manning's 12 Seattle locations would serve and sell their baked goods. Operations during the Depression were likely to have been difficult; moreover, there may have been other reasons leading to a 1935 dissolution of the partnership, perhaps related to quality control. An announcement in the Seattle Times stated in 1935: "Mrs. J.W. Marlatt, who for the past five years has been associated with Mannings, Inc., announces the severance of all connections with Mannings, Inc. Hereafter bakery goods baked by and under the supervision of Mrs. Marlatt will be sold only in her one store at her old location in the University District, 4321 University Way, next door to Woolworth's." (See "Important Announcement!" [advertisement], Seattle Times, 07/15/1935, p. 6.)" From <http://pcad.lib.washington.edu/building/18351/>

Remodeled 1923. John W. Marlatt opened Marlatt's Bakery in 1915 at 4305 and in 1919 built and moved into these larger premises, being at one time considered one of largest baking businesses on the Pacific coast. Hartman's Bookstore opened here in 1956 until the Washington Bookstore, having opened in 1935 at 4316, moved across the street in 1969. This was followed by the Nebraska Book Store in 1976, and Tower Records in 1980.

Bibliography:

- "Important Announcement!" [advertisement], Seattle Times, 07/15/1935, p. 6.)" From <http://pcad.lib.washington.edu/building/18351/>
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/288939/PropertyInventory/1625545>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

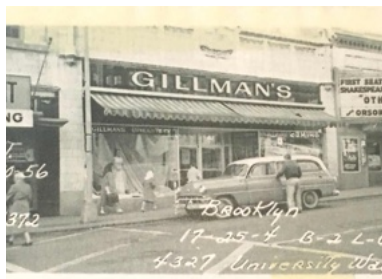
University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4325 University Way NE **Classification:** Contributing Historic

Built: 1924
Remodeled: 1956
Historic Name(s): F.W. Woolworth Store
Common Name(s): Davis Optical, Gillman's fabrics

Architect(s): Jones, William J.
Builder(s): Guy Meister
Style: Early 20th Century Revivals (1900-1940) - Gothic Revival
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4325
Parcel No: 1142000150 - Source: King County Assessor
WISAARD: 341318 - Source: Department of Archaeology & Historic Preservation



Appearance:

The delicate terra cotta neo-gothic façade treatment is original, though new storefronts have been added, along with an updated central entry bay that is recessed.

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National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally the home of F. W. Woolworth five-and-dime, by 1954 it was occupied by Gillman's fabrics.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/289088/PropertyInventory/1625512>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4326 University Way NE **Classification:** Contributing Historic

Built: 1931
Remodeled: 1959
Historic Name(s): University Bookstore
Common Name(s): University Bookstore (north end)

Architect(s): Decker, Christiason & Ketchin (1959)
Builder(s): Unknown
Style: Modern Movement (1930-1970) - International Style
Stories: 3
Use: Commerce/Trade - Business

Site ID: 4326
Parcel No: 1142000075 - Source: King County Assessor
WISAARD: 721694 - Source: Department of Archaeology & Historic Preservation
Appearance:



Nothing remains of the 1930 collegial gothic façade from 1919 for the Bookstore, when it was renovated in 1957-58 to modernize the exterior in order to reflect the style of campus buildings of the period, such as Sieg Hall, while retaining the quirky floorplates in the interior that do not align horizontally. Most of the later intervention survives and is in good condition, with original windows. The long ribbon of storefronts was also modified with the renovation.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

The Sayles Building at 4324-30, housed Club Billiards at 4330, from 1919 until it was forced to close as being a distraction to students, and in 1925 the ASUW Bookstore moved in from the basement of Meany Hall on campus that had been condemned by the fire department. By acquiring 4332 and uniting the two buildings with a common curtain wall, a Collegiate Gothic façade was built in 1931, only to be replaced with the ceramic tile façade to give it a Modernist look.

That year sales were second in the nation only to the Harvard Co-op among college book stores. With the 1977 addition (4318), the book store has continued to grow eventually to become one of the most significant businesses on University Way and one of the largest academic book stores in the nation.

Bibliography:

- Dorpat, 2000.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700982/PropertyInventory/1625508>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4329 University Way NE **Classification:** Contributing Historic

Built: 1921
Remodeled: 1925, 1940
Historic Name(s): Meister Building
Common Name(s): Varsity Theatre

Architect(s): William White (1921), Bjarne Moe (1940)
Builder(s): Hainsworth, A.S.
Style: Moderne - Art Deco
Stories: 3
Use: Recreation and Culture - Theater

Site ID: 4329
Parcel No: 1142000145 - Source: King County Assessor
WISAARD: 89061 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD007 - Source: Seattle Historical Sites



Appearance:

This small neighborhood theater building is two stories and has a flat roof with a parapet and an extended height roofline in the rear half to accommodate the interior theater space. The large three sided neon theater marquee (recently restored in 2023) across the main façade has the name of the theater in neon

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

letters, "Varsity," in the central part of the marquee. Under the marquee, the ticket window is on the north end of the façade and is contemporary glass and metal sash with a row of windows across the front, wrapping around the corner into the recessed entry bay. The entry consists of paired metal frame and glass doors, with a recessed exit bay near the south end with a single metal and glass door.

The terra cotta cladding at the entry level is all modern ceramic tile, primarily large beige tiles, but with a band of smaller brown tiles below the window sills and larger white tiles coursed vertically at each end of the façade. Cladding above the marquee is terra cotta and there is a painted metal cornice. The parapet above the cornice is clad in painted stucco with an Art Deco zigzag pattern and the corner piers are clad in terra cotta.

"The Varsity Theatre/Meister Building was originally a one story commercial structure with cast stone and stucco cladding that was converted to a theatre with an added two stories. The original cornice and pediment of the Meister Building remain intact, with the addition's façade above reflecting the line of the original pediment. The storefront has been slightly altered since the theatre remodel. There have been extensive interior alterations." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

The Meister Building originally housed a variety of grocery stores owned by the Peha family, by 1928 the Post Office Fruit Co. and by 1938 E. C. Cloud's grocery store. By 1927 it also housed the T. A. Throp Radio Shop. In 1940 the building was converted into the Varsity Theater seating 600 persons through a radical remodel by Bjarne Moe, that transformed the original flat marquee into a traditional three-sided theater marquee, displaying on opening day in October 1940 their single feature film "The Road to Singapore" with Bing Crosby, Bob Hope, and Dorothy Lamour.

This building is not eligible for NRHP listing because it lacks integrity of design and materials. It was remodeled from a store into a theater in 1940 and the lower level has been modernized since that time with modern tile cladding and doors. The building was designed in 1921 by architect William White for owner Roy Meister and was known as the Meister Building. In 1937 it housed the Benjamin Franklin Thrift Market and Peha's Delicatessen, both owned by the Peha family. The building was remodeled into the Varsity Theater in 1940 by architect Bjarne Moe. In the remodel the front display windows were replaced by theater doors and a ticket booth, and the flat canopy was replaced by the theater marquee. The building height was increased to accommodate the auditorium, and the facade faced with Art Deco-patterned stucco above the original ornate terra cotta cornice. This was one of White's later works in Seattle; he practiced architecture in Seattle from 1902 until 1922, designing many apartment buildings and hotels including the Kinnear Apartments and the Calhoun Hotel.

"The architect William White designed the Meister Building in 1921 for building owner Roy E. Meister. In a subsequent remodel by architect Bjarne Moe in 1940, the building was converted into what is now known as the Varsity Theatre. Before it was converted into a theatre it was home to a variety of grocery stores owned by the Peha family, a family who also owned a shoe repair shop on the 4200 block. William P. White practiced in Seattle from 1902-1922 and designed many hotel and apartment buildings including the Kinnear Apartments, the Astor Hotel, and the Calhoun Hotel. Designed by William White for Roy E. Meister in 1921, the Meister Building housed a variety of grocery stores owned by the Peha family, until a 1940 remodel by Bjarne Moe converted it into what is now known as the Varsity Theatre." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

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 - Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
 - King County Tax Assessor Records King County Property Record Cards, Washington State Archives, 1937
 - Tobin, Caroline, and Sarah Sodt, University District Historic Survey Report, 2002
 - Seattle Department of Neighborhoods Historic Site Inventory <http://web1.seattle.gov/dpd/historicalsitere/>
 - Nielsen, Roy, UniverCity: The Story of the University District in Seattle, University Lions Foundation, 1986.
 - Ochsner, Jeffrey Karl, Ed., Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/48555/PropertyInventory/1511955>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=7>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

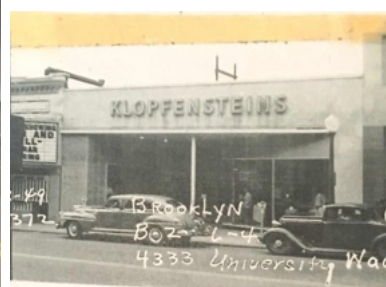
Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4333 University Way NE **Classification:** Non-Contributing Historic
Also: 4335
Built: 1913
Remodeled: 1949
Historic Name(s): Artic Ice Cream Company
Common Name(s): Earl's on the Ave, Nordstrom's, Klopfenstein Men's Clothing

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4333
Parcel No: 1142000140 - Source: King County Assessor
WISAARD: 44611 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original building façade has survived at least two renovations with a loss of architectural detail in each one, as seen in the archival photos from the 1930s and 1940s. The central setback entry appears to be a more recent modification.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally housing the Arctic Ice Cream Co., Carl F. Wallin & John W. Nordstrom opened their second shoe store here in 1924, managed by the three Nordstrom brothers Everett, Elmer, and Lloyd. In 1929 they bought out Wallin and continued under the Nordstrom name, eventually moving into larger quarters at 4339. In the forties and fifties the store was occupied by Klopfenstein men's clothing.

Bibliography:

- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986, pp.15-151.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34904/PropertyInventory/1625517>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4336 University Way NE **Classification:** Contributing Historic
Also: 4334
Built: 1900 circa
Remodeled: 1910, 1938
Historic Name(s): Building
Common Name(s): Hollywood Academy, EZ Copy & Print, Beetle Café, Wiseman's Lunch Counter, Horluck's Ice Cream, Buddy Squirrel Nut Shop, Hollywood Academy Dance Studio

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century Revivals (1900-1940) - Greek Revival
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4336
Parcel No: 1142000105 - Source: King County Assessor
WISAARD: 721692 - Source: Department of Archaeology & Historic Preservation



Appearance:

Remodeled in 1910 when the storefronts were added. The frame house behind the storefronts was built in 1900 and remains an example of the earlier residential character of University Way. The storefronts built in 1910 in the old front yard connect to the basement of the house. In the thirties Wiseman's lunch

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

counter, Horluck's Ice Cream, and Buddy Squirrel's Nuts occupied the storefronts, with a dance studio upstairs. The storefronts were remodeled in 1938.

