



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

Landmark NOMINATION Application

Name: Caroline E. Horton House

Year Built: 1906

Street and Number: 627 Fourteenth Avenue East

Assessor's File No.: 6851700005

Legal Description: Parcel A. That portion of the southeast quarter of the northeast quarter of Section 29, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the southeast corner of Lot 13, Block 6, Capitol Hill Addition, Division Number 1, according to the plat thereof recorded in Volume 10 of Plats, page 11, in King County, Washington; thence north 49.76 feet; thence east 100 feet, more or less, to the west line of 14th Avenue North; thence south 48.7 feet, more or less, along said west line to the northeast corner of Lot 1, Block 9, of said Supplemental Plat of Pontius Addition; thence west 100 feet, more or less, to the point of beginning; (Also known as Lot 12, Block 6, Capitol Hill, according to the unrecorded plat thereof).

Parcel B. Lot 1, Block 9, Supplemental Plat of Frank Pontius Addition, according to the plat thereof recorded in Volume 8 of Plats, page 40, in King County, Washington.

Plat Names, Blocks, and Lot: Capitol Hill Unrecorded, Block 6, Lot 12
Frank Pontius Supplemental, Block 9, Lot 1

Present Owner: Hall House, LLC

Present Owner's Address: 3609 42nd Ave NE, Seattle, WA 98105

Present Use: Apartments

Original Owner: Caroline E. Horton

Original Use: Single Family Residence

Architect: W.D. Van Siclén

Builder: J.G. Boyle



THE CAROLINE E. HORTON HOUSE
627 FOURTEENTH AVENUE EAST
SEATTLE LANDMARK NOMINATION

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1. INTRODUCTION

The Caroline E. Horton House, located at 627 Fourteenth Avenue East, was built in 1906 by Caroline Horton, the daughter of Dexter Horton, one of Seattle's most prominent white pioneers. Her father established the first banking establishment in the Puget Sound region, some claim the entire Washington territories,¹ and is credited for helping Seattle grow from a settlement into a city. Around the time of the Great Seattle Fire, Dexter Horton sold his bank, and focused on rebuilding parts of the commercial core of the city with the proceeds. After Caroline Horton completed her undergraduate and graduate degrees as an early student at the University of Washington, she became her father's trusted bookkeeper, working closely with him, as well as learning and assisting in the business. After Dexter Horton's death in 1904, Caroline Horton became an heiress and ran her father's large real estate concerns. She built the Caroline Horton House, and moved there with Arabella Horton, Dexter Horton's third wife, and Eliza Hammond, the niece of Dexter Horton's first wife. Since Caroline was the daughter of Dexter Horton's second wife, all three of his marriages were represented in her house. The Caroline Horton House is associated with the Dexter Horton family more than any other house still standing.

Recognized as being amongst the best Seattle businesswomen of her time, Caroline Horton took the initiative to build one of the largest office buildings on the west coast – the landmark Dexter Horton Building – both as a profitable investment, and to honor her father's memory. Amongst its tenants was the bank that her father had created, the Dexter Horton Bank. Caroline Horton found ways to succeed in business, despite being a woman in the early 20th Century. Her cousin, Charles Horton, served as the face of the company, and she focused on managing the company and making wise investments. She remained secretary-treasurer of the company until her death.

The Caroline Horton House is a historic contributing property in the Millionaire's Row Historic District, which was added to the National Historic Registry earlier this year. Of the twenty-nine remarkably prominent Seattle businesspeople listed in the District Nomination who owned the nineteen houses on Millionaire's Row in its early years, Caroline Horton is the only woman.²

Several other important businesspeople lived in the Caroline Horton House after she moved away. Henry Kleinberg, a Jewish pioneer, owned the largest hay and grain company in eastern Washington, shipping not only to Seattle, but nationally and internationally (and was the first in the region to ship to Japan). Frank McHugh's company built important early roads in the region. Edward and Sarah Barnum's real estate company platted and developed the Glenwilde Addition of what is now the Montlake Historic District. The Barnums were the first to use the Caroline

¹ Bagley, Clarence. *History of King County, Washington*. United States, S.J. Clarke Publishing Company, 1929. p. 157.

² Kurlander, David J. Millionaire's Row Historic District. National Register of Historic Places Registration Form. United States Department of the Interior. National Park Service. February 5, 2020. p. 44-47. Accessed online at https://millionairesrow.net/WA_KingCounty_MillionairesRow_FINAL.pdf.

Horton house for congregate housing – a use that continued when it served as Mary and Martha Hall, an Episcopal home for young children, and even in recent years as an apartment house with approximately eight units.

William D. Van Siclen, an architect with several Seattle Landmarks among his credits, designed the Caroline Horton House. Because the Hortons were a humble family that avoided ostentation, Van Siclen designed an elegant a house that reflected the family well in its dignity and simplicity. The house’s eclectic style is best described as a Pacific Northwest interpretation of Colonial Revival. The house, noted a past Seattle Department of Neighborhoods survey, “appears to meet the criteria of the Seattle Landmarks Preservation Ordinance” (as well as “the criteria of the National Register of Historic Places” and the criteria to be part of “a potential local and/or national historic district”).³ Another survey, by Nyberg and Steinbrueck in 1975, described the house as a “building significant to the community.”⁴ The changes made to the exterior of the house over the years have been relatively minor, and as noted in the Department of Neighborhoods survey, “Its exterior is amazingly intact given its history.” J. G. Boyle, a builder who lived just a block away on Malden, constructed this now historic home for Caroline Horton – a pioneer daughter of Seattle, and one of its greatest early 20th century businesswomen.

³ <http://web6.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=424117853>

⁴ Nyberg, Folke, and Victor Steinbrueck, for the Historic Seattle Preservation and Development Authority. “Capitol Hill: An Inventory of Buildings and Urban Design Resources.” Seattle: Historic Seattle, 1975.

2. BUILDING INFORMATION

Name: Caroline E. Horton House
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3. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood Context

The Caroline Horton house is located at 627 Fourteenth Avenue East on Seattle's Capitol Hill. It is the southernmost house on the west side of Seattle's "Millionaire's Row," a National Register Historic District. Built in 1906-07 as a single-family residence, the house and associated outbuilding now contains eight rental units.⁵ The property is currently owned by Hall House LLC.

Site Location

The subject property consists of a rectangular parcel of land approximately 100 feet by 90 feet, with the 90-foot dimension oriented north-south along Fourteenth Avenue East.⁶ The property is on the west side of Fourteenth, just south of the intersection with E. Roy Street, which does not continue west to Thirteenth but ends at Fourteenth. The grade along Fourteenth Avenue East is relatively level, and the parcel slopes toward the west from an elevation of 448 feet at Fourteenth Avenue East to elevation 442 feet at the west property line.⁷ Adjacent to the east property line is a concrete sidewalk, broad planting strip, and Fourteenth Avenue East, which is paved with asphalt. At the north edge of the parcel is a concrete driveway leading from Fourteenth Avenue East to a detached garage in the northwest corner of the parcel that is now a rental unit; a low, concrete block retaining wall separates the driveway from the parcel to the north. Adjacent to the south property line on the adjacent parcel is a concrete driveway serving garages of the Fairhome Apartments. The west side of the parcel south of the detached garage contains a fenced patio and garden space.

Neighborhood Context

The neighborhood in which the Caroline Horton house is located is mixed, with large, single-family residences to the north and east and multi-story apartment buildings to the south and west. It is part of a neighborhood along Fourteenth Avenue East referred to as "Millionaire's Row" where the houses were built in many different styles and in a variety of materials including stone, brick, shingles, clapboard, siding, and stucco. Windows are typically painted wood, as are trim, soffits, fascias, and other architectural details. Roofs were originally clad in wood shingles but today are typically finished with asphalt composition shingles.

To the immediate north is the David Whitcomb House, built in 1907 to the design of architect Henry Dozier (Figure 1-Figure 2). It is a two-and-one-half story American foursquare house, also sometimes described as Colonial Revival. The house is built of light grey brick with painted wood porch, windows, and trim, and a hip roof.⁸ Across Fourteenth Avenue to the east,

⁵ King County Department of Assessment, record for parcel 685170-0005 at 627 14th Ave E, Seattle, 98112.

⁶ Property dimensions from City of Seattle zoning map k36E.

⁷ Seattle Department of Construction & Inspections GIS.

⁸ For information on Millionaire's Row and its houses see <https://www.millionairesrow.net/>

on the southeast corner with E. Roy Street, is the Robert Tripple house, also designed by architect Henry Dozier and built in 1902. This two-and-one-half story hip roof house features a stone foundation, tightly-coursed pressed brick on the first floor and textured stucco on the upper floor. Windows are wood with leaded glass, corbels under the projecting corner window bays are scroll-cut wood, and the soffits with shaped rafter tails are also painted wood, but otherwise the house has little detail (Figure 3).

From the Horton house on the west side of Fourteenth Avenue and the Tripple house on the east side of Fourteenth Avenue, the Millionaire's Row historic district extends north to Prospect Street and the southern entrance to Volunteer Park and includes twenty-four residences. The oldest are the Robert Tripple house and Thomas Russell house, both built in 1902, followed by the David Skinner house, Thomas and Sarah Esther Bordeaux house, James Moore house, Charles Cobb house, Fred Rowell house, and Edward Ederer house, all built in 1903. Millionaire's Row also includes homes built in the late 20th century, including the Peter Nelli house, designed by Fred Bassetti (1949), the mid-century modern Harry Blackford house (1952), and the C.D. Hills house (1978); a new single-family residence is currently under construction at 805 14th Avenue East where the 1902 Andrew Weber house once stood.

Immediately south of the subject property at 615 Fourteenth Avenue East are the Fairhome Apartments, a three-story brick apartment building built in 1928. Designed by architect A.A. Geiser, when first completed the building contained 28 apartments and boasted mahogany trim, electric refrigeration and cooking, and a fireproof garage (Figure 4-Figure 5).⁹

Immediately west of the subject property are two, four-story apartment buildings. Since the elevation of Thirteenth Avenue East is approximately twenty feet lower than the rear yard of the subject property, the height of these apartment buildings appears to be relatively equal to or lower than the height of the Caroline Horton house. To the southwest of the subject property at 626 Thirteenth Avenue East are the Maryland Apartments, designed by architect Henderson Ryan and built in 1910 for John B. Hart. This brick building, which now contains 20 condominium units, was designated a City of Seattle Landmark in 1989.¹⁰ To the northwest of the subject property at 630 Thirteenth Avenue East is the "Toltec," an 18-unit condominium building. It appears the "front" or western portion of this 1959 building was built in front of the still-existing 1906 Hart residence designed by James Schack.¹¹

⁹ "Fairholm Apartment to be Started Soon," *Seattle Times*, March 4, 1928, p. 32. Notice of the permit issuance was published in the *Seattle Times* on March 13, 1928, p. 26. On July 29, 1928 a display ad appeared in the *Seattle Times* (p. 24) announcing that the building would open August 1.

¹⁰ Ordinance 114995 designating the building a landmark was passed by Council on March 19, 1990 and signed on March 27, 1990.

¹¹ *Seattle Post-Intelligencer*, February 12, 1959, p. 26. Rental ads for the new Toltec Apartments were first published in the *Seattle Post-Intelligencer* and *Seattle Times* in October 1959. The King County Assessor's website lists the date of construction for this address as 1907.

Historic Status

In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Capitol Hill neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the Caroline Horton house was identified as a “building significant to the community.”¹² The City of Seattle Department of Neighborhoods Historic Resources Survey Database identifies the Caroline Horton house as “Mary and Martha Hall,” a later owner, and states: “In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.”¹³

On January 28, 2021 Seattle’s Millionaire’s Row was designated a National Register Historic District. The Caroline Horton house is a historic contributing structure in the district and the detached garage in the northwest corner of the parcel is also a historic contributing structure in the district.

Designated City of Seattle Landmarks located within a quarter-mile radius of the subject property include:

1. Maryland Apartments, 626 13th Avenue East (1910, Henderson Ryan, architect)
2. Thomas and Sarah Esther Bordeaux House, 806 14th Avenue East (1903, William D. Kimball, architect)
3. James Moore House, 811 14th Avenue East (1903, W.D. Kimball, architect)
4. Parker-Fersen House, 1409 East Prospect Street (1909, Frederick Sexton, architect)
5. Volunteer Park Grounds, 1400 East Prospect Street (1909-1910, John Charles Olmsted, Olmsted Brothers Landscape Architects)
6. Volunteer Park Water Tower, 1400 East Prospect Street (1906-1908)
7. Volunteer Park Reservoir, 1400 East Prospect Street (1901)
8. Horace and Susie Revels Cayton House, 518 14th Avenue East (1903, Felmley and Plumb, builders)
9. Highland Apartments, 931 11th Avenue East (1924, Stuart & Wheatley, architects)
10. Anhalt Apartment Building, 1005 East Roy Street (1928, Anhalt and Borchert, designers and builders)
11. Anhalt Apartment Building, 1014 East Roy Street (1929-1930, Anhalt and Borchert, designers and builders)
12. St. Joseph’s Church, 732 18th Avenue East (1929, A.H. Albertson, architect)

B. Building Description

The Caroline Horton residence was built in 1906 as a single-family residence (Figure 6-Figure 7). The primary structure of the house is wood frame with concrete foundation; it is two stories with attic and basement. The main block of the house is rectangular in footprint, roughly 35 feet in the east-west dimension by 51 feet in the north-south dimension.¹⁴ On the east side of

¹² Nyberg, Folke, and Victor Steinbrueck, for the Historic Seattle Preservation and Development Authority. “Capitol Hill: An Inventory of Buildings and Urban Design Resources.” Seattle: Historic Seattle, 1975.

