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 470/18

Name and Address of Property: **Highland Apartments**
931 11th Avenue East

Legal Description: All units, Highland Condominium, a condominium, according to the condominium declaration recorded November 24, 1980 under recording number 8011240778, and amendments hereto, if any, and in Volume 49 of Condominiums, Pages 47 and 48 inclusive in King County, Washington. Property located on Lots 22-24, Block 3 of Furth's Addition.

At the public meeting held on August 15, 2018 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Highland Apartments at 931 11th Avenue East as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.

E. It is an outstanding work of a designer or builder.

DESCRIPTION

Site and Neighborhood context

The subject property is located mid-block on the west side of 11th Avenue E., one half block south of Volunteer Park. The parcel is rectangular in plan, and measures approximately 120 by 105 feet, oriented north-south along 11th Avenue. The site is essentially flat; however, the surrounding blocks generally form part of the western flank of Capitol Hill, so the properties across the street sit high above the sidewalk. There is no alley adjacent to the site.

The immediate neighborhood is characterized by single-family homes on medium-sized or large landscaped lots, developed around Volunteer Park in the first two decades of the 20th century. Four blocks uphill to the east is 14th Avenue E., which for four blocks between the park and Roy Street was specifically developed as a showcase of homes of Seattle's elite in the first decade of the 20th century, and was known as "Millionaire's Row." There are smaller homes to the west and south of the subject block, as well as numerous multifamily buildings or duplexes along the nearby north-south arterials, 10th, 12th, and 15th Avenues East. Many of these are two-to-four story masonry apartment buildings built in the period between the 1920s and 1960s. Some larger houses in the vicinity were divided into apartments during that period.

The subject building is one of four 1920s apartment buildings along 11th Avenue which are unusual for this concentration of multifamily buildings in a neighborhood otherwise characterized by single family homes. Two of these, located directly north and south of the subject property, are the Fairmont and Park Court Condominiums, both built as luxury apartment buildings in the early 1920s, a year or two before the construction of Highland Apartments. A third similar building, the Washington Arms Apartments, is located at the corner of 11th Avenue E., fronting E. Prospect Street. To the east of the subject site, across the street, are single family houses, all built between 1905 and 1928. The houses are generally well detailed wood frame or masonry construction. To the west, sharing a property line with the subject property, are three similar c.1915-1920 single family homes.

Designated Seattle landmarks within a quarter mile radius of the subject site include:

- Volunteer Park grounds, water tower, reservoir, and conservatory (Olmsted Brothers, 1901-1912)
- Seattle (Asian) Art Museum at Volunteer Park (Bebb & Gould, 1932)
- Parker-Fersen House (1909) at 1409 E. Prospect
- J.W. Bullock house (1912) at 1220 10th Avenue E.
- James Moore house (William D. Kimball, 1903) at 811 14th Avenue E.
- Maryland Apartments (H.E. Wiley, 1910) at 626 13th Avenue E.
- Two Anhalt Apartment buildings at 1005 and 1014 E. Roy Street (1930 and 1928)
- Portions of the Harvard-Belmont Historic District, including the Loveless Studio Building (Arthur Loveless, 1933).

In the 1975 building inventory of Capitol Hill by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was described as "significant to the city," while the other three adjacent apartment buildings were identified as only "significant to the community." In the 2006 Seattle Department of Neighborhoods Seattle Historical Sites inventory, the subject building was identified (at that time) as likely to meet Seattle landmark criteria and National Register criteria.

Building Description

The subject building was constructed in 1924 as a four-story luxury apartment building. The building structure is unreinforced masonry on a concrete foundation, with no basement, and a flat built-up roof. The building footprint measures approximately 47 by 102 feet, oriented

north-south. A separate garage building extends along the back property line. A paved drive along the north and south property lines provides access to the garage. The building is fronted by a landscaped yard of mature trees and foundation plantings.

The architects Stuart & Wheatley designed the subject building in a Tudor Revival style, massed as a palatial brick block with three stories over a rusticated base, and with three full-height chamfered-corner bays projecting from the front elevation. These large bays, which serve as sunrooms for the units, measure approximately 10 by 10 feet in plan. Deep red rug face brick was used on the main elevation. The first floor of the main elevation is rusticated with a layer of pale gray cementitious plaster over board-formed concrete, scored to resemble stone blocks.

The face brick exterior of the upper three levels is laid in a running bond throughout, with brick soldier course window headers and cast stone sills at the windows of the main body of the building. The projecting bay windows are the primary character-defining element of the front elevation, and are highlighted extensively with grayish-white cast stone quoins, window headers, window sills, parapet coping, and lozenge-shaped elements in the parapet wall. The parapet of the main body of the building is moderately shaped, topped with cast stone coping, and features cast stone shield escutcheons and decorative brickwork between the projecting bays.