Original cladding, cornice and upper story buildings, with house in back, street facade added around 1920.

Significance:

Behind the storefronts there is a frame house built in 1900, a hidden example of the earlier residential character of Columbus Ave., now University Way. The storefronts were built in 1910 in the old front yard and connect with the basement of the house. In the twenties they housed Wiseman's lunch counter at 4334, joined by 1931 by Horluck's ice cream and Buddy Squirrel nut shop and upstairs the Hollywood Academy dance studio in 1935. By 1952 first The Chimes and by 1957 Cherberg's Restaurant occupied 4334, and, sometime in the sixties, Melanie and Charles Grimes opened M. J. Feet, selling Birkenstock footwear and other accessories at 4334, with its indicative and futuristic light blue sculpted awning.

Bibliography:

- The First Seattle Catalog (1979), p.253.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700980/PropertyInventory/1625506>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4337 University Way NE **Classification:** Non-Contributing Historic
Also: 4339
Built: 1924 circa
Remodeled: 1949, 1990s
Historic Name(s): Roger's Candy & Ice Cream Store
Common Name(s): Nordstrom's Store, Just Poké, Shawarma King

Architect(s): Unknown
Builder(s): Wm. H. Rogers
Style: Moderne - Art Deco
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4337
Parcel No: 1142000135 - Source: King County Assessor
WISAARD: 86982 - Source: Department of Archaeology & Historic Preservation
Appearance:



The original façade is mostly intact (original cladding and cornice), while the two central smaller windows of the upper story have since been filled in, the other upper-story window openings are original with new window inserts. The original transom windows above the storefronts have also been filled in, and the street-level storefront now has the two entry bays, with extensive changes to those storefronts.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

The Rogers Candy Co. was established in 1907 by William H. Rogers at 4305. In 1910 he built the present building. In 1918 Homer W. Soules, owner of the Brooklyn Dairy, purchased the business, retaining its old name and adding ice cream, and in the twenties a lunch room that became a favorite meeting place, complete with a cabaret license, at 4339, with the offices of the University District Development, H. W. Soules president, upstairs. By 1936 Nordstrom's had moved into 4339, eventually expanding into 4337 as well. After Nordstrom's moved to 4315, Katara's ladies wear was housed here until 1980.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/46790/PropertyInventory/1625524>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4338 University Way NE **Classification:** Contributing Historic

Built: 1909 circa

Remodeled: 1933

Historic Name(s): University Masonic Hall

Common Name(s): University Masonic Lodge No. 141, Shanti Threading

Architect(s): Unknown

Builder(s): Unknown

Style: Early 20th Century Revivals (1900-1940) - Greek Revival

Stories: 3

Use: Commerce/Trade - Organizational, Social - Meeting Hall

Site ID: 4338

Parcel No: 1142000110 - Source: King County Assessor

WISAARD: 47596 - Source: Department of Archaeology & Historic Preservation

City of Seattle: UD011 - Source: Seattle Historical Sites



Appearance:

"The building at 4338 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1909 and is a meeting hall. Also according to the county assessor, the

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

structure was remodeled in 1980. The 3-story building has an other form." From Artifacts Consulting, Inc., WISAARD

"This three-story, brick Masonic building has minimal detail, consisting of a brick cornice and pediment. The two storefronts have both been replaced with new windows and doors. A marquee remains yet is most likely not original. It is possible that the original marquee is still extant underneath the current one." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

The Freemasons organized Lodge No. 141 in November 1903, purchased this lot in 1908, and finished this building in 1909. They have housed various other lodge chapters on the second floor, where regular meetings are still held, as well as opening their meeting spaces to the public, for instance a card party and social in 1910. There have been numerous establishments renting the ground floor shops over the years.

"This ca. 1905 building is one of the University District's early commercial structures. This building is one of Seattle's several extant Masonic buildings. This particular Masonic Lodge organized in November 1903; it is a fraternal order that promotes free masonry and fellowship. The building housed various other lodge chapters on the second floor, and provided commercial space to a variety of stores on the first floor. Regular meetings are still conducted there today." - Tobin, Caroline & Sodt, Sarah (October 2002)

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 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Polk's Seattle Directories, 1890-1996.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37809/PropertyInventory/1221906>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=11>
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**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4341 University Way NE **Classification:** Contributing Historic
Also: 4343
Built: 1922
Remodeled: 1956, 1963
Historic Name(s): Dresslar Block
Common Name(s): Benton Jewelers; Unity Museum, Mee Sum Pastry, Pink Gorilla, Royal Gaming, Unity Museum

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4341
Parcel No: 1142000130 - Source: King County Assessor
WISAARD: 721701 - Source: Department of Archaeology & Historic Preservation
Appearance:



The original tile cladding is in good condition. The original fenestration on the upper floor has new windows. There are moderate storefront modifications, but the original two storefront bays with central entrance and stairway to the upper floor offices are intact.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

R. C. Dresslar opened the Dresslar Hardware Store at 4341 in 1912, the third in a chain of four stores, the other three located in Los Angeles. In 1922 he was granted a permit for an addition, and the two halves were joined by a remodel, and Benton Brothers jewelry, founded by Dwight and Paul A. Benton in 1919, moved into 4343 from 4223, becoming one of Seattle's largest jewelry stores north of downtown, and installing their large sidewalk clock, now at the corner of 45th St. and 45th Place.

Meanwhile Dresslar's added sporting goods under the supervision of the well-known local sportsman Bill Lohrer. Dresslar's son John took over the operation in 1925 after his father's death, switching from hardware and paint to dinnerware and crystal in 1942. After his death in 1950, his wife and daughter Laura carried on the business. By 1961 Govan Beauty Salon was upstairs at 4341½, now occupied by the Unity Museum.

Bibliography:

- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986. pp. 148-149.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700997/PropertyInventory/1625530>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4342 University Way NE **Classification:** Non-Contributing Historic
Also: 4344
Built: 1922
Remodeled: 1939
Historic Name(s): Bartell's Drug Store
Common Name(s): Bartell Drugs (extension)

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4342
Parcel No: 1142000115 - Source: King County Assessor
WISAARD: 721691 - Source: Department of Archaeology & Historic Preservation



Appearance:

This one-story building, now part of the same parcel (formerly housing Bartell Drugs) is mostly intact, while the original storefront entrance has been removed. The cornice and sidewalk canopy are original and match the adjacent building's façade treatment.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1922 to house Bartell's 11th Seattle drug store, which expanded into the building next door in 1939.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700978/PropertyInventory/1625504>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4345 University Way NE **Classification:** Contributing Historic

Built: 1949

Remodeled: -

Historic Name(s): Martin & Eckmann Mens Shop

Common Name(s): Pier One, American Apparel

Architect(s): Paul Thiry

Builder(s): Unknown

Style: Modern Movement (1930-1970) - Miesian

Stories: 2

Use: Commerce/Trade - Department Store

Site ID: 4345

Parcel No: 1142000125 - Source: King County Assessor

WISAARD: 721702 - Source: Department of Archaeology & Historic Preservation



Appearance:

This modernist building is mostly intact, with some window panes on the upper floor replaced with opaque panels. The street-level storefronts are original, though the side entrance on NE 45th Street is now closed.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

This is a two-story, commercial building with a rectangular plan and a flat roof. A flat roof awning extends along the east and north elevations of the building. The building is partially sheathed in concrete. Windows are fixed, metal-framed units throughout. The corner entrance is recessed and set with metal-framed commercial doors. The recessed entrance also features a concrete pillar. At the time of survey, the building was vacant.

Significance:

Carroll Martin opened Martin's Shirt Shop at 4324 in 1919. In 1922 he was joined by Ray Eckmann, a UW football and track star and assistant coach after graduation, and the two branched out into general menswear, moving first across the street to 4335 and then across the street again to 4346. From 1936 to 1942 Eckmann was athletic director and later director of student affairs, all while selling menswear. Between 1964 and 1967 he served on the Seattle City Council.

After moving in 1939 to 1310 NE 45th St., the firm built a new building in 1949 at 4345, an early work by architect Paul Thiry in the Miesian style, introducing European Modernism to the Northwest. With its glass walls, it had double-decker display windows letting in full daylight so that customers could see the true colors of their purchases. After Martin's death in 1971 and Eckmann's retirement in 1973, the firm went out of business. The site has since been the home of the Foot Locker, Pier 1 Imports, and American Apparel until 2016.

This building was built for Martin & Eckmann, a men's clothing store. The company hired architect Paul Thiry to design the building, which was estimated to cost \$300,000. The clothing company started in 1919 when Carroll V. Martin opened his business specializing in men's shirts. Ray Eckmann joined him two years later (The Seattle Times 1949:24). Martin & Eckmann would operate at this location until 1972 (The Seattle Times 1972:G8). In 1973, the property was owned by an investment company based in Mexico City and leased the space to Nordstrom. Nordstrom put \$100,000 into refurbishing the store (The Seattle Times 1973:E1).

Paul Thiry received his degree in architecture from the University of Washington in 1928. He opened his own practice in 1929, the same year he received his architect's license (Clausen 2014:291; Hancock 2020). In 1933, Thiry attended the Chicago Century of Progress International Exhibition. He left that exhibition believing in the design principles expressed and that form should follow function. In 1934, Thiry took a yearlong trip around the world visiting such countries as Japan. Both of these experiences greatly influenced his future work. He designed residences, churches, commercial buildings, museums, and other public buildings. Thiry would become one of Washington's most prominent master architects working in Modernism and designed some of Washington's and the country's most recognized buildings making him a master architect. Thiry died in 1993.

This property is recommended as eligible for the National Register of Historic Places (NRHP) under Criterion C for expressing distinctive characteristics of the Miesian style and as the early work of a master architect Paul Thiry. In addition to meeting Criterion C, the property retains integrity to convey that significance. It retains integrity of location, setting, feeling and association. The addition of the concrete panels over some of the second-story windows has marginally altered integrity of design, workmanship, and materials (although the concrete is in keeping with other parts of the building).

