



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

### **REPORT ON DESIGNATION**

LPB 290/18 REV

Name and Address of Property: **Frances Skinner Edris Nurses Home - 2120 1<sup>st</sup> Ave N.**

Legal Description: Parcel A of City of Seattle Short Subdivision 77-96, recorded December 13, 1977 under Recording Number 7712130694, as amended by document recorded January 31, 1978 under Recording Number 7801311074, in King County, Washington.

At the public meeting held on May 16, 2018 the City of Seattle's Landmarks Preservation Board voted to approve designation of Frances Skinner Edris Nurses Home at 2120 1<sup>st</sup> Avenue N. as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.*
- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.*

### **DESCRIPTION**

#### *Exterior*

#### **Colonial - Georgian Revival Style**

The name of the style reflects the late-19th-century fascination with homes built by the early English and Dutch settlers, an affection that intensified through the World War I and II years before peaking in the mid-1950s. Colonial Revival is essentially a mixture of styles, all uniquely American. Colonial Revival sought to follow American colonial architecture of the period around the Revolutionary War, which drew strongly from Georgian architecture of Great Britain.

The present physical appearance and characteristics of the building exterior are essentially unchanged from the original.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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The rectangular building is concrete frame construction with mostly red brick cladding; and with some stucco and tan-colored terracotta accents. The cornice is of terracotta in a leaf pattern with a twisted band below. A second terracotta course runs between the second and third stories, with an egg-and-tongue pattern and a twisted band below. The entry is toward the north end of the west façade, with a flat-roofed concrete porch approached by several steps from the north side. The porch roof is supported by two groups of turned wood posts and thin square columns with capitols. The door itself is oak with leaded glass and is flanked by eight-light sidelights. Most windows are six-over-six with double-hung wood sash; a group of four windows is just north of the entry on the first and second floors feature turned wood trim.

The roof is hipped and clay-tiled. From the north end of the roof, there are two intact brick chimneys serving the extant wood-burning fireplaces on the floors below. Also present are some cupolas or other vents, possibly covered with weathered copper. The outside edge of the roof is lined with copper gutters leading to scuppers, collector boxes and rain leaders, all of which may be the originals, if only in form and location based on the original elevations. These need some repair and/or cleaning based on water leaking from them onto the adjacent masonry.

To the south of the front entry on the west façade is a three-sided bay on the first and second stories which is clad with stucco and has three six-over-six windows on each floor. Between the windows are turned mullions, similar to the turned pieces at the entry. The rear (east) side has another entry porch with a shed roof supported by two pairs of square columns. The north elevation, on Boston Street, has a narrow drive down to a garage door opening to the daylight basement, now used as a secondary entry. Windows on the rear and both end elevations are primarily six-over-six, with turned mullions on the first floor. The daylight basement level is clad with stucco and also has six-over-six windows.

## **Interior**

The building is four levels: a basement with 3 floors above. From what's legible on the old plans (attached), the original floor layout intended a gracious environment for the young nurses who were to reside there. In the north part of the daylight basement was a garage and a large area for receiving new arrivals and staging departures and supplies. The basement also included a large kitchen, laundry, meeting (dining?) rooms and big storage rooms.

The main floor featured a formal entry on the west side, with reception rooms on both sides of it. On the north end was a large "sitting room" with a big wood-burning fireplace (extant). The remainder of the main floor contains a hallway connecting 2 bathrooms with tub and showers and 8 individual sleeping rooms with closets. The main stairway, leading up across the hall from the main entry, featured a banister with turned wood styles (extant but painted over and damaged).

The 2<sup>nd</sup> floor also had a sitting room with fireplace (extant), as well as 2 bathrooms with tub and showers and several individual sleeping rooms of various sizes.

The top (3<sup>rd</sup>) floor plan is a copy of the 2<sup>nd</sup>, but with no sitting room.

It's difficult to discern from the old records or visual inspection what the original interior finishes were. The upper floors are now covered with direct glue-down commercial carpeting;

but one small area where the carpet was pulled back revealed what may be fir or oak flooring beneath.

The present floor layouts are similar to the original layout in most respects. However, the various owners and occupants have made many floor plan and interior finish alterations and other modifications.

