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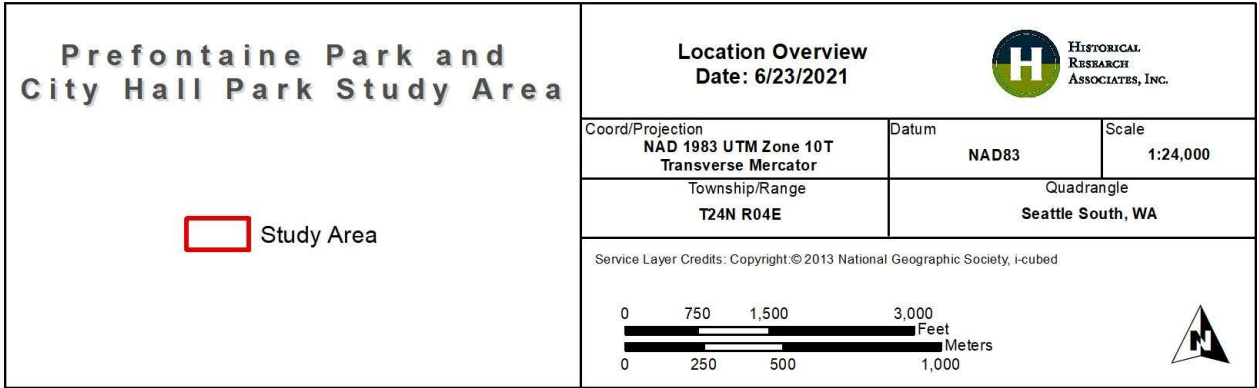
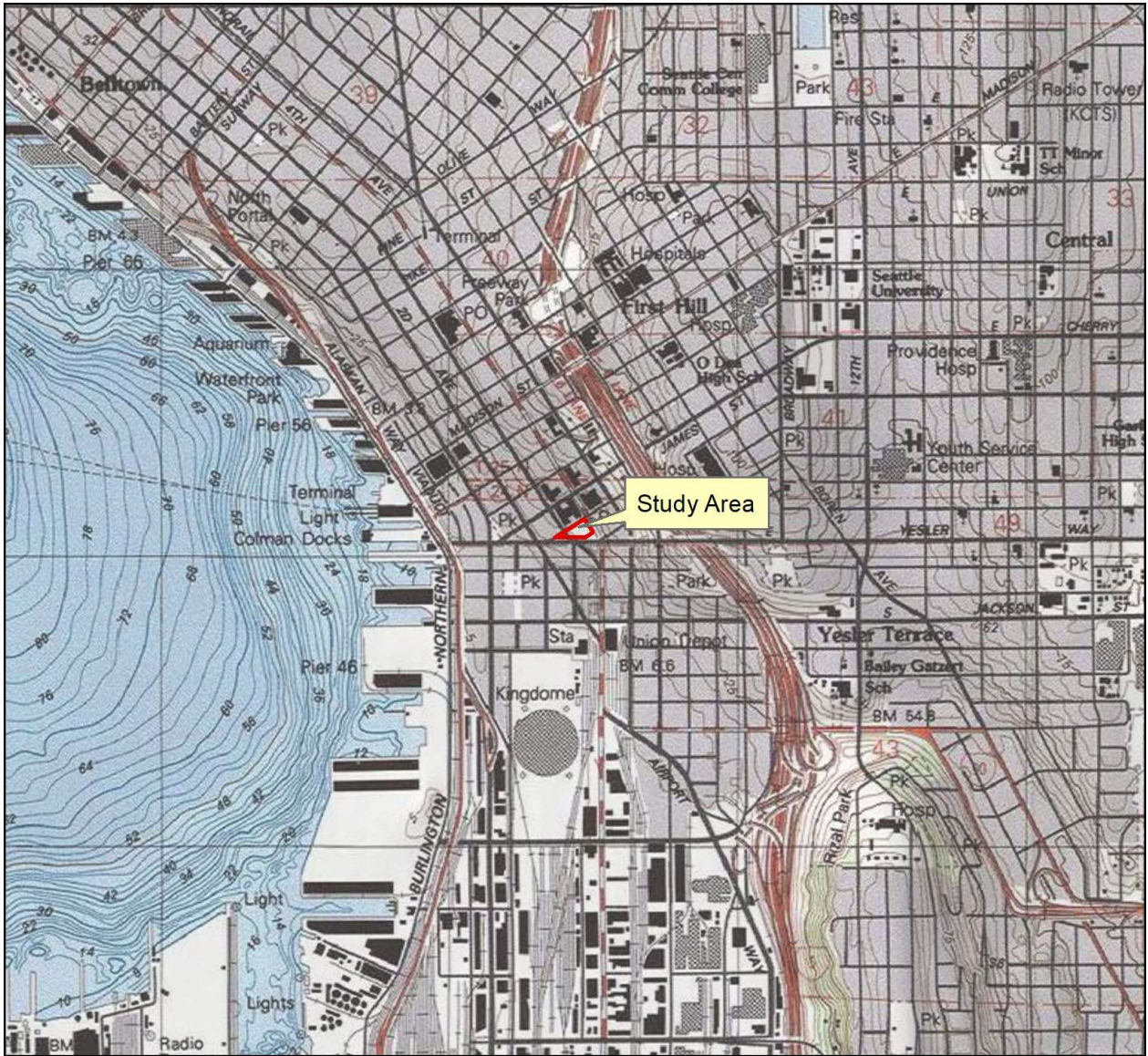
MEMORANDUM

To:	Katie Bang, Seattle Parks and Recreation Department
From:	Chrisanne Beckner, Historical Research Associates, Inc.
Subject:	City Hall Park and Vicinity Built Environment Study
Date:	July 14, 2021

Project Description

Seattle Parks and Recreation would like to renovate two city-owned park resources in downtown Seattle, the Prefontaine Fountain in Prefontaine Park (parcel 0939000555; 425 3rd Ave.) and City Hall Park (parcel 0942001145; 450 3rd Ave.). Seattle Parks and Recreation is considering repurposing and possibly filling Prefontaine Fountain, and providing new pathways, lighting, and landscaping around the existing feature. Additionally, Seattle Parks and Recreation is considering a project to reactivate and renovate City Hall Park. The two parks are located along Yesler Way and separated by 3rd Ave. They are located in the northwest quarter of Township 24 North, Range 4 East, Section 5 in Seattle, King County, Washington (Figures 1 and 2). Both parks contribute to the Pioneer Square Preservation District, which was established in 1970 and requires a certificate of approval from the Pioneer Square Preservation Board for alterations to any structure. Both parks also contribute to the overlapping National Register of Historic Places (NRHP)-listed Pioneer-Square-Skid Road Historic District, listed in 1970 and updated most recently in 2007 (Link 2007; Pioneer Square Preservation Board 2003).

The Prefontaine Park and City Hall Park projects are still in the design phase. No project scope, funding stream, or regulatory environment has yet been established. In support of the future renovation projects and to assist in planning and initial consultation with stakeholders including the Pioneer Square Preservation Board, Seattle Parks and Recreation Department contracted with Historical Research Associates, Inc. (HRA) for a built-environment study of Prefontaine Fountain and City Hall Park. The goal of the study is to document the history of the City of Seattle's development of each park; to document existing conditions within the parks; and to update historic property inventory (HPI) forms in Washington's cultural resources database, the Washington Information System for Architectural and Archaeological Records Data (WISAARD). No archaeological study was conducted. As no regulatory context has yet been established, the built environment study is limited in scope and is not intended to meet Washington state reporting guidelines or federal or state regulations. In future phases of project development, this study may be used, along with additional research, including an archaeological study, if appropriate, to inform a cultural resources technical report meeting state and federal regulations and reporting guidelines.



Historical Research Associates, Inc., Seattle, WA

Figure 1. City Hall Park and Vicinity Built Environment Study Area.

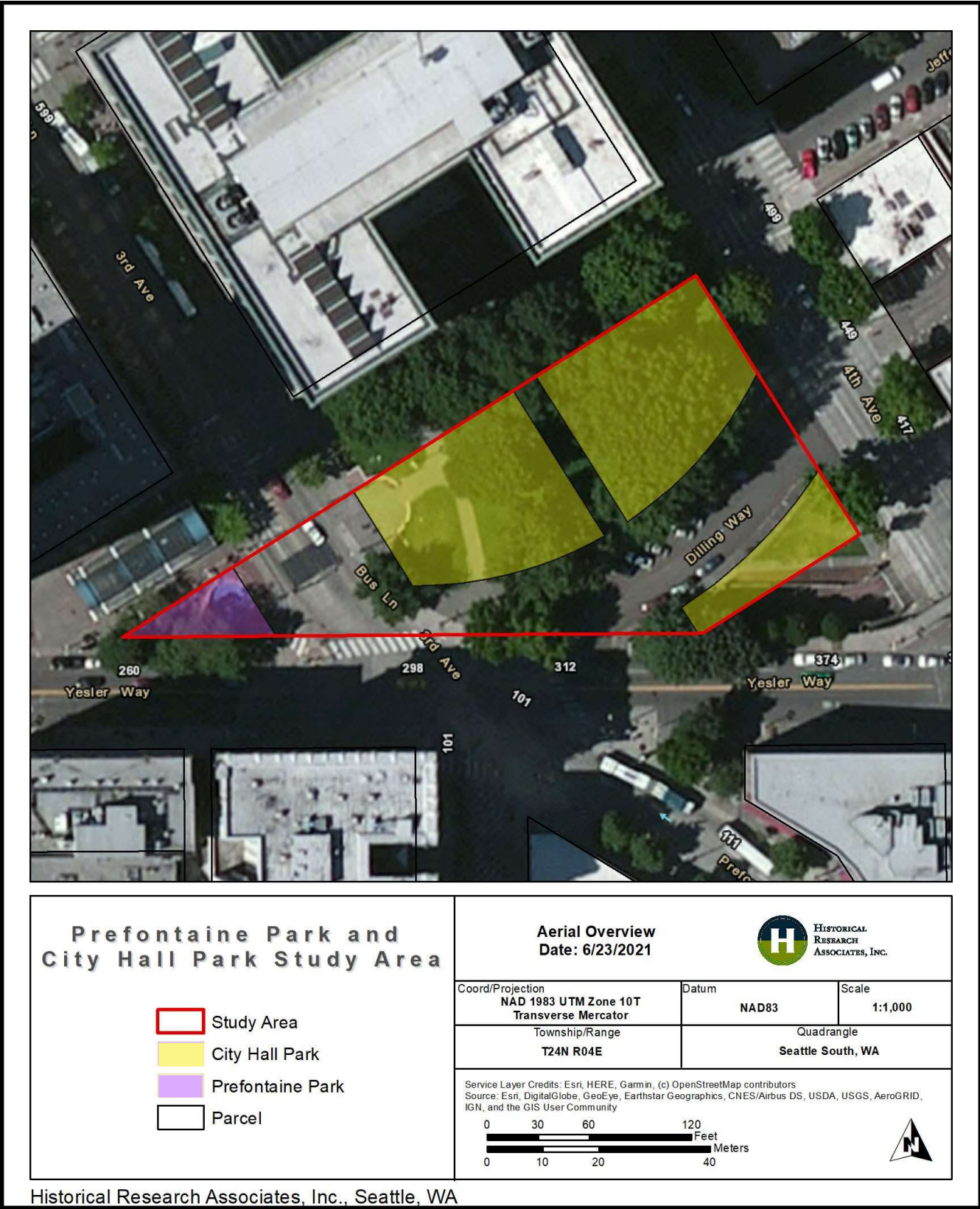


Figure 2. Prefontaine Park and City Hall Park.

Methods

HRA's architectural historian, Chrisanne Beckner, MS, who meets the Secretary of the Interior's qualifications for architectural history, conducted an archival record search for the project. Beckner searched Washington Department of Archaeology and Historic Preservation's (DAHP's) WISAARD database for cultural resources survey reports, archaeological site records, HPI forms, existing nominations, and cemetery records. Additionally, she reviewed historic maps (Attachment A), plats, and aerial photographs, local histories, and published resources from HRA's own in-house library, as well as online collections of historic newspaper articles, historic photographs, and plans and drawings. Additional information was provided by City of Seattle staff and included architectural plans and drawings from Seattle Parks and Recreation records. Historic records were used to document previously recorded cultural resources within the study area and its immediate vicinity and to prepare a historic-period context for the project.