However, the building is still recognizable as a Miesian style commercial building and there is sufficient integrity to convey its architectural merits. The property does not meet Criterion A because it did not play an important role in the commercial development history of Seattle. It does not meet Criterion B because

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

it is not associated with individuals who made significant contributions to history. Lastly, as a building it is not the source of important information and does not meet Criterion D.

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 - Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986. p. 150.
 - Clausen, Meredith L. 2014. Paul Thiry. In Jeffrey Karl Ochsner (Ed.), Shaping Seattle Architecture: A Historical Guide to the Architects. (pp. 290–295). University of Washington Press, Seattle, WA.
 - Hancock, Marga Rose. 2010. "Thiry, Paul Albert (1904-1993)." Available at <https://www.historylink.org/File/9383>, accessed January 14, 2021.
 - The Seattle Times. 1949 (December 5). "U. Men's Store Plans Building."
 - The Seattle Times. 1972 (November 23). Advertisement.
 - The Seattle Times. 1973 (April 8). "Three More Stores for Nordstrom."
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700999/PropertyInventory/1630273>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4346 University Way NE	Classification: Contributing Historic
Also:	1409 NE 45th St	
Built:	1909	
Remodeled:	1926	
Historic Name(s):	Malloy Building	
Common Name(s):	Bartell Drugs	
Architect(s):	Unknown	
Builder(s):	Unknown	
Style:	Early 20th Century American Movements (1900-1940) - Commercial	
Stories:	4	
Use:	Commerce/Trade, Domestic - Multiple Family House	
Site ID:	4346	
Parcel No:	1142000120 - Source: King County Assessor	
WISAARD:	343376 - Source: Department of Archaeology & Historic Preservation	



Appearance:

This four-story building retains the original cladding, fenestration, and fire escape stairs. However, original cornice has been simplified and the window inserts were replaced with aluminium frames. The building includes cross-ties for seismic retrofit, as seen on the façade. The original side entrance to the units

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

above is along NE 45th Street while the original storefront along University Way has been modified with the loss of the former retail window around the corner on 45th has since been filled in.

The building at 4346 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1909 and is a multiple family house. Also according to the county assessor, the structure was remodeled in 1980. The 4-story building has a multi-family form.

Significance:

In the storefront below the apartments was in 1913 McCrum's College Towne Shop for apparel, which was bought out by Martin & Eckmann in 1922 when they moved from 4324. The property itself was bought by Bartell Drugs in 1926 next door to their property at 4342, although they did not expand into this location until 1939, when Martin & Eckmann moved first into larger quarters at 1310 NE 45th St. and then into their new building at 4345.

Bibliography:

- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986. p. 150.
 - WISAARD Link: <https://historic.udistrict.org/wisaard/4346-wisaard.pdf>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4501 University Way NE **Classification:** Contributing Historic
Also: 4507, 1312 NE 45th St
Built: 1923
Remodeled: 1980
Historic Name(s): Ives Building
Common Name(s): Chase Bank, Smoke Point, Sureshot, Hunan Chinese

Architect(s): Graham, John
Builder(s): Stewart Construction Co.
Style: Early 20th Century Revivals (1900-1940) - Second Empire
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4501
Parcel No: 8816401140 - Source: King County Assessor
WISAARD: 47600 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD008 - Source: Seattle Historical Sites



Appearance:

"Constructed in 1923, this two-story, reinforced concrete building is located on the corner of NE 45th St and University Way NE. Its Classical Revival design features engaged columns and pilasters that line the south and east elevations on the second story. A decorative terra cotta frieze and simple cornice encircle

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

the main elevations. The original second story windows have been replaced and the transom windows have been removed or covered with cladding. The storefront has also undergone extensive alteration." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

When built in 1923 over 50 percent of the space had been rented.

"The Ives Building is a prominent terra cotta clad building on the intersection of NE 45th St and University Way NE, located West of the University State Bank Building. [A jewelry business was opened by William Lindenberg in 1924 at 1314 NE 45th Street. In 1944, Anchor Jensen and Fred Nielsen acquired the store and operated it until 1958. Warren Porter purchased the store and kept the Jensen name. Under Porter's ownership, the business expanded to occupy 4501 University Way NE in 1962, where it remained until 2002. (edited)] The Porter and Jensen Jewelers will be leaving the building in 2002 and will operate exclusively out of their University Village store." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Polk's Seattle Directories, 1890-1996
 - Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986, p. 151.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37813/PropertyInventory/1221386>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=8>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4502 University Way NE **Classification:** Contributing Historic
Also: 4500, 1408 NE 45th St
Built: 1913
Remodeled: 1927, 1948
Historic Name(s): University National Bank Building
Common Name(s): First Interstate Bank, Wells Fargo

Architect(s): Beezer Brothers
Builder(s): Hughes, George F.
Style: Early 20th Century Revivals (1900-1940) - Classical Revival
Stories: 2
Use: Commerce/Trade - Financial Institution

Site ID: 4502
Parcel No: 8816400105 - Source: King County Assessor
WISAARD: 44613 - Source: Department of Archaeology & Historic Preservation



Appearance:

The bank occupied two locations prior to building this Neo-classical building on the northeast corner of NE 45th Street and University Way NE, one in a storefront at 4143 University Way NE and the next at 4124 University Way NE. The Beezer Brothers, Architects, designed a new and larger headquarters, built

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

of steel and concrete, completed in 1912. The gleaming white bank, sheathed in a skin of terra cotta tiles, replaced a fraternity house that had once stood on the property.

"The University State Bank building, currently home to Wells Fargo Bank, was constructed circa [1913] and has character-defining features of the Beaux Arts commercial style. The two-story commercial building is constructed of cast stone and has a flat roof. The Rectangle plan has multiple entries with the primary entrance located on the southwest corner marked by the rounded corner. The north and east elevation of the building is bordered by commercial buildings. [Fluted Corinthian pilasters] are located between the windows and doors creating a vertical appearance to the west and south façades. Windows are one-over-one fixed pane metal windows. The building is capped by a heavy overhanging cornice with decorative brackets and wide frieze, both of cast stone." From Kenny Gunn, WISAARD

Significance:

The University State Bank was incorporated in 1906, housed at 4143 and then at 4124, before constructing their own building in 1913 at 4502, including rental spaces for a ballroom upstairs and retail at street level. In 1922 the bank was rechartered as University National Bank, and in 1955 merged into the Pacific National Bank, further acquired by First Interstate Bank in 1981 and Wells Fargo in 1996. This building, the University National Bank Building, was listed on the National Register of Historic Places on September 9, 2021.

Site was a frog pond in 1906. Part of a small stream is still visible beneath an iron cover in the bank's basement floor (seattle.curbed.com, Nielsen/UniverCity). The banking room occupied the first floor, while offices and a ballroom were arrayed on the second. Sororities and fraternities staged dances in this second-floor ballroom [Faurot's Hall, closed in 1928 when the banking operation moved upstairs during construction].

"The University State Bank building is potentially individually eligible for listing in the National Register under Criterion C in the area of architecture as an exceptional example of Beaux Arts commercial architecture from the 1910's in Seattle. The property is in good condition and retains a high-level of integrity of design, craftsmanship, and materials." From Kenny Gunn, WISAARD

Bibliography:

- <http://pcad.lib.washington.edu/building/8713/>
- https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_listings_in_Seattle
- Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986. pp. 153-154.
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34906/PropertyInventory/1566854>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4508 University Way NE **Classification:** Contributing Historic
Also: 4512, 4514
Built: 1922 circa
Remodeled: 1947
Historic Name(s): J. A. Mackinnon Building
Common Name(s): Continental Mortgage & Loan Co., Little Kitchen, Just Burgers

Architect(s): McClelland & Osterman
Builder(s): Unknown
Style: Early 20th Century Revivals (1900-1940) - Second Empire
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4508
Parcel No: 8816400120 - Source: King County Assessor
WISAARD: 44616 - Source: Department of Archaeology & Historic Preservation
Appearance:



The original terra cotta tile masonry façade is intact, with the original fenestration pattern, but with new window inserts. Extensive modifications to the twin storefronts while retaining the separating middle column with delicate fluting in terra cotta. Above the storefronts, the original transom windows have mostly been filled in. Building details include an Alaska marble bulkhead; plain, handsome cornices, and some decorative moldings.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally 4508 was the home of Continental Mortgage and Loan Co., founded in 1921 at 1321 NE 45th St., which financed many buildings in the University District before moving downtown in 1933. By 1947 Dorothy Hanscom's clothing moved into 4508. In 1961 Robert C. Hanscom purchased the space.

Bibliography:

- Nielsen, Roy: UniverCity
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34908/PropertyInventory/1625406>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4509 University Way NE **Classification:** Contributing Historic
Also: 4511, 4513
Built: 1922 circa
Remodeled: -
Historic Name(s): Williams Apartments
Common Name(s): Hemphill Brothers Produce Market (PCAD), Sauerkraut Fish, Bamboo, St. Moritz Apts
Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century Revivals (1900-1940) - Classical Revival
Stories: 3
Use: Commerce/Trade - Business
Site ID: 4509
Parcel No: 8816401130 - Source: King County Assessor
WISAARD: 721669 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick façade is intact. The upper story windows are new but in the original fenestration pattern. The storefronts have been extensively modified, including the loss of the row of the original transom windows.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

The apartments were sold in 1924 by Williams to A. T. Edwards, a heavy investor in the University District, keeping the Williams name for the upstairs apartments, while in 1926, the first floor served as home to the Hemphill Brothers Produce Market, at the time the largest retailing store in the University District. By 1927 Augustine & Kyer chocolates moved into 4509. In 1940 Rhodes Brothers 10¢ Store opened at 4509-11, followed 1950-60 by Pay 'n Save.

Bibliography:

- <http://pcad.lib.washington.edu/building/18732/>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700930/PropertyInventory/1625445>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4517 University Way NE **Classification:** Contributing Historic
Also: 4515, 4519
Built: 1928
Remodeled: -
Historic Name(s): Kalberg Building
Common Name(s): J. C. Penny Store, University Smoke Shop, Udon, Tattoo

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Chicago
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4517
Parcel No: 8816401120 - Source: King County Assessor
WISAARD: 341555 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick façade is intact, as are the upper story windows and cornice. The wood windows in the upper story are also original to the building. The storefront has been extensively modified with the loss of the original transom windows above the former canopy over the entrance.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally the home of J.C. Penney's University Store at 4515, in 1934 Owl Drug Co. opened at the same locale, offering 22 stools at the counter and a "you select, we wrap" service. In 1928 the Hawkins-Baker-Hardwick university real estate occupied 4519, and in 1932-40 the National Institute of Music & the Arts, Inc., opened its executive offices at 4519. The Diamond Store (5¢ to \$1) occupied 4517 between 1934-1962.