The side and rear elevations are more utilitarian, and clad with common red brick. At the rear southern half of the building is a deep notch measuring 33 by 10 feet in plan, serving as a lightwell and back door for adjacent units via an apparently original steel fire escape stair. There is also notch at the north elevation measuring 5 by 12 feet in plan, which is also equipped with an apparently original fire escape stair.

Over half of the original windows on the building have been replaced. All of the original leaded glass casement windows at front elevation projecting bays were replaced with modern energy efficient casement windows with “simulated” divided lights. Windows which are part of the main body of the building on the front elevation appear to be the original 6-over-1 double-hung wood sash. Windows on the rear and side elevation are modern, energy efficient replacements of what were presumably original wood sash (no historic photographs of the back or side of the building were available for comparison). However, many original wood sash or leaded glass windows facing courtyards or in non-primary locations on the side and rear elevations remain intact.

The main building entry is located in a recessed porch on the front elevation, between the second and third bays at the first floor. It is relatively modest in scale and features no flight of steps; only a cast stone surround with Tudor Revival details gives it visual emphasis on the façade. The original front door with flanking lights features leaded glass with stained glass elements. Through this door is a vestibule with terrazzo floors, scored interior walls to resemble stone, mailboxes, and another set of leaded glass doors flanked by sidelights. Through this second set of leaded glass doors is a stairhall, featuring wood floors and a decorative balustrade with square newel posts and turned balusters. The stairwell is open and lit by a skylight at the top floor.

This main entry stairhall only serves the northern two-thirds of the building, with two apartment accessed at the stair landing on each floor. There is another, secondary entrance and stairhall which serves the southern third of the building, and which is accessed from the south elevation. There is no corridor connecting the northern and southern portions of the building; they function essentially as adjacent buildings. Like the main entrance, the secondary entrance on the south side features a cast stone Tudor Revival cast stone surround, mailboxes, a smaller stairwell with decorative balustrade and lit by a skylight, but only one apartment is accessed per floor. There is no elevator in the building.

Today, the building has eight 2-bedroom units measuring 1,290 square feet; one 4-bedroom unit measuring 2,735 square feet (two of the previous units, combined); two 1-bedroom units measuring 640 square feet; and one 330 square foot studio. The smaller units are located on the first floor.

Four units interiors were inspected for this report, each largely intact but with slight variations depending on owner preferences, especially regarding updated kitchens and bathrooms. A typical unit features an internal entry hall and corridor, living room with fireplace and built-in bookshelves, arched openings between primary spaces, separate dining room, multiple bedrooms, kitchen and butler's pantry. Off the kitchen is a rear door to the fire escape. Tax assessor records state that original finishes included fir and oak floors, plaster walls, fir trim, brick and tile fireplaces, all of which appears to be generally intact.

Garage

The garage building at the rear of the property measures approximately 112 by 17 feet in plan, and is one story with openings for twelve vehicles. Structure is unreinforced brick and clay tile walls on a concrete foundation, with a flat roof made of boards laid on end. The wooden garage doors, visible in the 1937 tax assessor image, were removed at some unknown time and are no longer intact.

Summary of Primary Alterations

The subject building is largely intact, with few permitted alterations. Below are known primary permitted alterations to the property:

Permit	Year	Cost	Comments
232693	1924	---	Build
555791	1975	$2,000	Comply HC code (bsmt/no change to apts)
591794	1980	$14,000	Int. alterations and skylight to Apt H.
730280	2002	$21,000	Repair earthquake damaged masonry.

Historic photographs provide additional information regarding alterations to the building. Observed primary alterations include:

- All original leaded glass casement windows at front elevation sunrooms (corresponding to the exterior projecting bays) replaced with modern energy efficient casement windows with "simulated" divided lights. (Recent decades, likely c.2000).
- Most of the windows on the rear and side elevations have been replaced with modern energy efficient windows. However, original wood sash or leaded glass windows facing courtyards or in non-primary locations on the side and rear elevations remain intact.
- Interiors – Four unit interiors were investigated for this report; of these, primary living spaces are largely intact but each has had owner alterations over time, primarily updated kitchens and bathrooms. (c.1980s-2010s)
- Garage building – All original wood garage doors, visible in 1937 tax photo, have been removed. (Date unknown)

SIGNIFICANCE

The Development of Capitol Hill Neighborhood

Capitol Hill is today one of Seattle's largest, oldest and well-established neighborhoods. As early as the 1870s-80s, this ridge overlooking downtown and Lake Washington was logged off, but settlement afterwards on the cleared land was relatively slow.