¹³ <http://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=424117853>

¹⁴ *Seattle Daily Bulletin*, June 4, 1906, p. 4.

the house facing Fourteenth Avenue East is a one-story front porch and on the north side of the house is a projecting one-story enclosed rear porch; both are visible from Fourteenth Avenue. At the south end of the west elevation is a one-story enclosed conservatory; it is not visible from the street. The front of the house is set back approximately twenty feet from the property line and is approached by a concrete sidewalk that rises slightly as it approaches five steps up to the front porch. To the north of the front porch are a porch, steps, and concrete sidewalk connecting to a concrete driveway on the north side of the property; this porch north of the front porch appears to be an addition. (Visible in Figure 6 and Figure 17.) The driveway is now used for parking.

A one-story detached garage is located in the northwest corner of the property. This gambrel-roofed structure is clad in painted wood shingles. The former east-facing garage door has been removed and the garage was converted into a dwelling unit (Figure 8). The rear yard west of the house has a concrete patio, a small one-story shed, and, in the southwest corner of the property, a swimming pool. An open wood stair from the roof of the conservatory, now a second-floor deck, lands on the patio adjacent to the detached garage / dwelling unit; this stair is a later addition. A steel landing and curving steel stair provide access from the first floor to the swimming pool; this too is a later addition.

There is a concrete block retaining wall along the north property line that belongs to the adjacent single-family residence. Topographic change suggests retaining walls along the west and south property lines were probably built by and are probably owned by the adjacent properties, both of which were developed after the subject property; the rockery along the south property line is visible from Fourteenth Avenue East (Figure 9).

According to SDOT, there are four street trees between the sidewalk and Fourteenth Avenue East, two of which are privately owned and two of which are owned by Seattle Department of Parks and Recreation.¹⁵ As noted below, trees in front of the Caroline Horton house are the southern end of a nearly continuous tree canopy over Fourteenth and extending north several blocks. Also known as Volunteer Parkway, this portion of Fourteenth Avenue East is owned and maintained by the Seattle Department of Parks and Recreation; the northern end of Volunteer Parkway is East Prospect Street and the southern end is at the south property line of the subject property.¹⁶

The front or east side of the subject property is lawn from the house to the sidewalk. In the southwest corner of the property are several trees. The rear or west side of the property contains one large tree and several smaller trees. According to SDCI, existing tree canopy coverage is approximately 39% of the lot area.¹⁷

The form of the Caroline Horton residence is a hipped-roof rectangular block, two-stories tall and three units wide on the front elevation, with porches on the east and north elevations and a conservatory on the west. As discussed elsewhere in this report, it is a form architect W.D. Van

¹⁵ <https://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=a7072ffa326c4ef39a0f031961ebace6>

¹⁶ For information on Volunteer Parkway, see https://www.millionairesrow.net/volunteer_parkway.html

¹⁷ <https://web6.seattle.gov/dpd/ParcelData/Parcel.aspx?pin=6851700005>

Siclen turned to repeatedly in designing single family residences. Main living spaces were originally located on the first floor, which is elevated approximately 30" above grade, with bedrooms on the second floor. The attic, which receives light from dormers on each of the four elevations, may have originally contained staff bedrooms, although the presence of a balcony in the west attic dormer suggests there could have been more formal rooms at this level.

The first floor of the house is clad in rough-tooled, random-pattern, high Cascades granite veneer, a material and stone pattern found on several other houses on "Millionaire's Row" including the 1904 Samuel Hedges House (702 Fourteenth Avenue East) and 1904 Elbridge Stuart House (720 Fourteenth Avenue East). Joints are pointed with lighter-colored mortar in a distinctive, raised "bird's beak," emphasizing the stone's irregular pattern. Windows and doors are recessed into the wall and sit on projecting sills of cut stone; tooled stone edges and bird's beak mortar joints turn in at jambs and heads, emphasizing the solidity of the wall.

The second floor of the house is clad in painted cedar shingles with approximately 5" exposure. The bottom five courses of shingles flare out and are separated from the stone first floor with a continuous, two-part painted trim consisting of a cyma recta or ogee profile above a cavetto moulding (Figure 10). Typical windows in the second floor are almost flush with the shingled wall surface, trimmed with a thin painted wood sill with ogee profile on the underside and two-part flat casing with backband. Windows and trim are painted and appear to be original.

Several metal fire escapes on the outside of the house provide emergency egress from apartments. These are located at the easternmost second floor windows on the north and south elevations, and at the west attic dormer. These fire escapes are not original, and were probably added when the house was converted from single-family use to apartments.

The hipped roof broadly overhangs the walls by approximately three feet on all elevations. Evenly spaced profiled rafter tails, which sit on a small cavetto moulding at the wall, project beyond the edge of the roof to support the gutters, which were probably originally wood but are now ogee-profile extruded metal. (Downspouts are rectangular corrugate metal, painted to match the shingles.) The underside of the overhang is painted "beadboard" that appears to be original (Figure 11).

Aerial photos show four original pedimented dormers on the house, one on each elevation, and suggest that the rear (west) dormer encloses a small porch overlooking Lake Union and the Puget Sound. Dormers on the front and sides (visible from the street) feature "broken" pediments in which the horizontal cornice breaks back between the corner "piers" (Figure 12 -Figure 13). The relatively broad, flat soffit of the dormer is supported by two carved brackets at each corner, above which is a continuous bed-mould with regularly spaced rectangular dentils; corner dentils, per tradition, are larger and flare outward. The horizontal cornice consists of a large, continuous cavetto moulding with steps top and bottom, which is repeated on the raking cornice. The tympanum is an undecorated panel bordered by flat profiled trim; repeating the bed-mould below, rectangular dentils and profiled trim support the soffit. The detailing is simple yet classically correct and is evidence of a mature, confident hand.

The roof is currently covered with asphalt shingles, but was probably originally clad with wood shingles. On the rear (west) side of the roof is a shed dormer that was a later addition; its walls are finished with painted wood shingles. Several chimneys penetrate the roof; they are granite to match the base of the house with simple cut stone caps (Figure 14).

The front or east façade of the house is approximately 51 feet wide and divided into three bays. At the center of the first floor is a projecting front porch with square granite corner piers and broad hipped roof, its rafter tails and soffits echoing those of the main roof above (Figure 15). Around the porch is a low stone wall with cut stone cap,¹⁸ which continues out toward the street as cheek walls on either side of the stairs. Perimeter beams supporting the narrow beadboard ceiling slope gently upward at the center, a common “trick” of the period to counter the optical illusion of sag, and bear at each end on curved projecting stone corbels. While the porch is centered on the house, the five steps leading up to the porch are off-center toward the south, anticipating the front door with sidelites that are also off-center. (The front elevation suggests a center-hall floor plan arrangement, open through to the rear along the south side of the hall with the stair on the north side of the hall.) Detailing on the stained wood door, frame, and sidelites is simple yet rich, including carved panels below each sidelite. Glass in the front door is beveled while sidelites have an etched pattern, all of which appears to be original.

Above the front door on the second story is a bay window recessed into the wall, a unique feature that provides the interior a greater sense of space with minimal interruption to the broad, planar character of the shingled exterior wall. Side windows of the bay are casements with one square lite above one rectangular lite while the center window appears to be fixed, its irregular division matching the windows on each side. Large, one-over-one painted wood double hung windows are symmetrically located on each side of the recessed bay, marking the three-bay division of the elevation. The east dormer is centered above the porch and second floor recessed bay, and has three windows matching the unequal widths of windows below; on each side are operable casements with six divided lites (two wide by three high) while in the center is a larger window divided into eighteen lites (six wide by three high) of the same size.

On the main level to the left or south of the front porch is a wide, three-unit window, its size and prominence on the main elevation suggesting this is the living room. At the center is a one-over-one painted wood double hung window with smaller top sash. On each side are tall, narrow panes of plate glass that appear to be replacements for the original windows, which were likely divided similar to the center double hung. Between the window head and shingled second story is a broad, painted wood frieze with three carved brackets supporting the painted trim at the base of the shingles. Between the brackets are rectangular dentils that match those in the dormers (Figure 16).

On the main level to the right or north of the front porch is a smaller, painted wood double casement window that is not centered below the window above. Unlike the window to the south,

¹⁸ From the street, caps appear to be Wilkeson or Tenino stone. It is interesting to note that Thomas Russell, who owned stone quarries in Tenino, Washington, lived at 923 Fourteenth Avenue North in a house built in 1902.

this is “punched” through the granite wall, with the load overhead visually carried across the window by a long, tooled stone lintel. Between this window and the front porch are a door and porch that do not appear original; the door is a flush, painted, single wood panel and the porch, which sits outside or north of the original front porch, appears to be cast-in-place concrete (Figure 17).

The south elevation of the house is a largely obscured from view by vegetation but includes a rectangular bay under the eave. Projecting approximately one foot from the house, the bay features at the second floor a band containing windows on each side of a painted flat panel with ornately carved shield (Figure 18). There is a metal fire escape at the east, second floor window.

The north elevation of the house has a one-story projecting enclosed porch with hipped roof. Stairs in a granite cheek wall lead up to the porch which has a granite base and painted shingled walls. Located next to the driveway, this was likely the original service entrance to the house. There is a metal fire escape at the east, second floor window. (See Figure 17.)

The west or rear elevation of the house is not visible from public rights-of-way, but likely reflects the three-bay division visible on the front elevation. From the street one can see that the center hall leads through the house to a rear door, which likely led to a rear terrace. To the south of this door is the one-story, glass-enclosed conservatory, its flat roof now used as a second-floor deck and for emergency egress. (See Figure 14.)

On May 2, 1929, an ad in the *Seattle Post-Intelligencer* described the interior as follows: “entire lower floor in solid oak paneling; spacious reception hall with broad winding staircase; attractive living and drawing rooms; unique dining room; glass enclosed conservatory; five fireplaces; six bedrooms, billiard room, laundry, garage, American radiator furnace, hot water heat and Oil-o-matic burner. This palatial home built of stone, with beautiful lawn and shrubbery, can be bought at a great sacrifice”¹⁹ While the authors have not seen the interior of the Caroline Horton residence, publicly available real estate photos reveal that some original interior finishes and features remain.²⁰ On the main floor, much of the oak trim appears unpainted, and hardwood flooring with borders appears in good condition (Figure 19 - Figure 20). The “unique dining room” is oval with a high oak wainscot and built-in cabinetry (Figure 21). The conservatory also remains as does a broad fireplace with flanking built-in bookcases (Figure 22 - Figure 23). These real estate photos also reveal that other portions of the house have been extensively remodeled as the house was converted into a group home and then apartments.

C. Summary of Alterations

The exterior of Caroline Horton House changed little over the years. A comparison of an architectural rendering accompanying the original house announcement to the 1937 Washington State Archives photo and a photo of the house today shows very little change (Figure 24). According to a Seattle Department of Neighborhoods historical site survey, “Some changes

¹⁹ *Seattle Post-Intelligencer*, May 2, 1929, p. 32.

²⁰ https://www.zillow.com/homedetails/627-14th-Ave-E-Seattle-WA-98112/2116524304_zpid/

appear to have been made near the porch, with an entry, side stairs and a window replacement; however, these have little effect on the house's character. Its exterior is amazingly intact given its history.”²¹ These changes are described in the previous section. More extensive modifications were made to the house’s interior to convert the single family dwelling into multiple apartments, but the oval dining room and conservatory remain.

In 1906, Architect W.D. Van Sicien filed permit #42513 with Seattle’s Office of Inspector of Building to build the house (Figure 25). Below is a list of alterations for which permit records exist:

<u>Permit #</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
377899	1947	\$300	Convert residence to 5 HK Units & 1 Apt.
525967	1968	\$10	Establish conversion of rec. room into apt. unit
562245	1976	\$3000	Install automatic sprinkler system
571750	1977	\$25	Legalize occupancy of apt. (H Apt. 2 bldgs) (the garage)
6123222	2006	N/A	Electrical – Repaired mast and meterbase damage

Also on file at SDCI are several correspondences initiated by city inspectors. The first set relates to apartments being occupied illegally. A June 1967 letter from Superintendent of Buildings McCormick and Chief Building Inspector Grubbs to the owner, Clifford J. Webb, indicated that both the basement and the “former garage” were being illegally occupied. The letter indicates that the garage was altered without a building permit. A 1917 Sanborn map shows a garage at the same location, with approximately the same 13 foot by 19 foot dimensions.²² The letter and Sanborn map together suggest modifications were most likely made to the original structure when the garage was converted into a dwelling unit in the mid-1950s: the former east-facing garage door was removed, the roof was converted to a higher gambrel form, and a small window was added below the roofline on the east side. Affidavits are on file with SDCI in which residents attest that these apartments had been occupied for some time: the basement since late 1955,²³ and the garage/”cottage” since at least January 1956.²⁴ Permit #525967 legalized the basement apartment in 1968, and the garage/”cottage” finally became legal in 1977 with permit #571750. Later letters refer to various code compliance violations, which presumably were addressed without permits.

4. HISTORICAL CONTEXT AND STATEMENT OF SIGNIFICANCE

The Caroline Horton House is important to Seattle in several ways. The house is a structure that is a key part of a historic neighborhood. The original residents of the house were members of

²¹ <http://web6.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=424117853>

²² Sanborn Fire Insurance Map from Seattle, King County, Washington. Map 454. Sanborn Map Company 1905-1950. Volume 4. 1917.