Bibliography:

- <https://www.historylink.org/File/10311> (NIOMA)
 - Nielsen, Roy. UniverCity: The Story of The University District in Seattle. Seattle: University Lions Foundation, 1986. p. 149.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/289325/PropertyInventory/1625418>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4518 University Way NE **Classification:** Contributing Historic
Also:
Built: 1953
Remodeled: -
Historic Name(s): JCPenney
Common Name(s): Urban Outfitters, KUOW

Architect(s): Young, Richardson, Carleston & Detlie
Builder(s): Howard S. Wright Construction Co.
Style: Modern Movement (1930-1970) - Commercial
Stories: 3
Use: Commerce/Trade - Department Store

Site ID: 4518
Parcel No: 8816400135 - Source: King County Assessor
WISAARD: 344161 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original concrete façade is in great condition, but the center windows have been modified with a series of prismatic windows. It is unclear how much the storefront has been modified since 1953.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

In 1953 the J. C. Penney store, having expanded beyond a 10¢ store into a department store, moved across the street into this new building.

Bibliography:

- <http://pcad.lib.washington.edu/building/18725/>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/291927/PropertyInventory/1625410>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4523 University Way NE	Classification:	Contributing Historic
Also:	4521		
Built:	1924		
Remodeled:	-		
Historic Name(s):	Baker Building		
Common Name(s):	Brehm's Grocery, Taste of Xi'an		
Architect(s):	Unknown		
Builder(s):	Unknown		
Style:	Beaux Arts - Neoclassical		
Stories:	1		
Use:	Commerce/Trade - Restaurant		
Site ID:	4523		
Parcel No:	8816401115 - Source: King County Assessor		
WISAARD:	44617 - Source: Department of Archaeology & Historic Preservation		



Appearance:

"This building retains its original ornament and cladding on the upper half of the one-story façade, but the lower half has been extensively altered. Cladding is large ceramic tile in a cream color, with a stepped parapet which has in its center an oval medallion with the date of construction-1924. Below is a prominent cornice supported by four pairs of curved corbels with wreaths--all in terra cotta. However, below this the

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

original transoms have been covered or removed, and cladding is modern tile with glass-and-steel doors and display windows with a curved glass canopy." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

Originally housing Kruse's Pure Food Shop selling meat and fish at 4521, by 1935 it housed Brehm's Super Market at the same address. Later Van de Kamp's bakery and then University Food Center (1979) were housed here.

"This small building was constructed in 1924 and has been extensively altered since then. In 1938 it was Brehm's, one of a chain of several grocery stores in Seattle neighborhoods. At that time, it had a large neon sign along the entire center section of the façade, above tall narrow windows and a suspended canopy. Later it had a meat market and a Van de Kamp's Bakery with its prominent windmill sign. This building was constructed during the commercial heyday of the district, as stores and services of all types appeared to serve the nearby residential neighborhoods like University Park, the numerous apartment buildings and the students themselves. The University Heights Addition was platted in 1899, and the University of Washington had moved to its nearby campus in 1895. The commercial hub moved to the corner of NE 45th Street and University Way NE about the time of the Alaska-Yukon-Pacific Exposition in 1909, and grew exponentially during the next two decades." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- Polk's Seattle Directories, 1890-1996
 - King County Tax Assessor Records, ca. 1932-1972
 - Tobin, Caroline, and Sarah Sodt, "University District Historic Survey Report," City of Seattle Department of Neighborhoods Historic Preservation Program, 2002.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34909/PropertyInventory/1625452>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4524 University Way NE	Classification: Non-Contributing Historic
Also:	4520, 4522, 4526	
Built:	1950	
Remodeled:	1990s	
Historic Name(s):	S. H. Kress & Co./Kress Dept. Store	
Common Name(s):	Oasis, DL BBQ	
Architect(s):	Unknown	
Builder(s):	Unknown	
Style:	Modern Movement (1930-1970) - International Style	
Stories:	3	
Use:	Commerce/Trade - Restaurant	
Site ID:	4524	
Parcel No:	8816400140 - Source: King County Assessor	
WISAARD:	41391 - Source: Department of Archaeology & Historic Preservation	



Appearance:

The façade and fenestration are original and the building has been subsequently retrofitted for seismic with x-bracing, viewable just inside the windows on all three floors.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

S. H. Kress & Co. built and opened their new store for five-and-dime and dry goods in 1950 at 4522 University Way NE.

Bibliography:

- <http://pcad.lib.washington.edu/building/18722/>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/31840/PropertyInventory/1625419>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

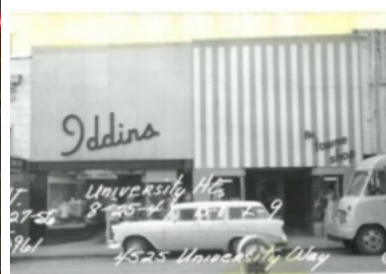
Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4525 University Way NE **Classification:** Non-Contributing Historic
Also: 4527
Built: 1914
Remodeled: 1920
Historic Name(s): Brigham Building
Common Name(s): Tea Republik, Chimac, Mode o'day, Iddins Mens Shop

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4525
Parcel No: 8816401110 - Source: King County Assessor
WISAARD: 341440 - Source: Department of Archaeology & Historic Preservation



Appearance:

The storefront has been extensively altered from the original central entrance between two window bays, to the new bilateral division into two distinct storefronts. The upper transom windows have been covered when the building was divided into two businesses. The northern storefront now has a faux half-timbered façade treatment that is in disrepair.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

By 1926 Jacqueline Hat Shop occupied 4525. In 1939 Brigham Investment Co. obtained a permit to alter the building, and Mode O'Day opened their third shop in Seattle at 1427. By 1951 Iddins' Men's Shop occupied 4525.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/289210/PropertyInventory/1625466>

**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4529 University Way NE **Classification:** Contributing Historic

Built: 1926

Remodeled: -

Historic Name(s): Harlan's Cake & Candy Shop

Common Name(s): Pizza Supreme

Architect(s): Unknown

Builder(s): Unknown

Style: Early 20th Century Revivals (1900-1940) - Gothic Revival

Stories: 1

Use: Commerce/Trade - Restaurant

Site ID: 4529

Parcel No: 8816401100 - Source: King County Assessor

WISAARD: 721675 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original neo-gothic façade is intact though repainted multiple times. While the upper portion of the original transom windows has been covered, the lower portion has been renovated as part of the modified storefront, now without the original sidewalk canopy.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Earlier housing Harlan's Cake and Candy Shop, followed by Van Duyn Candy Shop by 1938. Pagliacci Pizza opened its first outlet here in 1979.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700948/PropertyInventory/1625467>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4530 University Way NE **Classification:** Contributing Historic

Built: 1926
Remodeled: 1949, 1970s
Historic Name(s): Building
Common Name(s): Lerner Shops , Buffalo Exchange

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Specialty Store

Site ID: 4530
Parcel No: 8816400160 - Source: King County Assessor
WISAARD: 343272 - Source: Department of Archaeology & Historic Preservation



Appearance:

The brick and tile storefronts were covered with a more modern (for the time) exterior with a large plate glass storefront with paving terrazzo, a canopy overhang and an enclosed display area very much as it is today. Not much has changed in the facade between 1949 and now.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally housed three shops, Hub Clothing Co., Singer sewing machines, and Marian's Women's Wear. In 1949 it was remodeled with Lerner Shops occupying the entire building.

Bibliography:

- Nielsen, Roy: UniverCity
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/291040/PropertyInventory/1625417>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4534 University Way NE **Classification:** Contributing Historic

Built: 1927

Remodeled: -

Historic Name(s): Shirreff, Topping & Smith Office

Common Name(s): Gelb Building, Customer Service Center, Rainier Copy, Puget Sound Power & Light

Architect(s): Schack, Young & Myers

Builder(s): Cawsey, C.C.

Style: Early 20th Century Revivals (1900-1940) - Collegiate Gothic

Stories: 2

Use: Commerce/Trade - Business

Site ID: 4534

Parcel No: 8816400170 - Source: King County Assessor

WISAARD: 47599 - Source: Department of Archaeology & Historic Preservation

City of Seattle: UD009 - Source: Seattle Historical Sites



Appearance:

"The Gelb Building is a two-story, solid brick building with attractive cast stone detailing. Distinctive segmental transom windows distinguish two storefronts. A door between the two storefronts echoes the segmental design of the transoms. This building also exhibits some cast stone details drawn from

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Collegiate Gothic style. The three pairs of double-hung second-story windows appear to be original. The storefronts have both been altered, with doors and windows replaced." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

"Originally home to Shirreff, Topping & Smith Real Estate Office. Puget Sound Power & Light also had office there. The Gelb Building was built in 1927 and was occupied for many years by clothing shops and dressmakers. Arnstein's Boys and Mens Shop (Millards Boys and Menswear) occupied the Gelb Building from 1949-1982. The architects Schack, Young and Myers designed the building. It is a good example of a relatively intact typical commercial building of the 1920s with some cast stone detail. Schack, Young and Myers was a well-known firm of Seattle architects and engineers who designed many commercial buildings in the 1920s. The firm designed several other buildings in the University District including the Eldridge Buick dealership on the corner of NE 45th Street and Roosevelt Way, the Theta Xi Fraternity, and the University Baptist Church on 12th Avenue NE. James Hansen Schack and David John Myers were architects, and Arrigo M. Young was an engineer. The firm was founded in 1920, and Myers left the firm in 1929. Most designs by Schack, Young & Myers were in academic eclectic styles." - Tobin, Caroline & Sodt, Sarah (October 2002)

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- City of Seattle DCLU Microfilm Records
 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Polk's Seattle Directories, 1890-1996
 - Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/37812/PropertyInventory/1625420>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=9>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4538 University Way NE **Classification:** Contributing Historic
Also: 4540, 4542
Built: 1927
Remodeled: -
Historic Name(s): Western Auto Supply (Robbins Building)
Common Name(s): Palmi Korean BBQ, Zoom Care, Lucky Dog

Architect(s): Bittman, Henry W.
Builder(s): Unknown
Style: Early 20th Century Revivals (1900-1940) - Italian Renaissance Revival
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4538
Parcel No: 8816400180 - Source: King County Assessor
WISAARD: 44618 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD006 - Source: Seattle Historical Sites



Appearance:

The Robbins Building was constructed in 1927, according to the King County Department of Assessments, and has character-defining features typical of the 1920s commercial architectural style. The one-story commercial building is constructed of cast stone and has a flat roof. The rectangular plan is

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

bordered by buildings on the north and south with the front façade facing west. The interior has been divided into three-separate retail spaces signified by the three entryways on the front façade. Large wood framed store fronts include large windows with rows of transom windows above. The main façade has subtle decorative elements such as a row of cast organic imagery that wraps around all three entryways. A band of cast arches with incorporated shields runs horizontally across the top of the front façade underneath a parapet that reads "Robbins Building."