In 1876, the city purchased 40 acres at one of the hill's highest points to create a cemetery, but the land was instead used as a park, called City Park, in 1885. The adjacent Lake View Cemetery was established in 1895. In 1901, City Park's name was changed to Volunteer Park, to honor the local volunteer fighters in the Spanish-American War. The park's design was established in 1903 by the prominent Olmsted Brothers landscape architecture firm, and was intended to be a "jewel" as part of a larger park system. Most of Volunteer Park structures such as the prominent water tower, the shelter house and tennis courts, landscape features, lily ponds, and glass conservatory, were completed by 1912.

In 1883, the strip of land between Howell and Galer Streets, including the subject site, was annexed into the city limits. At that time, the area around Broadway was known as Broadway Hill, centered around the north-south Broadway spine. Two blocks south of the subject property is the Lowell School, the neighborhood's first grade school which was constructed in 1890 at what was the north edge of that rapidly growing neighborhood. The existing building today was constructed in 1919 (after the original building was demolished in 1960), with an addition built in the early 1960s. It opened as the Pontius School, then the name was changed to Columbia School, finally settling on the Lowell School in 1910. In the 1890s this area was still underdeveloped, but in 1891 the school had 261 students. By 1900, the nearby blocks were filled with newly-built homes.

In 1900, 160 acres of hillside just east and south of Volunteer Park (then called City Park) were purchased and platted by James A. Moore, through his Moore Investment Company. Moore, a native of Nova Scotia who had arrived in Seattle in 1887, was real estate developer with an eye for predicting city growth and a skilled advertiser. He named the site "Capitol

Hill," possibly after another neighborhood of the same name in Denver, Colorado (where he once lived), or possibly based on an expectation that the state capitol might be located there.

Through a series of seven plats recorded between 1900 and 1906, the Moore Investment Company eventually developed the 40+ block area approximately between East Galer and East Roy Streets, and between 11th and 24th Avenues East. Numerous advertisements by Moore emphasized the views of water and mountains, the high quality of the sidewalk and street paving, underground utilities and other improvements installed prior to homebuilding, restrictions on minimum cost of homes and type of buildings constructed (essentially single-family only), and exclusivity of the neighborhood.

Moore appears to have developed the four blocks of 14th Avenue between Roy Street and Volunteer Park separately, encouraging wealthy Seattleites to construct their homes along it, creating a "Millionaire's Row." His own mansion was constructed there, at the southwest corner of East Aloha Street and 14th Avenue East, in 1903. The street originally had a spectacular hillside view (following earlier decades of clearcutting), and the right of way included a planted median strip, forming a main entrance parkway to Volunteer Park. The portion of 14th Avenue East right of way between the park and East Roy Street was actually originally controlled by the adjacent property owners, but by the mid-1920s, the Seattle Parks Department took over control of the street, and later removed the median.

Soon, other landowners developed their properties. Within a few years there was a patchwork of more than 40 additions platted. The neighborhood was convenient to downtown, enjoyed water views and fresh air, and was one of the earliest areas served by streetcar lines. By 1908, Capitol Hill was already the most fashionable residence after First Hill, and was the location of elegant mansions built by many of Seattle's families made newly rich by the prospering city. Many of these larger homes were clustered around Volunteer Park at the top of the hill, and designed by prominent architecture firms. Because the original neighborhood developed by Moore was so extensively developed in the first decade of the 1900s, the neighborhood is particularly noted for structures built in a wide range of eclectic styles popular at that time.

Over time, "Capitol Hill" came to refer generally to a much larger area than Moore's original development, extending southward along and encompassing the Broadway district to First Hill, Cascade neighborhood on the west, and the Madison Valley and Central District to the east. On the interior of the hill and on lower slopes, particularly south of Moore's original development, more modest middle-class homes and a large number of apartment buildings were built, creating a dense, pedestrian-scaled neighborhood.

First Broadway, and later 15th and 19th Avenues, were developed into commercial corridors, following street car lines established in the first decades of the 20th century. A streetcar line was installed along Broadway in 1891, along 15th Avenue in 1901, and along 19th Avenue in 1907 as far as Galer Street. With the growing popularity of the automobile, Broadway near Pike and Pine Streets became an early "auto row", with numerous car sales and service shops, from about 1905 to the 1930s. The nearby 15th and 19th Avenue corridors remained at the scale of small neighborhood shops and services, while Broadway grew to be the primary north-south commercial spine of Capitol Hill.

Several prominent institutions were established on Capitol Hill early in the 20th century, including the Cornish School for the Arts, Seattle High School (later replaced by Seattle Central Community College, today known as Seattle Central College), Holy Names Academy, and St. Mark's Episcopal Cathedral. In 1932, the Seattle Art Museum was built in Volunteer Park (today's Seattle Asian Art Museum).