²³ Savage, Marilyn J. Affidavit that the Basement was Occupied Since Late 1955. SDCI Microfilm. Jan. 12, 1968.

²⁴ Scudder, Lela G. Affidavit that “Cottage” was Occupied Since January 1956. SDCI Microfilm. Jan. 12, 1968.

one of the most important pioneering families in Seattle, the Dexter Horton family, and its original owner, Caroline Horton, was one of the most accomplished early Seattle businesswomen of her day, and closely associated with Dexter Horton. Other early residents of the Caroline Horton House were also quite notable. Later sections address these topics, as well as the architect, builder, architectural style, and status of Seattle women in business in the early 20th century; however, the next section describes the early history of Capitol Hill, and its changing demographics over time.

A. Capitol Hill: Early History and Social Context

The portion of Fourteenth Avenue East that is Seattle’s “Millionaire’s Row” is located at the highest elevation of Capitol Hill, which is not really a hill but a north-south trending ridge that remained after glaciers retreated roughly twelve thousand years ago.²⁵ Like all of the surrounding region, the ridge was the ancestral homeland of Native Americans who were largely water-based people: to the west were Sxwaldja’bc or “saltwater dwellers” while to the east were Xatcua’be or “lake dwellers,”²⁶ both of whom inhabited seasonal settlements along the shorelines.²⁷ While it is possible Native Americans visited the ridge now known as Capitol Hill to hunt or to gather plants, it is unlikely local groups spent much time in its native forests as they were not La’labi^w or “forest people,” who were “regarded by Sound Indians as backwoodsman or ‘greenhorns’ and [to whom] the expression La’labi^w “was applied as a term of contempt.”²⁸ It is also unlikely Native Americans crossing over from fresh to saltwater traversed the high point of the ridge. Instead, they were known to have used trails and portages to both the north and south of the ridge including sd^zid^zəl^zalič, or the “Little Crossing Over Place,” a trail from the area that is now King Street Station to what is now Leschi,²⁹ and sx^wácadwił, or “Carry a Canoe,” a well-worn trail between Lake Washington and Lake Union’s Portage Bay at the approximate location of present-day SR 520.³⁰

In 1855, the Treaty of Point Elliott ceded the majority of Native American territory in the Puget Sound area, north of Tacoma, to the United States government, and in return the Native Americans received promises of services and payments.³¹ Then in 1865, the Seattle Board of Trustees passed Ordinance 5, requiring that Native Americans be expelled from the town. The land on which Millionaire’s Row now sits was first “claimed” by white settlers in 1869 when

²⁵ According to WSDOT ARCGIS, the high point of Capitol Hill is 454 feet, located at 913 Fourteenth Avenue East. <https://www.arcgis.com/apps/mapviewer/index.html?layers=97a5ae98d8d04458860f64e201d155c4>, accessed January 15, 2022. SDCI GIS shows the 454 foot contour slightly north and east of this location.

²⁶ T.T. Waterman, *Puget Sound Geography*, edited with additional material from Vi Hilbert, Jay Miller, and Zalmi Zahir (Seattle: Lushootseed Press, reprinted Zahir Consulting Services, 2001): p. 43

²⁷ Coll Thrush, *Native Seattle: Histories from the Crossing-Over Place* (Seattle: University of Washington Press, second edition 2017): p. 23.

²⁸ Waterman, *Puget Sound Geography*, p. 18.

²⁹ Thrush, *Native Seattle*, p.229.

³⁰ Thrush, *Native Seattle*, p. 251.

³¹ Ott, Jennifer. “Seattle Board of Trustees passes ordinance, calling for removal of Indians from the town, on February 7, 1865.” Posted Dec. 7, 2014. Accessed at: <https://www.historylink.org/file/10979> on January 30, 2022.

William S. Ladd, a prominent resident of Portland, Oregon was granted patent for 160 acres atop the ridge, an area now bounded by E. Roy Street on the south, Fifteenth Avenue E. on the east, E. Galer Street on the north, and Boylston Avenue E. on the west.³² As was typical for the era, the land was sold, purchased, and divided several times in the ensuing years. In December 1875, James M. Coleman purchased the northeast forty acres of Ladd's claim:³³ after clearing its timber he sold the parcel six months later to the City of Seattle who initially used it as a cemetery and then, after moving burials north into Lake View Cemetery, created Volunteer Park.³⁴ The southeast quarter of Ladd's claim also changed hands several times before being purchased by Isaac Horton and J.P. Jefferson from Leigh Hunt in August 1895: announcing the sale, the *Seattle Post-Intelligencer*, which had been owned by Hunt from 1886 to 1893, reported that "the property will be cleared, graded and parked before being put on the market."³⁵ In November and December, 1901, James A. Moore purchased the now-cleared forty acres south of Volunteer Park from J. P. Jefferson and the estate of Isaac Horton, installed streets and utilities, and began selling ridgetop lots along Fourteenth Avenue on Millionaire's Row.³⁶

Even before land on Capitol Hill was cleared of its native forest, often using Native American labor,³⁷ Fourteenth Avenue was a wagon road from "downtown" to the northern brow of the hill where, in 1872, the St. John's Lodge of the Order of Freemasonry founded a cemetery on land donated by pioneering doctor and Seattle founder David S. "Doc" Maynard.³⁸ As development on the ridge expanded northward from Madison Street, where a cable car began operating in April 1890,³⁹ the road along Fourteenth remained a preferred route to new subdivisions and the cemetery. In 1903, John Charles Olmsted identified Fourteenth as the primary entry to Volunteer Park and designed a broad, curving concourse in the park to be a northern continuation of Millionaire's Row. Olmsted, Moore, and the residents who lived along Fourteenth viewed the street as a southern extension of the park, welcoming park-goers and

³² Ladd's patent dated May 15, 1869 was for the northeast quarter of section 29, township 25 north, range 4 east. US Department of the Interior, Bureau of Land Management, General Land Office Records. https://glorerecords.blm.gov/details/cdi/default.aspx?doc_id=1665878&sid=wgd2fxon.oma, accessed January 15, 2022.

³³ Jacqueline B. Williams, *The Hill with a Future: Seattle's Capitol Hill 1900-1946* (Seattle: CPK Ink, 2001): p. 63.

³⁴ Williams, *Hill with a Future*, p. 63. Friends of Seattle's Olmsted Parks, "Volunteer Park Landmark Nomination," (February 2011): p.33.

³⁵ "Large Sale of Broadway Property," *Seattle-Post-Intelligencer*, August 22, 1895, p. 5.

³⁶ The sales of November 20, November 21, and December 28 were published in the *Seattle Post-Intelligencer*, December 30, 1901, p. 8. The forty-acre parcel Moore purchased in these transactions was bounded by present-day E. Roy Street on the south, Fifteenth Avenue E. on the east, a line north of Prospect Avenue E. on the north, and Eleventh Avenue E on the west.

³⁷ Thrush, *Native Seattle*, p. 49

³⁸ Thomas Wickham Prosch, *David S. Maynard and Catherine T. Maynard* (Seattle: Lowman & Hanford, 1906): p. 59. The wagon road to the cemetery started at East Madison Street and headed north on present-day Twenty-third Avenue East before turning west near E Ward Street, with the final processional leg running north along present-day Fourteenth Avenue East: Robert L. Ferguson, *The Pioneers of Lake View* (Bellevue: Thistle Press, 1995); p. 3.

³⁹ Leslie Blanchard, *The Street Railway Era in Seattle: A Chronicle of Six Decades* (Forty Fort: Harold Cox, 1968): pp. 30-32. Mike Bergman, *Seattle's Street Car Era* (Pullman, Washington State University Press, 2021): p. 4.

neighbors to use it while discouraging use by heavy through traffic or as a route to Lake View Cemetery. As Olmsted blocked the Volunteer Park concourse from continuing into the cemetery with his siting of the iron and glass conservatory, built in 1912,⁴⁰ Moore worked with City Engineer Reginald Heber Thomsen to add a planted median strip down the center of Fourteenth to thwart construction of streetcar tracks, which were then forced to turn east from Fourteenth to Fifteenth at Mercer.⁴¹ Although they would have been antithetical to the intents of Olmsted, Moore, and the street's residents, there is even an urban myth that gates once closed Fourteenth near East Roy Street, a myth for which recent investigations have found no supporting evidence.⁴²

Wanting his new subdivisions on the hill to be “The Choicest Locality in Seattle for the Best Homes,” Moore proceeded more deliberately than he had when developing Brooklyn (now the University District) or Renton Hills; he graded and paved the streets, installed five-foot sidewalks flanked by nine-foot parking strips, installed water mains, sewer pipes, and street lights, and confined unsightly utility poles to alleys wherever possible.⁴³ He named the new district “Capitol Hill,” probably after the district in Denver where his wife once lived,⁴⁴ a name now used to describe an area far larger than Moore's original holdings. While it appears the sale of residential lots along Millionaire's Row was private, handled individually between Moore and his friends and business acquaintances, sales elsewhere in his new subdivision faced few restrictions. In an October 1901 advertisement, Moore stated that no home on Capitol Hill could cost less than \$3,000, be closer than twenty-four feet to the sidewalk line, and that no store,

⁴⁰ Friends of Seattle's Olmsted Parks, “Volunteer Park Landmark Nomination,” p.31.

⁴¹ Moore's efforts to stop the tracks are recounted in Williams, *Hill With a Future*, pp. 42-43.

⁴² In *The Hill With a Future*, Jacqueline Williams wrote: “Histories of Capitol Hill written after 1960 usually tell of a gate at Roy and Fourteenth Avenue East. The gate was supposed to have been used to keep cars that were heading toward Volunteer park off this street. I have checked numerous newspaper descriptions of Capitol Hill, looking at many photos dating from the area's first thirty years, and talked to residents who lived there. To date, I have found no evidence of a gate.” (p. 179, fn. 7.)

In researching Millionaire's Row, David Kurlander reviewed every contemporary account of Fourteenth Avenue East published in the *Seattle Post-Intelligencer* and *Seattle Times* without finding any mention of gates until the 1960s, confirming Williams's earlier research. Nor were gates visible in any period photographs of the street found by Kurlander. Had gates existed when J.C. Olmsted submitted his October 19, 1903 report to Seattle's Parks Commissioners, he certainly would have mentioned them and probably would have revised his plans for Volunteer Park to use a different primary entry. Furthermore, a gate at the southern access to Millionaire's Row would have made little practical sense, as there would still be unfettered access at Prospect, Ward, Aloha, and Valley.

⁴³ Williams, *Hill With a Future*, p. 14. The quote is from an ad by Moore Development published in *The Argus* on October 26, 1901, reproduced in Williams, p. 13.

⁴⁴ Williams, *Hill With a Future*, pp. 15-17. Williams also recounts Moore's fleeting and futile attempt to have the Washington State Capitol sited in his development, a publicity stunt that many believe accounts for the name “Capitol Hill.”

For an excellent discussion of the hill's many names before Moore arrived on the scene, see Robert Ketcherside's blog post “Re:Take: What to call Capitol Hill when you arrive in 1885:” <https://www.capitolhillseattle.com/2015/02/retake-what-to-call-capitol-hill-when-you-arrive-in-1885/>, accessed January 15, 2022.

business block, or flats could be erected on residential lots; by the next spring, however, Moore's advertisements stated, "There will be no building restrictions attached to these lots."⁴⁵

Even while the cost of property in Moore's Capitol Hill tracts proved an economic barrier to many, the new neighborhood soon filled with people of diverse ethnic backgrounds, including at least three Black families.⁴⁶ The family of Horace Roscoe Cayton and Susie Sumner Revels Cayton, lived just a block south of Caroline Horton at 518 14th Avenue North, nearer to her home than many of the families of Millionaire's Row. The Cayton's eldest son wrote, "As a newspaper editor and publisher, my father was known and respected in the community, and though we were not warm social friends, our neighbors were pleasant and respectful."⁴⁷ At the time, the Cayton's newspaper, the *Seattle Republican*, was successful, and the Caytons had become affluent – even hiring a Japanese live-in servant. However, by 1909 racism against Black people had increased in the city. Real estate agent Daniel Jones went to court, arguing unsuccessfully that the Caytons reduced the value of nearby property, *The Seattle Republican* began to struggle, and the Caytons were forced to rent their family home.⁴⁸

Redlining, the practice of adding racial and sometimes religious restrictions to properties, became common in Capitol Hill and much of Seattle starting in the late 1920s, about a decade after Caroline Horton had moved from her home.⁴⁹ Sometimes restrictions were placed in deeds, other times they were contained in separate documents such as CC&Rs (Covenants, Conditions & Restrictions) or petitions. Katharine Pankey, for her University of Washington undergraduate thesis, studied redlining in Capitol Hill and noted, "Between June 2, 1927, and December 3, 1928, even within the limited range of this study, 38 neighborhood agreements were discovered, involving 964 home owners, 183 blocks, and 958 lots."⁵⁰

Deeds for the Caroline Horton House during the period notorious for redlining, as well as the original property deeds, contain no racial or religious covenants.⁵¹ Professor James Gregory of the University of Washington's Seattle Civil Rights & Labor History Project, which collects many of these covenants, graciously searched the project's index, and was unable to locate a

⁴⁵ Williams, *Hill With a Future*, p. 14.