As can be seen in the 1968 Dept of Health plans:

The former reception room just south of the main floor entry was closed off from the entry with a reception wall/window; its south wall was removed and the 2 now-adjointing rooms turned into an office (Room #104 extant). One of the bathtubs in Room #110 was replaced with a urinal to make it a men's room. An interior demising wall was removed to make Room 108 an office. They also removed and added walls on the 2<sup>nd</sup> floor to make an enlarged office #202, reducing the size of the sitting room (#200) to make an office there; and opened up a wall adjoining #200 and #201. On the 3<sup>rd</sup> floor, at least one closet was removed. Almost all spaces throughout the upper 3 floors were converted into offices or conference rooms; and some windows were changed. The bathrooms were ventilated, and some plumbing fixtures and cabinets added/replaced. No basement plan is available from that remodel. Also, it's unclear how any interior finish surfaces were repaired/modified at that time.

In the 1970 remodel plan by the Dept of Health, for the Queen Anne Family Planning Clinic, a portion of the basement was converted to a clinic with 2 exam rooms replacing the original kitchen and laundry. A wall was installed in the large room across the hall, creating a reception room and a conference room. Some windows there were altered, door transoms removed, a new drop ceiling, cabinets and carpeting installed - according to the plan.

The 1970's Seattle economy must have been rough. According to permit records, the building was vacant in the late 70's and used as a "haunted house" by the KJR Variety Club. The American Cancer Society applied for a permit on 4/3/78 to substantially remodel the building into their offices; and the permit was issued one month later.

Most changes made to the interior by the American Cancer Society can be best seen in the attached plans drawn for them by Bittman Sanders Hasson, Architects in 1977 and 1978 as follows:

### **Basement**

Walls were installed in the former storage rooms to make more, smaller rooms. There's now a mechanical room, a bathroom and a dumbwaiter serving a kitchen area where the family planning exam rooms used to be. Various code upgrades, including self-closures on doors.

### **Main Floor**

It appears that the interior doors may have been replaced – See Door Schedule. There is also a wall added where one was previously removed in the reception office.

### **Second & Third Floors**

Hard to tell what, if any, floor plan changes were made.

It may have been at this time also that the extant acoustic ceilings were installed throughout the upper three floors of the building, attached to shallow frames against all ceilings. These acoustic frames are set inward of the walls, leaving about a one-foot border around them in the halls and all rooms. Through these borders, a gaggle of exposed electric cables are run - primarily in the hallways. See typical hallway photo attached.

Apart from the acoustic ceilings, the main floor ceiling height is 9' and all others are 8'.

The interior walls, which are painted plastered concrete or stucco over wood frame. All wood trim and doors are also painted over. See interior photos.

Interior doors are painted 3-panel wood, likely fir. Most office space doors include a small inoperable transom over them, which are either painted shut or boarded and painted over.

Almost all windows seem to be of the original wood frame, single pane, with the exception of some in the basement that were apparently replaced in the 1968 remodel plan. Also, according to the ACS, the window above the south side exterior door was recently replaced with a steel frame window after some water leakage.

Per an appraisal by Kidder Mathews of 11/28/17:

*“The interior finish is of average quality and condition. It consists of tile, commercial-grade carpet, painted drywall walls, and acoustic-panel ceilings. The basement is partially finished. The building is comprised of three floors of office space above a partially finished basement.*

*The top three floors are each laid out with several private office suites, closets, breakrooms and restrooms flanking a central hallway. There are two stairwells at north and south-ends of the building. There are two restrooms on each office floor, with the top floor having a third.”*

### **Setting – Immediate Neighborhood**

The subject is located on the top of Queen Anne Hill, an affluent neighborhood and geographic feature in Seattle, northwest of downtown. The neighborhood sits on the highest named hill in the city, with a maximum elevation of 456 feet (139 m). It covers an area of 7.3 square kilometers (2.8 sq. mi), and has a population of about 28,000.

The subject property stretches along the east side of 1<sup>st</sup> Ave N, the full block between Boston and Crockett Streets. It's one block east of the main commercial strip, Queen Anne Ave North. The area around Queen Anne Ave and Boston Street is the center of a small commercial business district populated by 1 to 4-story retail and mixed-use retail/office or retail/residential buildings, mostly serving the Queen Anne neighborhood. The largest of these is the Safeway store and parking lot immediately west across 1<sup>st</sup> Ave N from the subject.

To the SW on Queen Anne Avenue is a large 4-story mixed-use building anchored by Trader Joe's, a bank and other retailers. On both sides of Boston Street, between the subject and Queen Anne Avenue are other 1 and 2-story commercial buildings, including one at 2-10 Boston St of some historical note.