"The Robbins building is a one-story commercial structure with one-story enframed window walls. Floriated trim surrounds the enframed three segment storefront. The exterior is cast stone with terra cotta trim. The cornice is bracketed with oval decorations between the brackets. The transom windows are intact, but the doors and storefront windows have been replaced." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

In 1927 Western Auto Supply opened its third Seattle outlet at 4538, and by New Year's Ewing & Clark real estate advertised its opening at the same address. Later that year L. G. Wilkins, printer and leather bag manufacturing, occupied 4542. By 1933 Ernst Hardware Co. occupied 4540. From 1951-86 this building was occupied by Miller Pollard Associates home furnishings, which then moved to University Village.

The Robbins Building is potentially individually eligible for listing in the National Register under Criterion C in the area of architecture as an exceptional example of commercial architecture from the 1920s in Seattle. The property is in good condition and retains a high-level of integrity of design, craftsmanship, and materials.

"The Robbins Building (originally the Enrose Building according to the architectural plans) was designed by the architect Henry Bittman in 1927 for E. Rosenberg. From 1951-1986 this building was occupied by Miller Pollard Associates, which specialized in home furnishings and relocated to the University Village. Henry Bittman came to Seattle in 1906 to practice with the architect William Kingsley. In 1910, Bittman established his own architectural firm, Bittman Architects/Engineers, with designer draftsman Harold Adams. Bittman was a flamboyant and dapper dresser, known for his winged collar and bow tie. His most notable buildings were the terracotta clad and decorated buildings of the 1920's. He specialized in urban architecture using strong vertical lines, heavy storefronts, with not too substantial cornices. He contributed to over 250 projects throughout Washington and Alaska." - Tobin, Caroline & Sodt, Sarah (October 2002)

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 - King County Property Record Card (c. 1938-1972), Washington State Archives
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 - Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
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 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=6>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4543 University Way NE **Classification:** Non-Contributing Historic
Also: 4535, 4537
Built: 2018
Remodeled: -
Historic Name(s): Egyptian Theater
Common Name(s): Murphy Building, Target, Garam Masala, Zen Noodle, Aladdin Falafel, Thai Tom, Rite Aid, Dollar Store

Architect(s): Unknown
Builder(s): T. F. Murphy
Style: Other - Modern
Stories: 1
Use: Recreation and Culture - Theater

Site ID: 4543
Parcel No: 8816401085 - Source: King County Assessor
WISAARD: 344669 - Source: Department of Archaeology & Historic Preservation



Appearance:

"This building now has one large storefront toward the south end and three smaller ones toward the north. Cladding is stucco with no ornamentation. The entries and windows are all new, with no sign of its former use or style. It has been updated relatively recently with ceramic tile around the entries and granite

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

bulkheads. The rear has large blank concrete façade with an entry toward the south end." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

This is a partial new building from 2018, rebuilt to house Target. However, the three restaurants in the front of the building remained fully operational during the rebuild and only the front signage was updated.

The original building, built in 1925 by T. F. Murphy, a major investor in University District properties. At the north end of the plat in 4543 was the Egyptian Theater, designed by Louis Baeder, costing \$250,000 and seating 1300. It was proclaimed as one of the largest and finest suburban theaters in the Northwest with elegant Egyptian décor following the discovery of Tutankhamen's tomb in 1922, when things Egyptian were all the rage. By 1928 the theater boasted Movietone sound and selected vitaphone acts (in synchronized movie and records). The theater closed in 1950 and after remodeling first Pay 'n Save drugs, then Rite-Aid drugstores moved in, now occupied by two eateries. In 1938 the tenants in 4535-41 were Murphy Realty, Western Union, a jeweler, and a shoe repair shop. After housing the Dollar Store, the building at 1435 was rebuilt as Target in 2018.

"This [former building] was once one of the most important buildings in the University District, the Egyptian Theater. During the 1920s every Seattle neighborhood had at least one theater and this was one of three in this vicinity. It was built in 1925 by T.F. Murphy, a major investor in University District property. The Egyptian cost \$250,000, seated 1300 people, and was proclaimed to be one of the largest and finest suburban theaters in the Northwest. The building was very elegant, with the theater marquee and lobby at the north end and six small storefronts along the street (east). The high roof of the auditorium, running north-south, is still visible. Cladding was concrete with marble bulkheads, multipaned transoms, and terra cotta ornament below the cornice and above the windows. Tenants included (1938) Murphy Realty, Western Union, a jeweler and a shoe repair ship. The theater closed in the 1950s and the building was completely remodeled into a Pay'n Save drugstore [and Ernst Hardware]; it has been modernized since then is now a Rite-Aid drugstore." - Tobin, Caroline & Sodt, Sarah (October 2002)

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- Tobin, Caroline and Sarah Sodt, "University District Historic Survey Report," City of Seattle Department of Neighborhoods Historic Preservation Program, 2002.
- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292434/PropertyInventory/1625416>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4545 University Way NE **Classification:** Contributing Historic
Also: 4547
Built: 1930
Remodeled: -
Historic Name(s): Manning's Coffee Shop - Egyptian Dress Shop
Common Name(s): 4545 Red Pepper, 4547 Al's Games

Architect(s): Reamer, Robert C.
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Specialty Store

Site ID: 4545
Parcel No: 8816401080 - Source: King County Assessor
WISAARD: 721676 - Source: Department of Archaeology & Historic Preservation



Appearance:

The storefront has been extensively modified, with the original and a new entry changed. The original façade has been renovated and covered with stucco.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

By 1928 Manning's Coffee Stores occupied an earlier building on the site selling coffee beans and tea. In 1930 they built this building, merging with Marlatt's Bakery at 4321 and by 1933 opening Manning's Coffee Café at 4547, next door to the Egyptian Dress Shop at 4545. In 1935 Marlatt's separated from Manning's, which moved into larger quarters at 4549 about 1947. Like Starbuck's after them, Manning's began selling beans at Pike Place Market and branched out into brewed coffee and a restaurant frequented by students. By 1957 Ray's Thriftway Markets opened a branch at 4547.

Built in 1930 the building has two storefront (4545 & 4547). It was originally home to Manning's Coffee Cafe and the Egyptian Dress Shop. By 1930 Manning's expanded into the two storefronts before moving their business in the 1950's the building to the north.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/700952/PropertyInventory/1625470>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4548 University Way NE **Classification:** Contributing Historic
Also: 4544, 4546, 4550
Built: 1924
Remodeled: -
Historic Name(s): Lambert Building
Common Name(s): Beyond Vape, Hi Fi Lo Fi, Luminati, Innervisions, Gargoyles, Metro PCS

Architect(s): Frank H. Fowler
Builder(s): Unknown
Style: Early 20th Century Revivals (1900-1940) - Greek Revival
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4548
Parcel No: 8816400190 - Source: King County Assessor
WISAARD: 44619 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD013 - Source: Seattle Historical Sites



Appearance:

"The Lambert Building was constructed in 1924, according to the King County Department of Assessments, and has character-defining features typical of the 1920s commercial architectural style. The one-story commercial building is constructed of cast stone and concrete and has a flat roof. The

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

rectangular plan is bordered by buildings on the north and south with the front façade facing west. The interior has been divided into four-separate retail spaces signified by the four entryways on the front façade. Each retail space entryway has been individually altered, but each features large storefront windows and a row of transom windows. Retail spaces are divided by engaged columns with decorative capitals. A frieze of brackets and organic imagery runs horizontally across the top of the front façade on either side of an image that reads 'Lambert Building.'" (K. Gunn, WISAARD, 8/7/2014 Inventory)

"The Lambert Building is a one-story commercial structure with a cast stone and tile exterior. The one-story enframed window wall is divided into four separate storefronts. Square pilasters topped with bracketed capitals separate the storefronts. The storefronts have had their doors and windows replaced; only one storefront has its original transom windows." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

"The Lambert Building is potentially individually eligible for listing in the National Register under Criterion C in the area of architecture as an exceptional example of commercial architecture from the 1920s in Seattle. The property is in good condition and retains a high-level of integrity of design, craftsmanship, and materials." (K. Gunn, WISAARD, 8/7/2014 Inventory)

"The Lambert Building was designed and constructed by architect Frank H. Fowler in 1924. Agnes Inc. a women's furnishing store originally occupied the building and remained until the late 1930's. Frank H. Fowler was an architect and engineer who practiced in Seattle in the early part of the 20th century. Fowler's offices were located in the Smith Tower in downtown Seattle. In addition to designing the Lambert Building, Fowler designed and constructed the Wilsonian Apartment Hotel." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Polk's Seattle Directories, 1890-1996
 - Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
 - King County Department of Assessment
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34911/PropertyInventory/1566856>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=13>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4549 University Way NE **Classification:** Contributing Historic

Built: 1919
Remodeled: 1947
Historic Name(s): Lowman & Hanford Books
Common Name(s): Hawaiian BBQ

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4549
Parcel No: 8816401070 - Source: King County Assessor
WISAARD: 721939 - Source: Department of Archaeology & Historic Preservation



Appearance:

Built in 1918 as a low rise one story building, remodeled in 1947.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1919, the building was remodeled in 1947 when Manning's Coffee Café moved in. By 1951 it housed Lowman & Hanford Co. stationers, booksellers, and printers, a firm dating to 1882. This portion was a book store in 1951.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/701416/PropertyInventory/1625981>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4553 University Way NE **Classification:** Contributing Historic
Also: 4555
Built: 1919
Remodeled: 1928, 1947
Historic Name(s): Husky Shoe Rebuilders - Henry C. Ewing & Co. Office
Common Name(s): Starbucks, Wow Bubble Tea, The Continental, Lee's Boiler Restaurant

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4553
Parcel No: 8816401070 - Source: King County Assessor
WISAARD: 344334 - Source: Department of Archaeology & Historic Preservation



Appearance:

Built in 1918, it was a low rise one story building that was remodelled in 1928 and in 1947.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Originally housed Husky Shoe Rebuilders and Henry C. Ewing real estate. By 1956 it housed Lee's Broiler Restaurant, where a top sirloin dinner cost \$2.15. In 1982 it housed the fifth Starbucks store, the first to feature brewed coffee at a coffee bar.