⁴⁶ Williams, *Hill With a Future*, p. 47 quoting Esther Mumford Hall, *Seattle's Black Victorians*. Both Williams and Hall appear to have noted Black homeowners who were listed in the "Northwest Negro Progress Number," a special edition of the *Seattle Republican* published in 1909 for the Alaska-Yukon-Pacific Exposition. Rob Ketcherside mapped all of the families listed in this publication in his blog post "Seattle's Black families' homes in 1909": <https://ba-kground.com/seattles-black-families-homes-in-1909/>, accessed January 15, 2022.

⁴⁷ Cayton, Horace R. *Long Old Road: Back to Black Metropolis*. Trident Press, 1965. p. 3. As quoted in Ebrahimi, Taha S. Seattle Landmark Nomination: The Cayton-Revels House. 2021. p. 14.

⁴⁸ Ebrahimi, Taha S. Seattle Landmark Nomination: The Cayton-Revels House. 2021. p. 7.

⁴⁹ Catherine Silva, "Capitol Hill Racial Restrictions," Seattle Civil Rights & Labor History Project. https://depts.washington.edu/civilr/covenants_capitol-hill.htm, accessed January 15, 2022.

⁵⁰ Pankey, Katharine I. Grant. *Restrictive Covenants in Seattle: A Study in Race Relations*. A thesis submitted for the degree of Bachelor of Arts. University of Washington, 1947. Accessed online at: https://depts.washington.edu/civilr/images/segregated/covenants/PankeyReport1947_OCR.pdf on January 30, 2022.

⁵¹ Deeds to 627 14th Avenue North. Number 360620, 1905. Number 377132, 1905. Number 393447, 1906. Number 2658090, 1931. Number 3133195, 1940. Number 3697492, 1946. King County Archives. 416 Occidental Ave. S., Suite 210.

covenant that included this house or any house on Millionaire's Row.⁵² Nonetheless, in the early 1900s, all of the property owners on Millionaire's Row were white and of European ancestry. The additional requirements of receiving Moore's approval, paying for multiple lots (typically), as well as a larger, more expensive house created structural obstacles for all but the very richest Seattleites, which in the early 1900s excluded people of other races.⁵³

The Horton family was more accepting of racial and religious diversity than many of its contemporaries. According to Bagley, Dexter Horton opened his general store (which was also his first foray into banking) with the goal of serving Native Americans at least as much as white settlers.⁵⁴ Dexter Horton deeply opposed slavery from a young age,⁵⁵ and as a rifle-carrying member of the Home Guard, protected Chinese residents from the mobs trying to expel them in Seattle's Anti-Chinese Riots of 1886.^{56 57} Horace Roscoe Cayton and Susie Sumner Revels Cayton's newspaper, *The Seattle Republican*, published several articles that extolled Dexter Horton's virtues as a pioneer, businessman, and human being,^{58 59} one noting that, "He is jovial and has a pleasant word for all, regardless of their color or nationality, and for that reason he is generally liked throughout the city."⁶⁰ In her will, Arabella Horton, Dexter Horton's last wife who lived in Caroline Horton's house, left \$2,000 (over \$60,000 in 2022 dollars) to Storer College,⁶¹ a Black college in Harpers Ferry, West Virginia, founded to educate former enslaved people.⁶² In 1918, Caroline Horton rented out her home to the Kleinbergs, a Jewish family, even though a decade later Jewish people would be restricted from owning or renting property in parts of Seattle.⁶³

⁵² Professor James N. Gregory. Email to David Kurlander. January 24, 2022.

⁵³ It excluded most white people as well. Carrie Lange, the great grandmother of Kathryn Helde, one of the authors of this nomination, was a servant in the Elbridge A. Stuart House at 720 14th Avenue North. Carrie, a non-wealthy Norwegian immigrant, could only dream of owning such a house herself.

⁵⁴ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Volume I. Chicago: The S.J. Clarke Publishing Company, 1916. p. 85.

⁵⁵ A Volume of Memoirs and Genealogy of Representative Citizens of the City of Seattle and County of King, Washington. New York and Chicago: The Lewis Publishing Company, 1903. p. 177.

⁵⁶ "Dexter Horton Dies Suddenly." *The Seattle Post-Intelligencer*. July 29, 1904. p. 1.

⁵⁷ Kinnear, George. *Anti-Chinese Riots at Seattle, W.N., February 8, 1886*. Twenty-Fifth Anniversary of the Riots. Seattle, Washington, February 8th, 1911. Accessed online at:

https://www.google.com/books/edition/Anti_Chinese_Riots_at_Seattle_Wn_Februar/KMg4AQAAMAAJ?hl=en&gbpv=0 on January 23, 2022.

⁵⁸ "Leading Bankers of Seattle." *The Seattle Republican*. December 25, 1903. p. 9.

⁵⁹ "Dexter Horton, Philanthropist Passes Without A Struggle." *The Seattle Republican*. August 5, 1904. p. 1.

⁶⁰ "Settledom." *The Seattle Republican*. May 2, 1902. p. 4.

⁶¹ "Churches, Hospital and Y.W.C.A. Benefit." *Seattle Daily Times*. October 22, 1914, p. 7.

⁶² "Storer College." Harpers Ferry National Historical Park. National Park Service. Accessed online at: <https://www.nps.gov/hafe/learn/historyculture/storer-college.htm> on June 22, 2021.

⁶³ "Lena Kleinberg Holzman Interview. August 23, 1981. Jewish Archives Project of the Washington State Jewish Historical Society and the University of Washington Archives and Manuscripts Division. Accessed from: <http://archiveswest.orbiscascade.org/ark:/80444/xv04043> on June 24, 2021.

B. The Neighborhood: Millionaire’s Row

Seattle’s Millionaire’s Row Historic District is listed on the National Register of Historic Places.⁶⁴ It is a segment of Fourteenth Avenue East, from south of East Roy Street to East Prospect Street, at the very top of Seattle’s Capitol Hill, providing a grand entrance to Volunteer Park. The first house there was built in 1902, and by 1913 it had already acquired the name Millionaire’s Row because some of Seattle’s most successful businesspeople built their homes on this street.⁶⁵ Of the nineteen houses that were built on this street in the early 20th century, seventeen still remain, with generally few alterations. The houses were constructed in a diversity of styles, including classical, colonial, Tudor, arts and crafts, foursquare, French revival, and others. Each house was designed and built beautifully. Trees, some over 100 years old, line Millionaire’s Row which is an official Seattle park named Volunteer Parkway.⁶⁶ Walking from the Caroline Horton House up to Volunteer Park, pedestrians see little changed in the grand houses from the early 20th century. The Olmsted Brothers, who designed Volunteer Park, chose to make Millionaire’s Row its grand entrance, and the stateliness of the homes led them to design Volunteer Park as their most formal park in Seattle.

James A. Moore, who developed much of Seattle’s Capitol Hill, chose Millionaire’s Row to be his showplace street. Moore built his own home there, and sold the other lots to prominent Seattleites to build their noteworthy homes. All were people with reputations which Moore felt would enhance the street. Most of the residents were prominent businessmen, such as Thomas Bordeaux (president of the Mason County Logging Company, and co-founder of the town of Bordeaux, WA), Nathan Eckstein (president of Schwabacher Brothers & Co., Seattle’s oldest business, and namesake of Eckstein Middle School), Charles Cobb (founder and president of numerous logging companies), Samuel Hedges (president of the company that built Harbor Island, the first Husky Stadium, and the Dexter Horton Building), David Skinner (president of Port Blakely Mill – the largest mill in the world at the time, and then Skinner and Eddy – one of Seattle’s biggest shipyards), and Elbridge A. Stuart (father of Washington State’s dairy industry and founder of the Carnation Milk Products Company). Those are only a few of the names - the full list of early residents is quite stunning.⁶⁷ As one might expect given the times, most of these businesspeople were white, Protestants of European descent, and male. Two of the early owners, Nathan Eckstein and Julius Shafer, were Jewish, as was the Henry Kleinberg, who rented the Caroline Horton’s house after she moved out. Although Caroline Horton was white and a

⁶⁴ Kurlander, David J. Millionaire’s Row Historic District. National Register of Historic Places Registration Form. United States Department of the Interior. National Park Service. February 5, 2020. Accessed online at https://millionairesrow.net/WA_KingCounty_MillionairesRow_FINAL.pdf.

⁶⁵ “Palaces Replace Forest Stumps in Eleven Years.” *Seattle Post-Intelligencer*. January 19, 1913. Section 5 – Real Estate, p. 1.

⁶⁶ “Description of Park Drives and Boulevards.” Seattle Municipal Code. Appendix I to Title 15. Undated. Available from the City of Seattle Legislative Information Service.

⁶⁷ Kurlander, David J. Millionaire’s Row Historic District. National Register of Historic Places Registration Form. United States Department of the Interior. National Park Service. February 5, 2020. Accessed online at https://millionairesrow.net/WA_KingCounty_MillionairesRow_FINAL.pdf. p. 44-47.

Protestant of European descent, of the original nineteen businesspeople who built a home on Millionaire's Row, Caroline Horton was the only woman.

In 1900, James A. Moore purchased the land that is now Millionaire's Row. Unlike most developers of the time, he provided much of the residential infrastructure, including paved streets, sidewalks, water, and sewers. Moore kept this street private, just for notable people, and all houses on Millionaire's Row have at least one plat that is part of Moore's "Capitol Hill Unrecorded Addition," though some of the lots were expanded with property from other additions to allow for larger homes and yards. Figure 26 is a detail from the 1908 Baist's Real Estate Atlas.⁶⁸ Note that the names of the owners were written only for the properties of Millionaire's Row. In 1906, the Volunteer Park Water Tower was built, providing a landmark visual terminus to Millionaire's Row in the north. The Caroline Horton House was built the same year, and is on the southern boundary of Millionaire's Row. The last early 20th century house built on the street is the Nathan Eckstein house, constructed from 1914-1915.

In 1923, President Harding visited Seattle, and traveled north on Millionaire's Row to Volunteer Park. Residents hung a large U.S. flag across the street from the Eckstein to the Ederer House. The next year, residents of the street asked that the city take ownership of it, due to the increasing traffic. The Seattle Department of Parks took control of the street, turning it into an official Seattle park called "Volunteer Parkway."⁶⁹ Figure 27 shows a map provided by the City of Seattle, with Volunteer Parkway in green diagonal hatching. Note this closely follows the border of Millionaire's Row, outlined in red. The border of Volunteer Park, also in green diagonal hatching, appears at the very top of the map.

Originally the street was actually a boulevard, with median plantings in the center. These medians are clearly visible in Figure 28, an early postcard showing the view northward from the Stuart House to the Volunteer Park Water Tower. Several hitching posts for horses still remain on the street, as well as a steppingstone for exiting carriages. However, the Department of Parks removed the center median to improve traffic flow around 1924. Figure 29 shows a similar view to this postcard today, but the median plantings have been removed allowing for more cars, the street has become increasingly popular for pedestrians walking to and from the park, and the trees have grown significantly taller.

Another early postcard (Figure 30) shows the view from the Volunteer Park Water Tower, looking south. It is an Alaska-Yukon-Pacific Expo era photo, showing Millionaire's Row, with the Parker-Fersen House on the left, and an open field behind it where the Nathan Eckstein House would be built in 1914. The company producing the postcard composited in the Cascade Mountains to the south, even though they really appear to the east. A modern view of the street from the same vantage point shows the Eckstein House south of the Parker-Fersen House, the

⁶⁸ Baist, G. Wm. *Baist's Real Estate Atlas of Surveys of Washington*. Philadelphia: Baist. 1908

⁶⁹ Sherwood, Don. "Volunteer Park - History". Seattle Park and Recreation's Sherwood History Files. 1973. Access at http://clerk.seattle.gov/~F_archives/sherwood/VolunteerPk.pdf on July 5, 2021.

median has been removed, and there are more cars. The most notable difference however is the increased tree cover (Figure 31), as befitting Volunteer Parkway.

After World War II, some of the lots of Millionaire’s Row were subdivided, some of the carriage houses were converted into homes, and a few new, more modest dwellings were built. For example, a mid-century modern house, designed by Fred Bassetti, was built on land that was originally part of the Samuel Hedges estate. However, notably, all but two of the original houses of Millionaire’s Row have survived.

The street is still recognized as a special one in Seattle. Walking tours of the street have been offered by the Museum of History and Industry as well as the Capitol Hill Historical Society. Numerous Seattle guidebooks, such as *Seattle Walks*,⁷⁰ *The Rough Guide to Seattle*,⁷¹ *National Trust Guide Seattle*,⁷² *The Explorer’s Guide: The Seattle & Vancouver Book*,⁷³ *The Insider’s Guide to Seattle*,⁷⁴ *Walking Seattle: 35 Tours*,⁷⁵ *Seattle Stairway Walks*,⁷⁶ and *Lonely Planet Seattle*⁷⁷ all describe Millionaire’s Row. Two mysteries written in recent years feature Millionaire’s Row as their setting: *Hannah West on Millionaire’s Row* (which includes an illustration of the Samuel Hedges House on the cover)⁷⁸ and *Raised by Wolves*.⁷⁹ In 2021, Millionaire’s Row was placed on the National Register of Historic Places by the National Parks Service for both being associated with events that made a significant contribution to our history as well embodying distinctive characteristics of a period, representing high artistic value. The Caroline Horton House is an integral part of this history.

C. The Original Residents

The house at 627 Fourteenth Avenue East was built by Dexter’s daughter Caroline E. Horton shortly after his death and is part of the legacy of the Dexter Horton family. To understand the history of the house, it is important to review the history of one of Seattle’s very most prominent founders, Dexter Horton, whom historian Junius Rochester calls Seattle’s “epitome of a rags-to-riches pioneer.”⁸¹

⁷⁰ Williams, David B. *Seattle Walks: Discovering History and Nature in the City*. University of Washington Press, 2017. p. 177.

