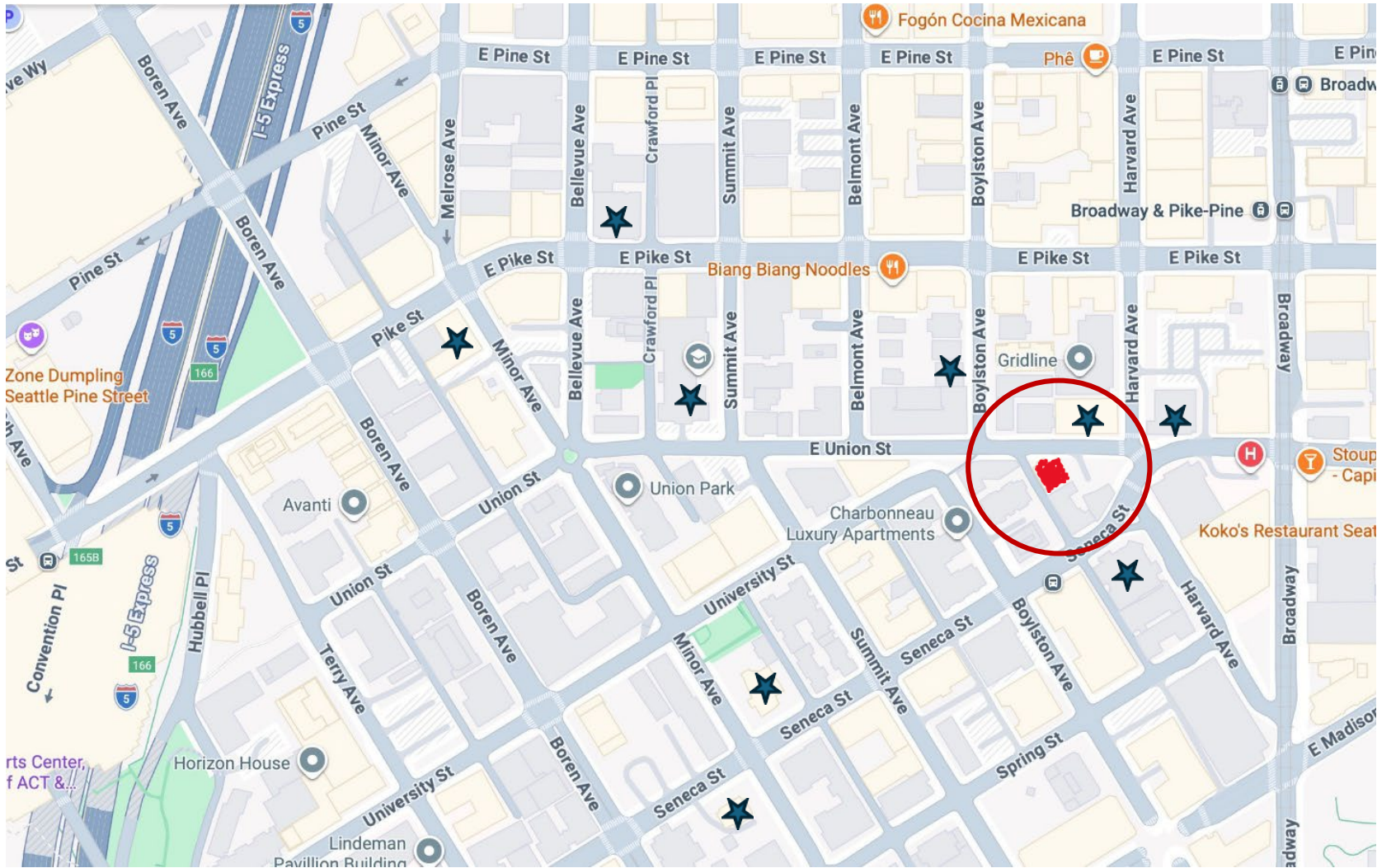




City of Seattle Landmark Nomination:
William and Annie Phillips House





First Hill: Phillips House and nearby landmarks



Designated landmarks in the vicinity of Phillips House.



1. DISTRICT 2 2. ADDITION A. A. DENNY'S BROADWAY
 SECTION TWP. N. RANGE EWM. BLOCK 137 TRACT OR LOT NO. 2
 DESCRIPTION W. 60' Also N. 15' of W. 60' 58

3. ADDRESS OF PROPERTY 713 - S. Union CONTRACT PURCHASER _____
 4. FEE OWNER Eliza Hancy 9-30-35
 5. ARCHITECT _____ CONTRACTOR _____
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY owner RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ _____
 7. CONDITION OF EXTERIOR Fair INTERIOR Fair FOUNDATION Fair FLOOR PLAN Accept

8. BUILDING 2 fam. dwell. 2 stories-attic 20 rooms
 7 1st. flr. 8 2nd. " 6 attic
 INTERIOR WALLS 5 plaster 2 stairway 2 useful
 20 plaster 20 plaster 20 plaster
 FLOORS 20 fir
 FIRE PLACE none
 INTERIOR TRIM 20 fir
 PLUMBING 14 fixtures 3 hd-leg 3 toilets 3 basin 2 sinks 1 h.w. tank 2 ldy. trays

TILE WORK none
 ATTIC 5 plaster 2 stairway 2 useful
 HEATING hot air furn. 2 oil burner 2 2 Pacific auto
 BASEMENT 75% to 1st. flr. joist
 concrete flr. garage plastered
 FOUNDATION brick porch brick
 ROOF tar paper
 EXTERIOR WALLS cedar siding