Two buildings. Northern building originally housed Husky Shoe Rebuilders and Henry C. Ewing & Co. Real Estate Office. Southern building housed Manning's Coffee Cafe.

Bibliography:

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 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292100/PropertyInventory/1625415>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4556 University Way NE **Classification:** Contributing Historic
Also: 4552
Built: 1927
Remodeled: -
Historic Name(s): College Center Building
Common Name(s): Red Light Vintage, Goodwill

Architect(s): McClelland & Pinneh
Builder(s): Unknown
Style: Beaux Arts - Neoclassical
Stories: 2
Use: Commerce/Trade - Specialty Store

Site ID: 4556
Parcel No: 8816400200 - Source: King County Assessor
WISAARD: 44620 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD010 - Source: Seattle Historical Sites



Appearance:

The College Center Building was constructed in 1927, according to the King County Department of Assessments, and has character-defining features typical of the 1920s commercial architectural style. The two-story commercial building is constructed of cast stone and concrete blocks and has a flat roof.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

The rectangular plan is bordered by buildings on the east and south with the front façade facing west and the secondary façade facing north. The interior has been divided into multiple different retail spaces signified by the three different entryways on the front façade. The second story appears to be used for more private commercial or residential use. Large wood framed store fronts include large windows with rows of transom windows above. Windows on the second story are large 3-part fixed-pane wood windows. The primary decorative element of the exterior facades is a thick frieze at the top of the elevation of cast-stone geometric imagery and shields. The frieze forms the parapet of the roofline.

"This 1927 two-story building is of reinforced concrete construction with cast stone siding on the north and west elevations. The entablature is extremely intricate, exhibiting many shields surrounded by a floral motif. The second story windows are fixed plate glass windows flanked by narrow openable windows inspired by the Chicago style. The canopys have been replaced with similar modern versions. The storefront is fairly intact, but includes some new windows." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

Built in 1927 to house the College Center Inc. on the second floor with nine specialty shops catering to women: a lending library, tearoom, gift shop, women's apparel, millinery, lingerie, and toiletries. On the street level were two shops, one of which was the University Music and Radio Store. In the 1970s they housed The North Face and Lox Stock and Bagels.

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 - "First Birthday of College Center; Addition Planned." University District Herald, October 2, 1928.
 - King County Department of Assessments
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/34912/PropertyInventory/1566857>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=10>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4557 University Way NE **Classification:** Contributing Historic
Also: 1315-1417 NE 47th St
Built: 1919
Remodeled: -
Historic Name(s): Adeline Apartments
Common Name(s): Costas, University Seafood and Poultry

Architect(s): George W. Lawton & Herman A. Moldenhour
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Neoclassical
Stories: 4
Use: Commerce/Trade - Business

Site ID: 4557
Parcel No: 8816401065 - Source: King County Assessor
WISAARD: 47883 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD057 - Source: Seattle Historical Sites



Appearance:

"This four-story store and apartment building is clad with cream-colored brick. It is topped with a prominent metal cornice with dentils. Most windows are one-over-one double hung sash, with terra cotta sills, arranged singly or in pairs. They appear to have newer vinyl sash. The front storefront, now

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

occupied by Costa's restaurant, is significantly altered, with a used brick bulkhead. The north elevation, on NE 47th Street, has a single storefront and the main entry to the apartments. The apartment entry is in its original condition with extensive terra cotta trim including a gabled portico with dentils and fluted pilasters. The entry is clad with marble and has a wood-and-glass door with sidelights and a leaded transom. The storefront has a modern steel-and-glass floor; the main part of the store opens to the sidewalk, closed off with a sliding barn-type door. The seafood store also has a large neon sign. The original metal fire escape remains on this elevation. The west elevation on the alley is clad in common red brick, with double-hung windows on each floor and three rear entry doors. The south elevation, visible above the smaller adjacent building, has a shallow light well and original six-and nine-light sash." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

Built in 1919, the three upper stories house the Adeline Apartments, the third apartment house in the district built by the Malloy family. The street level originally housed Paysse Hardware, selling building materials and paints, taken over by Ernst Hardware in 1928 as their seventh store. In 1956 the University Seafood and Poultry Co., begun in 1931, moved from 4707 University Way to 1317 NE 47th St. Costa's Restaurant, specializing in a Greek menu, opened on the Ave in 1975.

"This four-story mixed use building is prominently located at the corner of University Way and NE 47th. It was built in 1919, at the beginning of the district's commercial heyday. The University Heights Addition was a very rural area when it was platted in 1899, although the University of Washington had moved to its nearby campus in 1895. The commercial hub moved to the corner of NE 45th Street and University Way NE about the time of the Alaska-Yukon-Pacific Exposition in 1909.

"During the 1920s, stores and services of all types appeared to serve the nearby residential neighborhoods like University Park, the numerous apartment buildings and the students themselves. This was one of three nearby apartment buildings owned by the Malloy family. One of the first occupants was the Paysee Store, which was the first store in the area, established in 1889 on the shore of Lake Union. It moved here as the Paysee Hardware Company in 1920; in 1928, it became one of seven Ernst Hardware stores. It moved [in] 1938, when the building housed [sic] Eba's Mutual Groceries, also part of a local chain.

"The University Seafood and Poultry Company, established nearby in 1931, was acquired by Louis A. Erickson and his wife in 1945, and moved here in 1956. The Erickson family still owns the Adelaide. The building was designed by George W. Lawton and Herman A. Moldenhour. Lawton came to Seattle from Wisconsin in 1889, and worked as a draftsman for Saunders & Houghton; he worked in partnership with Charles W. Saunders from 1898 until 1914, then worked independently until forming a partnership with Moldenhour. His best known work is the Masonic Temple (1914-16) on Pike Street. Moldenhour also came from Wisconsin and began as an office boy with Saunders & Lawton. The firm designed many large apartment and office buildings, including the Fourth & Pike Building (1927). Lawton died in 1928, Moldenhour in 1976." - Tobin, Caroline & Sodt, Sarah (October 2002)

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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

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 - H. H. Richardson, the Architect and His Peers and Their Era. Cambridge: The MIT Press, 1999.
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4701 University Way NE **Classification:** Non-Contributing Historic

Built: 1978

Remodeled: -

Historic Name(s): Seattle First National Bank - University Branch

Common Name(s): Bank of America

Architect(s): Richardson Associates

Builder(s): Eberharter & Gaunt

Style: Modern Movement (1930-1970) - Brutalism

Stories: 2

Use: Commerce/Trade - Financial Institution

Site ID: 4701

Parcel No: 8816400975 - Source: King County Assessor

WISAARD: 344573 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick masonry cladding on a poured concrete building is in great condition, though a subsequent renovation of the building added a connected, second floor above a new parking garage. The original building front was renovated to include a covered area for ATM machines of the bank tenant.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1978 as the University Branch of Seattle First National Bank.

Bibliography:

- <https://opengovwa.com/corporation/603181393>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292339/PropertyInventory/1625576>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4710 University Way NE **Classification:** Contributing Historic
Also: 4700
Built: 1923
Remodeled: -
Historic Name(s): Wilsonian Apartments
Common Name(s): Wilsonian, Seven-Eleven, Sugar Plum

Architect(s): Frank H. Fowler
Builder(s): Puget Sound Bridge & Dredging Co.
Style: Early 20th Century American Movements (1900-1940) - Neoclassical
Stories: 7
Use: Domestic - Multiple Family House

Site ID: 4710
Parcel No: 8816400265 - Source: King County Assessor
WISAARD: 44621 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD064 - Source: Seattle Historical Sites



Appearance:

"The Wilsonian is a seven-story U-shaped apartment building with commercial on the ground floor. The main entrance is reached through the courtyard on the West side of the building. The windows are paired double-hung, three part double-hung, and single double-hung windows. These windows are not original,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

but are modern replacements. Above the second story is a decorative cast stone cornice. A similar cornice is repeated above the sixth floor. The cornice at the top of the building is simple compared to those beneath, with a decorative strip of brickwork below a diminutive pediment. The commercial storefronts were originally confined to the courtyard; storefronts have since been punched into the West elevation facing onto University Way. The storefront changes are the most substantial changes to the buildings appearance. Because of its size and massing, the Wilsonian is a very prominent building within the commercial district. The face brick was purchased from the Washington Brick Co | .,the common brick from the Lake Union Brick Co | .,and the terra cotta from the Northern Clay Co. of Auburn. The mahogany used throughout the Wilsonian was purchased from the American Trading Co. of Seattle. The Robinson Tile and Supply Co did the tile work. The general contractors were the Puget Sound Bridge and Dredging Co. The Wilsonian housed University faculty members and employees. The first and only woman mayor of Seattle Bertha Landes and her husband UW Professor Hentry Landes lived in the Wilsonian lived in the Wilsonian during her term as mayor." - Tobin, Caroline & Sodt, Sarah (October 2002)

Significance:

The Wilsonian Apartment Hotel opened for business on November 26, 1923. It was the crowning achievement of Corinne Simpson Wilson (1867-1929) and her husband and business partner, George Washington Wilson (1878-1928). Designed by architect and engineer Frank Hoyt Fowler (1882-1931), it was promoted as the most elegant apartment hotel of its time outside of New York City. When it opened, it offered restaurant facilities, electric ranges in the apartments, elegant lounges, and an adjacent ballroom with a specially designed dance floor (now demolished). The Wilsonian has played a vital role in University District social life, home to University of Washington student events, teachers, and international visitors, and has served mixed hotel, apartment, and business uses throughout its history.

The power couple Henry and Bertha Knight Landes (1868-1943) moved in just after it opened. He was Dean of Sciences at the University, and she became a member of the City Council and, in 1926 was the first woman to become mayor of a major American city under a platform of "municipal housekeeping" during Prohibition. She remained at the Wilsonian until 1941.