⁷¹ Unterberger, Richie, and Dickey, J. D. *The Rough Guide to Seattle*. United Kingdom, Rough Guides, 2003.

⁷² Crowley, Walt, and Dorpat, Paul. *National Trust Guide Seattle: America's Guide for Architecture and History Travelers*. United Kingdom, Wiley, 1998.

⁷³ Chatelin, Ray. *Explorer's Guide: The Seattle & Vancouver Book: Includes the Olympic Peninsula, Victoria & More: A Great Destination*. United Kingdom, Countryman Press, 2005.

⁷⁴ Seale, Shelley. *Insiders' Guide® to Seattle*. United States, Insider's Guide, 2010.

⁷⁵ Humphrey, Clark. *Walking Seattle: 35 Tours of the Jet City's Parks, Landmarks, Neighborhoods, and Scenic Views*. United States, Wilderness Press, 2018.

⁷⁶ Jaramillo, Cathy, and Jaramillo, Jake. *Seattle Stairway Walks: An Up-and-Down Guide to City Neighborhoods*. United States, Mountaineers Books, 2013.

⁷⁷ Planet, Lonely, et al. *Lonely Planet Seattle*. Ireland, Lonely Planet Global Limited, 2020.

⁷⁸ Johns, Linda. *Hannah West on Millionaire's Row*. United States, Penguin Group US, 2007.

⁷⁹ Cannon, Geonn. *Raised by Wolves: Underdogs 8*. Supposed Crimes, LLC, 2019.

Background on Dexter Horton

Dexter Horton (Figure 32) was born on November 15, 1825 near Seneca Lake in Schuyler County, New York, to parents of English descent.⁸⁰ His parents were farmers, and Dexter spent most of his youth working on their farm. He only had three months of school per year in a small country schoolhouse, during the winter months when there was less farm work to complete. At the age of 15, he moved with his parents to De Kalb County, Illinois to a new farm. Dexter Horton was a strong and capable young man, and even at the age of 16, he was an expert with an ax, and could do as much work in a day as other adults. A few years later, he applied for and received a claim of 80 acres near his father's land to build his own farm. In December 1844 when Dexter was 19 years old, he married Hannah Eliza Shoudy. The couple had three children, but only their daughter Rebecca survived beyond infancy.

In the spring of 1852, Dexter, Hannah, and Rebecca joined the "Bethel Party" – which was a covered-wagon expedition headed to the Pacific Northwest. The Bethel Party has been called "Seattle's 2nd covered-wagon expedition,"⁸¹ the first being the Denny Party.⁸² Other noted members of the Bethel Party included the families of Thomas Mercer, Aaron Mercer, and Rev. Daniel Bagley. After a treacherous journey due to illness and extreme conditions, the party arrived at Salem, Oregon in September 1852.

Dexter Horton, Thomas Mercer, and some others of the Bethel Party left their families in Salem, and ventured north to Puget Sound in the spring of 1853. At this point in time, the land north of the Columbia River was being organized into the Washington Territories, and they were excited about the prospects of new opportunities there. They first traveled to Olympia, and then further north met members of the Denny Party who were building outposts in the Seattle area. One of these members, William Bell, hired Dexter to chop wood into piles for \$2.50 a day on the then-forested land of what would later become Belltown. Dexter Horton had little money and still owed Thomas Mercer \$50 for running the party, so he then traveled to Port Townsend where he cleared land for \$10 a day.

Returning to their families in Salem in July of 1853, Dexter Horton and Thomas Mercer found little opportunity there, so they brought their families to the Puget Sound region. First in Port Gamble, Horton and his wife cooked for a lumber camp, saving \$1106 in gold. Next, Horton worked for the Yesler Mill while his wife Hannah cooked for the millworkers. To help make and save more money, Dexter Horton worked with Thomas Mercer in his hauling / moving business. With the money they saved, the Hortons invested in land near the waterfront.

In 1855 Dexter Horton joined Charles Boren and others to locate the best mountain pass for a wagon road to the east. At this time, most people traveling from the east to the Pacific

⁸⁰ A Volume of Memoirs and Genealogy of Representative Citizens of the City of Seattle and County of King, Washington. New York and Chicago: The Lewis Publishing Company, 1903. p. 173.

⁸¹ Rochester, Junius. "Horton, Dexter (1825-1904)". HistoryLink.org Essay 1048. April 22, 1999. Accessed online at <https://www.historylink.org/File/1048> on June 16, 2021.

⁸² Lange, Greg. "Denny Party Lands at Alki Point Near Future Seattle on November 13, 1851." HistoryLink.org Essay 5392. March 8, 2003. Accessed online at <https://www.historylink.org/File/1048> on June 16, 2021.

Northwest traveled through the Columbia River Gorge and then northward. Horton and Boren explored around Snoqualmie Pass, surveyed the land, and their efforts and others' later survey work led to the first wagon road being completed between Seattle and Ellensburg twelve years later.⁸³

Dexter Horton partnered with Arthur Denny and David Phillips in a merchandising business, where they sold goods on consignment shipped into Seattle. Denny and Phillips left to serve in the new Washington Territorial Legislature, so Dexter Horton bought out their shares and built a small mercantile store. Later that year, Dexter Horton travelled to San Francisco to purchase more inventory, and while he was away The Battle of Seattle broke out. He returned to find his wife Hannah safe aboard the Decatur, a military vessel.

In all of his dealings, Dexter Horton earned the reputation for being an extremely moral, trustworthy man. This led to his later success in a very surprising way. Loggers, fisherman, and even Native Americans started asking him to keep their money safe when they were away from the settlement. Horton bagged and labeled the money that was kept in his trust, and even hid it among his store's inventory – for example in barrels of coffee beans. Eventually he bought a small safe to keep the money he was entrusted with more secure.

Over time he realized that there would be greater opportunity in banking, so in 1866 Dexter Horton sold his store, and moved to San Francisco to learn about banking. Three years later he returned to open the Dexter Horton Bank, bringing along a larger steel safe, and he set up shop in a stone building in Pioneer Square. Horton's friend Arthur Denny became a partner in the business.

The Dexter Horton Bank was the first bank in the Puget Sound region and perhaps the first in the Washington Territories.⁸⁴ The bank became incredibly successful, which not only made the proprietor wealthy, but it also helped Seattle thrive beyond other settlements in the state. Seattle pioneer Clarence Bagley wrote:

Seattle is the financial center of the Northwest. The foundation upon which she built this enduring structure was the honesty of two men. "Horton and Denny's bank is good enough for me," was the expression universally heard from Victoria to Olympia, in the '70s, and from all parts of the Sound men came to Seattle and deposited their money with as much confidence as the Briton leaves his in the safe-keeping of the Bank of England. The effect this had on the growing community was important; it brought all the leading men of the Sound into close financial relations with Seattle and laid the foundation for the great wholesale trade that the city now enjoys, as country merchants found it convenient to buy their supplies in the town where their money was on deposit. Had Dexter Horton and Arthur A. Denny never entered the

⁸³ King County Historic and Scenic Corridors Project. "Inventory of Heritage Corridors." Final Report, December 2009. Accessed at <https://kingcounty.gov/~media/services/home-property/historic-preservation/documents/projects/historic-corridors/OldSunsetHwy.ashx?la=en> on June 16, 2021.

⁸⁴ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Chicago: The S.J. Clarke Publishing Company, 1916. p. 479.

*banking business it is reasonable to presume that an institution was as likely to develop in some other community as in Seattle and the tide of early financial transactions to turn in its direction.*⁸⁵

Dexter Horton's wife Hannah died in December 1871. He married Caroline E. Parsons, a schoolteacher, two years later in 1873. That year, the couple built a house on the northeast corner of Third Avenue and Seneca Street, with the first University of Washington building just up the hill, adjacent to their backyard.⁸⁶ On February 7, 1878, Caroline gave birth to a daughter, whom they named Caroline Eliza Horton – after her mother.⁸⁷ The following month after giving birth to her daughter, the mother died in March 1878.

Four years later, Dexter traveled east to rural New York where he lived as a child, and on September 14, 1882 he married Arabella C. Agard, who was a friend of his in grade school. Dexter Horton, his wife Arabella, and his daughter Caroline lived together in the 3rd and Seneca house.

In 1889, Dexter Horton sold his bank to William S. Ladd of Portland,⁸⁸ although the family kept some equity in their old company. Ladd kept the name of the bank unchanged because of Dexter Horton's strong reputation. That year was also the year of the Great Seattle Fire. Fortunately, the steel vaults that Dexter Horton installed protected the valuables stored within, but much of the downtown commercial district and waterfront was destroyed. Dexter Horton saw this as an opportunity to help the down and out town, as well to make a smart real estate investment, and within three months he had rebuilt the Seattle Block. A year later he built the New York Building, which was famous in its time and his finest property, part of his New York Block. From this point forward, Dexter Horton focused most of his efforts on building and managing his real estate empire which was quite lucrative.

Dexter Horton died on July 27, 1904, in the presence of his wife Arabella and daughter Caroline, at his 3rd and Seneca house. He was hugely important to the community in many ways. He formed the Seattle YMCA and served as the first president for six years.⁸⁹ He formed the Walla Walla Railroad Company with fellow pioneers Denny, Yesler, McGilvra, Mackintosh, Collins, and Coleman.⁹⁰ He served as the first president of the Seattle Gas Light Company, which he formed with Arthur Denny, Seattle mayor John Collins, and Charles Burrows.⁹¹ This

⁸⁵ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Chicago: The S.J. Clarke Publishing Company, 1916. p. 478.

⁸⁶ Michelson, Alan. "Horton, Dexter and Caroline Parsons, House, Seattle, WA." Pacific Coast Architecture Database (PCAD). Accessed at <http://pcad.lib.washington.edu/building/18084/> on June 17 2021.

⁸⁷ Parsons, Henry, A.M. *Parsons Family: Descendants of Cornet Joseph Parsons*. Vol 2. New Haven, Conn. The Tuttle, Morehouse and Taylor Co. 1920. p. 187.

⁸⁸ This is the same William S. Ladd described in an earlier section as receiving an early land grant for 160 acres at the top of Capitol Hill, which includes what is now Millionaire's Row.

⁸⁹ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Chicago: The S.J. Clarke Publishing Company, 1916. pp. 591-594.

⁹⁰ "Dexter Horton Dies Suddenly". *The Seattle Post-Intelligencer*. July 29, 1904. p. 1.

⁹¹ Bagley, Clarence B. *History of Seattle*, Vol. 2. Jazzybee Verlag, 2017.

was Seattle's first private utility, it first lit up the city's gas lights on New Year's Eve 1873 and many years later it built the gas works at what would eventually become Gas Works Park.

Dexter Horton influenced so many elements of early Seattle life. He was one of its earliest and most impactful pioneers: he helped explore the region, he created its banking industry, he built key buildings in the city's downtown core, and he helped develop Seattle into a first-class city.

Caroline E. Horton – The Original Owner

Dexter Horton's daughter Caroline was a scholar, an aide to her father in his business, and one of Seattle's most successful businesswoman of her era. She managed her father's real estate interests after his death, and built the Dexter Horton Building, one of Seattle's most celebrated commercial structures.

Caroline E. Horton (Figure 33) was born on February 7, 1878 to Caroline E. Parsons and Dexter Horton, at the family's Third and Seneca home, where she spent her childhood. Caroline was an early graduate of the University of Washington. Even though her father had a very limited schooling of 2 to 3 months a year when he was a boy, he emphasized the value of a good education. According to Edmond S. Meany, Professor of History at the University of Washington, "When a boy in college my father was drowned in the Skagit river, and Dexter Horton was one of the men who quietly and earnestly helped me finish my education. Without an education himself, it was one of his greatest pleasures to aid others toward intellectual equipment."⁹² Dexter Horton encouraged his daughter as well. After receiving her undergraduate degree in 1899, Caroline continued on, receiving a Masters' degree in 1901. Caroline Horton was recognized for her academic accomplishments, as well as her accomplishments after the university. When the University of Washington's chapter of the Phi Beta Kappa honor society was formed in 1914, it inducted a total of 29 alumni chosen from the graduating classes of 1892 to 1900, "who have since made names for themselves in various lines of activity," including those who "have acquired fame in other lines, as clergymen, professors, instructors, jurists and physicians."⁹³ Caroline Horton was among the few chosen to be honored.

Following her university years, Caroline Horton worked closely with her father. She had the title "bookkeeper", and she assisted her father during his time as one of the major real estate developers in Seattle. This time spent understanding Dexter Horton's investments and becoming proficient with finances prepared her for the role of taking on this work herself after her father passed away. According to an article in the *Seattle Post-Intelligencer*, "Through the final years of Dexter Horton's life, she was closely associated with him in his office and took a deep interest in the development of this property at Second Avenue and Cherry Street."⁹⁴ This was her father's prime real estate holding, The New York Block.

⁹² "Dexter Horton Dies Suddenly." *Seattle Post-Intelligencer*. July 29, 1904, p. 1.

⁹³ "Added to the Roll of Phi Beta Kappa." *Seattle Post-Intelligencer*. June 7, 1914, p. 16.

⁹⁴ "Dexter Horton Building Due to One Woman." *Seattle Post-Intelligencer*. December 21, 1924. p. 2DH.