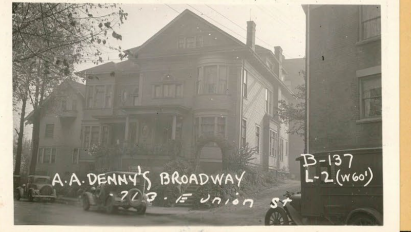
PORCHES 3 1-story 2 roofed
 EXTRA FEATURES 1 bay window 2 story (Remarks)
 BUILT-INS usual to type
 CONSTRUCTION double-medium
 CEILING HEIGHT attic 8' 1st. flr. 11' 6" 2nd. " 11' 6"

9. CORNER JOINTS boxed DOWN SPOUTS SEWER CONNECTED no
 10. FIRST FLOOR JOIST SIZE 2" x 10" AND 16 INCH CENTERS BRIDGED yes
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 8" x 8"
 12. CLASS OR GRADE NO. 3 SHAPE NO. _____
 13. BUILDING FINISHED OR UNFINISHED finished
 14. DEPRECIATION: CONDITION 60% OBSO. % ECON. SUIT % TOTAL %
 DATE BUILT 1898 REMODELED no
 EFFECTIVE AGE 27 YEARS FUTURE LIFE 18 YEARS

LAND INFORMATION
 1. SIZE x TOPOGRAPHY level GRADE above 6 FEET
 2. STREET ROAD graded SURFACE hard ALLEY yes not paved
 3. SIDEWALK concrete SEWERAGE sewer WELL _____ ELEC. PUMP _____
 4. LANDSCAPING lawn & shrubs COND. fair
 5. TREND static VALUE OF LAND _____
 6. USE OF DISTRICT apartment VIEW none
 7. RESIDENTIAL medium - old ZONED _____

REMARKS _____

MAIN BUILDING
 DIMENSION SQ. FT. AREA
 40 x 50 2000
 2 x 10 20
 2 x 10 20
 10 x 28 280
 PCH. x
 PCH. SQ. X REMARKS
 IMPROVEMENT VALUE
 MAIN BUILDING \$
 OTHER BUILDINGS \$
 TOTAL 3700 5700
 ASSESSED VALUE 858 1360
 DATE 11/10/37



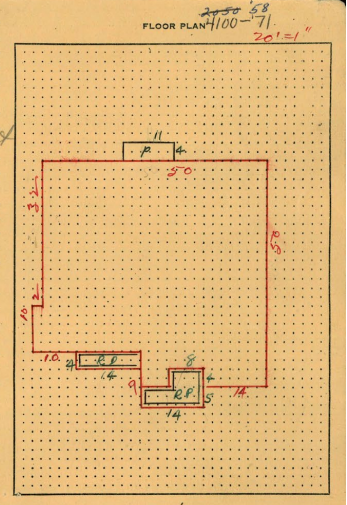
OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					x		\$
					x		
					x		
					x		
					x		

S	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
1	Wm. B. Landon	5-14-15	559857	774		
2	Michael J. Mac	4-4-60	F 28946	22,500		
3	D. M. Gaquette	10-30-62	F 488004	5,000		
4	Wm. W. W. W.	2-26-65	5-500107	9,990		

REMARKS Porch 4 x 9 - 36 sq. ft.
 5 x 14 - 70
 6 x 14 - 84
 4 x 11 - 44

EXTRA FEATURES: 2 Large Flues
 2-8' Dormers
 1-4' "

Also N. 15' of W. 60' 137 A.A. Denny's
 Broadway





North elevation and neighborhood.







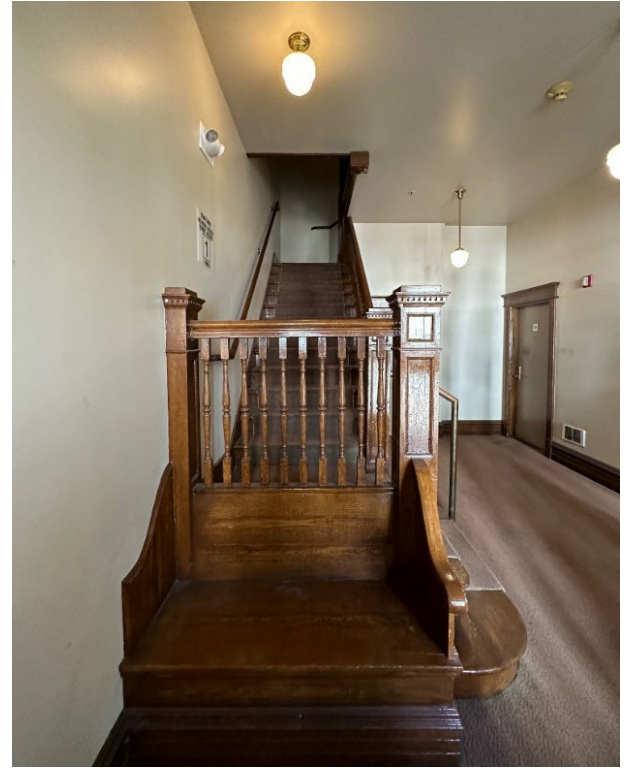
Alley (west) elevation.



Alley (west) elevation and proximity to Maximillian Apartments.



East elevation from street and adjacent parking lot.