In the immediate vicinity of the subject site, the subject block of 11th Avenue is notable for the row of four 1920s apartment buildings so close to Volunteer Park, of which the Highland Apartments is one (and the last of the group to be built). The four are all good examples of luxury apartment buildings from the period, offering multiple bedrooms, large suites of living spaces, house-like features such as fireplaces or butler's pantries, and accommodations for maids. These buildings served wealthier people who could live in houses but chose not to, but the structures were designed to fit into a residential neighborhood dominated by single-family houses. The other three apartment buildings are:

- The Washington Arms (Victor Voorhees, 1919) at 1065 E. Prospect Street, was built by Charles and his wife Mae Young, who operated a real estate business, Young & Young. The building originally featured 15 five-room apartments with oak floors, terrazzo kitchen floors, house phones, dumbwaiters, and 14 additional sleeping rooms with baths in the basement to accommodate servants.
- The Fairmont (J. G. Scott, 1920) next door to the subject property at 941 11th Avenue East, was also built by Young & Young. Relatively small, the building originally had only six 7-room apartments (with six maid's rooms in the basement), and a garage at rear, constructed in total for $51,000.
- The Park Court Apartments (George Wellington Stoddard, 1922) just south of the subject property at 921 11th Avenue East, was developed by Henry and Mabel Schuett, owners of the Seattle Seed Company, and their son-in-law George Wellington Stoddard, and Stoddard's father. The Schuetts resided in the property the rest of their lives. The building features nine units averaging almost 1,200 square feet in area, with sunrooms, separate dining areas, and fireplaces.

Apartment Buildings in Seattle and in the Capitol Hill Neighborhood

The residential landscape of early Seattle was dominated by single family dwellings which housed the one hundred or so people that lived there. Visitors or new residents had the opportunity to stay at the Felker House, Seattle's first hotel, which was established in 1853 and offered food and bedding to lodgers. In 1862 the population was only 182 persons, but the town grew steadily, reaching 1,107 by 1870, 3,553 in 1880, and jumping to 42,800 in 1890. Multifamily housing options available for those who could not afford single family homes were essentially limited to boarding houses and hotels. After the late 1890s, Seattle experienced rapid urban and population growth, and the demand for housing became more acute in the following years. From 1890 to 1900 the Seattle population nearly doubled over the decade, to 80,761. City boundaries expanded through several 1907 annexations, such that by 1910 the population had nearly tripled to 237,194, and to approximately 327,000 in 1920. The pace of growth slowed considerably in the 1920s, so that by 1930, the population had reached only 365,500.

In the first decades after 1900, apartment buildings began to play more of a role in housing Seattle's population, particularly in the denser neighborhoods. In 1907, the City of Seattle building code defined the following multiple-dwelling structures: Boarding houses, lodging houses, hotels, and apartments.

- Boarding houses were defined by the ordinance as offering five to twenty sleeping rooms. By custom, they generally offered meals in a family-style setting. The typical boarding house operated like a family, and typical tenants of boarding houses might be teachers, gentlemen, families, or sometimes women only. By contrast, lodging houses were defined by ordinance as offering the same number of rooms, but differed in that they offered no food. Meals were taken at restaurants. This low-cost form of housing typically attracted laborers, recent immigrants, railroad workers, and the like.
- Hotels offered furnished rooms to visitors as well as locals, and terms were offered by the day, week, or month, as was typical across the country in the early 20th century. Hotels ranged from luxurious to modest, and every price range. Larger hotels had spaces available to the public, such as dining rooms, reception rooms, or outdoor verandas.
- Apartments offered an alternative to boarding houses, lodging houses, and hotels, and was defined by the City of Seattle in 1907 as a building containing separate housekeeping units for three or more families, having a street entrance common to all. More specifically, apartment buildings (unlike boarding houses, lodging houses, or hotels) offered the same spaces and utilities that could be found in a single-family house—full bathroom on the premises, a kitchen for preparation of meals, hot and cold running water, standard-sized rooms, operable windows, and a street address. Apartment buildings could also sometimes offer additional semipublic spaces not found in single-family houses, such as foyers or rooftop gardens, to be shared by all the residents.

Apartment buildings as we know them today in the United States began to become popular in the larger, denser East Coast cities in the latter half of the 1800s. Some of the early buildings were tenement apartments, which housed large numbers of residents in rooms that often lacked windows, fire exits, or plumbing. Building codes aimed at preserving basic health and safety standards for apartment dwellers developed in cities like New York around the turn of the 20th century. By about 1900, Seattle—although never as densely populated as such cities as New York or San Francisco—had adopted similar measures as well.