When Caroline Horton's father died in 1904, she became an heiress. She received \$100,000 as well as half of her father's library. Dexter Horton's will stipulated that the Seattle Block and New York Block not be sold independently, and it made poor financial sense to sell the real estate assets immediately, so the executors of the will (a group that included Caroline) decided to form a company to manage the real estate investments, and they named this corporation "The Dexter Horton Estate." Caroline Horton was chosen to be secretary-treasurer, while her cousin, Charles Horton, was selected as president. It is not known for certain why a woman who had carefully studied her father's business, had a graduate degree from the University of Washington, and was the "principal stockholder in the Dexter Horton estate"⁹⁵ was chosen to serve as secretary-treasurer, while Charles Horton, a man who had been recently working for Dexter Horton as a janitor in the New York Building,⁹⁶ did not have the level of education that Caroline did, nor as much stock in the corporation, was chosen to be president. However, it was certainly easier for a man of that era to serve as president a large corporation. For example, the *Seattle Times* noted that Charles "charged his dues in the Arctic Club, the Rainier Club and the Seattle Chamber of Commerce to the Dexter Horton Estate. He explained that he felt the contacts he formed in those organizations were of great value to the estate."⁹⁷ In fact, the Arctic Club remained a men's club until it closed in 1971,⁹⁸ the Rainier Club did not accept female members until 1978,⁹⁹ and the Seattle Chamber of Commerce accepted its first female member in the 1960's.¹⁰⁰ It is also true that Caroline Horton preferred to stay out of the spotlight.¹⁰¹ As president of the estate, Charles Horton served as the public face, but as secretary-treasurer, Caroline Horton "managed it until her death in 1950."¹⁰²

Shortly after her father's death, Caroline built a house on Millionaire's Row both for herself and her stepmother, Dexter Horton's third wife, Arabella Agard. Eliza A. Hammond, a niece of Dexter Horton's first wife, also lived in the house that Caroline built. Perhaps they chose to leave the house on 3rd and Seneca, because as pointed out by James Warren, "As the years progressed, the house with its mansard roof, wooden window shutters and elegant trim became surrounded by business structures."¹⁰³ Dexter Horton's will stipulated that his wife could continue to live there for the rest of her life. The will also stated that Dexter's sister, Harriet Martin, could live there as well,¹⁰⁴ which she did – dying in the 3rd and Seneca house in 1906, the same year that Caroline and Arabella moved to what was then 627 Fourteenth Avenue North. The 3rd and Seneca House remained the property of the Dexter Horton Estate for thirteen more years, until

⁹⁵ "Dexter Horton Building Due to One Woman." *Seattle Post-Intelligencer*. December 21, 1924. p. 2DH.

⁹⁶ *Seattle City Directory*. Polk's Seattle Directory Company. 1903, p. 625.

⁹⁷ "Horton Had His Pay Raised As Estate's Head." *Seattle Post-Intelligencer*. January 5, 1934. p. 13.

⁹⁸ Almquist, June Anderson. "June's Journal: Arctic Club Goes to College." *Seattle Times*. October 6, 1971. p. D1.

⁹⁹ "Rainier Club." Accessed from https://en.wikipedia.org/wiki/Rainier_Club on July 2, 2021.

¹⁰⁰ "Vicky U. Boyett." *Seattle Post-Intelligencer*. February 23, 2003. p. 27.

¹⁰¹ "Dexter Horton Building Due to One Woman." *Seattle Post-Intelligencer*. December 21, 1924. p. 2DH.

¹⁰² Brazier, Dorothy Brant. "Dexter Horton – He's Known Through Descendants' Records." *The Seattle Times*. November 24, 1968. p. 145.

¹⁰³ Warren, James R. "A Mark of Success for Horton." *Seattle Post-Intelligencer*. October 10, 1983. p. D7.

¹⁰⁴ "Local Charities Remembered." *Seattle Daily Times*. August 5, 1905, p. 9.

Caroline Horton sold it to Pacific Telephone and Telegraph for approximately \$200,000 in 1919, and it was subsequently replaced by an office building.¹⁰⁵

The largest and most ambitious real estate undertaking of the Dexter Horton Estate was the brainchild of Caroline Horton. It was her idea to replace the New York and Seattle Blocks – the most profitable real estate in the Estate’s portfolio, which could not be sold separately - with a new building named after her father. The building would be amongst the very largest on the west coast, 15 stories tall, and provide almost six acres of office space. A *Seattle Post-Intelligencer* article entitled “Dexter Horton Building Due to One Woman” is paternalistic in its tone, and it begins, “The creator, the moving spirit, the guiding force behind the erection of that majestic structure – the new Dexter Horton Building – was a woman. She is Miss Caroline Horton, daughter of the late pioneer banker and secretary-treasurer of his estate.”¹⁰⁶ It continues:

It was her vision and foresight that made the great structure now standing on this site possible. So says Charles A. Horton, her cousin, who is president and manager of the Dexter Horton Estate. Together, they brought her dream to a realization. In conceiving the idea of the building, Miss Horton had in mind, first, to erect a structure that would stand as a monument to the memory of her father, and secondly, to house the bank, which he had founded and which now bears his name.

Since Dexter Horton’s death in 1904, she has worked with that idea constantly in the foreground, and after years of planning, with the help of her cousin, the desired result has been accomplished. Miss Horton is the principal stockholder in the Dexter Horton estate.

She is a native daughter of Washington and was graduated from the state university. She modestly refuses to take the lion’s share of the credit in the construction of the building, even though all who are associated with the estate concede that she is responsible for this signal achievement. But, her interest in the structure is apparent and she knows every foot of the building from the basement to the little sky-parlor, overlooking Puget Sound, on the roof.

Due to Caroline Horton’s efforts, The Dexter Horton Building was completed in 1924, at a cost of almost \$3,000,000. The *Seattle Post-Intelligencer* published an entire section dedicated to the building’s opening in its December 21, 1924 edition (Figure 34). Headlines gushed, “Throngs Impressed by Artistry of Magnificent Structure on Opening Day Visit,” “Formal Opening of Building Marks New Era in Seattle’s Financial, Business History,” “Architectural Grandeur of Bank Praised,” and “Lobby Said to be Without Peer in United States and Fitting Fulfillment of

¹⁰⁵ “Buys Site for Office Building: Pacific Telephone & Telegraph Co. Gets Corner at Third and Seneca”. *Seattle Daily Times*. Evening July 12, 1919. p. 2.

¹⁰⁶ “Dexter Horton Building Due to One Woman.” *Seattle Post-Intelligencer*. December 21, 1924. p. 2DH.

Plans.”¹⁰⁷ Figure 35 shows a postcard of the Dexter Horton Building shortly after it was built, and Figure 36 shows the building as it exists today.

The building was built by Puget Sound Bridge and Dredging Company, whose president, Samuel Hedges, had lived two houses away from Caroline Horton on Millionaire’s Row. One of the architects of Samuel’s house, John Graham Sr., was also architect of the Dexter Horton Building. It would not be surprising if the relationships that Caroline Horton built on Fourteenth Avenue North impacted Seattle’s skyline. John Graham Sr. liked his new building so much that he moved his architectural offices there. The Dexter Horton Building was also notable in that Samuel Hedges’ company constructed it almost entirely with products that were made in Seattle, or otherwise elsewhere in Washington State. This was decided, as pointed out in this ad for the building (Figure 37), because Dexter Horton was one of the first advocates for developing Pacific Northwest industries. The Dexter Horton Building is now a Seattle Historic Landmark.

Caroline Horton took pride in her new building, and moved her office there. In her office, she displayed a cannonball found when her father had built the New York Building earlier on the same site,¹⁰⁸ presumably from the Battle of Seattle in 1856. In 1937 Caroline Horton created the Dexter Horton Building, Inc. to manage the assets of the building. In the 1930’s there were still great constraints on women in business, and she chose Robert H. Evans, a young lawyer with an office in the Dexter Horton Building to serve as president.¹⁰⁹ Again, Caroline Horton served as secretary-treasurer. Interestingly, Caroline Horton’s cousin, Helen Penfield, whose father Norman Penfield was a partner in the Dexter Horton bank, and who like Caroline trained as a bookkeeper, was listed second, after Caroline, on the incorporation papers.¹¹⁰

Caroline E. Horton used her knowledge of numbers and finance to support a number of local groups. At times in her life, she was treasurer of the Alumni Association of the University of Washington, the University of Washington’s Women’s Alumni Club, the First Methodist Protestant Endeavorers, and the Daughters of the Pioneers. She held regular meetings of the Nineteenth Century Literary Club in her house at 627 Fourteenth Avenue North, and even hosted a reunion for her University of Washington class there.

Although Seattle newspapers frequently reported on the social and cultural events that Caroline Horton hosted at her Capitol Hill home, two *Seattle Daily Times* notices from 1915 mention that she also owned a Mercer Island summer home and hosted a sorority event and out-of-town guests there.^{111 112} In 1940 another notice appeared in the *Times* that Caroline Horton

¹⁰⁷ *The Seattle Post-Intelligencer*. December 21, 1924. p. 1DH.

¹⁰⁸ Strachan, Margaret Pitcairn. “Early-Day-Mansions: No. 2 – Dexter Horton.” *The Seattle Times*. September 10, 1944. Magazine Section, p. 3.

¹⁰⁹ “Seattle Attorneys Establish New Firm.” *Seattle Daily Times*. May 3, 1936. p. 14.

¹¹⁰ “Incorporations.” *Seattle Daily Times*. June 9, 1937. p. 22.

¹¹¹ *Seattle Daily Times*. August 8, 1915. p. 46.

¹¹² *Seattle Daily Times*. 6 o’clock edition. September 3, 1915. p. 13.

had sold the property to Mr. and Mrs. Manson Backus II.¹¹³ Then in 1945, the *Times* published a classified ad stating:

MERCER ISLAND ESTATE TO BE SUBDIVIDED

*The old Caroline Horton estate, now owned by Manson Backus is now available in whole or will be divided. Located on the western side of Mercer Island approximately 4½ miles south of floating bridge. There is approximately 7½ acres with 330 feet of gradual sloping frontage. Older style 8-room home, \$20,000, 3-room guest house, \$8,500, available together or separately. Also, there is a 70-ft tract with about 2 acres of wood for \$5,500.*¹¹⁴

Unfortunately, little has been written about this property, and little is known today.

After Caroline Horton moved from her home at 627 Fourteenth Avenue North in 1918, she never built another house in Seattle. Instead, she rented rooms in a mix of apartment buildings, hotels, and social clubs in the city. In 1919, Caroline Horton moved to The Lenawee Apartments (1629 Harvard Ave.).¹¹⁵ In 1920, she lived at the Assembly Hotel (823 Madison St.).¹¹⁶ By 1921, she had moved to The Willard (an apartment building at 906 Summit Ave.),¹¹⁷ where she stayed at least four years.¹¹⁸ In 1927, Caroline Horton moved to the Women’s University Club of Seattle (1105 6th Ave.).¹¹⁹ By 1931, she was staying at the Athenian Social Club (319 Yesler Way).¹²⁰ The following year, 1932, she moved to The Marlborough (an apartment building at 1220 Boren Ave.).¹²¹ By 1934 she had moved to the Frye Hotel (223 Yesler Way).¹²² In 1936, Caroline Horton was back at the Women’s University Club.¹²³ The following two years, the Polk City Directory simply lists “Mercer Island” as Caroline Horton’s address – most likely she was staying at her summer home. By 1939, she was back at the Women’s University Club. Finally by 1940, Caroline Horton had moved into The Shelby (an apartment building at 2815 Boylston Ave. N.),¹²⁴ and there she stayed until she passed away in 1950.¹²⁵

Several articles about Caroline E. Horton remark on her similarities to her father. One article notes, “She is much like her father, with a keen sense of humor, a good business head, and is

¹¹³ *Seattle Daily Times*. 4 AM Final edition. March 10, 1940. p. 40.

¹¹⁴ *Seattle Daily Times*. July 29, 1945. p. 25.

¹¹⁵ *Seattle City Directory*. Polk’s Seattle Directory Company. 1919. p. 489.

¹¹⁶ *Seattle City Directory*. Polk’s Seattle Directory Company. 1920. p. 964.

¹¹⁷ *Seattle City Directory*. R.L. Polk & Co., Seattle. 1921. p. 775.

¹¹⁸ *Seattle City Directory*. R.L. Polk & Co., Seattle. 1924. p. 762.

¹¹⁹ *Seattle City Directory*. R.L. Polk & Co., Seattle. 1927. p. 819.

¹²⁰ *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. XLV. 1931. p. 801.

¹²¹ *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. XLVI. 1932. p. 694.

¹²² *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. XLVIII. 1934. p. 726.

¹²³ *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. L. 1936. p. 755.

¹²⁴ *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. LIV. 1940. p. 788.

¹²⁵ “Miss Horton Taken By Death.” *Seattle Post-Intelligencer*. April 15, 1950. p. 16.

every way a fine person.”¹²⁶ Another article states that Caroline E. Horton “taking after her father, turned out to be one of Seattle’s important business women.”¹²⁷ Caroline E. Horton never married, and remained secretary-treasurer of the Dexter Horton Estate and then the Dexter Horton Building, Inc. for her entire life. In the 1940 census, the 62-year-old heiress indicated that she was working more than 40 hours a week, 52 weeks a year.¹²⁸ Ten years later at the time of her death, she still had her office at the Dexter Horton Building, Room 1090.¹²⁹ Caroline Horton dedicated her life to managing the estate’s considerable business affairs and celebrating her father’s legacy.