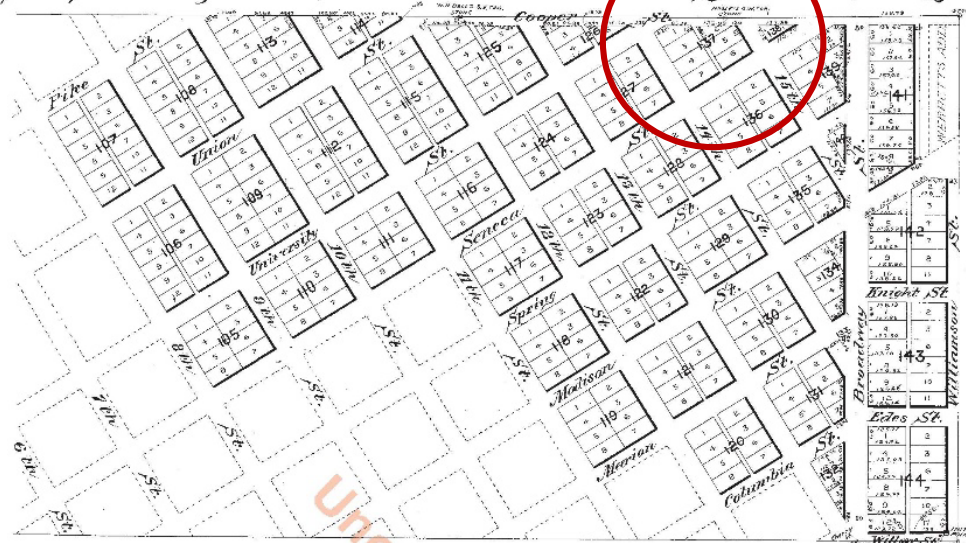


Plat of
A. A. DENNY'S
BROADWAY ADDITION
 TO THE CITY OF SEATTLE.

40

Scale Two Hundred feet to One Inch.
 Scale of Record 300 ft = One Inch.

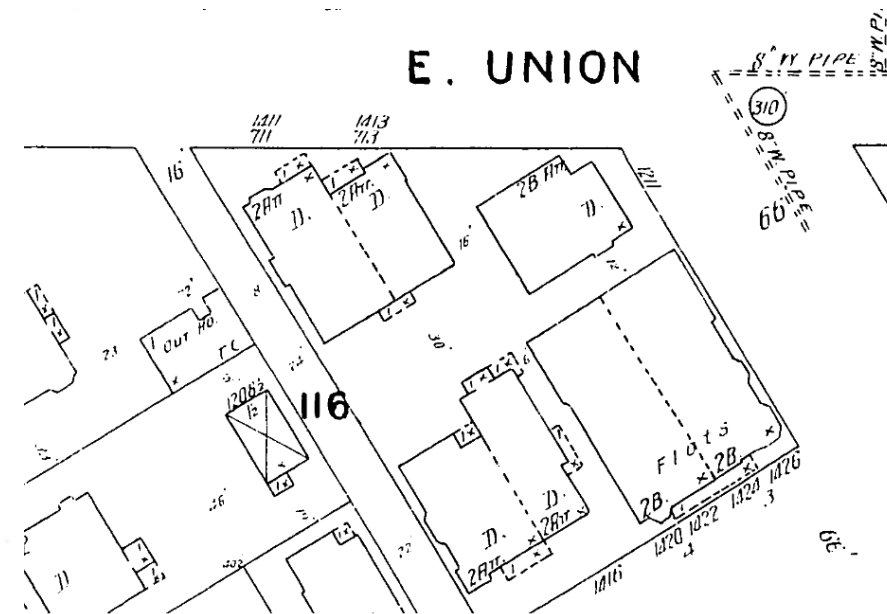
Surveyed and Platted
 By P. D. Rowlin, Civil Engineer.



Approved by the Mayor and
 Common Council of the City
 of Seattle this 28th day of July
 A.D. 1890.
 Robert Moran
 Mayor
 Attest C.W. Ferris
 Clerk.



E. UNION



Original plat, July 1890.

Excerpt from 1905 Sanborn map.



Excerpt from 1908 Baist's Real Estate Atlas.



First Hill, 1908



First Hill, 1910 - Looking up Madison Street.

The City of Seattle—BOARD OF PUBLIC WORKS

Plans Filed by William Clark BUILDING PERMIT No. 16814
Oct 11 1902

Permission is hereby requested to Build No. 711 3 E 2nd Ave
 on Lot 245 Block 137 Dunwoody Way Addition to the City of Seattle

Specifications: 1-2 story frame
double dwelling
49x57

NOTIFY OFFICE WHEN READY TO LATH
5 Chimneys 2 Fireplaces Estimated to cost \$ 7200

I agree to remove all rubbish from street and walks each Saturday before 6 o'clock p. m.

Is street graded? yes J. M. Hester
 Deposit made \$ 25.00

Permission is hereby given Tom B. Phillips for 120 days to do
 the work described in application attached, and which is an essential part of this permit.