Beckner conducted a field survey of the study area in June 2021, documenting in field notes and digital photographs (where possible) key features of Prefontaine Park and City Hall Park.¹ Results of the field survey were paired with background research results and historic context to update HPI forms in the WISAARD database (Attachment B) and to reevaluate both parks against local, state, and national registers of historic places criteria, resulting in updated recommendations regarding each resource's eligibility for listing.

National Register of Historic Places Criteria

HRA evaluates resources using the following guidelines established by the National Park Service. To be individually eligible for listing in the NRHP, a property must be significant under one of four criteria:

Criterion A: Under Criterion A, properties can be determined eligible for listing in the NRHP if they are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Under Criterion B, properties can be determined eligible for listing in the NRHP if they are associated with the lives of persons significant in our past (i.e., persons whose activities are demonstrably important within a local, state or national context).

Criterion C: Under Criterion C, properties can be determined eligible for listing in the NRHP if they embody the distinctive characteristics of a type, period or method of construction, represent the works of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., are part of a district). Discrete features, a particular building for example, may best be documented under Criterion C, though collections of resources may also have significance under Criterion C for architecture or engineering association.

Criterion D: Under Criterion D, properties may be eligible for the NRHP if they have yielded, or may be likely to yield, information important in history. To be eligible under Criterion D, the property must have, or have had, information to contribute to our understanding of human history and that information must be considered "important" (NPS 1997). Although it most commonly applies to archaeological sites, buildings, structures and objects may be eligible under Criterion D if they are the principal source of information.

¹ At the time of survey, Prefontaine Fountain and City Hall Park were the site of an encampment, limiting public access to some locations. For the sake of the study, HRA's survey photos were augmented by recent City of Seattle photos provided by Seattle Parks and Recreation.

Integrity

Integrity is the ability of a property to convey its significance. To be eligible for the NRHP, a property must not only be shown to be significant under NRHP criteria (A–D above), but also must have integrity. The evaluation of integrity is grounded in an understanding of a property’s physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity, which are:

Location: Location is the place where the historic property was constructed or the place where the historic event occurred.

Design: Design is the combination of elements that create the form, plan, space, structure and style of a property.

Setting: Setting is the physical environment of a historic property.

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: Workmanship is the physical evidence of crafts of a particular culture or people during any given period in history or prehistory.

Feeling: Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.

Association: Association is the direct link between an important historic event or person and a historic property (NPS 1997).

Washington Heritage Register Criteria

To be individually eligible for listing in the Washington Heritage Register (WHR), a property must be significant within a historic context. Sites that are listed in the NRHP are automatically added to the WHR (25-12 Washington Administrative Code [WAC]); as such, a separate nomination is not needed and, for the purposes of this report, the same four criteria utilized for the NRHP (Criteria A through D above) are used in the report to evaluate for eligibility for listing in the WHR (DAHP 2021).

Seattle City Landmarks Criteria

In order to be designated a Seattle City Landmark, a resource must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance:

A. It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or

B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or

- 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; or
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- E. It is an outstanding work of a designer or builder; or
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City (Seattle Municipal Code [SMC] 25.12.350).

Background Research Results

HRA reviewed DAHP's WISAARD database for cultural resources located within 0.1 miles (mi) of the study area. Background research results provide a snapshot of the physical location and historic significance of cultural resources with the study area and its immediate vicinity.

Cultural Resources Studies

Five cultural resource studies have taken place within 0.1 mi of the study area (DAHP 2021). None of these studies identified cultural resources within Prefontaine or City Hall Park. In 1999, two transportation studies were completed, one in association with the Central Link Light Rail Transit Project for the Central Puget Sound Regional Transit Authority (Courtois et al. 1999a) and one for the Sound Transit Central Link Light Rail project for Sound Transit and US Department of Transportation. The survey corridor for both studies ran northeast of City Hall Park and did not cross the study area (Courtois et al. 1999b).

A third study included a desktop review of known cultural resources running along a series of corridors through downtown Seattle and included 3rd Avenue where it runs between Prefontaine Park to the west and City Hall Park to the east. The study was conducted in support of the Denny Way/Lake Union Combined Sewer Outflow Control Project and no resources were identified in Prefontaine Park or City Hall Park (Forsman et al. 1997).

A fourth study included an inventory of fading painted advertisements appearing on building elevations throughout Pioneer Square and the Chinatown-International District. The study documented signage on buildings to the south and west of Prefontaine Park and City Hall Park but did not identify any signage in the study area (IPSSU 2013).

A fifth study documented the Yesler Way over 4th Avenue South Bridge, a historic bridge located directly south and east and within 0.1 mi of the study area (Heideman 2015).

Previously Recorded Archaeological Sites

There are three previously recorded archaeological sites within 0.1 mi of the study area.

The Sinking Ship Areaway (45KI685) is a remnant of a mosaic tile floor in the Occidental Hotel, constructed between 1883 and 1884. It was identified in an areaway approximately 250 feet (ft.) west of the study area (Lewarch and Kaehler 2003). DAHP assessed the site as not eligible for listing in

the NRHP (Brooks 2003).

The James Street Tunnel (45KI134) is a remnant of a tunnel that once connected buildings to the north of the study area under James St. It was identified approximately 320 ft north of the study area. DAHP assessed the site as potentially eligible for the NRHP (DAHP 2021).

Finally, 200 Occidental (45KI1233), which includes a series of historic-period building foundations and artifacts, was identified across half a city block approximately 0.1 mi southwest of the study area. Analysis of the site materials is ongoing. The site has not been evaluated for listing in the NRHP (Undem and Earley 2015).

NRHP-Listed or Eligible Properties

The study area is within the boundaries of an NRHP-listed Pioneer-Skid Road Historic District, which is roughly bound by Alaska Way on the west, 4th Avenue S on the east, Columbia Street on the north and S King Street to the south, although the boundary is irregular on all sides. Listed originally in 1970, it was expanded to 88 acres in 1978 and expanded south along First Avenue South in 1988. The nomination was last updated in 2007. The district's contributing resources date from just after the Seattle Fire (June 6, 1889) to 1931 and include examples of Richardsonian Romanesque, Chicago style, and Victorian-era buildings. The district has a small number of contributing spaces, including Pioneer Place with its iron pergola, totem, and fountain; City Hall Park, once known as Dilling Park; Prefontaine Park with its Carl F. Gould-designed fountain; and a monument within the park described as "the Daughters of the American Revolution Battle of Seattle Site" (Link 2007). The Battle of Seattle Site, at the corner of Jefferson Street and 3rd Avenue, includes a large boulder marked with a plaque erected by the Daughters of the American Revolution in 1916 to commemorate the 1856 Battle of Seattle, between western settlers and Native peoples led by Chief Seattle. It was listed in the NRHP in 1970 (Corley 1969).

Additionally, there are two NRHP-listed properties within 0.1 mi of the study area. The first is the Old Public Safety Building, located at 400 Yesler Way. It is approximately 150 ft west of City Hall Park. The building was designed by Clayton D. Wilson and constructed in 1909 on a wedge-shaped parcel. The building served as municipal offices until the City-County Building was constructed adjacent to City Hall Park in 1915. The flatiron shaped building then served as jail, city hospital, and municipal court. It was listed in the NRHP in 1973 (Corley 1973). The second is the Lyon Building at 607 Third Avenue, approximately 0.1 mi northwest of the study area. Designed by John Graham Sr. and David J. Meyers, the six-story building was constructed in 1910 in the Chicago style and housed offices above retail. The building was determined eligible for listing in the NRHP in 1984 and formally listed in 1995 (Hanson 1995).

Cemeteries

There are no known cemeteries within 0.1 mi of the study area.

NRHP-Eligible Buildings, Structures, and Objects

While the study area is located within an NRHP-listed historic district, many of the built resources in the immediate vicinity have been re-surveyed and re-evaluated for their individual eligibility for listing in the NRHP. A total of ten buildings, structures, and objects within 0.1 mi of the study area have been assessed as individually eligible for the NRHP, either by DAHP or a federal agency (Table 1).

Table 1. NRHP-Eligible Buildings, Structures, and Objects within 0.1 mi of the Study Area.

Address	Name	Build Date	Distance and Direction from the Study Area	NRHP-Eligibility Status
516 3rd Ave.	King County Courthouse	1916	Northwest and adjacent to City Hall Park	NRHP-Eligible, DAHP, 2018
501 3rd Ave.	Arctic Club and Hotel Seward	1908	Northwest and adjacent to Prefontaine Park	NRHP-Eligible, DAHP, 2018
223 Yesler Way	Frye Hotel Areaways	1908	South and adjacent to Prefontaine and City Hall Parks	NRHP-Eligible, U.S. Federal Highway Administration (FHWA), 2015
223 Yesler Way	Frye Hotel	1908	South and adjacent to Prefontaine and City Hall Parks	NRHP-Eligible, U.S. Department of Housing and Urban Development, 2010
101 Prefontaine Place S	Tashiro-Kaplan Building Areaways	1908	South and adjacent to City Hall Park	NRHP-Eligible, FHWA, 2015
Under City Hall Park	King County Courthouse Tunnel	1917	Tunnel from Southeast of City Hall Park to basement parking at King County Courthouse	NRHP-Eligible, FHWA, 2015
Yesler Way	Yesler Way Bridge Over 4th Ave. S	1910	Southeast of City Hall Park	NRHP-Eligible, FHWA, 2015
400 Yesler Way	Old City Hall/Public Safety Building Areaways	1909	Southeast of City Hall Park	NRHP-Eligible, FHWA, 2015
Under 4th Ave.	Northern Pacific RR segment	1876-1888	East and adjacent to City Hall Park	NRHP-Eligible, DAHP, 2017
500 4th Ave.	King County Administration Building	1970	Northeast and adjacent to City Hall Park	NRHP-Eligible, DAHP, 2018

Historic Maps

The study area is depicted on Sanborn Fire Insurance maps between 1884 and 1905, as well as in Baist real estate maps from 1905 and 1912 (Attachment A). All maps indicate that the site of City Hall Park was split between commercial interests and public buildings, either King County or City of Seattle, up to 1905. The 1912 Baist real estate map indicates that the site had been converted to a park by that time. The site of Prefontaine Park appeared as minimally developed in maps from 1884 to 1905 but also appeared as a park in the 1912 Baist real estate map (Sanborn 1884, 1888, 1893, 1905; Baist 1905, 1912).

Historic Context

In 1792, British explorer George Vancouver guided his crew through the waters of the Puget Sound, where they named many local features of land and water including the Sound itself. England's Hudson's Bay Company followed in 1824; American Naval Lieutenant Charles Wilkes arrived in 1841. The Donation Land Claim (DLC) Act of 1850 drew settlers to the northwest, where they claimed lands long occupied by the Duwamish peoples and their neighbors. As a result of exploration and Euroamerican resettlement, the Native population plummeted, succumbing to repeated outbreaks of introduced diseases including smallpox, influenza, and typhoid fever (Bagley 1916; Suttles and Lane 1990:485–502).

In 1850, both Isaac Ebey and John Holgate visited the future site of Seattle, but neither settled there. They were followed by scouts from the Denny Party, including David Denny, who arrived in 1851 at Alki Point. After scouting the region, the Denny Party, including the Borens, Bells, Lows, and Terrys, moved a few miles east to the shores of Elliott Bay, where the City of Seattle would soon rise (Bagley 1916:17; Crowley 2003). In 1852, entrepreneur Henry Yesler arrived and acquired lands on the waters of Elliott Bay, where he built the growing community's first sawmill. According to historian Priscilla Long, "by late 1853, Seattle had twenty buildings made from lumber cut there" (Long 2000). Boren and Maynard filed the first plats for the young city in 1853, creating two conflicting grid systems that continue to clash today at present-day Yesler Way within the study area (Crowley 2000). Yesler's Mill would remain the main employer for men in the region throughout the 1850s as Seattle developed its first commercial enterprises, including general stores, taverns, boarding houses, joiners, and blacksmiths (Link 2007).