Arabella C. Horton

In March of 1827, Arabella C. Agard (Figure 38) was born in the town of Catharine in Schuylar County, New York to Eaton Jones Agard and Catharine Mallett.¹³⁰ Arabella’s parents were farmers, and she lived on a farm most of her life. Arabella was a childhood schoolmate of Dexter Horton’s, when he lived on a farm in the same county.¹³¹ In 1882, four years after Dexter Horton’s second wife Caroline E. Parsons died, he traveled east for an extended trip, and married Arabella on September 14th. At this point in time, Dexter Horton was 57 years old, and Arabella was 55. They returned to Seattle together the following spring.

Arabella appears to have participated to some extent in her husband’s business dealings. For example, she was listed as a defendant in an action against her husband’s bank,¹³² and she was credited as paying off the \$100,000 New York Block’s mortgage with her husband.¹³³ Arabella, like her husband, was very social, and upon arriving in Seattle formed a large network of friends among the pioneers. She was also generous and took a leading role in local charities. For example, Arabella Horton formed the Woman’s Home Society with a group of other prominent Seattle women,¹³⁴ which as Bagley points out, “What the Young Men’s Christian Association was for young men the Home was for young women.”¹³⁵ Arabella Horton was also a member and benefactor of the Ladies Relief Society, the first charitable organization in Seattle, formed in

¹²⁶ Strachan, Margaret Pitcairn. “Early-Day-Mansions: No. 2 – Dexter Horton.” *The Seattle Times*. September 10, 1944. Magazine Section, p. 3.

¹²⁷ Brazier, Dorothy Brant. “Dexter Horton – He’s Known Through Descendants’ Records.” *The Seattle Times*. November 24, 1968. p. 145.

¹²⁸ 1940 United States Census. Department of Commerce. Bureau of the Census. Seattle, King County, Washington State. Supervisor’s District 1. Enumeration District 46-135, Sheet 61A. April 19-20, 1940.

¹²⁹ *Seattle City Directory*. R.L. Polk & Co., Seattle. vol. LVIII. 1948-1949. p. 340.

¹³⁰ Brill Family Tree. Ancestry.com. Accessed from: <https://www.ancestry.com/family-tree/person/tree/26867861/person/13830742966/facts> on June 21, 2021.

¹³¹ Lewis Publishing Company. *A volume of memoirs and genealogy of representative citizens of the city of Seattle and county of King, Washington, including biographies of many of those who have passed away*. New York, Chicago, Lewis Publishing Company, 1903. p. 177.

¹³² *The Courier*. Lincoln, Nebraska. November 30, 1895. p. 12.

¹³³ “Mortgage Lifted.” *Seattle Daily Times*. April 30, 1901. p. 4.

¹³⁴ Prosch, Thomas W. *A Chronological History of Seattle from 1850 to 1897, Prepared in 1900 and 1901*. Published in 1921. Accessed from The Seattle Public Library Special Collections online at: <https://spl.contentdm.oclc.org/digital/api/collection/p15015coll6/id/1392/download> on June 22, 2021.

¹³⁵ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Chicago: The S.J. Clarke Publishing Company, 1916. pp. 490-491.

1885, and was a trustee, organizer, and honorary member for life of the Seattle Children's Home, which provided housing, support, and medical care for children that would otherwise be homeless. "One hundred or more children passed in and out of the home the last year, children who are there because of 'trouble in the family,' because one parent is dead, because the mother is 'unfit' or in the hospital or an asylum, and most of all because the father will not support the children..."^{136 137}

Arabella Horton lived with her step-daughter Caroline at 627 Fourteenth Avenue North, and died there on September 27, 1914, at the age of 87.¹³⁸ She was much loved in Seattle, and a headline describing the funeral read, "Two Hundred and Fifty Pay Respect to Memory of Pioneer."¹³⁹ The pallbearers were familiar names of pioneer families: Laurance Colman, Edmund Meany, J. N. Robb, B. W. Pettit, R. H. Denny, and R. A. Tripple (who had lived initially across the street on Millionaire's Row, and later one house to the north).

Among the beneficiaries of Arabella's will were several churches, the Young Women's Christian Association, the Seattle General Hospital, and Storer College,¹⁴⁰ a Black college in Harpers Ferry, West Virginia, initially founded to educate former enslaved people.¹⁴¹

Dexter Horton, his daughter Caroline, and his wife Arabella are buried in adjacent plots just down the road at Lake View Cemetery (Figure 39). Other members of the family, including Dexter Horton's first wife Hannah, and his second wife Caroline, Caroline E. Horton's mother, are buried there as well.

The Horton family is still very much in Seattle's collective memory. Caroline Horton built the Dexter Horton Building to help keep her father in the minds of Seattleites. The Dexter Horton Bank was eventually sold to Seattle-First (Seafirst) Bank, and many locals still remember banking at Seafirst, before it was acquired by Bank of America. Figure 40 shows an ad for Seafirst Bank from the late seventies, showing a man impersonating Dexter Horton, saying, "Let the House Dexter Horton built help you with a loan to fix yours."¹⁴² Ads for a house in the Mt. Baker district boasted that it was the home of Dexter Horton's daughter Rebecca,¹⁴³ or even Dexter Horton himself.¹⁴⁴ However, the house was built approximately 10 years after Dexter Horton's death, and 34 years after Rebecca's death. In actuality, the house was built by a

¹³⁶ "Santa Claus Needed for Homeless Babies." *Seattle Daily Times*. December 1, 1913, p. 8.

¹³⁷ "Fine New Hospital Formally Opened." *Seattle Daily Times*. May 5, 1909, p. 14.

¹³⁸ "Dexter Horton's Widow Is Dead; Ill Two Years." *Seattle Post-Intelligencer*. September 28, 1914, p. 2.

¹³⁹ "Mrs. Horton's Funeral: Two Hundred and Fifty Pay Respect to Memory of Pioneer." *Seattle Post-Intelligencer*. October 1, 1914, p. 2.

¹⁴⁰ "Churches, Hospital and Y.W.C.A. Benefit." *Seattle Daily Times*. October 22, 1914, p. 7.

¹⁴¹ "Storer College." Harpers Ferry National Historical Park. National Park Service. Accessed online at: <https://www.nps.gov/hafe/learn/historyculture/storer-college.htm> on June 22, 2021.

¹⁴² *Seattle Times*. April 9, 1978. p. 140.

¹⁴³ Keely, Sam. *Curbed*. "Dexter Horton Family Estate in Mt. Baker Lists for \$2.7M." April 20, 2016. Accessed from: <https://seattle.curbed.com/2016/4/20/11472088/dexter-horton-family-estate-mount-baker-for-sale> on July 8, 2021.

¹⁴⁴ Trulia Listing: 3260 Lakewood Ave S. Accessed online at: <https://www.trulia.com/p/wa/seattle/3260-lakewood-ave-s-seattle-wa-98144--2118823696> on July 8, 2021.

granddaughter of Dexter Horton who had nothing to do with the family business. In contrast, the Caroline Horton House was built by a daughter that worked closely with Dexter Horton during his lifetime, took over his business after his death, and was a very successful early Seattle businesswoman. The Caroline Horton House reflects the Horton family more directly than any other house in Seattle, and it housed three members of the Horton family: his daughter Caroline, his third wife Arabella, and his niece Eliza.

Eliza A. Hammond

Eliza A. Hammond lived with Caroline and Arabella Horton at 627 Fourteenth Avenue North, and she was another notable Seattle pioneer. She was the daughter of Catherine, the sister of Dexter Horton's first wife, Hannah. She was also the widow of William Hammond, who owned Seattle's first shipyard, and built many important vessels.

Eliza was born in Rock Island, Illinois on February 6, 1844. She arrived in Seattle in 1865. After teaching in Tumwater for three years, she married William Hammond in 1868.¹⁴⁵ Captain William Hammond arrived at Puget Sound nine years earlier in 1859. Initially he created a shipyard at Port Ludlow where he built the John T. Wright, the first "ocean going" steamship constructed in the region. In 1862 he built the steamer J. B. Libby in Utsaladay. In 1869, the year after he married Eliza, William Hammond relocated his shipyard to Seattle. The Hammond Ship Yard, located at Post Street (at the foot of Cherry Street), built barges for the Lake Washington Coal Company, the 100 foot schooner Loleta ("one of the best vessels ever launched on the Sound"), the 80 foot steamer Nellie, the Gospel ship Evangel, and many more.¹⁴⁶ Captain Hammond also served for a time as United States Inspector of Hulls. He died on January 7, 1891, leaving Eliza a widow.¹⁴⁷

Both Eliza Hammond and her husband were members of The Good Templars, which Bagley notes was "the first organization to place women on equality in membership and official position."¹⁴⁸ In fact, Eliza Hammond was elected as an officer of the Seattle Lodge. This was three years before Susan B. Anthony gave several lectures in Seattle and elevated Women's Suffrage as an issue in the city. Eliza Hammond also worked for several charities in support of women, charities that were also supported by Arabella Horton. Eliza was the matron and then

¹⁴⁵ "Mrs. Eliza A. Hammond, Pioneer's Widow, Dead." *Seattle Post-Intelligencer*. April 1, 1912, p. 2.

¹⁴⁶ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Volume II. Chicago: The S.J. Clarke Publishing Company, 1916. pp. 617-621.

¹⁴⁷ *Washington, U.S., Wills and Probate Records, 1851-1970*. William Hammond. January 23 1891, King, Washington, USA, Case 1223.

¹⁴⁸ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Volume II. Chicago: The S.J. Clarke Publishing Company, 1916. p. 487.

manager of the Sarah B. Yesler Home,^{149 150} which was the facility built and run by the Woman's Home Society.¹⁵¹ She also served as manager at the Y.W.C.A.¹⁵²

On March 31, 1912, Eliza A. Hammond died in the house on 627 Fourteenth Avenue North.¹⁵³ Interestingly, until that time, this building housed women associated with each of Dexter Horton's three marriages: his third wife, his daughter with his second wife, and his first wife's niece. Perhaps it is not surprising that a newspaper once referred to the 627 Fourteenth Avenue North as the "Dexter Horton Residence" even though Dexter Horton never lived there.¹⁵⁴

D. Women in Seattle Business

When Dexter Horton died in 1904 it would have been accepted – expected even – for his 26-year-old daughter Caroline to collect her inheritance and join Seattle's society. Instead, with her training at Dexter Horton's side, her advanced college degree – a rarity for a woman in the early twentieth century – her intelligence, and her drive, Caroline Horton decided instead to become an active executor and manager of the family's multi-million-dollar estate. Her choice did not follow norms of the time, to say the least. As the 1907 government study *Statistics of Women at Work* pointed out, "with women, the adoption of an occupation, although by no means unusual, is far from being customary, and in the well-to-do classes of society is exceptional."¹⁵⁵

Statistics tell how exceptional Caroline Horton's choice truly was. In 1900, 20.6% of American women worked.¹⁵⁶ (In contrast, 1999 found 60.0% of women in the labor force, a number that dropped to 57.1% in 2018.¹⁵⁷) The percentage of women working in the state of Washington was even lower, at 15.3%, and lower yet, at 14.6%, for "native white" women.¹⁵⁸ Careful analysis of census data reveals that 95% of women employed in the United States in 1900 worked in 47 occupations and that three-fifths of all employed women worked in only six occupations: servant or waitress, agricultural or farm laborer, dressmaker, laundress, teacher, and textile worker.¹⁵⁹ As John Putnam points out, conditions in Seattle were somewhat different than

¹⁴⁹ *Seattle City Directory*. Polk's Seattle Directory Company. 1894. p. 456.

¹⁵⁰ *Seattle City Directory*. Polk's Seattle Directory Company. 1895. p. 365.

¹⁵¹ Bagley, Clarence B. *History of Seattle From the Earliest Settlement to the Present Time*. Volume II. Chicago: The S.J. Clarke Publishing Company, 1916. p. 492.

¹⁵² *Seattle City Directory*. Polk's Seattle Directory Company. 1904. p. 492.

¹⁵³ "Mrs. Eliza Hammond Goes To Final Rest." *Seattle Daily Times*. April 1, 1912, p. 3.

¹⁵⁴ "Mrs. Eliza Hammond Goes To Final Rest." *Seattle Daily Times*. April 1, 1912, p. 3

¹⁵⁵ United States Department of Commerce and Labor, Bureau of the Census, *Statistics of Women at Work* (Washington, Government Printing Office: 1907): p. 9.

¹⁵⁶ The statistic, derived from the 1900 census, is for women in the continental US 16 years of age or over who were "engaged in gainful occupations." *Statistics of Women at Work*, p. 9. Department of Commerce and Labor, *Statistical Abstract of the United States, 1910* (Washington, Government Printing Office: 1911): table 142, pp. 240-241.

¹⁵⁷ "Women in the labor force," U.S. Bureau of Labor Statistics. <https://www.bls.gov/opub/reports/womens-databook/2019/home.htm#:~:text=In%202018%2C%2057.1%20percent%20of,of%2060.0%20percent%20in%201999>. For deeper analysis of these figures, see Claudia Goldin, *Understanding the Gender Gap: An Economic History of American Women* (New York, Oxford University Press: 1990): p. 10 ff.

¹⁵⁸ *Statistics of Women at Work*, p. 132.