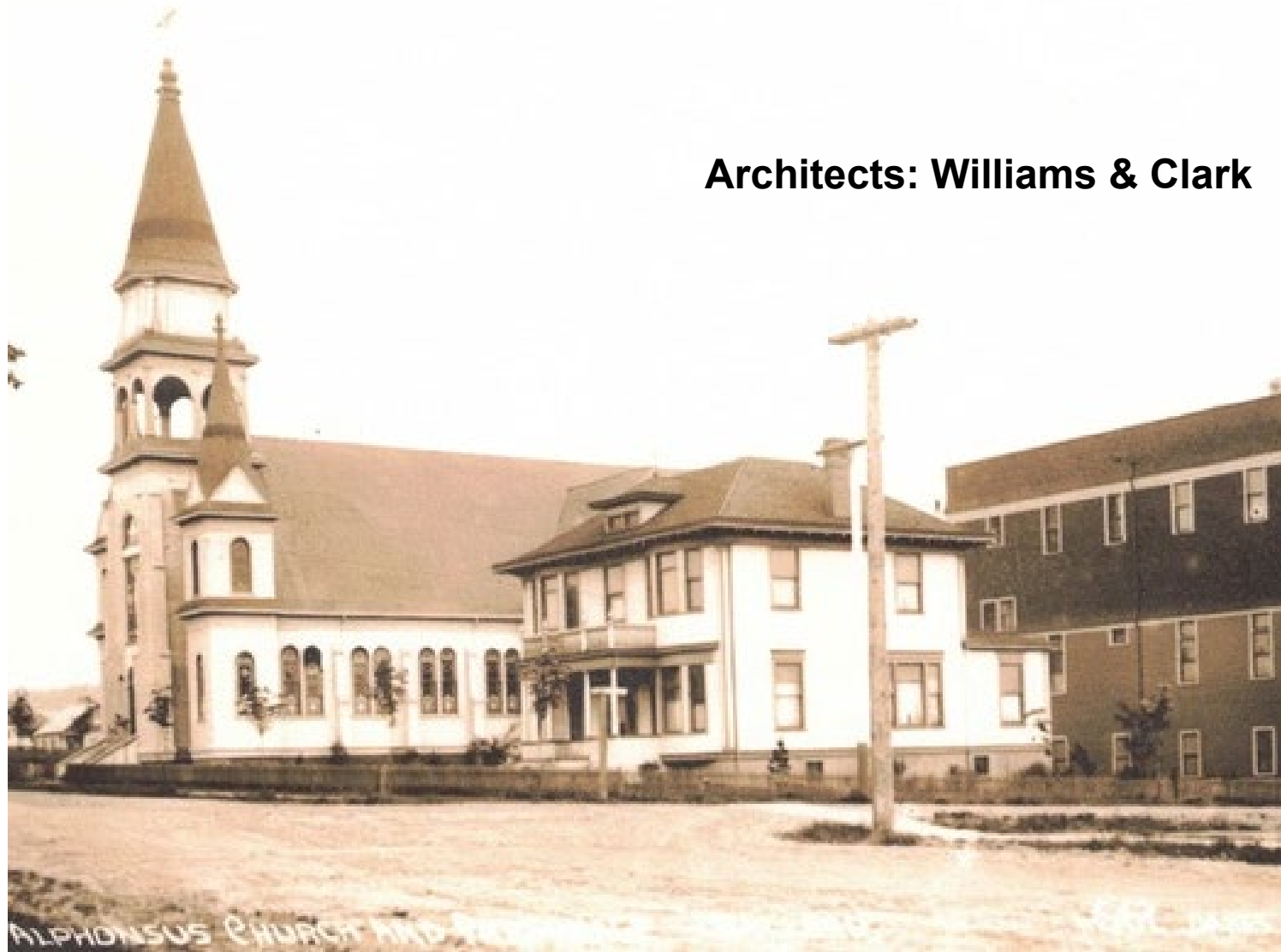
CHARGES FOR CITY WATER
30 M Brick laid at 15c per M.
2000 yds. Plastering, at 20c per 100 yds.
20 bbls. Cement, at 10c per bbl.

V. M. 27. 6-02-5m-trip. M-M Co.

R. H. Thomas
 Superintendent of Buildings, Bridges and Wharves.
 Per [Signature]

11 Oct 1902 building permit.

Architects: Williams & Clark



St Alphonsus Church, Ballard, c. 1915.

Architects: Williams & Clark

THE SEATTLE POST-INTELLIGENCER, SATURDAY, NOVEMBER 29, 1902

Co. are: To George W. Lawton, the northwest corner of Twelfth and James streets, for \$125, Mr. Lawton will erect at once four cottages, which will make it a nice income producing property; to P. E. Devotte, the northwest corner of Third Avenue and Tenny way for \$1,000; to R. E. Daulton, lots 1, 2 and 3, in block 4, of Denay-Pughman addition, for \$1,000; to A. C. Johnson, house and lot on Thirtieth-seventh avenue, near Jefferson, lot to W. J. McGowan, a three-story house and lot at 529 Twenty-fifth avenue south, \$2,500; to Albert M. Kaiser, of Chicago, lot 13, Columbia terrace, for \$1,000. This lot has on it a two-room house, and is located on Fifteenth avenue near Columbia.

LARGER THAN EVER

Home-seeker Season of 1903 Expected to Make a Record

THOUSANDS TO COME

General Passenger Agent Pond, of Wisconsin Central, Here on Business Trip

The homeseeker travel to the Pacific coast promises to be greater for the season of 1903 than it has been for any similar period in the past, and already lines of railway participating in the business are preparing to handle the vast crowds that are expected. Among those who are early on the ground is James C. Pond, general passenger agent of the Wisconsin Central, with headquarters at Milwaukee. He is accompanied by H. W. Steinhoff, district passenger agent of the same road at Saginaw, Mich. They came in yesterday