The zoning of the nearby area is a mixture of commercial (NC2-40), low-rise multifamily (LR2) and single family. The subject, the adjacent Queen Anne Manor retirement home east of it, and

those properties on both sides of Boston Street to the north are all zoned LR2. To the south, across Crockett Street, east of 1<sup>st</sup> Ave N is zoned single family residential. To the west, all zoning across 1<sup>st</sup> Ave N is NC2-40'.

The development in these zones generally reflect the current zoning code. The single-family homes to the south, across Crockett street from the subject, are typical well-maintained Queen Anne craftsman bungalows built around 1905-1907. The buildings adjacent, east of the subject comprise the former historic Children's Orthopedic Hospital, now the Queen Anne Manor retirement home, and range from 1 to 5 stories. To the north is Boston Street, and across Boston Street is a boxy, flat-roofed, 3-story 1959 apartment building designed in the style of the time. Directly in front of the subject, across 1<sup>st</sup> Ave N to the west, is the Safeway grocery store and its large surface parking lots.

The aerial and street-level photos provide a clear perspective of the current immediate surroundings of the subject.

## **SIGNIFICANCE**

### **Neighborhood History**

The top of Queen Anne Hill was slow to develop, with some of the first residences being located around 1889-1890 about 8 blocks south of the subject on 1<sup>st</sup> Ave N, near Galer Street. Please see photo of these early homes and an aerial of them attached. Upper Queen Anne developed quickly after that.

The hill became a popular spot for the city's early economic and cultural elite to build their mansions, and the name derives from the architectural style typical of architecture popular in the 1880s; but the hill's steep slopes made it one of the last neighborhoods in Seattle to be completely developed.

The hill that came to be known as Queen Anne was formed by the Vashon Glacier more than 13,500 years ago. The hill was almost surrounded by water, Smith's Cove and Salmon Bay and the marsh that connected them on the west, Lake Union on the east, and a creek that connected Lake Union and Salmon Bay to the north. Native Americans of the Shilshole, Duwamish, and Suquamish tribes camped around the base of the hill to gather fish and shellfish, and to hunt. When settlers from the United States arrived on Puget Sound, the Duwamish lived in permanent settlements of cedar long houses south of the hill at what became downtown Seattle. The Shilshole lived on the north side of Salmon Bay. A meadow south of the hill was called baba'kwob or prairies. It stretched between Lake Union and Elliott Bay and the tribes trapped ducks flying between Lake Union and Elliott Bay in nets.

### **Newcomers**

In 1851, members of the Arthur A. Denny (1822-1899) Party arrived and began filing claims to the land. David Denny (1822-1899) liked the meadow (the alternative was dense forest) and he claimed 320 acres there. The newcomers called the area Potlach Meadows because the Duwamish gathered there for tribal festivals. On January 23, 1853, a famous Seattle honeymoon, that of David and Louisa (1827-1918) Denny, was spent on this land. The claim was bounded by

Lake Union and Elliott Bay and what would become Depot Street (Denny Way) and Mercer Street.

### **Eden Hill**

Settlement of “Eden Hill”, as Queen Anne hill was then known, began around the base. Thomas Mercer (1813-1898) settled just north of the Denny claim next to Lake Union. Dr. Henry Smith (1830-1915) staked out the cove on the west that would bear his name. John Ross picked the area on the north along The Outlet, the shallow creek that connected Lake Union to Salmon Bay. Edmund Carr chose the northwest corner, on the south side of Salmon Bay.

Eden Hill was slow to develop. The thick forest and steep slopes discouraged settlers who needed flat, open land on which to build their farms. Loggers found plenty of tall timber elsewhere where geography was more cooperative. A military road cut through the forest in the 1860s followed a Native American trail on the east side of the hill that would later become Dexter Avenue. In 1872, David Denny subdivided 500 acres into building lots, but these were slow to sell. He even offered a two-for-one deal if the buyer immediately erected a house. The hurricane of March 1875 helped settlement by knocking down thousands of trees, but some houses and barns went as well. George Kinnear (1839-1912) moved to Seattle from Illinois in 1878 and launched the transformation of Eden Hill into a residential district.

Beginning in 1902, electric street car lines reached to the top of the hill along Queen Anne Avenue and up the easy grades of 5th Avenue N and 10th Avenue W. The 18 percent grade of Queen Anne Avenue was equipped with a system of counterweights built under the street to pull cars up and slow them down the hill. The grade up Queen Anne became known as The Counterbalance. These routes made possible the development of the top of the hill and homes and businesses soon followed. During the first decade of the twentieth century, many fine homes were built on the south side of the hill to take in views of Mount Rainier, Elliott Bay, and the growing city.