The city grew rapidly throughout the 1860s. New buildings were generally small, wood-framed, and one to two stories tall with false fronts. In 1871, Seattle's first professional architect, Arthur Doyle, arrived, bringing with him the popular Victorian-era styles. As Seattle grew, the central city continued to hug the shore, stretching 1.5 mi north to south, but advancing less than 1 mi inland. In 1882, a brick works opened south of downtown, and builders began to transition from wood to masonry construction. Soon, architects like Donald MacKay, William Boone, Stephen Meany, and John Nestor began designing new buildings for the growing city center. New hospitals, hotels, religious buildings, commercial blocks, and schools began to rise in brick with stucco facing, ornamented with elements of the Second Empire style. In 1883, King County acquired the site of today's City Hall Park. The County built a wood courthouse on site (Link 2007).

Deprived of access to a new transcontinental railway system when the Northern Pacific chose to build its new line to Tacoma instead of Seattle, the city's economy stalled briefly in the mid-1880s. In 1889, Seattle's great fire permanently altered the city's character. In June, a pot of glue in a basement cabinetry shop caught fire. The fire spread quickly through Seattle's downtown, consuming 116 acres of the central city. Maps of the fire's progress show its eastern boundary at about Second Ave., west of the study area. After the fire, downtown Seattle further embraced masonry construction for its new buildings, and many were constructed in the Romanesque and Chicago styles (Ochsner and Andersen 2003:35–54).

After the fire, the City's commercial and government leaders took the opportunity to update the city's infrastructure, establish new buildings codes, widening roads, and improving water system, as well as regrading sections of the city southeast of the study area. The city also founded a permanent fire department (Ochsner and Andersen 2003:58). During the city's rebuild, regrading projects leveled some parts of the hilly landscape while building others up, including Pioneer Square. A total of 35 ft was added at Third Ave. and Jackson St. south of Yesler Way. The regrade not only raised the street levels but also created underground areaways at the earlier grades, many of which were lit from above by glass blocks embedded in the sidewalks (Ochsner and Andersen 2003:58).

In the 1890s, with the construction boom that followed the fire, blocks in and near the study area were quickly developed and repurposed. In August 1891, the City of Seattle purchased the 1883 King County Courthouse, renovated it, and added onto it. The building's sprawling footprint earned it the nickname "Katzenjammer Castle," a reference from a well-known comic strip. According to Sanborn Fire Insurance maps, by 1893, City Hall, the police department, and the city jail were located on the west half of today's City Hall Park. On the east half of today's City Hall Park were the opera house (Turner Hall), along with lodging, hotels, and restaurants (Link 2007; Sanborn 1893; Seattle Municipal Archives 2021).

Seattle continued to recover from the fire until the national economy collapsed in the Panic of 1893, triggering mass layoffs and corporate bankruptcies, as well as plummeting markets for local goods. This period was relatively short lived in Seattle however, as in 1897, the first gold mined from Canada's Yukon Territory sailed into Seattle on a steamer, kicking off the Klondike Gold Rush and filling Seattle with adventurers and those who profited on outfitting them (Pierce 1999).

Seattle boomed through the turn of the century as streetcars consolidated under the Seattle Electric Co. and amusement parks grew up along the shores of Lake Washington. By 1904, Seattle had its first steel-framed skyscraper, the Alaska Building. By 1905, the city was planning to pave roads in the study area in brick and sandstone blocks, complete with water and sewer systems below them (Thomson 1905). By 1906, the Great Northern had constructed a one-mile, arched, concrete railroad tunnel under busy sections of downtown (including under Fourth Ave. within the study area) to improve access to the new King St. Station, completed south of the study area that year (Morrison 1913). City parks expanded under a parks plan prepared by the Olmsted Brothers; the downtown commercial center expanded, filling a portion of downtown once inhabited by the University of Washington before it moved to its present location on Portage Bay; and Seattle annexed West Seattle, Southeast Seattle, and Ballard, nearly doubling its land area (Crowley 2006). Seattle's commercial downtown began to drift farther north, and land north and south of Yesler Way became increasingly residential, with hotels and rooms for rent, even on the site of today's Prefontaine Park. Chinese and Japanese-owned businesses, including lodging, restaurants, and laundries, served an increasingly international population (Sanborn 1905).

In 1909, Seattle hosted its first world's fair, the Alaska-Yukon-Pacific Exposition, on today's University of Washington Campus. The fair was partially responsible for a host of city improvements meant to show off Seattle's world-class potential. Also in 1909, Father Prefontaine, a prominent Catholic priest who founded the first Catholic church in Seattle, died, leaving the city \$5,000 to establish a city fountain that would eventually anchor Prefontaine Park.

After many years of deriding the Katzenjammer Castle for its limitations, the City of Seattle began looking for a new City Hall by 1909. A building at 400 Yesler Way (known as the Public Safety Building or Yesler Building) was under construction for the city's health and safety department. The City added three additional stories to the building, and it began to serve as Seattle's new city hall. The Katzenjammer Castle was demolished and the site transformed into a public park known as "Dilling Park," after Mayor Dilling, who advocated for the careful renovation of Seattle's "only downtown park" and fought to keep it from becoming the site of a parking garage (Link 2007; *Seattle Times* 1912; Sherwood n.d.).

North of Dilling Park, the Lyon Building was constructed in 1910, quickly followed by the Arctic and Rector Buildings in 1913. The 42-story Smith Tower, "the tallest building west of Ohio," was completed in 1914. Also in 1914, designer Carl F. Gould submitted plans for the fountain paid for by Father Prefontaine, to be known as Prefontaine Fountain. According to the *Seattle Times*, "the plan proposed by Gould provides for a circular pool, thirty feet in diameter in the widest portion of the triangle, with jets rising at various angles from the circular wall of the pool, and a waterfall from the lower or west side of the large pool to a smaller one.

The plan carries with it an illumination feature, for both falls and jets” (*Seattle Times* 1914). The fountain would not be completed for another 12 years.

Also in 1914, Gould, a well-known local architect, founded the University of Washington’s College of Architecture. He would design 37 buildings for the University of Washington during his career, as well as many other significant buildings in Seattle, including the Olympic Hotel, Seattle Arts Museum, and the Rainier Club. He would retire as dean of the Architecture School in 1926, the year the Prefontaine Fountain was completed (*Seattle Times* 1972).

In 1916, right before the United States entered World War I, the King County Building (now known as the City-County Administration Building), a towering Beaux Arts, H-shaped building was designed by A. Warren Gould and partially constructed just north of City Hall Park (Crowley 2006). An agreement between King County and the City of Seattle called for the building to be expanded to house both city and county offices. As part of the agreement, the City of Seattle agreed to update City Hall Park, formerly Dilling Park (Frantilla 2003). Before the completion of the City-County Administration Building, which would be greatly expanded and renovated between the 1930s and 1960s, “the park was a trapezoidal area of lawn bordered by sidewalks and bisected by a central walk and two diagonal paths forming a Y. The park also contained benches and informally planted flower beds and shrubbery” (Link 2007). After the completion of the City-County Administration Building, the park was reconfigured and little remained apart from the central path and some plantings (Figures 3 and 4). With the completion of the park, the Daughters of the American Revolution dedicated a new monument, placed in the northwest corner of the park. It remains there today and consists of a boulder, three cannon balls, and a plaque commemorating the 1856 Battle of Seattle (Link 2007).

Additional changes were made to the site soon after. In 1917, a tunnel was constructed under City Hall Park to access a garage under the City-County Administration Building. The tunnel remains today, although it is no longer accessible. Its entrance is located off 4th Ave. and the tunnel runs alongside Yesler Way before curving toward the City-County Administration Building and crossing under Dilling Way, its narrow parking lot, and City Hall Park.



Figure 3. Asahel Curtis's 1916 photograph of City Hall Park, courtesy of University of Washington Special Collections.



Figure 4. City Hall Park in October 1917, after it was redesigned in association with the City-County Administration Building, courtesy of Seattle Municipal Archives, Don Sherwood Parks History Collection.

Seattle continued to grow during World War I. Pacific trade and orders for ships and Boeing airplanes supported the Puget Sound economy throughout the 1920s. In 1926, the City of Seattle completed Gould's Prefontaine Fountain on what was known as Yesler Triangle, the irregularly shaped parcel formed by Jefferson St. where Yesler Way cut through the central city's grid. Deeded by Yesler to the City of Seattle, the site had proved too small for some proposed uses, including a possible library, and had been left primarily undeveloped (Sherwood, n.d.). Details, including two turtles located on the edge of the fountain, were original to the design, although the mosaic tile in the basin was not (*Seattle Times* 1926) (Figure 5).



Figure 5. Prefontaine Fountain, as constructed in 1926, courtesy of *Seattle Times*, on file with the Seattle Public Library.

With the stock market crash of 1929, the region's economic drivers collapsed, and Seattle, along with the rest of the country, slid into the Great Depression. The period of stagnation led to Franklin Roosevelt's New Deal, a series of relief efforts that put unemployed people to work on publicly-funded projects like the construction of Seattle's Aurora Bridge in 1932 (Crowley 2006).

When Japanese fighters attacked Pearl Harbor on December 7, 1941, the United States entered the second World War, which again revived Washington's economy, boosting production of planes, ships, and other industry along the Puget Sound. According to historians, "Seattle ranked as one of the top three cities in the nation in war contracts per capita, and Washington state ranked as one of the top two in the nation for war contracts per capita. Airplane and ship contracts in 1943-1944 were valued at three times the total of all manufacturing in the state in 1939" (Warren 1999). During the war, City Hall Park was used as a drill ground and outdoor recreation spot for the Seattle Air Defense Wing (Link 2004).

While the war fed the local economy, related events, including the U.S. decision to incarcerate Japanese-Americans, profoundly affected segments of Seattle and surrounding King County, wiping out numerous businesses, redistributing land and wealth, and disrupting the lives of Japanese-American families. The economy and vitality of the International Districts and Chinatown east of Pioneer Square were "shattered." Many would choose never to return to the region (Crowley and McRoberts 1999).

As with many communities, Seattle grew with the end of World War II as returning servicemen started young families, went to college on the G.I. bill, and began purchasing their first homes, many of which were built in the suburbs and in Seattle's surrounding communities. Seattle and King County continued to feature a strong economy throughout the last half of the twentieth century, partly through the help of companies like Boeing. Major construction projects took place, including the building of the Alaskan Way Viaduct in 1953 and the building of Interstate 5 (I-5) through downtown.

Both City Hall Park and Prefontaine Park received upgrades in the 1960s. In 1960, Allied Arts of Seattle asked the City Council to consider “beautification of the Prefontaine Fountain” and “to improve the appearance and usefulness of City Hall Park” (*Seattle Times* 1960). Like previous city improvement projects, this request was associated with Seattle’s plans to host a world’s fair. The Century 21 Exposition was planned for April through October 1962, and citizens and public servants spent much of 1961 planning for new projects including alley cleanup, sidewalk resurfacing, repainting, new lighting, and new plantings (*Seattle Times* 1961a).

For Prefontaine Fountain, the original designer’s son, Carl F. Gould Jr., prepared a series of studies showing how the park could be improved with concessions, a new plaza, and strengthened ties between the small triangular monument and nearby buildings. Gould’s designed called for replacing a small section of Jefferson St., north of the fountain, with additional park space (Gould 1960) (Figure 6). It appears the renovation was not completed at the time, however. In 1961, the *Seattle Times* reported that Prefontaine Fountain was due for “steam cleaning, floodlighting and sprinkler-head repairs.” The article did not mention additional improvements, but did note that City Hall Park was to be improved with “additional landscaping and floodlighting,” with funds from the Parks Department (*Seattle Times* 1961b).