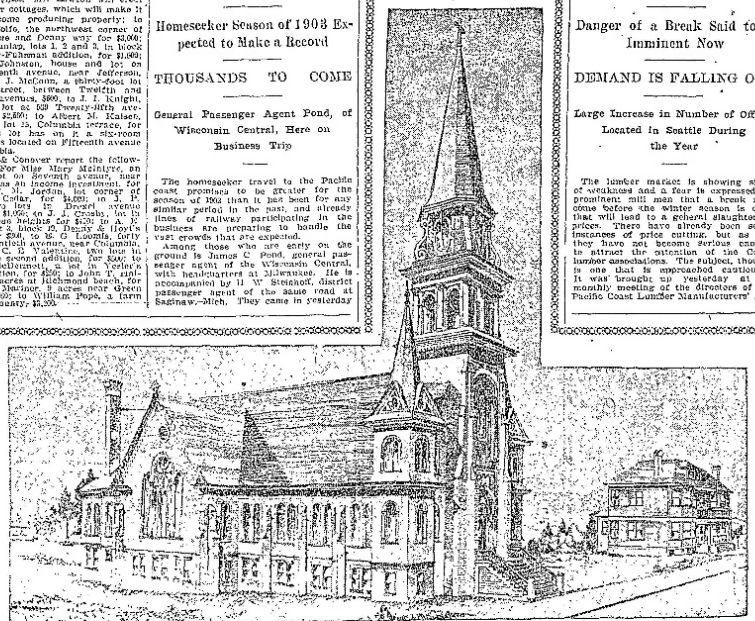
LUMBER IS WEAK

Danger of a Break Said to Be Imminent Now

DEMAND IS FALLING OFF

Large Increase in Number of Offices Located in Seattle During the Year

The lumber market is showing signs of weakness and a fear is expressed by prominent mill men that a break may come before the winter season is over that will lead to a general slaughter of prices. There have already been some instances of price cutting, but as yet they have not become serious enough to attract the attention of the coast lumber associations. The subject, though, is one that is approached cautiously. It was brought up yesterday at the monthly meeting of the directors of the Pacific Coast Lumber Manufacturers' As-



NEW CHURCH OF ST. ALPHONSUS AND RECTORY AT BALLARD

SO RAPID has been the work of building the new Saint Alphonsus Catholic church at Ballard that it will be ready for occupancy for Christmas service. The cornerstone was laid September 21, Bishop O'Dea and other dignitaries of the church in this section being present. The edifice is 120 feet long by 40 feet wide, and will have a seating capacity of 600. With slight changes it is the pure Roman style of architecture, and with the steeple towering 125 feet high, it has an imposing appearance. It is a frame structure, with beautiful stained glass windows, and an exceptionally fine window representing the "Good Shepherd," will occupy a niche in the front of the church. The altar and interior furnishings of the church will be in keeping with the new building, and the members of the parish are looking forward to the first services on Christmas day with a good deal of pleasure. The church will cost, completed, \$10,000. A parsonage of ten rooms, costing \$3,000, was recently completed near the church. Williams & Clark drew the plans for both buildings.

Planned completion of St Alphonsus announced in Seattle P-I, Nov 1902

Williams & Clark have prepared plans for a handsome double residence for Wm. B. Phillips, a local business man, intended for a site on Union street, between Harrison and Boylston avenues. The house is divided into ten and eight rooms, besides basement. The building will have a pressed brick basement story, hot water heating and all modern trimmings. The contract was given to J. M. Hester. Complete, the house will cost \$10,000.

1902 announcement in the *Daily Bulletin* on the contracting for the Phillips house.

Have Parted Company.
The architectural firm of Williams & Clark has dissolved partnership. Mr. E. A. Williams succeeds and will retain the offices in the Globe block, while Mr. R. B. Clark will open an office in the Marion block.

Feb 1903 announcement of dissolution of the Williams & Clark firm in the *Daily Bulletin*.



Church of the Immaculate Conception, Clark & McInnes, architects, at 18th Ave and Marion Street, photo c. 1908.



—Photo by Grady.
WILLIAM BELL PHILLIPS



Original homeowners: William and Annie Phillips.