The Puget Sound Group of Northwest Painters, headed by Mark Tobey, they held their first auction there in 1939. Otto Seligman (1890-1966) operated his art gallery in his private apartment (room 312) in the Wilsonian in 1954. His gallery was financed in part by Northwest painter Mark Tobey (1890-1976), and Seligman became Tobey's local agent and subsequently agent to Guy Anderson (1906-1998), Windsor Utley (1920-1989), and Wesley Wehr (1929-2004), among other artists who became known as the Northwest School. Seligman moved the gallery across the street in 1962.

Street-level storefronts along 47th Street and University Way were opened in the 1970s, The Wilsonian was designated a landmark by the City of Seattle Landmarks Preservation Board in October 2005.

Home to Mrs. Bertha K. Landes, the first female major of a major US city. Her husband, Henry, was dean of the college of Science at the University of Washington.

"The Wilsonian Apartment Hotel was constructed and designed by the architect Frank Fowler in 1923. The University District realtor Corinne Simpson-Wilson and her husband originally owned the building. The construction cost was approximately \$850,000. The apartment building contained 99 apartments as the Wilson's met, became engaged, and were married on the ninth day of the month; their first phone number was Kenwood 9. The first floor contained a lobby, a dining hall, a ballroom, a post office and a mah jong room. The dining hall was named the Peacock Inn and was originally run by Miss Helen Swope. The ballroom has a spring hardwood floor with separate checkrooms for men and women. The ballrooms

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

mahogany doors were inlaid with ebony. The walls of the first floor were paneled in mahogany and tapestry. The chairs and wall seat were also made of mahogany and were upholstered with silk velour and mohair. Velvet rugs covered the tile floors. The building was "declared to contain more standing lamps than any four apartment houses in the Northwest, and there are no two alike." Mrs. Wilson had the lamps especially commissioned and all contained the Wilson crest. Fifty canaries in cages were found throughout the building. The 99 apartments, all exterior apartments, were each decorated differently. The apartments contained full-length mirrors and Murphy beds." - Tobin, Caroline & Sodt, Sarah (October 2002)

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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4725 University Way NE **Classification:** Non-Contributing Historic
Also: 4719, 4721, 4727
Built: 1985 circa
Remodeled: -
Historic Name(s): University Square
Common Name(s): University Square, Ding Tea, Fast Signs, O Dessert, State Farm

Architect(s): Unknown
Builder(s): J. C. Edwards
Style: Other - Modern
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4725
Parcel No: 8816400945 - Source: King County Assessor
WISAARD: 721723 - Source: Department of Archaeology & Historic Preservation



Appearance:

Two story retail building with small 20 foot width or less store fronts. The retail bays are offset from one another and positioned five steps above sidewalk level with small patio landings between the building and sidewalk.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Built in 1985, this structural steel, two-story building, has two 5 retail bays with modest 20 foot or less exposure. Each retail section is offset from the others so the façade has a horizontal stairstep appearance. The building sits 5 steps above street level with small patio space between the building and sidewalk.

Significance:

Built in 1985. Of no significance, except perhaps as Kurt Cobain's outlet for the album "Nevermind" in 1991.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/701051/PropertyInventory/1625577>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4730 University Way NE **Classification:** Non-Contributing Historic
Also: 4728, 4734
Built: 2007
Remodeled: -
Historic Name(s): Former building: Lewis Building (Built 1927, Demolished 2005)
Common Name(s): Lothlorien, U Break I Fix, Zhang, Mail Etc., Citra, Poke Lover, Kung Fu Tea

Architect(s): Hancock & Lockman
Builder(s): Unknown
Style: Other - Modern
Stories: 2
Use: Commerce/Trade - Retail/Restaurant

Site ID: 4730
Parcel No: 8816400325 - Source: King County Assessor
WISAARD: 47801 - Source: Department of Archaeology & Historic Preservation
City of Seattle: UD061 - Source: Seattle Historical Sites



Appearance:

The building is a mixed-use commercial structure consisting of street level storefronts and upper floor apartments. The apartment façade is brick with façade divisions to make the building appear to blend with smaller buildings nearby.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 2007, the Lothlorian Building is a mixed-use apartment building with a brick and masonry façade which takes its design cues from nearby existing buildings including the Wilsonian apartments in the same block.

FORMER BUILDING before current building: "Architects Hancock and Lockman designed the Lewis Building in 1927. This building is an example of a typical brick-clad commercial block of the 1920s. Otis E. Hancock and Frederick V. Lockman had an architectural partnership in Seattle from 1925-1933. Hancock also worked with Arthur Loveless, B. Marcus Priteca, and Frank Fowler in Seattle. Lockman worked as an architect for the U.S. government during World War II."

"Architects Hancock and Lockman designed the Lewis Building in 1927. This building is an example of a typical brick-clad commercial block of the 1920s. Otis E. Hancock and Frederick V. Lockman had an architectural partnership in Seattle from 1925-1933. Hancock also worked with Arthur Loveless, B. Marcus Priteca, and Frank Fowler in Seattle. Lockman worked as an architect for the U.S. government during World War II." - Tobin, Caroline & Sodt, Sarah (October 2002)

Bibliography:

- City of Seattle DCLU Microfilm Records
 - King County Property Record Card (c. 1938-1972), Washington State Archives
 - Polk's Seattle Directories, 1890-1996.
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/38010/PropertyInventory/23329>
 - City of Seattle: <https://web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=61>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4731 University Way NE **Classification:** Contributing Historic
Also: 4729
Built: 1929
Remodeled: -
Historic Name(s): O.P. Skaggs Grocery
Common Name(s): Julian Building (Button Realty Co.), University True Value, University Market in 1949, Skaggs Grocery

Architect(s): Bittman, Henry W.
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4731
Parcel No: 8816400940 - Source: King County Assessor
WISAARD: 341107 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick masonry façade and transoms are intact, though the storefront has extensive renovation, including moving the main entrance to the north from the original south entrance.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Built in 1929 (a twin of 4538) for O. P. Skaggs Grocery. By 1940 it housed the College Center Music Store at 4729, and by 1949 the University Market at 4731. By 1963 Hillis Bridal Gowns and Formal occupied 4731, succeeded by 1966 by Nelson Hardware.

Former home of Price-Rite grocery store chain and Pabco Paints.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/288880/PropertyInventory/1625579>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4733 University Way NE **Classification:** Non-Contributing Historic
Also:
Built: 1909
Remodeled: 1928
Historic Name(s): Building
Common Name(s): Jewel of India, College Cleaner

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4733
Parcel No: 8816400935 - Source: King County Assessor
WISAARD: 341340 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick masonry façade and storefront entries have been remodeled with a new flat parapet.

Significance:

One-time site of Coppage Furniture. Formerly Kow Sing Chinese restaurant.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/289110/PropertyInventory/1625587>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4736 University Way NE **Classification:** Contributing Historic
Also: 4734
Built: 1920
Remodeled: 1929
Historic Name(s): Building
Common Name(s): Somtam Thai, Rudy's

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4736
Parcel No: 8816400335 - Source: King County Assessor
WISAARD: 46676 - Source: Department of Archaeology & Historic Preservation



Appearance:

Masonry building with flat Rectangle façade design and flush mounted windows on each floor. two story construction with a square footage of 2,790 square feet- unique as one of smaller apartment buildings on University Way below NE 50th street. Small storefront widths are characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Original brick masonry façade, twin setback entries beside a centered stair entrance for the upper units is in fair condition. The upper story windows appear to be original and the cornice is in fair condition, and original. Extensive renovation to one of the original storefronts.

Brick masonry building with two street front retail/restaurant spaces, built in front of a residential house. Second story apartments with separate entry from the tenants. The narrow width of the store fronts is characteristic of the historic facades that characterize this block. This building is consistent with the one, two and three story buildings that characterize University Way NE. Home of the Piggly-Wiggly Store in 1929.

Significance:

Behind the building on the street built in 1929, there is a house built in 1920, a hidden example of the earlier residential character of Columbus Ave., now University Way. Buckler & Thomas Co. realtors are listed as occupying 4736 in May 1928, succeeded by Hartnett & Bermon in 1932, with La Pine Studio portraits occupying 4734 in 1930. In 1954, 4736 was available for lease after having been occupied by a dress shop for the past 12 years (1942-54).

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/36894/PropertyInventory/1625575>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4739 University Way NE **Classification:** Non-Contributing Historic
Also: 4741
Built: 1947
Remodeled: -
Historic Name(s): Miner's Appliance Store
Common Name(s): Nikole O'Bryan Dentist, Market Training Institute (1960),

Architect(s): Unknown
Builder(s): Unknown
Style: Modern Movement (1930-1970) - Brutalism
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4739
Parcel No: 8816400930 - Source: King County Assessor
WISAARD: 344071 - Source: Department of Archaeology & Historic Preservation



Appearance:

Extensive remodel of the original façade with new windows on the second floor into a new cathedral entryway. The fenestration, entries, and window inserts are all new.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Miner's Appliance Headquarters opened here in 1947 on their 19th anniversary. In 1953 J. C. Penney opened their women's girl's and infants' department in 4741 as a branch of their store at 4717, but the following year the location housed Jack & Jill Shop and Campbell's Boy's Shop. In 1960, 4741 was leased to the Market Training Institute for supermarket clerks and checkers, while by 1964 Carolyn's Beauty Salon occupied 4739. In 1966 Hi Fidelity Headquarters was located at 4741, with Metropolitan Hearing Instrument Co. at 4739 in 1977. Later, it was purchased by a member of the Hardwick family who, returning from serving in the military in World War II, opened a dentist practice. It was then sold to Dr. Nikole O'Bryan, the current owner, whose offices are in the north half of the building.