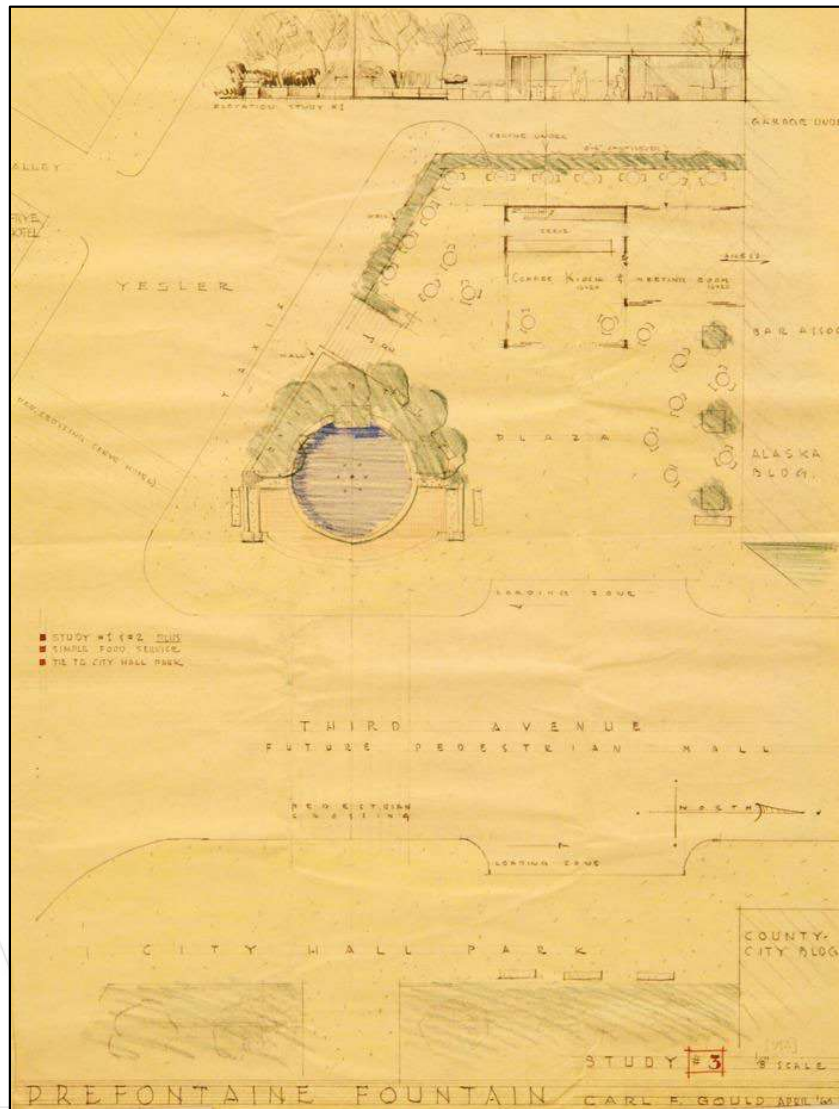


Figure 6. Prefontaine Fountain, Study Number 3, 1960, courtesy of Seattle Municipal Archives, Don Sherwood Parks History Collection.

Further improvements were made to Prefontaine Fountain in 1967, when alterations, including the addition of blue tile to the fountain's basin, were completed (Link 2004b). *Seattle Times* articles suggest that rehabilitation work continued throughout the 1970s with the help of Forward Thrust (public bond) funds (*Seattle Times* 1970). City Hall Park was substantially redesigned by Cassius “Cash” M. Beardsley in 1963 (Figure 7). Beardsley worked for Seattle’s Parks Department in the mid-twentieth century before returning to private practice. He designed Carkeek Park in Seattle (1955), Jefferson Park Municipal Golf Course (1955), and the grounds of many private and public buildings (Ochsner 2014; Sherwood n.d.). Both City Hall Park and Prefontaine Park were listed as contributing resources to the Pioneer Square-Skid Road Historic District in 1970, as was the Battle of Seattle monument installed by the Daughters of the American Revolution (DAHP 2021; Link 2007).



Figure 7. City Hall Park and Prefontaine Plaza, after 1963 remodel, courtesy of Seattle Municipal Archives, Don Sherwood Parks History Collection.

Alterations have continued. New walkways, seating, and plantings have been added to City Hall Park, permanently removing part of the curved lawn directly in front of the City-County Administration Building. The site of Prefontaine Park was altered in association with the construction of the Pioneer Square Metro Station, which was installed directly north of the fountain in 1990, replacing the small section of Jefferson St. Gould recommended for a plaza and concessions in 1960 (Link 2007). As part of that project, Seattle redesigned City Hall Park in 1993, giving the park its present landscape plan (*Seattle Times* 1993).

Construction has also continued throughout downtown Seattle, bringing new retail spaces, the Seattle Art Museum, Benaroya Hall, the Washington State Convention Center, and a new city library, among other high-profile projects (Crowley and McRoberts 1999). However, new development has generally been centered north of the Pioneer Square area, which has, in recent years, struggled to maintain its historic levels of health and vitality.

Built Environment Survey Results

Prefontaine Park

Prefontaine Park, addressed as 425 3rd Ave., was developed in 1926 and renovated primarily in the 1960s and 1970s. The park consists of a triangular parcel, once known as Yesler Triangle, deeded to the City of Seattle and developed using a gift from Father Francis Xavier Prefontaine, a Catholic priest and the founder of Seattle's first Catholic church. Designed in 1926 by Carl F. Gould, Prefontaine Fountain sits on the widest (eastern) edge of a triangular brick and concrete terrace that slopes up to the northeast. The site is surrounded by historic buildings and is directly adjacent to the (1990) Pioneer Square Metro Station (Link 2007). It is located within the City of Seattle's Pioneer Square Preservation District, established in 1970, and within the NRHP-listed Pioneer Square-Skid Road Historic District, listed in the NRHP in 1970 and updated most recently in 2007 (Link 2007; Pioneer Square Preservation Board 2003).

On the narrow, western edge of the park are young, deciduous trees in square, concrete-rimmed wells covered in decorative iron grates. A rounded, concrete step and a raised terrace are located west (to the rear) of the fountain. The terrace includes metal fencing. As the fountain is set into a sloping grade, shallow concrete steps on the south end lead to a flat rounded terrace on which the fountain sits. The fountain itself consists of a shallow basin covered in blue mosaic tiles and bound on all sides by a raised rim of concrete (simulated stone) blocks with projecting bench seating north and south of the basin. Bench seating includes corner pedestals with shallow concrete vessels, referred to as braziers in previous documentation (Link 2007). The western edge of the fountain includes a large block with carved inscription that reads "Presented by Msgr. F. X. Prefonatine to the City of Seattle." The fountain's rim is adorned with two figures of turtles, referred to in newspaper articles as "composition stone" (*Seattle Times* 1926). The fountain is surrounded by metal light standards with three globe fixtures. Recently, the fountain has been damaged by graffiti, including paint on one of the turtle figures and on the central stone with inscription. Some mosaic tiles have been removed, and the fountain is presently non-functioning (Figures 8–12).

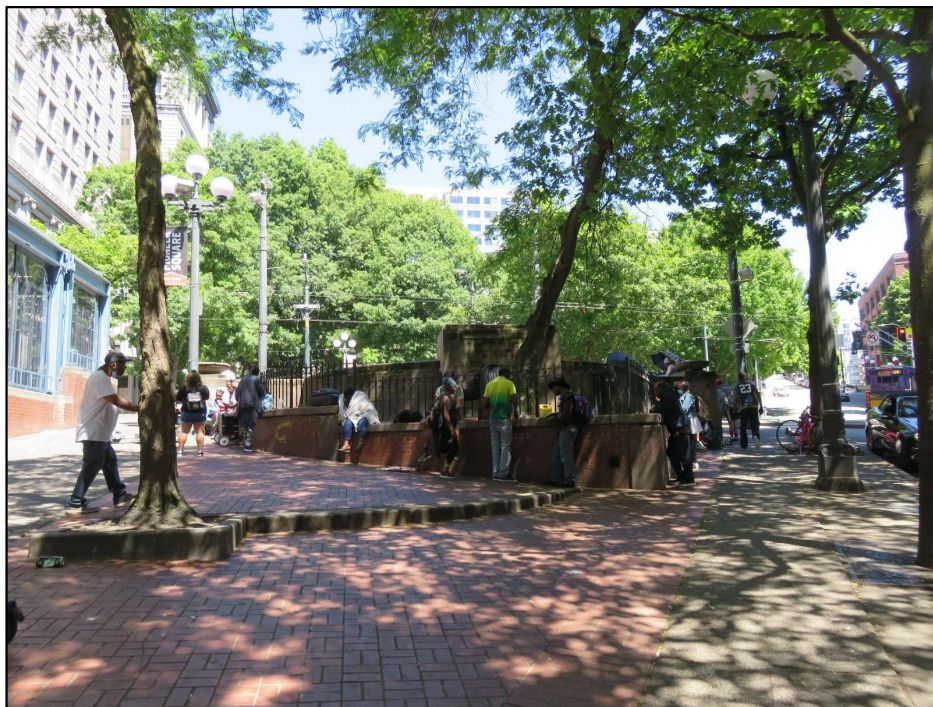


Figure 8. Prefontaine Park, view northeast, HRA, 2021.

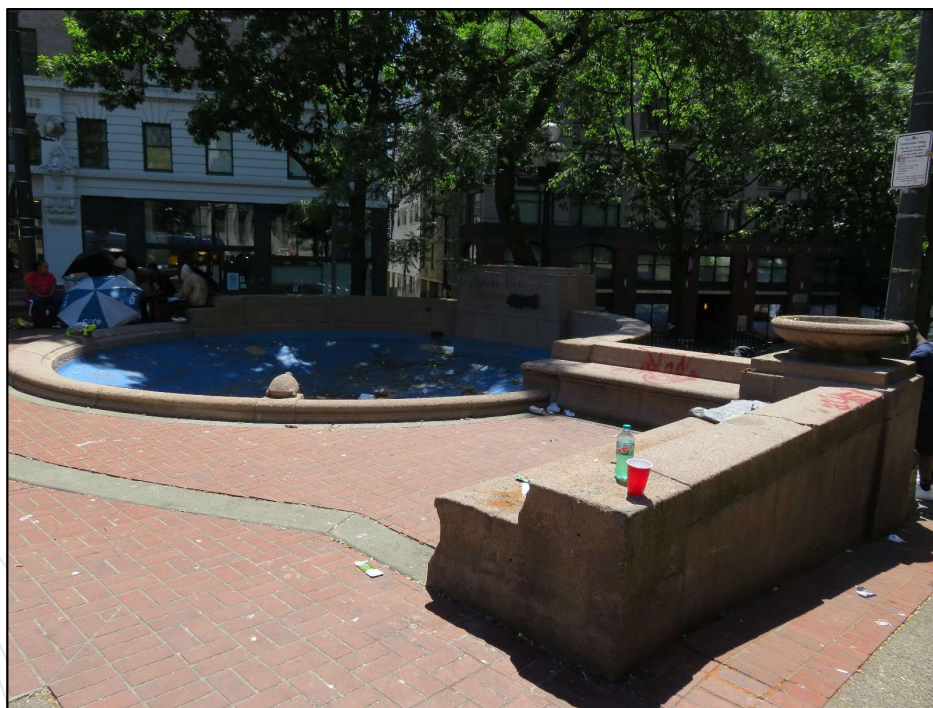


Figure 9. Prefontaine Park, view southwest, HRA, 2021.



Figure 10. Prefontaine Park, view north, HRA, 2021.



Figure 11. Prefontaine Fountain, view west, HRA, 2021.



Figure 12. Prefontaine Fountain, view west, HRA, 2021.

Integrity

From its period of construction (1926), Prefontaine Park retains integrity of location and setting, as it remains on its original parcel in downtown Seattle. Additionally, the fountain retains integrity of design, materials, workmanship, feeling, and association as it remains relatively intact. Additions and alterations, including lighting fixtures, blue mosaic tiles in the basin, and development west of the fountain have not diminished the resource's ability to convey its significance.

Evaluation

Prefontaine Park is located within the City of Seattle's Pioneer Square Preservation District and is listed in the NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District. The NRHP district was listed under NRHP Criteria A and C with four periods of significance dating from 1889 to 1931 (Link 2007). Because the park and its fountain are listed and have been well-documented, the following evaluation serves as an update to existing documentation.

Prefontaine Fountain and the surrounding Prefontaine Park are public assets owned and managed by the City of Seattle as a public park since 1926. For its association with recreation in downtown Seattle, Prefontaine Park is significant under Criterion A. While the fountain was constructed to honor a significant person, Father Prefontaine, resources are generally only eligible under Criterion B when they are associated with the productive life of an important person. As Prefontaine Park was constructed as a commemorative resource many years after the death of Father Prefontaine, it does not appear to hold any association with the lives of persons significant in our past (Criterion B). Prefontaine Fountain was designed by one of Seattle's most prominent architects, Carl F. Gould, during his years as Dean of the University of Washington's School of Architecture. As a public park creatively set into a sloping landscape and designed to reference the Beaux

Arts, Prefontaine Park, and particularly Prefontaine Fountain, are significant examples of their type, period, and method of construction. They represent the work of a master, Carl F. Gould, and possess high artistic value. The park continues to contribute to a historic district (Criterion C). Finally, the park's structures were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

HRA recommends that Prefontaine Park continues to qualify for listing in the WHR and NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District and continues to qualify as contributing to Seattle's Pioneer Square Preservation District. Likewise, Prefontaine Park could qualify for listing in the WHR and NRHP independently under a combination of Criteria A and C as a public park with a period of significance dating to its construction in 1926 and contained within its parcel boundary. Finally, Prefontaine Park could also qualify independently as a Seattle City Landmark under a combination of Criteria A, E, and F for its significance as a public park designed by Carl F. Gould and prominently located downtown.