In the early 1900s, apartment buildings proliferated as the increasing value of close-in land prices made the construction of apartments more attractive to land owners. Nodes of apartment buildings developed—along with commercial buildings housing shops and services—along streetcar routes, both in-city and in developing streetcar suburbs. While there was an early public apprehension about a lack of privacy in apartment buildings, or living in the same building as complete strangers, those fears were outweighed by the convenience of living near the city center or near transit routes.

At the early part of the century, Seattle apartment buildings often advertised new or standard conveniences in units that might not have been available in older houses, including running hot

and cold water, gas, and electricity; kitchens with gas or electric ranges; cooler cabinets, iceboxes, or refrigerators; dishwashers; even built-in radios. Buildings might include laundry rooms, additional storage space, or a parking garage, or feature extras such as elevators, or telephone service.

A recent analysis of the development of apartment buildings in Seattle describes three classes of apartments which developed concurrently in the first third of the 1900s—luxury, efficiency, and intermediate:

- At the higher end, for those who could afford them, luxury apartment buildings featured distinctive exteriors, ornate lobbies and finishes, large suites of rooms, and occasionally servant's quarters.
- Most affordable were efficiency apartment buildings, which emphasized compact living quarters, and did not focus expense on luxurious common areas. These apartments had one to five rooms—usually a living/sleeping room, small kitchen or kitchenette, eating alcove or dinette, bathroom, and a dressing room/closet which often concealed a hideaway bed. Space in efficiencies was maximized through the use of built-in cabinets, benches, or tables, and multipurpose rooms. A subcategory of efficiency apartments was the "apartment hotel." Beginning in the 1920s in Seattle, this term began to be applied to some multifamily buildings which offered hotel-like amenities such as housekeeping or dining service, as well as hotel-like ornate exteriors, elaborate lobbies, public dining rooms, elevators, and roof gardens—but the units inside were essentially efficiency apartments.
- Intermediate apartment buildings occupied the middle range of the three apartment classes—they offered more space than the efficiencies, and some finer finishes or amenities, but not at such higher rates as the luxury market.

By these categories, the subject building would meet the requirements of the luxury class, but without an elaborate lobby.

The first purpose-built apartment building in Seattle was the St. Paul, built in 1901 at the corner of Summit Avenue and Seneca Street on First Hill. The building, which still exists but has been substantially altered, was intended to attract the upper classes by featuring a private vestibule, reception room, library, parlor, dining room, kitchen, and two to three bedrooms, per apartment.

Besides First Hill, apartment buildings were also widely constructed in close-in neighborhoods or denser neighborhoods served by streetcar, such as the Denny Regrade, lower Queen Anne, the University District, and Capitol Hill. Apartment buildings along commercial streets often had storefronts along the sidewalk, with residential units on upper floors. These mixed-use buildings were attractive to owners and investors because they provided two sources of rent—residential tenants, and commercial tenants.

The west side of what is today known as the Capitol Hill neighborhood—the greater neighborhood surrounding the subject property, from Melrose to Broadway and Galer to Pike—is notable for the high number of apartment buildings it contains. Of the over two dozen

notable extant apartment buildings in this neighborhood, about half were built prior to 1910. The close proximity to the central business district, and the early expansion of streetcar lines along Pike and Pine Streets, Broadway, and Bellevue and Summit Avenues facilitated a dense neighborhood and made it attractive for investors to construct apartment buildings in the area. Schools, churches, entertainment venues, fraternal organizations, and women's clubs, in addition to mom-and-pop stores, accommodated the growing number of people who were moving into newly-constructed apartments, as well as the resident population who lived in a wide range of single-family homes. In the late 1910s and early 1920s, World War I and a subsequent recession slowed development in the city, but apartment building in the Capitol Hill area remained strong.

In the period of the 1910s-1930s, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Cladding materials were generally brick and terra cotta for newer buildings, or wood for those constructed in the earlier part of the century, and often in eclectic styles in the early 20th century, or Colonial or Tudor Revival styles which were popular by the 1920s.

The Development of the Subject Building, and Building Owners

The subject site is located in Furth's Addition to the City of Seattle, which was platted in 1907, and included the six full or partial blocks approximately from East Prospect Street to both sides of East Roy Street, and west of Eleventh Avenue to both sides of Tenth Avenue. The plat was initiated by G. Poncin and Maurice McMincken, President and Secretary respectively of the Yesler Estate, the original owner of the property.

Furth's Addition was platted and developed relatively late compared to the surrounding blocks, including Sarah B. Yesler's First Addition directly to the west (platted in 1883) and Phinney's Addition directly to the northwest (platted in 1882), which together extended to Boylston Avenue, from East Galer to East Roy Streets. The blocks directly south of East Roy Street (ie, south of Furth's Addition), to about Thomas Street, consisted of two Pontius Additions platted in 1892 and another in 1900. The blocks directly to the east of the subject site were platted as the westernmost edge of Moore Investment Company's Capitol Hill Addition No. 1, one of a series of seven plats recorded between 1900 and 1906 which would create the highly desirable Capitol Hill neighborhood on the east side of Volunteer Park, north of East Roy Street to 24th Avenue East.