### **Seattle Children’s Orthopedic Hospital**

The Queen Anne Manor, adjacent to the subject on the east, was the former home of the historic Seattle Children’s Orthopedic Hospital, the “COH”, built originally in 1907 by the Women’s Hospital Association to provide medical care to children regardless of their ability to pay. They first opened a ward at Seattle General Hospital on First Hill, but in 1908 they opened the Fresh Air Cottage on this block. They sought a Queen Anne site because it was among the highest points in the city and thus was felt to have the healthiest air. A three-story, 27-bed hospital was built in 1911, designed by Somervell and Cote. A fourth floor was added in 1921, expanding capacity to 78 beds. In 1928 the entire facility was re-designed by A. H. Albertson, with a new wing with glazed terra cotta tile and an arched entrance portico on Warren Avenue North. The original Fresh Air Cottage was razed at this time.

Per the book, “Hope on the Hill” by Walt Crowley and David Wilma: “In the spring of 1898, a 5-year-old Seattle boy named Willis Clise suffered and eventually died of what was called “inflammatory rheumatism.” There was no treatment, and no doctor west of Philadelphia who specialized in childhood ailments. Willis’s mother, Anna Clise, embarked on a mission to create an association dedicated to providing surgical and other hospital care to children, regardless of class, race, or ability to pay.

She organized a board of like-minded Seattle women and in 1908 opened an eight-bed treatment and recovery facility. Today Seattle Children's is a regional medical center, a leader in pediatric medicine research, and is consistently ranked among the top 10 children's hospitals in the nation."

Per the Seattle Children's Hospitals history website: "The COH and the guilds to fund it were initially started by Wisconsin-born Anna Herr Clise. Her husband James W. Clise and their newborn daughter Ruth arrive in Seattle on June 7, 1889, after James's sister urges the family to leave their home and prosperous real-estate business in Colorado and join her in Seattle. The family establishes a new home at the foot of Queen Anne Hill, just 38 years after the 24-member Denny Party – Seattle's original settlers – landed on the beach at Alki Point in 1851. James quickly becomes one of Seattle's leading real-estate developers and financiers. By 1893, Anna and James have added two more children – both boys – to Seattle's swelling population of 43,000.

Just as hordes of gold prospectors flood Seattle for provisions on their way to the Yukon Territory, tragedy strikes the Clise family when their youngest son, 6-year-old Willis, becomes seriously ill. For all their money and connections, Anna and James are powerless to help Willis, and he succumbs to untreatable inflammatory rheumatism (acute swelling of the body's joints) on March 19, 1898. At the time of Willis's death, the closest children's hospital is in San Francisco; however, the most advanced treatments for children are at Children's Hospital of Philadelphia, some 2,800 miles away. Eight years after Willis' death, Anna and James escort their 17-year-old daughter Ruth to Miss Baldwin's Finishing School outside Philadelphia. It is late summer 1906.

In Philadelphia, Anna's cousin, Dr. John Musser, who had established a ward for crippled children at Children's Hospital of Philadelphia, gives her a tour of the hospital – the first institution in the United States dedicated to pediatric medicine. In Syracuse, Anna gets a tour of the Hospital for Women and Children, an organization founded by a group of the city's leading women to treat female and childhood ailments and to train nurses.

On the week-long railroad journey back to Seattle, Anna reflects on Willis's painful illness and dreams of starting an organization – like those she toured on the East Coast – to treat sick and crippled children in Seattle. On January 4, 1907, six months after her trip to Philadelphia, Anna gathers 16 of her friends – a Who's Who of the city's leading women – to discuss the lack of treatment options for children in local hospitals. The women – almost all mothers – agree to form an association to provide surgical care for children with orthopedic disorders regardless of patients' race, religion or gender. Each of the original members agrees to pay an annual membership fee of \$10; each also antes up an additional \$10 to launch the treasury.

Since Seattle's poor have no money, the women decide that all children will receive care regardless of the family's ability to pay. They agree that support for the hospital will have to come from the community. On January 11, 1907, Anna Clise files the articles of incorporation for the Children's Orthopedic Hospital Association. This institution becomes the first pediatric facility in the Northwest and the third on the West Coast."