City Hall Park

City Hall Park, addressed as 450 3rd Ave., has been a park since 1911, but was substantially redesigned in 1917, 1963, and in a series of projects between ca. 1967 and 1993, when it achieved its current plan, as evidenced by historic aerial photos and *Seattle Times* articles (NETROnline 2021; *Seattle Times* 1993). City Hall Park sits on an irregularly shaped parcel between Jefferson St. and Yesler Way. The park includes a hard north edge defined by metal rail at Jefferson St., where it is flanked by a single-lane drive and the City-County Administration Building to the north. The park landscape is split by Dilling Way, a curved road with a single row of head-in parking parallel to Jefferson St. on the park's south edge. South of Dilling Way, a triangular section of park confined by Yesler Way and Terrace St. includes a triangular lawn surrounded by wide concrete sidewalks.

The park landscape is made up of a series of lawns with curved edges, each bordered by concrete curbs and linked by wide walkways of concrete pavers. Within the park's main landscape, many elements mimic Prefontaine Park's design. Concrete steps, curbs, and other concrete elements rise to address the change in grade, creating flat plazas for wood bench seating. Near the west edge of the park, wide concrete curbs rise high enough to be used as seating themselves. Plazas with partial sets of curved steps are located at both the east and north edges of the park. Additionally, at the park's western edge, concrete curbs form a shape similar to that of Prefontaine Fountain. Widening to the west, the concrete work creates an open viewpoint from which to appreciate the fountain directly opposite. Bricks are used to further enhance the connection between City Hall Park and the brick plazas of Prefontaine Park. Numerous mature trees create a shady canopy for City Hall Park. They are found in the central lawn, within the paved walkways, and along the park's sidewalked borders, often in square, concrete-lined tree wells. Those within paved areas were likely retained from the era in which the park included a central lawn. Most appear to date from the 1970s and beyond as the park was nearly bare of trees as late as 1969 (NETROnline 2021). They are paired with iron, three-arm light standards with three bulbs, as at Prefontaine Park (Figures 13–20).



Figure 13. City Hall Park, view northeast, HRA, 2021.



Figure 14. City Hall Park, view northwest, HRA, 2021.



Figure 15. City Hall Park with curved viewpoint facing southwest toward Prefontaine Park, view west, HRA, 2021.



Figure 16. City Hall Park, interior, view southeast, HRA, 2021.



Figure 17. City Hall Park, view east, HRA, 2021.



Figure 18. Battle of Seattle Monument, listed in the NRHP, view north, HRA, 2021.



Figure 19. City Hall Park, with rising stairs, view northeast, HRA, 2021.

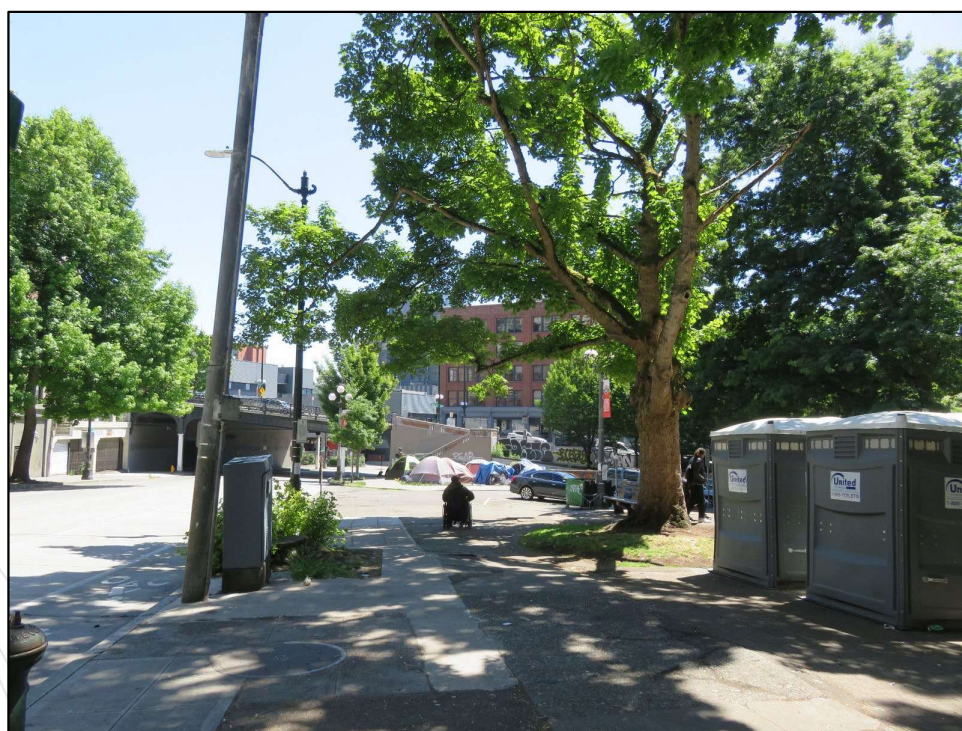


Figure 20. City Hall Park, view east toward Dilling Way and Yesler Way, HRA, 2021.

Integrity

From its period of construction (1911), City Hall Park retains integrity of location. Decades of additional development have diminished its integrity of setting, although the resource retains its relationship with a government building to the north, perhaps the most important element of its setting. The park's landscape plan was heavily altered, most recently in 1993, and original pedestrian routes through lawns have been replaced with new, wider pathways in new configurations paired with new seating and new plantings, diminishing the park's integrity of design, materials, workmanship, and feeling (*Seattle Times* 1993). The park remains a city park, referred to as "the only extant historic greenspace within the [historic] district" (Link 2007). It retains integrity of association.

Evaluation

City Hall Park is located within the City of Seattle's Pioneer Square Preservation District and is listed in the NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District. The NRHP district was listed under NRHP Criteria A and C with four periods of significance dating from 1889 to 1931 (Link 2007). Because City Hall Park is listed and well-documented in archival materials, the following evaluation serves as an update to existing documentation.

City Hall Park has been a public green space owned and managed by the City of Seattle as a public park since at least 1911. For its association with recreation in downtown Seattle, City Hall Park is significant under Criterion A. The park is not known to hold any associations with specific persons significant in local, state, or national history (Criterion B). City Hall Park, in its present configuration, is not known to be the work of a master designer, although earlier designs, including the 1963 redesign, are attributed to well-known designers including Cash Beardsley (Link 2007). In its current configuration, the park does not appear to possess the distinctive features of its type, period, or method of construction, and does not represent the work of a master or possess high artistic value. However, as a 110-year old park resource, it continues to contribute to both city and national historic districts (Criterion C). Finally, the park and its structures were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

HRA recommends that City Hall Park continues to qualify for listing in the WHR and NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District and continues to qualify as contributing to Seattle's Pioneer Square Preservation District. However, due to a loss of integrity, City Hall Park is not individually eligible for listing in the WHR, NRHP, or as a Seattle City Landmark.

Summary of Recommendations

Both Prefontaine Park and City Hall Park are currently recognized as contributing resources to both a City Landmark District and an NRHP-listed historic district. While Prefontaine Park retains the features associated with its original design (Carl F. Gould's Prefontaine Fountain), City Hall Park has been substantially redesigned and does not retain integrity from its period of construction. HRA recommends that Prefontaine Park (particularly the feature known as Prefontaine Fountain), is individually eligible for listing in the NRHP and as a Seattle Landmark. City Hall Park continues to contribute to listed historic districts, but is not individually eligible for listing in the NRHP or as a Seattle Landmark due to loss of integrity.

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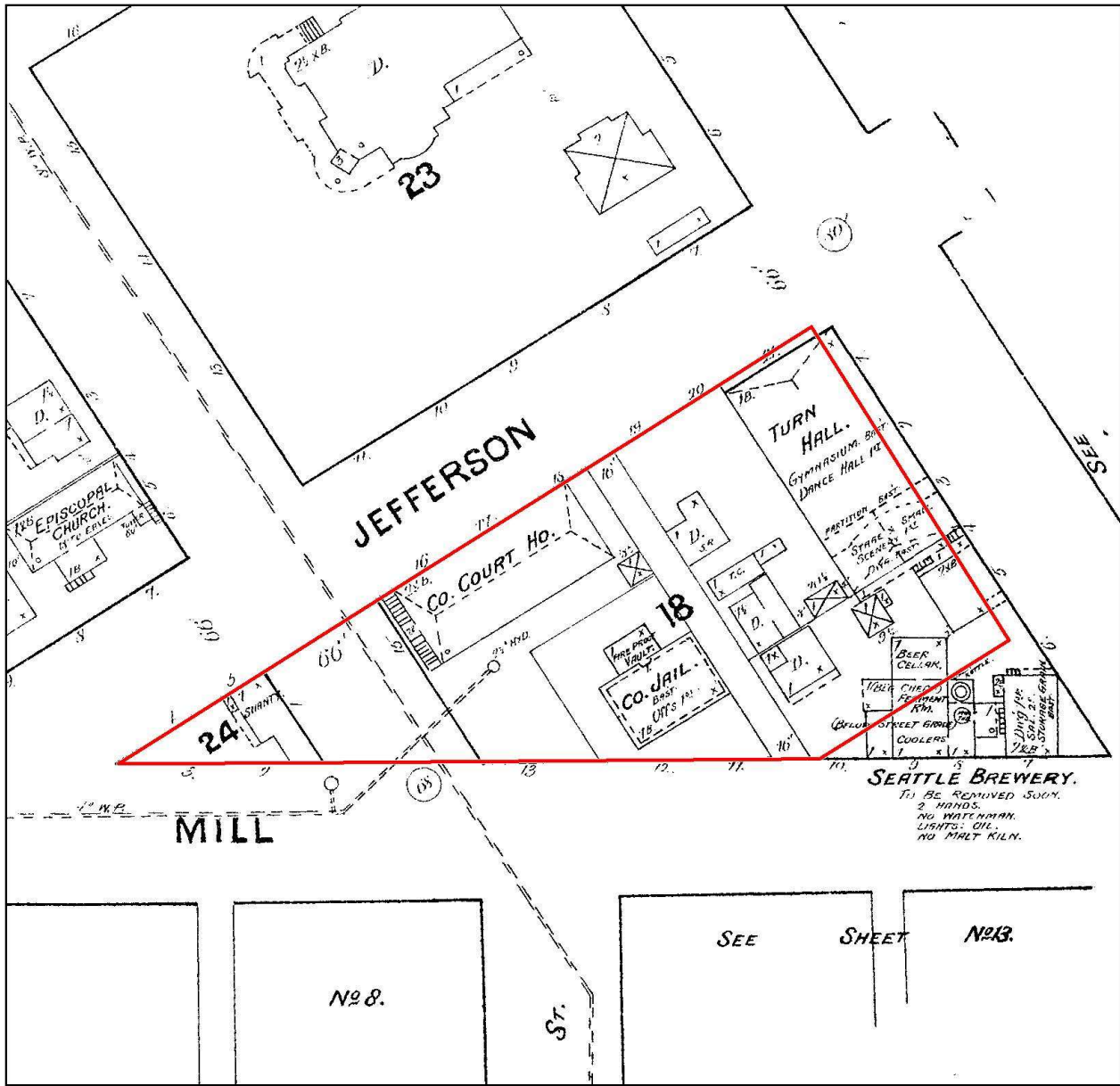
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Attachment A: Historic Maps