A review of the 1912 Baist map shows that the parcels across the street from the subject building (which were located in the Capitol Hill Addition No. 1) were already largely built out, whereas Furth's Addition was largely undeveloped, including the subject parcel. The first house on the subject block was constructed in 1905. However, by 1924 when the subject structure was completed, the block had almost entirely been built out—including three other large apartment buildings, besides the subject building, constructed during the early 1920s. The final two houses built on the block were constructed in 1928.

In 1923, the subject site was purchased by William C. Malaney, about whom very little additional information could be found for this report. According to census records, Malaney appears to have been born in Chicago in 1859 or 1860, and may have worked as a

manufacturer of patent medicines around 1900. In the 1913 Lakeside (Chicago) Classified city directory, a William C. Malaney is listed as a contractor, which, if him, would have meant that he was about 54 years old at that time.

The first evidence of Malaney in Seattle were two brief newspaper articles in late 1923 noting his intended construction of the subject building: "Henry C. Ewing & Co. report having just closed the sale of three lots alongside the Washington Arms Apartment on 11th Avenue North to W. C. Malaney, who will immediately start the erection of an apartment house costing $125,000. This section is among the most popular apartment house districts in the city." The other article noted that architects Stuart & Wheatley were to design the building. The cost figure cited referred to the land and building together; the construction cost was estimated at $65,000 in a later notice stating that the building permit had been granted in April 1924. Work began in mid-April, and the building was completed and ready for occupancy in late August 1924. By that time, the building was called the Highland Apartments.

Just nine months later, in May 1925, William C. Malaney sold the subject building for unknown reasons to Anna J. Clebanck, who purchased the property as an investment. The sales figure disclosed was $100,000.

No other mention of Malaney could be found in the Seattle Times searchable historic database, including in business or society columns. He appears only once in the Polk's Seattle city directory in the 1920s, for 1926, living in a modest bungalow with his wife, Katherine, at 825 Gwinn Place in the North Broadway neighborhood near the University Bridge. In late 1926 or 1927 they moved to Portland, Oregon, presumably in retirement (at that time, Malaney would have been about 67 years old). Available death certificate records indicate that William C. Malaney died October 15, 1932, in Portland, but no obituary could be found in Oregon newspapers which might have provided further insight into his life.

Anna J. Clebanck, the purchaser of the subject property in 1925, was born in Holland around 1876. She moved to the United States in 1895, and to Seattle around 1907. Anna was married to John H. L. Clebanck, who was listed in Seattle city directories as a saloon owner on Main Street in Pioneer Square c.1910-1916, and about whom little else could be found. Census records indicate he was born in Germany around 1853, so was about twenty-three years older than Anna. In 1916, his saloon went out of business after the institution of prohibition in Washington State in late 1915. Anna and John had two sons, Marcel and Fred, who were listed in city directories as bartenders at their father's bar around 1910. In 1912, Fred died in a massive forest fire while working as a cook at a logging camp in Skagit County, and was buried in Sedro-Woolley. During these years, until the early 1920s, the family lived at 2418 East Union Street, which they appear to have operated as a hotel for a time after John's bar closed in 1916. By that time, John appears to have retired, and Marcel was listed in city directories during the 1920s variously as a chauffeur, a machinist, a shipworker, and a mechanic. John died in 1928, at age 75. In 1931, Anna married Burnhard (or Bernard) W. Ficker, whose wife Thekla had just died in 1930 (and was an acquaintance of Anna's through the Seattle German Ladies Society), but the marriage only lasted about a year. In 1935, Anna purchased and lived in a c.1907 mansion on extensive lakefront grounds at 7760 Seward Park

Avenue (now addressed as 5332 S. Kenyon Street). During this entire period, Marcel appears to have lived in Anna's household, until her death at age 62 or 63, in May 1939.

Anna Clebanck invested in real estate—besides purchasing the subject property in 1925, she owned and resided with John and Marcel in the DeLuxe Apartments at 1730 18th Avenue from 1920 to 1923, and managed it for the new owner into the late 1920s; she purchased the Charldon Apartments at 711 Seneca Street (no longer extant) in 1926; and she purchased the Pontius Court Apartments at 502 Eastlake Avenue (no longer extant) in the early 1930s but possibly as early as the late 1920s, and resided there with Marcel in the early 1930s. She was active in the Seattle Turnverein and Sahalie Ski Club, Hotel Greeters of America, the German Ladies Aid Society, and the Apartment Operators Association. At the time of her death, she had two brothers in Seattle, a sister in Vancouver BC, and three other siblings in Holland.