In 1947, the COH became affiliated with the new University of Washington medical school. All the pediatric functions moved to a new facility on Sand Point Way NE in 1953 and evolved there into the now-renown Seattle Children's Hospital.

The old hospital building on Queen Anne was then purchased by King County and served as a Health Department clinic; and was later converted to its current use as the Queen Anne Manor retirement home.

### **Short History of Nursing**

“It is hard to believe that comparing two Queen Anne buildings constructed to house single women would involve European Renaissance history, the impact of the Protestant rebellion on the Catholic Church and the exploitation of women workers in American hospitals. The buildings are the 1924 Frances Skinner Edris Nursing Home at First Ave. N. and Boston St., adjacent to the original Queen Anne site of Children’s Orthopedic Hospital; and the exquisite 1930 Saint Anne Convent at First Ave. W. and W. Comstock .

The historic link between the two buildings can be traced to the Reformation in the 16<sup>th</sup> century and the spread of Protestantism in Europe. Before the advent of Protestantism, all the nurses in European hospitals were nuns in the Catholic Church. Where Protestants became predominant, Catholic institutions including schools, universities and hospitals were shut down or replaced. The priests, monks and nuns who served in them were dispersed. As Sister Joseph of the Sisters of Providence Order who founded the state’s first hospital made clear, unlike 16<sup>th</sup> c. Central Europe or England, there was a place in the United States for hospitals associated with the Catholic Church. By the 20<sup>th</sup> c. in the United States, the women working as nurses in Protestant-managed and secular hospitals were not unlike the nuns they had replaced, single and in need of training and housing. Most American hospitals built homes for the women they required to care for their patients. As with the original Seattle Children’s Hospital.

Both the convent and the home for nurses stand as obsolete witnesses of discrimination against women. Like the nuns, the young women at Frances Skinner Edris Nursing Home lived sequestered lives in small rooms, with few recreational opportunities. Protected, so to speak, from the temptations of life in the city, they were on-call at all hours to meet patient needs and the demands of their male doctor bosses. They lived in stark contrast to the doctors and their families who occupied fine homes built in the 1920s, especially along Boston Str. and Fifth Ave. N.” - Michael Herschensohn, PhD, Queen Anne Historical Society

In 2000, the City of Seattle began a systematic and comprehensive effort to survey and inventory historic resources in the City. To date, surveys and inventories of eight neighborhoods have been completed as well as neighborhood commercial districts and residential properties built prior to 1906. As part of that, the subject and 2 other buildings nearby have been identified as “appearing to meet the criteria of the National Register of Historic Places”. One these is the Butterworth Building at 2-10 Boston Street; and another is the Queen Anne Manor, adjacent to the subject and mentioned above.

### **Frances Skinner Edris Nurses Home**

The survey states:

“This highly intact building was originally the nurses' home for Children’s Orthopedic Hospital. At that time, most nurses were young single women, and hospitals customarily provided group housing for them. The initial nurses' home was the Fresh Air Cottage, the hospital's first structure, built in 1908. It was razed; and this building constructed in 1923.



It was purchased by King County following the hospital's move in 1952, and has been the home of the American Cancer Society since the 1980s. It is the most intact reminder of the early hospital, as the adjacent building has had extensive alterations.

Children's Orthopedic Hospital was founded in 1907 by the Women's Hospital Association to provide medical care to children regardless of their ability to pay. They first opened a ward at Seattle General Hospital on First Hill, but in 1908 they opened the Fresh Air Cottage on this block. They selected Queen Anne because it was among the highest points in the city and thus was felt to have the healthiest air. A three-story, 27 bed hospital was built in 1911, designed by Somervell and Cote. A fourth floor added in 1921 expanded capacity to 78 beds. In 1923, a new nurses' home, designed by A. H. Albertson, replaced the Fresh Air Cottage. In 1928 the entire facility was re-designed by Albertson, with a new wing with glazed terra cotta tile and an arched entrance portico on Warren Avenue North. In 1947 the hospital became affiliated with the new University of Washington medical school, and all the pediatric functions moved to a new facility on Sand Point Way NE in 1953. The building was purchased by King County and served as a Health Department clinic.

According to the DON Historic Inventory <the suggestion of a morgue is perhaps incorrectly conflated with the Queen Anne Manor next door>: "In 1968 the clinic closed, and the building was used for county offices and the morgue until being turned into a retirement home." This appears in conflict with the 1968 remodeling plans filed by the "Department of Health" wherein some windows were altered; and some interior wall were removed and others added; and then again in 1970 for the Queen Anne Family Planning Clinic. See details in the Dept. of Health plans attached.