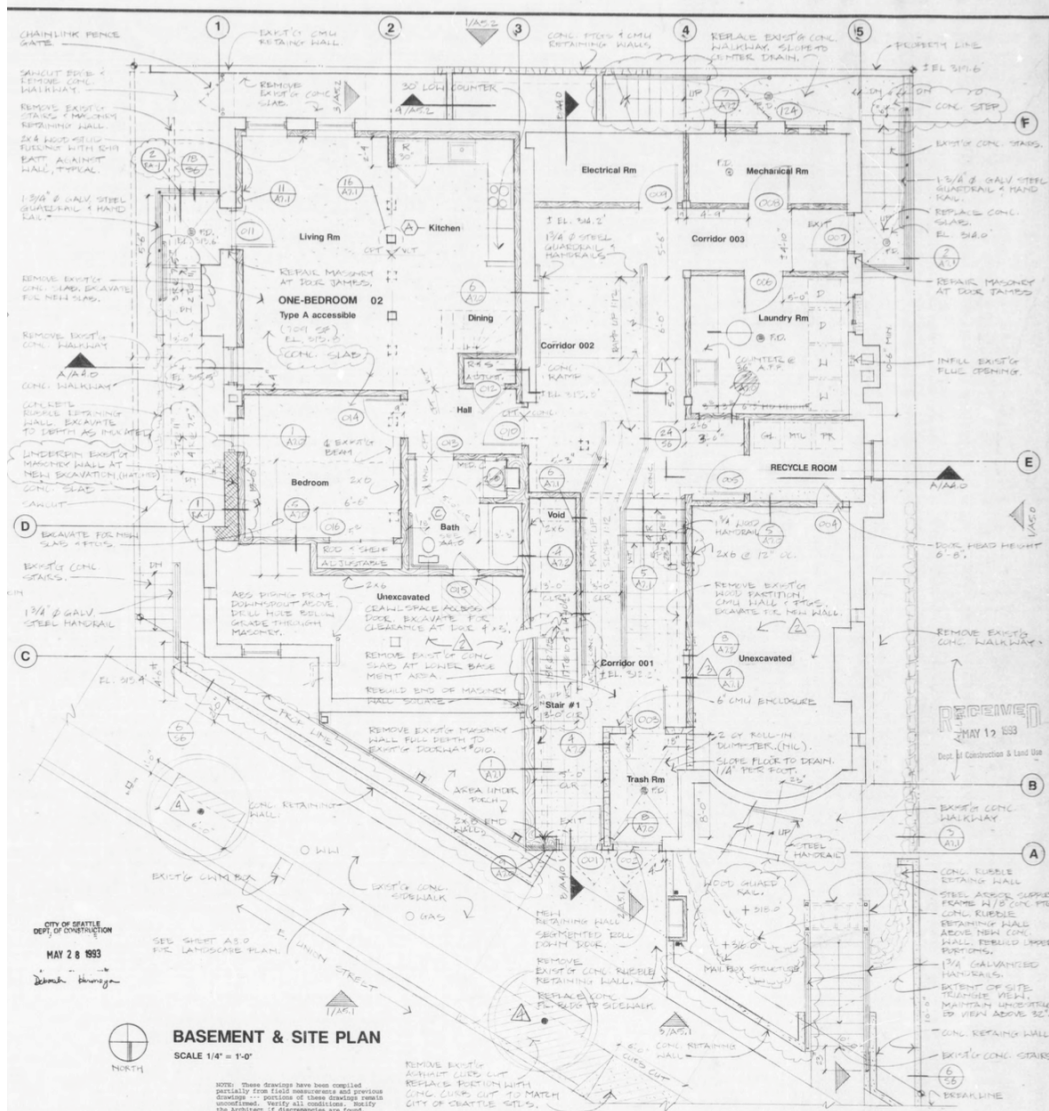


Historic Seattle Stewardship:
1992 photographs from National Register nomination.



Thank you!





Preservation & Development Authority
c. Suite 100
gton 98104

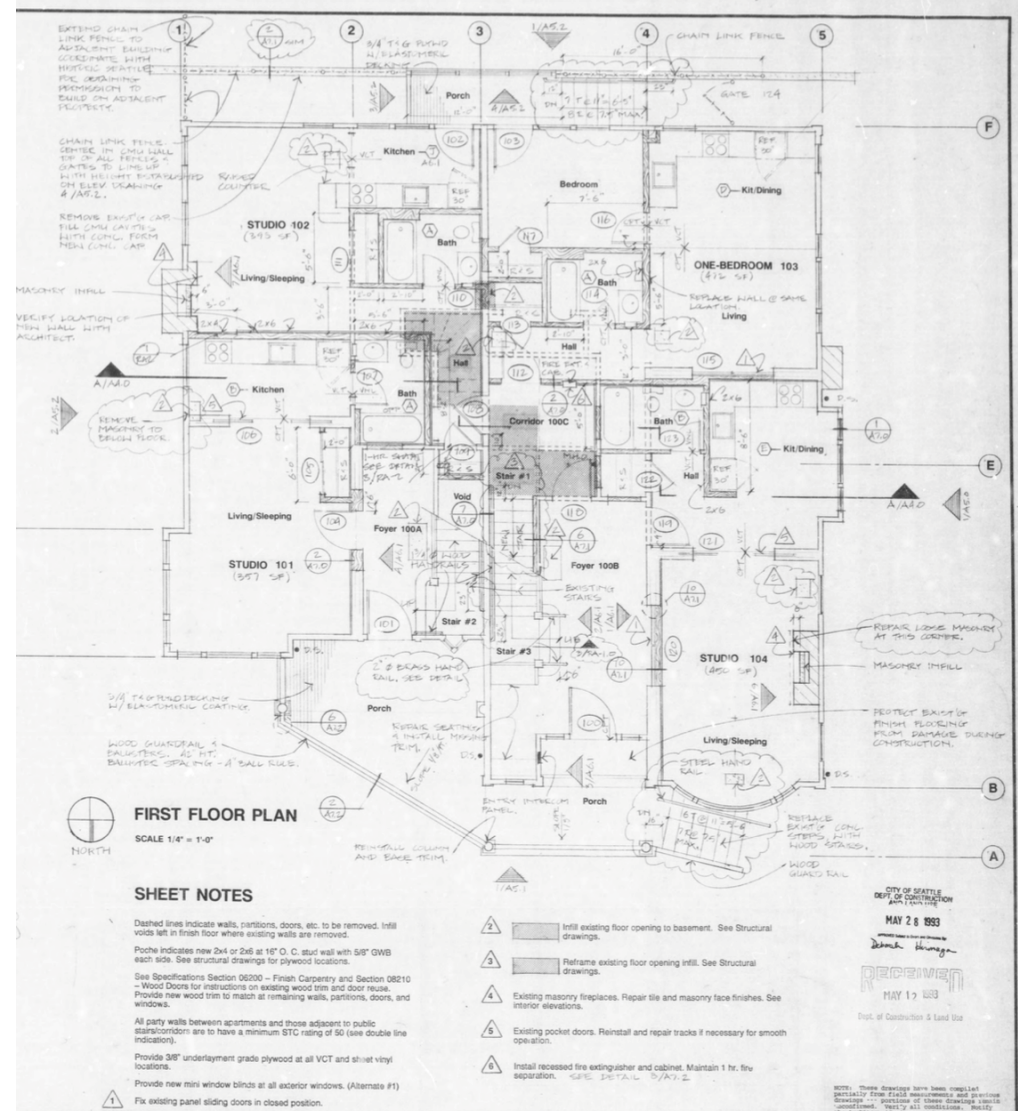
FRANK G. STICKNEY AND RONALD F. MURPHY, ARCHITECTS
311 WESTERN AVE., SEATTLE, WASHINGTON 98104 • (206) 463-1104