Anna's 1932 will left her entire estate (valued at $200,000, the equivalent of almost four million dollars today), including the subject building, to Marcel, except for one dollar each to her siblings. The terms of the will designated Marcel as executor of the estate. In late 1939, Anna's siblings collectively contested the will in a well-publicized court case, which lasted into late 1940. During the course of the proceedings, it was revealed that Marcel was not Anna's natural son, and that he had been legally adopted by Anna only eleven years earlier, in 1929, after John Clebanck's death. Additionally, it was revealed that Marcel was only eleven years younger than Anna. The adoption had been a source of controversy for the siblings, and was done specifically to "make things easier for me in the future—as her legal son, things couldn't get away from me," stated Marcel. In fact, Marcel stated he and Anna had adopted one another. In counter-testimony, her siblings stated that Marcel had undue influence over Anna, having helped manage all of her properties for over thirty years. Another sibling stated that Anna wrote another, more recent 1934 will, which had been seen and discussed at a family reunion at her house that year. Furthermore, the sibling stated that Anna had said a few months before her death that she would leave nothing to Marcel, because she had learned that Marcel had intended to marry someone and "she [Anna] said she couldn't understand why, after all their years together, he should want to leave her…and said if he did leave her, he wasn't going to have anything at all." Another relative stated that Anna had known that Marcel was seeing a married woman, and that Anna feared the woman and her husband were actually planning to deceive Marcel.

In October 1940, the court dismissed the case and the estate was awarded to Marcel. Four months later, in February 1941, Marcel married Kathleen Meissner, who had just divorced her husband Adam J. Meissner a few months earlier in May, 1940, in the middle of the estate proceedings between the estate of Anna Clebanck and her siblings. They resided in the Seward Park Avenue mansion. Ten years later, in 1951, Kathleen and Marcel divorced, but Marcel retained the subject property.

In 1952, Marcel remarried and retired from the apartment business that summer. His new wife Rita A. Clebanck was a successful Seattle realtor. Title abstracts indicate that Marcel and Rita sold the subject property to Roy A. and Pearl Schmoke apparently in a multi-step process beginning in August 1952, but in the middle of the proceedings, Marcel died in February 1953. The sale to the Schmokes was completed in November 1953.

In 1954, the Schmokes sold the subject building to Waverly and Helen Mairs, and Helen's brother Irving Lassen, for $145,000. At the time, the Mairs's resided in one of the subject property's apartments. In 1973, the subject building was purchased for $180,000 by George Eggler, and the property by then was described as having seventeen units. The property remained in the Eggler family, and later in a family trust, until it was sold in 2017 to Highland Investors 2017 LLC, the current owner.

The Architects, Stuart & Wheatley

Copies of the original building permit and architectural drawings on file indicate that the designers of the subject building were Stuart & Wheatley, a Seattle firm active during the decade of the 1920s. They were particularly known for larger and well-designed apartment buildings, and favored the period revival styles popular at the time.

Bertram Dudley Stuart was born in London, England, in 1885, but little is known about his early life. He moved to Canada and practiced in Edmonton, Alberta, then in Vancouver, British Columbia in the early 1900s—in 1911 and 1913-1915 he was in private practice in Vancouver; for one year he was in a partnership with Howard E. White there. During this period he designed the Palace of Horticulture (1911, destroyed) and the Campbell Court Apartments (1914), both in Vancouver. He moved to Seattle in 1915.

Arthur Wheatley was born in the industrial Yorkshire town of Barnsley, England, in 1885. He moved to Canada and practiced in Vancouver, British Columbia for a time, finally arriving in Seattle in 1916. From 1916 to 1923, he was in private practice, and designed the spare Colonial Revival style Woodland Park United Methodist Church at 78th Street and Greenwood Avenue in 1921.

In the slow but steadily expanding economic environment of early 1920s Seattle, Stuart and Wheatley formed their partnership in 1923 and immediately received significant commissions. One of their first projects was the six-story Biltmore Apartments (1923-24) at the corner of Summit Avenue and Loretta Place—with 125 apartments, it was described at the time as the largest apartment building in the Northwest, and was constructed by its owner Stephen Berg at the reported cost of $750,000.

The subject building was completed shortly thereafter, in 1924, and represents a relatively early work for the firm.

Other projects for developer Stephen Berg which remain extant today include a 1923 four-story addition to the existing four-story Holland Building (1920); the ten-story Hotel Claremont (1925, now the Hotel Andra); and the twelve-story Bergonian Hotel (1926, now known as the Mayflower Park Hotel), all downtown on Fourth Avenue; and the fourteen-story Exeter House Apartments (1927) at the northwest corner of Eighth Avenue and Seneca Street.