Bibliography:

- "Tobey, Mark (1890-1976)" in HistoryLink", by Deloris Tarzan Ament, Posted 2/16/2003: <https://www.historylink.org/File/5217>
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/291838/PropertyInventory/1625590>
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**United States Department of the Interior
National Park Service**

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4740 University Way NE **Classification:** Contributing Historic

Built: 1900

Remodeled: -

Historic Name(s): Building

Common Name(s): Teen Feed, Vintage

Architect(s): Unknown

Builder(s): Unknown

Style: Early 20th Century American Movements (1900-1940) - Commercial

Stories: 2

Use: Commerce/Trade - Specialty Store

Site ID: 4740

Parcel No: 8816400340 - Source: King County Assessor

WISAARD: 337973 - Source: Department of Archaeology & Historic Preservation



Appearance:

Built in 1979, this wood-frame, two-story mixed-use building, has two 2 ground floor retail spaces and second floor apartments. It is Rectangle and similar in appearance to many older buildings on this street,

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

Behind the building on the street is an older house built in 1900, a hidden example of the earlier residential character of Columbus Avenue, now University Way.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/285756/PropertyInventory/1625574>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4744 University Way NE **Classification:** Non-Contributing Historic

Built: 1946
Remodeled: -
Historic Name(s): Malletts University Electric Company
Common Name(s): Star Karaoke, Woori

Architect(s): Unknown
Builder(s): Unknown
Style: Modern Movement (1930-1970) - International Style
Stories: 2
Use: Commerce/Trade - Business

Site ID: 4744
Parcel No: 8816400345 - Source: King County Assessor
WISAARD: 341419 - Source: Department of Archaeology & Historic Preservation



Appearance:

Original building façade and fenestration is in great condition with what appears to be the original storefront window and entry patterns, if not the original 1946 windows.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

"The building at 4744 University Way NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1946 and is a commercial business. Also according to the county assessor, the structure was remodeled in 2001. The 2-story building has a commercial form." From Artifacts Consulting, Inc., WISAARD

Significance:

Former home of the Junior League of Seattle (until 2000). The street building was built in 1946 for Malletts University Electric. After George R. Mallett's death in 1976, the store was sold in 1977 to the Junior League of Seattle Inc. for the Wise Penny Shop, a thrift shop.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/289189/PropertyInventory/1625573>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4745 University Way NE **Classification:** Non-Contributing Historic
Also: 4743
Built: 1928
Remodeled: 1945, 2013
Historic Name(s): Brehm's Store
Common Name(s): Memos Mexican, NYE Electric in 1941.

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 2
Use: Commerce/Trade - Restaurant

Site ID: 4745
Parcel No: 8816400925 - Source: King County Assessor
WISAARD: 344417 - Source: Department of Archaeology & Historic Preservation



Appearance:

The original brick masonry cladding is in need of repair but the upper story fenestration appears to be original. The storefront has been remodeled with large windows opening to the sidewalk.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

On opening 4745 was leased to Brehm's Store for groceries, while 4743 was leased to Stanley Blumenthal for a laundry service. In 1941 Nye Electric Co. appliances occupied 4745. By 1946 Miner's Appliance Headquarters occupied 4743 prior to their move to 4741 the following year.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/292183/PropertyInventory/1625592>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4747 University Way NE **Classification:** Non-Contributing Historic

Built: 1920
Remodeled: 1931, 1947
Historic Name(s): U Central Market
Common Name(s): Joy Mini Mart, Schorn Paints (1948)

Architect(s): Unknown
Builder(s): Unknown
Style: Early 20th Century American Movements (1900-1940) - Commercial
Stories: 1
Use: Commerce/Trade - Business

Site ID: 4747
Parcel No: 8816400920 - Source: King County Assessor
WISAARD: 342370 - Source: Department of Archaeology & Historic Preservation



Appearance:

Masonry building with flat rectangular façade design and flush mounted windows on the storefront. Masonry is now covered with wood cladding. Single story construction with a square footage of 2,220 square feet. The most distinguishing feature presently is the large community-themed mural on the north

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

wall of the building. Storefront is characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

Extensive renovation of the building façade to hide original brick masonry cladding with wood. The storefront has also been revised with new windows while retaining one of the original entrances.

Masonry building with street front retail space. The single-story masonry building is common on this block of University Way NE. The narrow width of the storefronts is characteristic of the historic facades that characterize this street. This brick masonry that makes up the exterior of the building has been covered with wood cladding on the street front. The building is now noteworthy for the large community-based mural painted on the side of the building. The artwork extends for the entirety of the height and length of the north side of the building. It is visible to pedestrians and drivers on both University Way NE and NE 50th Street.

Significance:

Originally housing Damerow Grocery, it housed U Central Market in 1927, then C. J. Dunlap Radio Shop in 1929, then after remodeling in 1931 by A. A. Hintz for Mutual Groceries Inc., in 1940 Edwin Tarica's market occupied the shop, by 1947 by Schorn Paint Manufacturing Co., and by 1979 by Budget Tapes & Records.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/290139/PropertyInventory/1625594>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4749 University Way NE **Classification:** Contributing Historic

Built: 1970
Remodeled: 1985
Historic Name(s): Jack in the Box
Common Name(s): Jack in the Box

Architect(s): Unknown
Builder(s): Unknown
Style: Modern Movement (1930-1970) - Mansard
Stories: 1
Use: Commerce/Trade - Restaurant

Site ID: 4749
Parcel No: 8816400905 - Source: King County Assessor
WISAARD: 721735 - Source: Department of Archaeology & Historic Preservation



Appearance:
1970s modern, standard commercial architecture.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

The University Branch of the Jack-in-the-Box was one of a group of 13 restaurants the opened for the franchise in Seattle in 1969-70. This location suffered some damage in the May 1970 University riots, protesting the Kent State shootings, that were stopped here by the police.

The University Branch of the Jack-in-the-Box was one of a group of 13 restaurants that opened for the franchise in Seattle in 1969-70. This location suffered some damage in the May 1970 University riots which were a protest to the Kent State shootings.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/701067/PropertyInventory/1625597>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4750 University Way NE **Classification:** Contributing Historic

Built: 1958

Remodeled: -

Historic Name(s): University Way Apartments

Common Name(s): Bruce Lee Studio; Jun Fan Gung Fu Institute, Valley of Roses, University Apts, Ballet School and Academy of Universal Truth

Architect(s): Morrison, Samuel G.

Builder(s): Mulliken, Jack C. and Garrett, William A.

Style: Modern Movement (1930-1970) - International Style

Stories: 3

Use: Domestic - Multiple Family House

Site ID: 4750

Parcel No: 8816400350 - Source: King County Assessor

WISAARD: 720831 - Source: Department of Archaeology & Historic Preservation



Appearance:

3 story, masonry, multiple use building with a net square feet of 10,950.

Significance:

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

By 1968 a Ballet School and the Academy of Universal Truth had opened in the storefronts.

This building storefront used to be Bruce Lee's dojo, which was the Jun Fan Gung Fu Institute in 1963. At 18, Bruce came to Seattle from San Francisco to study at the University of Washington. In 1966, Bruce starred as Kato on screen in the Green Hornet TV series.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/699332/PropertyInventory/1622908>

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address:	4752 University Way NE	Classification: Contributing Historic
Built:	1900	
Remodeled:	1965	
Historic Name(s):	Building	
Common Name(s):	Koa Burgers, Mr. Lu's. Indian House in 1971.	
Architect(s):	Unknown	
Builder(s):	William Lucas	
Style:	Craftsman - Arts & Crafts	
Stories:	3	
Use:	Commerce/Trade - Restaurant	
Site ID:	4752	
Parcel No:	8816400355 - Source: King County Assessor	
WISAARD:	338311 - Source: Department of Archaeology & Historic Preservation	



Appearance:

Foursquare single-family home includes wood-clad siding with large corner window bays. The structure has asphalt shingle hip roofing. The original architectural integrity of the structure is intact. The separate street-front wood-frame commercial building is one story with a flat roof. It has a total of 1440 square feet-unique as one of smaller commercial buildings on University Way NE. Small storefront widths are

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

characteristic of the historic, human scale, and intimate nature of the commercial area on this and the adjacent blocks of University Way NE.

The house behind the storefronts was built in 1900, and the storefronts were added in 1965. The integrity described here is for the earlier house.

Wood-clapboard Foursquare-style house built in 1900. Exterior is stylistically unaltered from the original and includes large corner window bays on each side corner of the building. The original architectural character of the home is intact. This is one of five remaining single-family homes among the commercial buildings in the blocks south of 50th Street NE on University Way NE, but the only one visible from the street. A Rectangle wood-frame commercial building with two street front retail/ restaurant spaces was added to the property in 1965. The narrow width of the store fronts is characteristic of the historic facades that characterize this and the neighboring blocks on University Way NE.

Significance:

The house is visible from the street was built in 1900, a prime example of the earlier residential character of Columbus Avenue, now University Way. The storefronts were added in 1965, housing a series of eateries, in 1971 the India House Restaurant.

Bibliography:

- Dorpat, "House History" Seattle Times, 12/1/1996
 - WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/286094/PropertyInventory/1625572>
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United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

National Register of Historic Places Continuation Sheet

Section 7 - Continuation Sheets/Individual Properties

University Way 'The Ave' Historic District - U District, Seattle, King County, Washington

Address: 4756 University Way NE **Classification:** Contributing Historic

Built: 1905
Remodeled: 1949
Historic Name(s): Building
Common Name(s): Grand Illusion, Go Ebits. Buckler & Thomas Co. Real Estate in 1928 (at 4756) and Bud Taylor Flowers in 1956 (at 4760).

Architect(s): Unknown
Builder(s): Unknown
Style: Colonial - Dutch Colonial
Stories: 2
Use: Recreation and Culture - Theater

Site ID: 4756
Parcel No: 8816400360 - Source: King County Assessor
WISAARD: 337479 - Source: Department of Archaeology & Historic Preservation



Appearance:

Original building façade of brick masonry was revised with stucco finish and wood trim pattern in a subsequent renovation in 1949. While the 1949 fenestration pattern remains, the windows have been filled in on the second floor. The storefront is original with new windows and added security bars.

United States Department of the Interior
National Park Service

University Way 'The Ave' Historic District

King County, Washington

Significance:

The Dutch Colonial house around the corner was built in 1905, another example of the earlier residential character of Columbus Ave., now University Way. In 1928 Buckler & Thomas real estate opened in the newer storefront on the Ave, proclaiming that the U District, "already one of the finest residence and shopping districts in the Northwest, we look for the University District in a short time to rival the Western Avenue District in Los Angeles, and the Van Ness Avenue District in San Francisco."

By 1956 Bud Taylor flowers occupied the storefront. In 1970 the upstairs dentist's office was remodeled by Randy Finley and two partners who opened the Movie House (now the Grand Illusion), the city's first art film venue.

Bibliography:

- WISAARD Link: <https://wisaard.dahp.wa.gov/Resource/285263/PropertyInventory/1625571>