Stickney & Murphy

2006 REGISTERED ARCHITECT
FRANK G. STICKNEY
RONALD F. MURPHY
STATE OF WASHINGTON

BASEMENT & SITE PLAN
DATE: MARCH 3, 1993
DRAWN BY: JCL
CHECKED: RYM/ML
BID DATE 4-19-93
REV #1 5-7-93

SHEET
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2.0
OF SHEETS



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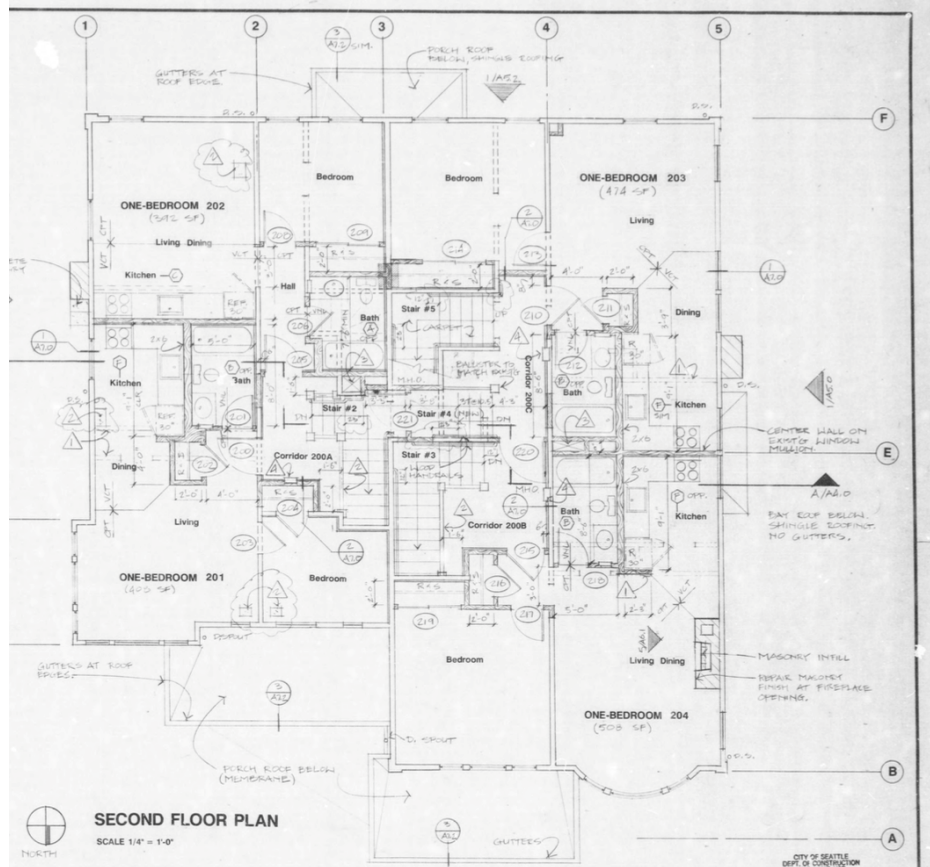
FRANK G. STICKNEY AND RONALD F. MURPHY, ARCHITECTS
311 WESTERN AVE., SEATTLE, WASHINGTON 98104 • (206) 463-1104

Stickney & Murphy

2006 REGISTERED ARCHITECT
FRANK G. STICKNEY
RONALD F. MURPHY
STATE OF WASHINGTON

FIRST FLOOR PLAN
DATE: MARCH 3, 1993
DRAWN BY: JCL
CHECKED: RYM/ML
BID DATE 4-19-93
REV #1 5-7-93

SHEET
A
2.1
OF SHEETS



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

SHEET NOTES

- Dashed lines indicate walls, partitions, doors, etc. to be removed. Infill voids left in finish floor where existing walls are removed.
- Hoche indicates new 2x4 or 2x6 at 16" O. C. stud wall with 5/8" GWB each side (except at kitchen turnings). See structural drawings for plywood locations. See Specifications Section 06200 - Finish Carpentry and Section 08210 - Windows for instructions on existing wood trim and door details. Provide new wood trim to match at remaining walls, partitions, doors, and windows.
- All party walls between apartments and those adjacent to public stairwells are to have a minimum STC rating of 50 (see double line indication).
- Provide 3/8" underlayment grade plywood at all VCT and sheet vinyl locations.
- Provide new mini window blinds at all exterior windows. (Alternate #1)

- 1 Infill wood finish floor at partitions removed prior to this contract. Infill to be adequate for new finish floor overlays.
- 2 Clean existing railings. Reinstall balusters installed on site. Repair newel posts.
- 3 One hour fire rated shaft. Frame openings (modify as necessary) through existing floor structure. Extend 24" below second floor structure. SEE DETAIL 10/A/2.
- 4 Install recessed fire extinguisher and cabinet. Maintain 1 hr. fire separation. SEE DETAIL 0/A/2.