Many of these residential apartment projects, particularly the larger ones, had elaborate lobbies and highly detailed exteriors of brick and terra cotta. Other apartment buildings designed by the firm included the modest two-story Sterling Court Apartments (1926) at 1722 Belmont Avenue; the twelve-story Marlborough Apartments (1927, with Earl Morrison) at 1220 Boren Avenue on First Hill; and the restrained Art Deco style Marianne Apartments (1929) at 633 Fourth Avenue West on Queen Anne Hill.

Stuart & Wheatley had some commercial or light industrial projects, including the Boren Investment Company Warehouse (1925, a Seattle landmark), but were mostly associated with apartment or multifamily projects, or that otherwise had some residential component. They designed three houses for University of Washington fraternal clubs, including the Chi Psi fraternity house (1924) at 4600 22nd Avenue NE, the Sigma Alpha Epsilon fraternity house (1925) at 4506 17th Avenue NE, and the Chi Omega sorority house (1925) at 4549 18th Avenue NE.

In 1930, with both partners now 45 years of age, the pair dissolved the firm and went back to operating as sole proprietors, presumably to better weather the onset of the Depression years.

Little information is available about Wheatley in these years after 1930, and none of his projects from that period have been identified. Wheatley was living in Sedro-Woolley in 1942, and died in 1946 at age 61.

After 1930, Stuart's career continued for many decades. However, other than the modest, three-story Wedgwood Inn (1930, now Inn at Queen Anne) at the northwest corner of First and Republican in the Lower Queen Anne neighborhood, few other examples could be found for this report. In 1940 he was a partner in Stuart, Holmes & Jones, which operated until 1942. In 1942, he formed Stuart, Durham & Kirk with Robert L. Durham and Paul Hayden Kirk, which operated until 1945 when Kirk left to form another firm with James Chiarelli. The remaining partnership of Stuart & Durham continued until 1954, working on wartime housing and commercial structures. A significant Modern style structure which they designed during this period is the Queen Vista Apartments (1949), at 1321 Queen Anne Avenue. After 1954, Durham left to form Durham, Anderson & Freed, and Stuart returned to a sole proprietorship. He finally retired at age 86 in 1971, and died in Seattle in October 1977 at age 92.

The Builders, Sylliaasen & Sando

The original permit on file states that the builder of the Highland Apartments was Sylliaasen & Sando, general contractors. The firm was active in Seattle during the first three decades of the 20th century, and was founded by Christian T. Sylliaasen and Magnus Sando.

Sylliaasen was born in Lillehammer, Norway, in 1860, and moved to Yankton, South Dakota, around 1880, where he worked as a contractor and builder. He came to Seattle in 1901, and later that year formed a partnership with Magnus Sando.

Significant structures constructed in Seattle by Sylliaasen & Sando include the University Temple United Methodist Church (John Graham, 1927) at 15th Avenue NE & NE 43rd Street; Immanuel Lutheran Church (Vernon Watson, 1912) at 233 Pontius Avenue; and the William O. McKay Ford Automobile dealership (1923) on Westlake Avenue. Outside the city, the firm constructed the Grays Harbor County courthouse (Vernon Watson, 1911) in Montesano, Washington; and high schools in that city, Chehalis, and Raymond, Washington.

Sylliaasen had a brother in North Dakota, and two siblings who remained in Norway. He and his wife Johanna lived at 15 Ward Street on Queen Anne Hill, where they raised one daughter

and four sons. Some of Sylliaasen's children were also involved in the building trades—city directories indicate that son Melvin was a structural engineer for John Graham & Company and eventually served as the Seattle City Engineer during the 1930s; son Oscar was an electrician; and son Vincent was an engineer and superintendent at Pacific Telegraph and Telephone Company. Christian Sylliaasen died in Seattle in 1933.

Little information was found about Magnus Sando. Census records indicate that he was born in 1867 in Norway, and arrived in the United States in 1889, at about age 22. He married Hilda Larson in Spokane, Washington in 1896, and began raising a family. He apparently arrived in Seattle around 1900, working as a carpenter, and formed his partnership with Sylliaasen in 1901. Hilda died in 1918 at age 40, leaving six children for Magnus to raise. At some point after 1920, he married his second wife, Olga. They resided at 2833 Broadway Avenue N., and had a seventh child. In 1924, the year of the construction of the subject building, one of Sando's seven children, a 14-year old son, died of unknown causes. No additional information could be found about Magnus Sando, and only a brief obituary summarizing his life could be located. Magnus was a member of the Sons of Norway. Olga died in Seattle in 1931, and Magnus followed in 1938.

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The features of the Landmark to be preserved include: *the site and the exterior of the apartment building.*

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