**Seattle Parks
Prefontaine and City Hall
Seattle 1888
Sheet 7**

Study Area

**Sanborn 1888
Date: 7/1/2021**



**HISTORICAL
RESEARCH
ASSOCIATES, INC.**

Coord/Projection
**NAD 1983 UTM Zone 10N
Transverse Mercator**

Datum
NAD83

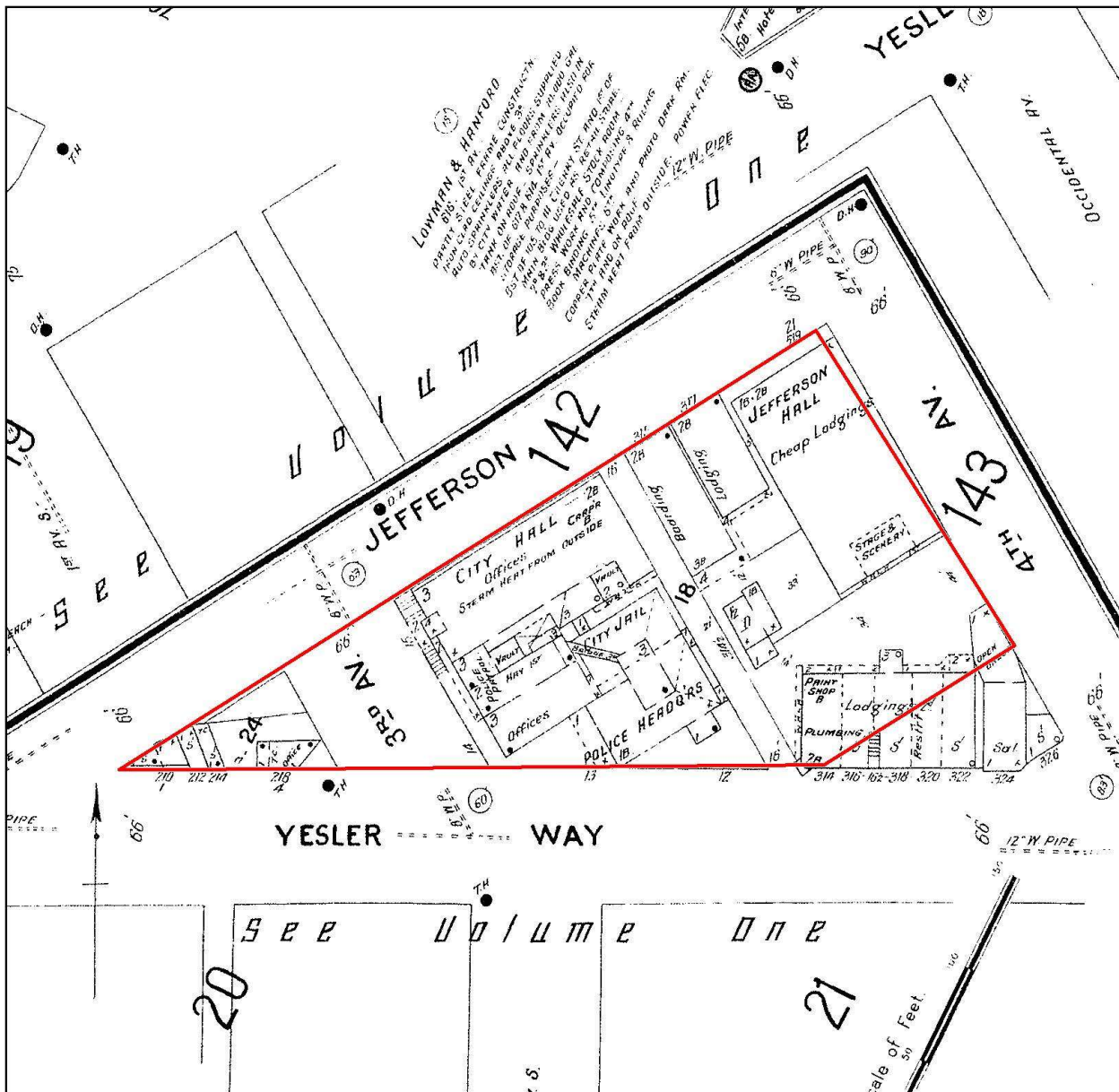
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Township/Range
T24N R04E

Quadrangle
Seattle South, WA

Service Layer Credits:





**Seattle Parks
Prefontaine and City Hall
Seattle 1904-1905
Vol. 2 1905, Sheet 141**

Study Area

**Sanborn 1905
Date: 7/1/2021**



**HISTORICAL
RESEARCH
ASSOCIATES, INC.**

Coord/Projection
**NAD 1983 UTM Zone 10N
Transverse Mercator**

Datum
NAD83

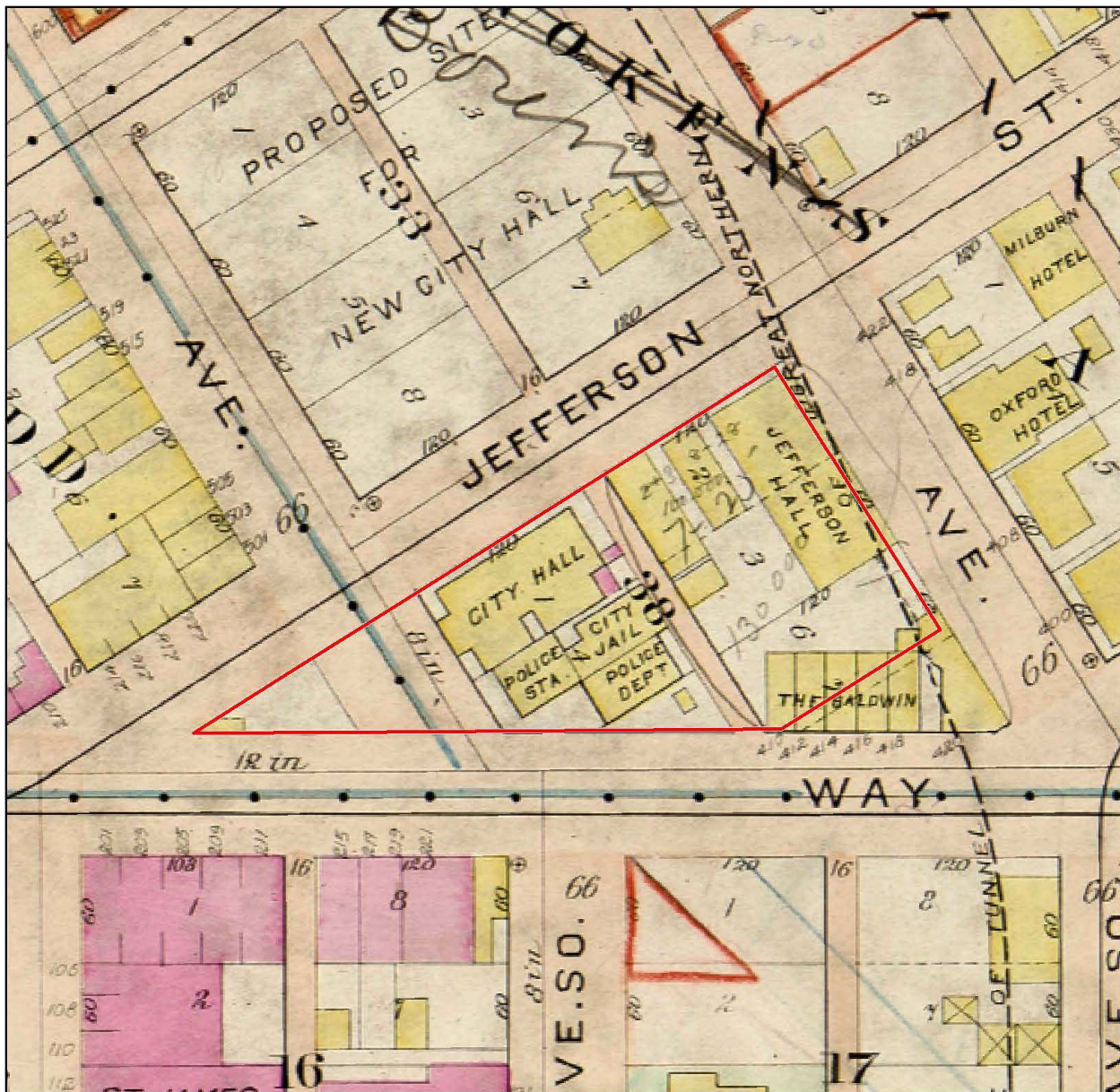
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Township/Range
T24N R04E


Quadrangle
Seattle South, WA

Service Layer Credits:





Seattle Parks Prefontaine and City Hall Baist's Real Estate Atlas of Surveys of Seattle - Plate 1

 Study Area

Baist 1905
Date: 7/1/2021



Coord/Projection
NAD 1983 UTM Zone 10N
Transverse Mercator

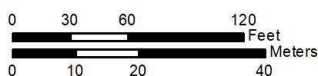
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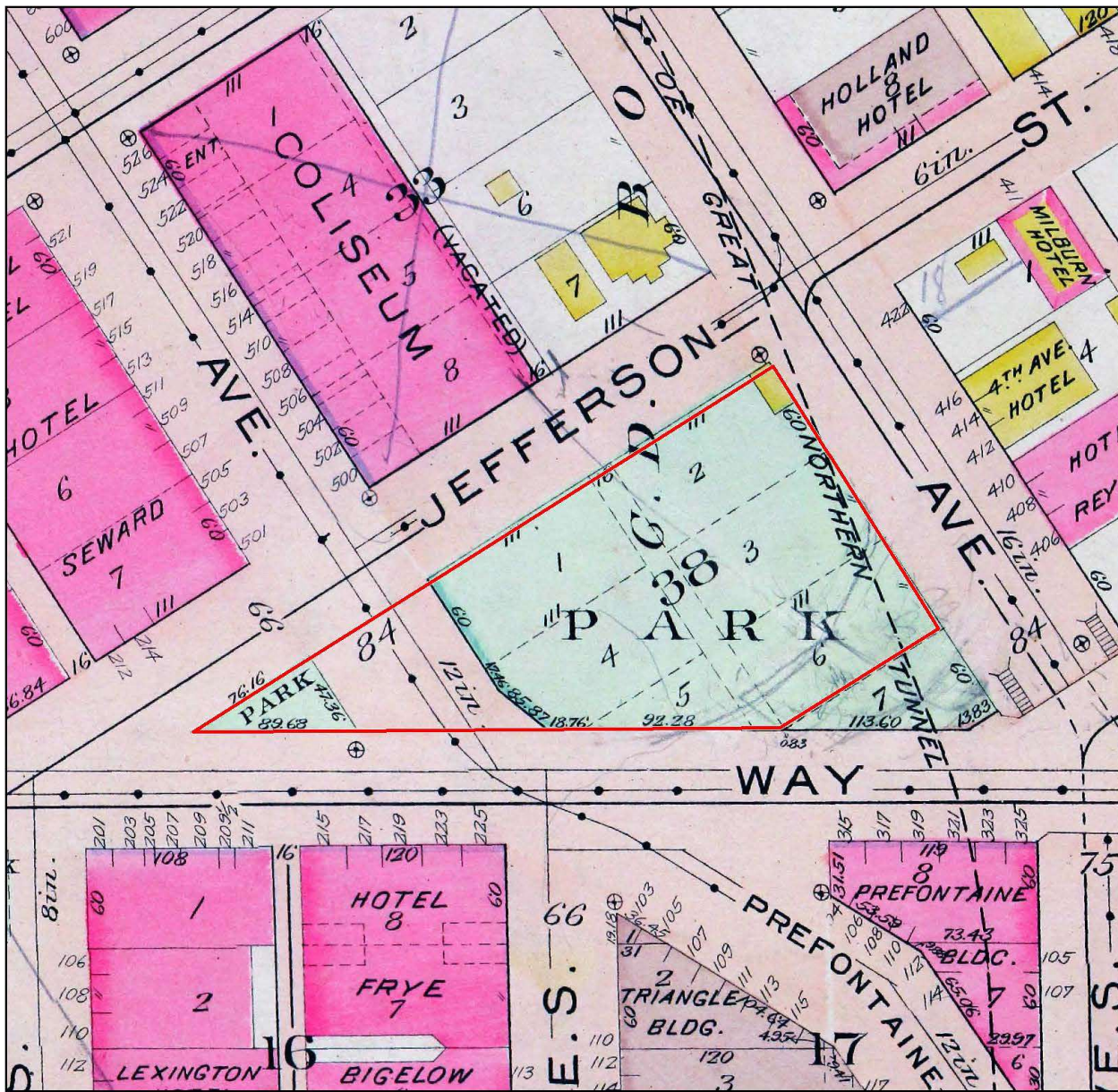
Scale
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Township/Range
T24N R04E

Quadrangle
Seattle South, WA

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
Pictometry, King County





**Seattle Parks
Prefontaine and City Hall
Baist's Real Estate Atlas of
Surveys of Seattle - Plate 1**

Study Area

**Baist 1912
Date: 7/1/2021**



**HISTORICAL
RESEARCH
ASSOCIATES, INC.**

Coord/Projection
NAD 1983 UTM Zone 10N
Transverse Mercator

Datum
NAD83

Scale
1:1,200

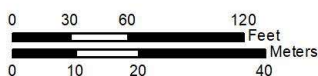
Township/Range

T24N R04E

Quadrangle

Seattle South, WA

Service Layer Credits:



Attachment B: Historic Property Inventory Forms





Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Architect/Engineer:

Category	Name or Company
Architect	Gould, Carl F.