IN-FILL MISCELLANEOUS HOLDS IN BRICKER FLOOR

NOTE: These drawings have been compiled directly from field measurements and previous drawings. Verify all conditions. Notify the architect if discrepancies are found.

CITY OF SEATTLE
DEPT. OF CONSTRUCTION
APR 11 2003
MAY 2 6 1993

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MAY 17 2003
Dept. of Construction & Land Use

ment Authority

FRANK G. STICKNEY AND RONALD F. MURPHY, ARCHITECTS
911 WESTERN AVE. • SEATTLE, WASHINGTON 98104 • (206) 623-1104

Stickney & Murphy

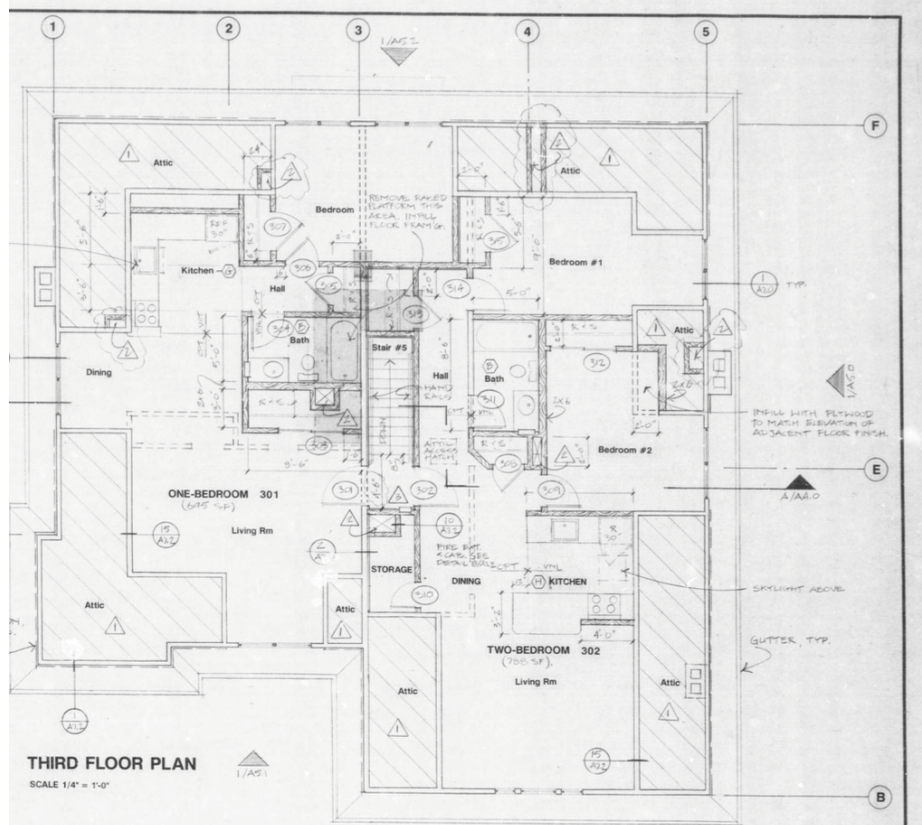
2000 REGISTERED ARCHITECT
FRANK G. STICKNEY
RONALD F. MURPHY
DATE OF REGISTRATION

SECOND FLOOR PLAN

DATE: MARCH 2, 1993
DRAWN BY: SL
CHECKED: RM/SL

BID DATE 4-19-93
REV. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

SHEET
A
2.2
OF SHEETS



THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"

SHEET NOTES

- Dashed lines indicate walls, partitions, doors, etc. to be removed. Infill voids left in finish floor where existing walls are removed.
- Hoche indicates new 2x4 or 2x6 at 16" O. C. stud wall with 5/8" GWB each side. See structural drawings for plywood locations.
- See Specifications Section 06200 - Finish Carpentry and Section 08210 - Windows for instructions on existing wood trim and door reuse. Provide new wood trim to match at remaining walls, partitions, doors, and windows.
- All party walls between apartments and those adjacent to public stairwells are to have a minimum STC rating of 50 (see double line indication).
- Provide 3/8" underlayment grade plywood at all VCT and sheet vinyl locations.
- Provide new mini window blinds at all exterior windows and at two sloping skylights. (Alternate #1)
- IN-FILL MISCELLANEOUS HOLDS IN BRICKER FLOOR

- 1 Existing Attic. Install R-38 blown-in insulation in attic spaces. Install R-11 bat at interior attic walls.
- 2 One hour fire rated shaft. Frame openings (modify as necessary) through floor and ceiling. SEE DETAIL 10/A/2.
- 3 Install recessed fire extinguisher and cabinet. Maintain 1 hr. fire separation. SEE DETAIL 0/A/2.

CITY OF SEATTLE
DEPT. OF CONSTRUCTION
APR 11 2003
MAY 2 6 1993

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Dept. of Construction & Land Use

Authority

FRANK G. STICKNEY AND RONALD F. MURPHY, ARCHITECTS
911 WESTERN AVE. • SEATTLE, WASHINGTON 98104 • (206) 623-1104

Stickney & Murphy

2000 REGISTERED ARCHITECT
FRANK G. STICKNEY
RONALD F. MURPHY
DATE OF REGISTRATION

THIRD FLOOR PLAN

DATE: MARCH 2, 1993
DRAWN BY: SL
CHECKED: RM/SL

BID DATE 4-19-93
REV. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

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2.3
OF SHEETS