Per the book, "A Place for Children": "Two major gifts also made possible the Frances Skinner Edris Nurses Home in 1922: One was another donation from Mrs. D. E. Skinner; the second from Mrs. C. D. Stimson. It was then named in memory of Skinner's daughter, Trustee Frances Skinner Edris."

Francis Skinner Edris was the mother of Jeannette Katherine Rockefeller, who married Winthrop Aldrich Rockefeller, son of John D. Rockefeller. Winthrop was also married to Barbara 'Bobo' Sears, ex of Richard Sears II.

Per [seattlechildrens.org/about/history](http://seattlechildrens.org/about/history): "COH Trustee Frances Skinner Edris, the daughter of Trustee Jeanette Skinner and William Edris, passed away 24 hours after giving birth to a daughter. Stunned trustees and community members donate generously in her memory, and in 1924, the Frances Edris Nurses' Home opens on hospital property with room for 40 nurses."

### **The Fresh Air House**

Per [HistoryLink.org](http://HistoryLink.org): "On June 1, 1908, the Children's Orthopedic Hospital Association opens Fresh Air House on what is now the COH property. Sometimes called Fresh Air Cottage, the frame structure houses convalescing patients who have been operated on at Seattle General Hospital. There is room for 12 patients and a matron. In 1911, a three-story hospital will open next to the cottage.

Hospital Trustee Maude Parsons is credited with locating the property on Queen Anne Hill. As a member of the Association's Building and Grounds Committee, she traveled by streetcar all over Seattle searching out likely properties for a hospital to serve crippled children. At the suggestion of another trustee, Parsons climbed the stairs of the water tower on Queen Anne Hill where she

could see the neighborhood. She spotted three vacant lots on Warren Avenue between Boston and Crockett. The location was ideal, being on streetcar lines and distant from the noise and pollution of downtown.

The trustees bought the lots for \$5,500. Parsons entered into a contract with the board to build the cottage. Not all the neighbors were thrilled with the new institution and they combined to block the building permit before the Board of Public Works and the City Council. Dr. James E. Crichton represented the neighbors and state, stating that "the institution would be an offense to the residents of the vicinity by reason of the nature of the cases it will receive" (CHRMCArchives). The neighbors suggested that the convalescing children be relegated to the "Pesthouse" on Beacon Hill where the County lodged contagious disease cases. Despite neighborhood opposition, the permits were approved.

The children were cared for by nurse Mabel Hardie. At the time, crippled children were often kept out of school because of their disabilities. The trustees arranged for a teacher from the Seattle School Board to tutor patients. The trustees built a fence within the property line to allow planting of a hedge.

The hedge was to serve as "a screen for the children against any person who might be offended by the sight of them" (Minutes of the Board of Trustees, CHRMCA) and would help keep out intruders. It also shielded children during construction of the new building. Fresh Air House served young patients until 1911, when a proper, three-story hospital opened on the same block."

#### **Architect A. H. Albertson (1872-1964)**

A.H. Albertson designed the subject Nurses' Home, and redesigned and expanded the COH building, was one of Seattle's most prominent architects. He received his architectural training at Columbia University and came to Seattle in 1907 as the representative of Howells & Stokes, a New York firm preparing a development plan for the Metropolitan Tract in downtown Seattle. He later worked with Joseph W. Wilson and Paul D. Richardson, a partnership that continued until 1939. Among Albertson's best-known works are the Northern Life (now Seattle) Tower (1927-29), the downtown YMCA (1929-31) and, on Capitol Hill, St. Joseph's Church (1929-30) and Cornish School (1920-21). Other work on Queen Anne includes the Mrs. Grant Smith residence at 619 W. Comstock Street (a designated landmark) and St. Anne's Convent. (1930). In 1939 Albertson joined the state office of the Federal Housing Administration, retiring as its chief architect in 1949. He died in 1964.

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**The features of the Landmark to be preserved include:** *the exterior of the building; and a portion of the site defined by the north, west, and east boundaries of Parcel A, and the south edge of the easement for Queen Anne Manor.*

Issued: May 24, 2018

Sarah Sodt  
City Historic Preservation Officer

Cc: Brian Regan, Arbor Space LLC; owner  
Jordan Kiel, Chair, LPB  
Nathan Torgelson, SDCI  
Tina Capestany, SDCI  
Ken Mar, SDCI