Districts

District Name	Contributing
Pioneer Square--Skid Road Historic District (Including Boundary Increases)	<input checked="" type="checkbox"/>

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2005-01-00010, , Pioneer Square-Skid Road National Historic District	7/17/2004	Not Determined	
2021-07-04142, , City Hall Park and Vicinity Built Environment Study	7/2/2021	Survey/Inventory	

Photos



fountain from northeast



Prefontaine Fountain, view west, HRA, 2021.



Prefontaine Fountain, view west, HRA, 2021.



Prefontaine Park, view north, HRA, 2021.



Prefontaine Park, view southwest, HRA, 2021.



Prefontaine Park, view northeast, HRA, 2021

Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468



brazier detail



fountain detail-turtle



Register nomination form



Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Inventory Details - 7/17/2004

Common name: Prefontaine Place/ Prefontaine Park

Date recorded: 7/17/2004

Field Recorder: Karin Link

Field Site number: 132

SHPO Determination

Detail Information

Characteristics:

Category	Item
Cladding	Ceramic Tile
Structural System	Masonry - Poured Concrete
Cladding	Concrete
Plan	Irregular

Styles:

Period	Style Details
Other	Eclectic/Mixed
Mid-Late 19th and Early 20th Century Revivals	Beaux Arts

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Significance narrative:

Since 1926, Prefontaine Place has been maintained by the City of Seattle as a public square and fountain. The fountain was designed by Carl F. Gould, the renowned architect in the same year. Prefontaine Place was originally known as Yesler Triangle and had been deeded by Henry Yesler to the City as the site for a library. Yesler was one of Seattle's earliest and founding settlers, an influential early Seattle entrepreneur, guiding force and owner of prime real estate in the area around Pioneer Place and north of Yesler Way. He owned the Puget Sound's first steam mill and operated a grist mill as well as a general store.

"Yesler Triangle" became Prefontaine Place, partly because of the bequest of Father Francis Xavier Prefontaine, who established Seattle's first Catholic Church. Msgr. Prefontaine, who was born in Montreal in 1838, visited several mill towns in the Puget Sound before coming to Seattle, where he built Our Lady of Good Hope, at 3rd Avenue South and Washington Street in 1869. He also founded Providence Hospital at 5th and Madison. Our Lady of Good Hope was demolished in 1905, in order to accommodate the street, Prefontaine Place South. When Msgr. Prefontaine died in 1909, he left \$ 5,000 "for a fountain in a public square," but the gift was not really turned over to the City of Seattle until 1922. Meanwhile the library board had decided that "Yesler Triangle" was much too small for a library and by 1912, "control and jurisdiction" were granted to the City for the building of a "park." By 1925, the Mayor of Seattle, Mayor Brown, the Park Board and the Yesler Estate all concurred that a commemorative fountain, dedicated to Msgr. Prefontaine, should be built there, while a "Pioneer" group contested the decision; however, the Mayor, Park Board and Yesler Estate eventually prevailed and Carl Gould was hired to design the fountain.

Physical description:

Prefontaine Place sits on a sloping triangular parcel of land, bounded by Jefferson Street, Yesler Way and 3rd Avenue South. Major buildings front it, including the Smith Tower, the Morrison Hotel to the northwest and the King County Courthouse to the northeast, as well as the Frye Hotel to the south. Prefontaine Place has a forty foot bowed terrace paved with brick and lined with a concrete railing and benches, set on its uphill side, parallel to 3rd Avenue. Pedestals at the outer corners of the terrace railing are surmounted by concrete braziers. Centered on this terrace is a circular pool with a monument at its center with the inscription: "Presented by Msgr. F. X. Prefontaine to the City of Seattle, Died March 4, 1909." There are two sculpted tortoises on the fountain's basin rim, which were originally supposed to issue jets of water.

Slight changes, including the blue tile mosaic, appear to have been made to the fountain, as a result of a restoration of Prefontaine Place in 1967, achieved through the funding and efforts of Allied Arts and of the Municipal Art Commission, the predecessor of the City's Office of Arts and Cultural Affairs.

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(re: Prefontaine Fountain) "Beautiful Music to Make City Beautiful," in "Eighth Section – Women's News," The Seattle Sunday Times ,13 March 1960, n p



Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Inventory Details - 7/2/2021

Common name:

Date recorded: 7/2/2021

Field Recorder: Chrisanne Beckner

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Foundation	Brick

Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Beaux Arts

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Significance narrative:

Integrity

From its period of construction (1926), Prefontaine Park retains integrity of location and setting, as it remains on its original parcel in downtown Seattle. Additionally, the fountain retains integrity of design, materials, workmanship, feeling, and association as it remains relatively intact. Additions and alterations, including lighting fixtures, blue mosaic tiles in the basin, and development west of the fountain have not diminished the resource's ability to convey its significance.

Evaluation

Prefontaine Park is located within the City of Seattle's Pioneer Square Preservation District and is listed in the NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District. The NRHP district was listed under NRHP Criteria A and C with four periods of significance dating from 1889 to 1931 (Link 2007). Because the park and its fountain are listed and have been well-documented, the following evaluation serves as an update to existing documentation.

Prefontaine Fountain and the surrounding Prefontaine Park are public assets owned and managed by the City of Seattle as a public park since 1926. For its association with recreation in downtown Seattle, Prefontaine Park is significant under Criterion A. While the fountain was constructed to honor a significant person, Father Prefontaine, resources are generally only eligible under Criterion B when they are associated with the productive life of an important person. As Prefontaine Park was constructed as a commemorative resource many years after the death of Father Prefontaine, it does not appear to hold any association with the lives of persons significant in our past (Criterion B). Prefontaine Fountain was designed by one of Seattle's most prominent architects, Carl F. Gould, during his years as Dean of the University of Washington's School of Architecture. As a public park creatively set into a sloping landscape and designed to reference the Beaux Arts, Prefontaine Park, and particularly Prefontaine Fountain, are significant examples of their type, period, and method of construction. They represent the work of a master, Carl F. Gould, and possess high artistic value. The park continues to contribute to a historic district (Criterion C). Finally, the park's structures were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

HRA recommends that Prefontaine Park continues to qualify for listing in the WHR and NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District and continues to qualify as contributing to Seattle's Pioneer Square Preservation District. Likewise, Prefontaine Park could qualify for listing in the WHR and NRHP independently under a combination of Criteria A and C as a public park with a period of significance dating to its construction in 1926 and contained within its parcel boundary. Finally, Prefontaine Park could also qualify independently as a Seattle City Landmark under a combination of Criteria A, E, and F for its significance as a public park designed by Carl F. Gould and prominently located downtown.



Historic Property Report

Resource Name: Prefontaine Place

Property ID: 39468

Physical description:

Prefontaine Park, addressed as 425 3rd Ave., was developed in 1926 and renovated primarily in the 1960s and 1970s. The park consists of a triangular parcel, once known as Yesler Triangle, deeded to the City of Seattle and developed using a gift from Father Francis Xavier Prefontaine, a Catholic priest and the founder of Seattle's first Catholic church. Designed in 1926 by Carl F. Gould, Prefontaine Fountain sits on the widest (eastern) edge of a triangular brick and concrete terrace that slopes up to the northeast. The site is surrounded by historic buildings and is directly adjacent to the (1990) Pioneer Square Metro Station (Link 2007). It is located within the City of Seattle's Pioneer Square Preservation District, established in 1970, and within the NRHP-listed Pioneer Square-Skid Road Historic District, listed in the NRHP in 1970 and updated most recently in 2007 (Link 2007; Pioneer Square Preservation Board 2003).

On the narrow, western edge of the park are young, deciduous trees in square, concrete-rimmed wells covered in decorative iron grates. A rounded, concrete step and a raised terrace are located west (to the rear) of the fountain. The terrace includes metal fencing. As the fountain is set into a sloping grade, shallow concrete steps on the south end lead to a flat rounded terrace on which the fountain sits. The fountain itself consists of a shallow basin covered in blue mosaic tiles and bound on all sides by a raised rim of concrete (simulated stone) blocks with projecting bench seating north and south of the basin. Bench seating includes corner pedestals with shallow concrete vessels, referred to as braziers in previous documentation (Link 2007). The western edge of the fountain includes a large block with carved inscription that reads "Presented by Msgr. F. X. Prefontaine to the City of Seattle." The fountain's rim is adorned with two figures of turtles, referred to in newspaper articles as "composition stone" (Seattle Times 1926). The fountain is surrounded by metal light standards with three globe fixtures. Recently, the fountain has been damaged by graffiti, including paint on one of the turtle figures and on the central stone with inscription. Some mosaic tiles have been removed, and the fountain is presently non-functioning.

Bibliography:

Link, Karin Murr

2007 Pioneer Square-Skid Road National Historic District nomination, as revised by Washington State Historic Preservation Office. On file with the City of Seattle, Seattle, Washington. Electronic document, <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#districtguidelinesordinancestandardsnationalregisternomination>, accessed June 28, 2021.

Pioneer Square Preservation Board

2003 Pioneer Square Preservation District Guidelines. On file with the City of Seattle, Seattle, Washington. Electronic document, <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#districtguidelinesordinancestandardsnationalregisternomination>, accessed June 28, 2021.

Seattle Times

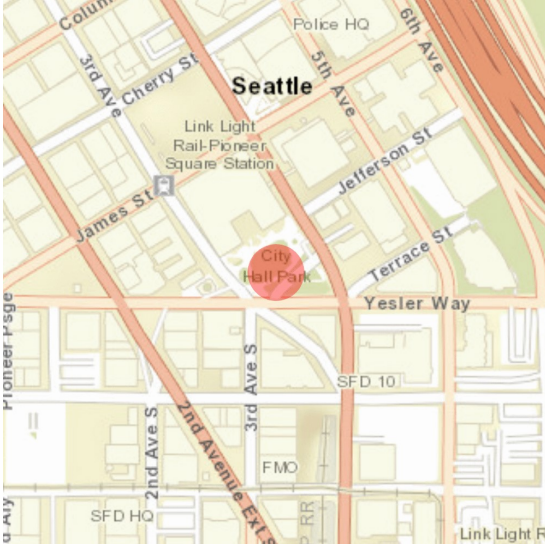
1926 Will of Famous Seattle Prelate is Given Effect, February 15.

Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Location



Address: 3rd Ave, Seattle, Washington, 98104
Location Comments: Alternative addresses: 450 3rd Ave, 400 3rd Ave (tax assessor's address)
Tax No/Parcel No: 0942001145
Plat/Block/Lot: Borens C D Add/ Block 38
Geographic Areas: King County, SEATTLE SOUTH Quadrangle, King County, Seattle Certified Local Government, T24R04E05, SEATTLE SOUTH Quadrangle

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1911	<input type="checkbox"/>
Remodel	1963	<input type="checkbox"/>
Remodel	1993	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Landscape	Landscape - Park
Landscape	Landscape - Park



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Historic Context:

Category

Politics/Government/Law

Community Planning and Development

Architecture

Architect/Engineer:

Category

Name or Company

Landscape Architect

Cash Beardsley

Landscape Architect

Seattle Parks and Recreation

Districts

District Name

Contributing

Pioneer Square--Skid Road
Historic District (Including
Boundary Increases)



Thematics:

Local Registers and Districts

Name

Date Listed

Notes

Project History

Project Number, Organization, Project Name

Resource Inventory

SHPO Determination

SHPO Determined By, Determined Date

2005-01-00010, , Pioneer Square-
Skid Road National Historic
District

7/17/2004

Not Determined

2018-08-06480, FTA, Sound
Transit West Seattle and Ballard
Link Extension

4/15/2020

Survey/Inventory

2018-08-06480, FTA, Sound
Transit West Seattle and Ballard
Link Extension

4/15/2020

Survey/Inventory

2021-07-04142, , City Hall Park
and Vicinity Built Environment
Study

7/2/2021

Survey/Inventory

Photos



City Hall Park



City Hall Park



City Hall Park



railings enclosing tunnel



Register nomination form



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Inventory Details - 7/17/2004

Common name: City Hall Park

Date recorded: 7/17/2004

Field Recorder: Karin Link

Field Site number: 131

SHPO Determination

Detail Information

Characteristics:

Category	Item
Plan	Irregular
Cladding	Ceramic Tile
Cladding	Concrete

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Significance narrative: The site for this park was originally purchased by King County in 1883 and a frame wooden courthouse was built there. In 1890, the site along with the frame building was sold to the City of Seattle, who demolished the frame building in the same year. Since 1911, the area has been maintained as a park. Early on, it was named Dilling Park, in honor of Mayor Dilling. Dilling Way is still located along the south, along the curved portion of the park. George Dilling, an agent of the Hunter Tract and Improvement Company, was elected mayor in 1911 by the “forces of decency,” when he ran against incumbent Hiram Gill. In 1911, the City County Building was not yet constructed and the park was a trapezoidal area of lawn bordered by sidewalks and bisected by a central walk and two diagonal paths forming a Y. The park also contained benches and informally planted flower beds and shrubbery. The park was reconfigured in 1916-1917, upon the completion of the first six stories of the City County Building (or City County Administration Building), now King County Courthouse, designed by A. Warren Gould. At this time, the central path and a few of the shrubbery beds were retained from the earlier trapezoidal design. In 1916, a local chapter of the Daughters of the American Revolution dedicated a bronze plaque to commemorate the 1856 Battle of Seattle during which a raid, supposedly led by Chief Leschi, was conducted against Pioneers at this site (with the blockhouse located close to First Avenue and Cherry Street). This and another plaque commemorating the U.S.S. Maine destroyed during the Spanish American War in 1898, were mounted on a boulder located at the southwest corner of the park. During World War II, from 1942 to 1944, the park was used as a drill ground and outdoor recreation field for the Seattle Air Defense Wing. In 1955, a pin oak was planted to commemorate the tenth anniversary of the United Nations.

Physical description: City Hall Park is located to the south of the former City County Building, now known as King County Courthouse. It is bounded by 3rd and 4th Avenues, Yesler Way and Jefferson Street. It is a large open space planted with lawn and deciduous trees and has a large intersecting flat curve toward the southeast, bordered by Dilling Way. A path or allee once bisected the grassy expanse and led toward what was a major entry located within the southeast courtyard of the King County Courthouse building. Another small part of the park is located southeast of Dilling Way and has vestiges of the railings for the entrance to the tunnel constructed from 4th Avenue to the basement garage of King County Courthouse. These railings are made of concrete and are decorated with red ceramic tile and present an interesting landscape feature.

Currently, what appears to be a vestige of the original “allee” is a paved section running from the south elevation of the Courthouse Building, but the rest of the path system has been changed considerably.

Bibliography: Potter, Elizabeth Walton. “Pioneer Square Historic District Expansion Amendment.” December 1976.

“The County-City Building, Seattle Municipal Archives, City Hall Exhibit.” n.d. Database on-line. Available from <http://www.cityofseattle.net/CityArchives/Resources/CityHall/CCbuilding.htm>

Sherwood, Don. “City Hall Park,” Sherwood History Files, Seattle Parks and Recreation . Database on-line. Available from www.CityofSeattle.net/parks/history/sherwood.atm



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Inventory Details - 4/15/2020

Common name:

Date recorded: 4/15/2020

Field Recorder: Michelle Yellin

Field Site number: 1303

SHPO Determination

Detail Information

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Significance narrative: This inventory serves as an update to include the City Hall Park Tunnel Walls, a contributing feature to the park and to the NRHP-listed Pioneer Square-Skid Road Historic District. The following is from the Pioneer Square-Skid Road Historic District NRHP nomination form (2005):

"The walls hide the entrance to a tunnel, which leads to an underground parking garage for King County Courthouse.
City of Seattle Ordinance No. 35479, approved by the City Council on November 29, 1915 authorized the Board of Public Works to construct the tunnel for an initial sum of \$30,000. Jahn Contracting Company built the walls and stair, mainly during 1916. According to a letter from July 7, 1916, the construction company agreed to do the construction, according to three plans by "A. H. Dimock, Engineer, T. Josenhans, Superintendent of Buildings and D. R. Huntington, City Architect" It seems that finishing touches were still being made in 1917, since Ordinance No. 37458, dating from June 1917, approved an appropriation for additional funds in the amount of \$ 2,000 to complete the tunnel.

A. H. Dimock was the City Engineer for the City of Seattle. Timotheus Josenhans, by this time, the Superintendent of Buildings, had been one of the partners of the architectural firm of Josenhans and Allan from 1899 to 1912. Originally trained as an engineer in Michigan, he had worked briefly for architect William LeBaron Jenney in Chicago during the 1870s and for architects Joseph Sherwin and Warren Williams in Portland, Oregon, during 1880. By 1888, he was a draftsman in the office of Hermann Steinmann, the architect of the Terry and Kittinger Building, now known as the Delmar in Pioneer Square. Between 1888 and 1889, he designed powerhouses for Seattle's electric railways. He formed a partnership with Seattle architect James Stephen, which lasted from 1894 and 1897.

Daniel Riggs Huntington was City Architect for the City of Seattle from 1912 to 1921. He worked in Denver, Colorado and in New York before moving to Seattle in 1904 or 1905. By 1907, he had joined with James Schack to found the architectural partnership of Schack and Huntington. Highlights of Huntington's career include the design of the Arctic Club/Morrison Hotel with James Schack, Seattle's 1912 Colman Dock and the Lake Union Steam Plant (1912 to 1921). He was also responsible for the Washington Street Boat Landing Harbor Pergola of 1920, listed as part of the City of Seattle's local Pioneer Square Preservation District."



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Physical description:

The following description is from the 2005 NRHP historic district nomination form:
"Located to the south of City Hall Park and Dilling Way, these are concrete walls, lower than one story in height, inlaid mainly with square shapes in brick, as well as a few rectangular shapes. The walls are set to each side of a path and tunnel that runs from the southeast corner of the park west to an underground parking garage located underneath the park.

The low concrete walls are typically detailed as follows: Expanses of wall, about every eight feet wide, are separated by a less wide expanse of wall, which projects out slightly and has raised coping in the shape of a flattened pyramid. The northern wall curves slightly to the northeast and ends with a cylindrical pylon in concrete. The cylinder has a thickened base, as well as a thickened cap, under which are inlaid stretcher and header bricks. This is topped by a large, spherical ornament. A similar pylon appears where the wall, which runs west, changes direction and veers toward the southwest.

In addition, the wall to the south, on the other side of the tunnel, becomes the outer railing of a stair which leads over 4th Avenue at Yesler Way to the bridge/ overpass, which itself has a distinctive open metal railing, which includes interlocking arc shapes."

Additionally, a section at the wall's southeastern corner has been broken and patched with a temporary metal and plastic fence.

Bibliography:

Karin Murr Link, Pioneer Square-Skid Road National Historic District nomination form, July 2005.
<https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/PioneerSquare-National-Register-Nomination.pdf>



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Inventory Details - 7/2/2021

Common name:

Date recorded: 7/2/2021

Field Recorder: Chrisanne Beckner

Field Site number:

SHPO Determination

Detail Information

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Significance narrative:

Integrity

From its period of construction (1911), City Hall Park retains integrity of location. Decades of additional development have diminished its integrity of setting, although the resource retains its relationship with a government building to the north, perhaps the most important element of its setting. The park's landscape plan was heavily altered, most recently in 1993, and original pedestrian routes through lawns have been replaced with new, wider pathways in new configurations paired with new seating and new plantings, diminishing the park's integrity of design, materials, workmanship, and feeling (Seattle Times 1993). The park remains a city park, referred to as "the only extant historic greenspace within the [historic] district" (Link 2007). It retains integrity of association.

Evaluation

City Hall Park is located within the City of Seattle's Pioneer Square Preservation District and is listed in the NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District. The NRHP district was listed under NRHP Criteria A and C with four periods of significance dating from 1889 to 1931 (Link 2007). Because City Hall Park is listed and well-documented in archival materials, the following evaluation serves as an update to existing documentation.

City Hall Park has been a public green space owned and managed by the City of Seattle as a public park since at least 1911. For its association with recreation in downtown Seattle, City Hall Park is significant under Criterion A. The park is not known to hold any associations with specific persons significant in local, state, or national history (Criterion B). City Hall Park, in its present configuration, is not known to be the work of a master designer, although earlier designs, including the 1963 redesign, are attributed to well-known designers including Cash Beardsley (Link 2007). In its current configuration, the park does not appear to possess the distinctive features of its type, period, or method of construction, and does not represent the work of a master or possess high artistic value. However, as a 110-year old park resource, it continues to contribute to both city and national historic districts (Criterion C). Finally, the park and its structures were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

HRA recommends that City Hall Park continues to qualify for listing in the WHR and NRHP as a contributing resource to the Pioneer Square-Skid Road Historic District and continues to qualify as contributing to Seattle's Pioneer Square Preservation District. However, due to a loss of integrity, City Hall Park is not individually eligible for listing in the WHR, NRHP, or as a Seattle City Landmark.



Historic Property Report

Resource Name: Dilling Park/ City Hall Park

Property ID: 39466

Physical description:

City Hall Park, addressed as 450 3rd Ave., has been a park since 1911, but was substantially redesigned in 1917, 1963, and in a series of projects between ca. 1967 and 1993, when it achieved its current plan, as evidenced by historic aerial photos and Seattle Times articles (NETROnline 2021; Seattle Times 1993). City Hall Park sits on an irregularly shaped parcel between Jefferson St. and Yesler Way. The park includes a hard north edge defined by metal rail at Jefferson St., where it is flanked by a single-lane drive and the City-County Administration Building to the north. The park landscape is split by Dilling Way, a curved road with a single row of head-in parking parallel to Jefferson St. on the park's south edge. South of Dilling Way, a triangular section of park confined by Yesler Way and Terrace St. includes a triangular lawn surrounded by wide concrete sidewalks.

The park landscape is made up of a series of lawns with curved edges, each bordered by concrete curbs and linked by wide walkways of concrete pavers. Within the park's main landscape, many elements mimic Prefontaine Park's design. Concrete steps, curbs, and other concrete elements rise to address the change in grade, creating flat plazas for wood bench seating. Near the west edge of the park, wide concrete curbs rise high enough to be used as seating themselves. Plazas with partial sets of curved steps are located at both the east and north edges of the park. Additionally, at the park's western edge, concrete curbs form a shape similar to that of Prefontaine Fountain. Widening to the west, the concrete work creates an open viewpoint from which to appreciate the fountain directly opposite. Bricks are used to further enhance the connection between City Hall Park and the brick plazas of Prefontaine Park. Numerous mature trees create a shady canopy for City Hall Park. They are found in the central lawn, within the paved walkways, and along the park's sidewalked borders, often in square, concrete-lined tree wells. Those within paved areas were likely retained from the era in which the park included a central lawn. Most appear to date from the 1970s and beyond as the park was nearly bare of trees as late as 1969 (NETROnline 2021). They are paired with iron, three-arm light standards with three bulbs, as at Prefontaine Park.

Bibliography:

Link, Karin Murr

2007 Pioneer Square-Skid Road National Historic District nomination, as revised by Washington State Historic Preservation Office. On file with the City of Seattle, Seattle, Washington. Electronic document, <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#districtguidelinesordinancestandardsnationalregisternomination>, accessed June 28, 2021.

NETROnline

2021 Historic aerials, Seattle, 1936–1917. Electronic document, <https://www.historicaerials.com/viewer>, accessed June 30, 2021.

Seattle Times

1993 New Era to Begin for City Hall Park, May 3.