¹⁵⁹ *Statistics of Women at Work*, pp. 31-32

found across the nation. Here, domestic and personal service employed 44% of working women, 21% were employed in manufacturing, 20% in trade and transportation (mostly sales and telephone operators), and about 15% – most of them teachers – in professional ranks.¹⁶⁰

Statistically, a woman's decision to enter the family business following the death of a father or husband was not unusual in the late 1800s and early 1900s; many women were economically compelled to carry on the family trade or business.¹⁶¹ But these trades and businesses were most often in occupations like grocers, shopkeepers, innkeepers, or even boardinghouse keepers. Rare was the woman who entered a profession, instead of trade, upon the death of a father or husband, and rarer still was one who entered by choice instead of economic necessity.

In the first decade of the twentieth-century, Seattle was not without professional women: the city was home to five female journalists, two women lawyers, and seventeen female physicians.¹⁶² And, as local historians Diana James and Tom Heuser have pointed out, women were very active in Seattle real estate as developers and owners of apartment buildings and, at a higher percentage than elsewhere in the country, as real estate agents and brokers.¹⁶³ But few Seattle women – perhaps only one – engaged in real estate development comparable to the scale of downtown's Dexter Horton building just as few were involved in managing a company as large as Dexter Horton Estate, Inc.¹⁶⁴

When Dexter Horton died in July 1904, he left behind an estate worth \$917,045, or roughly \$27.7 million in today's dollars,¹⁶⁵ of which \$840,910 was in real estate (\$25.4 million today).¹⁶⁶ Caroline Horton was named one of four executors of the will and also a direct beneficiary, immediately inheriting \$100,000 as well as a lifetime monthly stipend for living expenses and pocket money.¹⁶⁷ She also inherited stock in the Dexter Horton Bank, which her family had sold in 1889, remaining throughout her life one of the corporation's larger shareholders. With her cousin Charles E. Horton but unlike her sister Nettie, two of the other three executors of the will, Caroline became actively involved in managing the real estate corporation that constituted the majority of the estate's value. This choice immediately placed her not only among the exceptionally few well-to-do American women adopting an occupation but among a very small

¹⁶⁰ John C. Putnam, *Class and Gender Politics in Progressive-Era Seattle* (Reno, University of Nevada Press: 2008): fn. 7, p. 235.

¹⁶¹ Goldin, *Understanding the Gender Gap*, p. 49.

¹⁶² Putnam, *Class and Gender Politics*, p. 73.

¹⁶³ Diana James, "Women in Real Estate: Seattle Apartment Buildings 1900-1939 and the Women Who Bought, Sold, Built, and Owned Them," presentation to Queen Anne Historical Society (January 2015): we thank Diana for sharing this presentation and her research with us. Tom Heuser, "D. Women in Seattle Real Estate," Seattle Landmark Nomination for 1101 E Pike Street, October 7, 2019, pp. 16-17.

¹⁶⁴ The estate was incorporated in the State of Washington in April 1905, less than a year after Dexter Horton's death; *Seattle Post-Intelligencer*, April 16, 1905, p. 15.

¹⁶⁵ The *Seattle Times* suggests that the true value of the estate was likely over \$1.25 million (\$37.8 million today). *Seattle Times*. October 16, 1904. p. 6

¹⁶⁶ <https://www.officialdata.org/>

¹⁶⁷ "Local Charities Remembered," *Seattle Times*, 1904.08.05 p. 9.

number of women who were officers of a bank or company: of the 74,000 Americans in that position in 1900, only 1,271 or 1.7% were women.¹⁶⁸

Although Caroline Horton was not the titular head of Dexter Horton, Inc., a position, as pointed out elsewhere in this report, held by Charles Horton, she was instrumental in managing the corporation's real estate holdings and in planning, financing, and developing Seattle's landmark Dexter Horton building. Not only was this rare for a woman in the first decades of the twentieth-century, it was also rare that her role was noticed and publicized, especially for someone as modest as Caroline. When *Coast Banker*, for example, published notice of the \$2.5 million bond issue to finance the building, "Miss Caroline Horton" was listed ahead of Charles.¹⁶⁹ Two days before the building opened, Caroline's pivotal role in managing the estate and erecting the new, block-long building was heralded by the *Seattle Times*,¹⁷⁰ as it was in a longer article in the *Post-Intelligencer*.¹⁷¹ And decades later, Caroline was recognized as "taking after her father" in becoming "one of Seattle's important business women. A Phi Beta Kappa graduate of the University of Washington, she and her cousin, Charles Horton, erected the Dexter Horton Building in memory of her father and she managed it until her death in 1950."¹⁷²

E. Later Residents

Several other residents of the house were important to the development of Seattle and Washington State.

Henry and Amelia Kleinberg

Henry and Amelia Kleinberg, who lived in the house of the Hortons, had built a hay and grain empire in Washington State, and were also prominent early leaders in the Pacific Northwest Jewish community. In September 1918, an announcement appeared in the *Seattle Post-Intelligencer* stating, "Mr. and Mrs. Henry Kleinberg and family are now residing in this city at 627 Fourteenth avenue north."¹⁷³ The 1910 United States Census lists Henry and Amelia Kleinberg living in the house with their sons Alfred (22), Lester (18), and daughter Lena (15).¹⁷⁴ The Washington State Jewish Archives in The University of Washington Libraries Special Collections contains numerous photographs of the Kleinbergs and audio recordings by Lena and a son of Lester's describing the family's experiences and Jewish culture in early Washington. One of these photographs, Figure 41, shows the Kleinberg family, with Henry Kleinberg and Alfred in the back, and Lester, Lena, Amelia, and their son Edwin from left to right in front. Edwin died at age seven, before the family moved to Seattle.

¹⁶⁸ *Statistical Abstract of the United States, 1910*, table 137, p. 226.

¹⁶⁹ "To Start New Bank Building," *Coast Banker*, July 1922, p. 105.

¹⁷⁰ "Financial Home Honors Founder," *Seattle Times*, December 18, 1924, p. 24.

¹⁷¹ "Dexter Horton Building Due to One Woman," *Seattle Post-Intelligencer*, December 21, 1924, p. 2DH.

¹⁷² Dorothy Brant Brazier, "Dexter Horton – He's Known Through Descendants' Records," *Seattle Times*, November 24, 1968, p. 145.

¹⁷³ *Seattle Post-Intelligencer*. September 16, 1918. p. 7.

¹⁷⁴ 1920 United States Census. Department of Commerce. Bureau of the Census. Washington State, King County. Enumeration District 181, Sheet 3A. January 3-5, 1920.

Henry immigrated to the United States from Prussia as a steerage passenger from Rypin, Poland, then a part of Prussia. He arrived in Walla Walla around 1880, and soon moved to Ellensburg. His brother Sam (Selig) had arrived earlier, and initially they started a mercantile shop. However, because their parents had a hay farm in Poland and their sons knew that business, Sam and Henry decided to form the first wholesale hay and grain company in the state, which became known as Kleinberg Brothers. Henry met his future wife Amelia, whose parents ran a hay business in Oregon, and they married in Albany, Oregon in 1895.¹⁷⁵

Hay was important during the early years of the Washington Territories and Washington State because much of the transportation required horses. Later, the U.S. Cavalry was a customer, as well as dairies, racetracks, and fire stations. Kleinberg Brothers was the first company to ship hay to the Puget Sound region from central Washington. Brother Sam and Henry ran the business together, with Sam being the Seattle representative with an office in the Colman Building, and Henry managing most of the operations in Ellensburg. The Kleinberg Brothers, like Dexter Horton, had a reputation of honesty – the Kleinbergs’ firm had “a most enviable reputation for square dealing and reliability.”¹⁷⁶ Much of the hay they shipped was of the timothy variety, which is of a particular high quality. They were the first to ship hay and grain from the Kittitas Valley to Japan in 1903.¹⁷⁷ Sam died in 1908, but Henry continued the business under the name the Henry Kleinberg, Inc. He continued to buy acreage, and purportedly became the largest grower of hay in Washington State,¹⁷⁸ owning between 1,500 and 2,000 acres of prime irrigated land,¹⁷⁹ earning the nickname, “the hay king of Kittitas County.”¹⁸⁰

In 1918, Henry Kleinberg and his family moved to Seattle, Washington, and took up residence at 627 Fourteenth Avenue North. Eventually, Henry’s sons Alfred and Lester and another relative took over the company which continued to be called Henry Kleinberg, Inc. for many years after Henry’s death. Later, Henry’s grandson Larry ran the successor corporation. In Seattle, Henry expanded into the banking business, becoming chairman of the board at Guaranty Trust and Saving Company¹⁸¹ and entered real estate buying large apartment buildings in the University District, Queen Anne, Capitol Hill, and Everett.

At the time the Kleinbergs lived in Ellensburg, there was only one other Jewish family there. They sent their daughter Lena to a Presbyterian Sunday school, because they felt she needed a religious education, and that was all that was available. Harry’s grandson Larry has a certificate stating that Henry helped found Capitol Hill’s Temple De Hirsch synagogue in 1899, even

¹⁷⁵ Kleinberg (Lester) Interview. October 25, 1979. Oral History Collection, UW Libraries Special Collections, Washington State Jewish Archives. p. 4 in transcript. Accessed from: <https://digitalcollections.lib.washington.edu/digital/collection/ohc/id/2295/> on June 23, 2021.

¹⁷⁶ “Kleinberg Brothers.” *Seattle Daily Times*. February 7, 1904. Part IV, p. 3.

¹⁷⁷ “Valley Pioneer Dies on Coast: Henry Kleinberg passes in Seattle After Illness of Two Months from Heart Trouble.” *Ellensburg Capital*. 45th Year, Vol. 6. Jan. 22, 1932. p. 1.

¹⁷⁸ *Seattle Post-Intelligencer*. September 6, 1913. p. 6.

¹⁷⁹ “Henry Kleinberg, Prominent Grain Dealer Is Dead.” *Seattle Daily Times*. January 17, 1932. p. 9.

¹⁸⁰ “Buys Control of First Ave. Bank.” *Seattle Daily Times*. February 8, 1920. p. 10.

¹⁸¹ “Buys Control of First Ave. Bank.” *Seattle Daily Times*. February 8, 1920. p. 10.

before moving to Seattle.¹⁸² The Kleinberg family moved to Seattle to be part of a larger Jewish community.¹⁸³ Henry Kleinberg also served as treasurer of the Seattle's Independent Order of B'nai B'rith, a Jewish community organization,¹⁸⁴ and continued to support Capitol Hill's Temple de Hirsch. He was also vice president of the Glendale Golf and Country Club in Bellevue, which was formed because, at the time, Jews were effectively excluded from joining established golf and country clubs.¹⁸⁵

Henry and Amelia Kleinberg were early Jewish settlers in the Washington Territories, and pioneers that built one of the most successful agricultural empires in the state. In a recorded interview, Henry and Amelia's daughter Lena said, "The first house that we had that we rented when we came from Ellensburg was on 14th near Volunteer Park. It was owned by the Dexter Horton Bank. We loved it. It was a lovely, gracious old home. It was sold. My father would have bought it had he known it was for sale. It was sold so we had to move."¹⁸⁶ Property records show that the house was actually owned by Caroline Horton at the time, not the Horton Bank.

Frank and Marion McHugh

The house was bought by Frank and Marion McHugh from Caroline Horton in 1923.¹⁸⁷ Frank was the son of "pioneer Seattle contractor" P. J. McHugh (Figure 42).¹⁸⁸ The father was responsible for numerous projects that made Seattle and Washington State much more navigable. According to C. T. Conover, in Seattle's early years, "McHugh did more street grading and paving than any other contractor.... McHugh was the first man to use patent dump wagons in Seattle, the first to import mules from the East and the first to use automobile trucks."¹⁸⁹ McHugh's first work in Seattle was paving Yesler Way. He completed the last unit of the Denny Regrade in 1911.¹⁹⁰ He also built the first paved section of Snoqualmie Pass.¹⁹¹

Frank McHugh (Figure 43) worked for his father, and when his father retired in 1917-1918, Frank took over the business, becoming president of McHugh Construction Company. Frank

¹⁸² Kleinberg (Lester) Interview. October 25, 1979. Oral History Collection, UW Libraries Special Collections, Washington State Jewish Archives. p. 5 in transcript. Accessed from:

<https://digitalcollections.lib.washington.edu/digital/collection/ohc/id/2295/> on June 23, 2021.

¹⁸³ "Lena Kleinberg Holzman Interview. August 23, 1981. Jewish Archives Project of the Washington State Jewish Historical Society and the University of Washington Archives and Manuscripts Division. p 3 in transcript. Accessed from: <http://archiveswest.orbiscascade.org/ark:/80444/xv04043> on June 24, 2021.

¹⁸⁴ "Dancer." *Seattle Post-Intelligencer*. January 2, 1927. p. HH7.

¹⁸⁵ Pool, Martin. "Early History of Glen Acres Golf and Country Club, Seattle, WA." February 2017. Accessed from: <http://nwhickoryplayers.org/wp-content/uploads/2019/11/Glen-Acres-Golf-History.pdf> on June 24, 2021.

¹⁸⁶ "Lena Kleinberg Holzman Interview. August 23, 1981. Jewish Archives Project of the Washington State Jewish Historical Society and the University of Washington Archives and Manuscripts Division. p 15 in transcript. Accessed from: <http://archiveswest.orbiscascade.org/ark:/80444/xv04043> on June 24, 2021.

¹⁸⁷ The McHughs may have been friends of Caroline Horton. A 1915 Seattle Daily Times article (p. 46) indicated that a Mrs. McHugh of Denver was spending a fortnight at Caroline's Mercer Island summer home.

¹⁸⁸ "P. J. McHugh, Pioneer Contractor, Is Dead." *Seattle Daily Times*. September 7, 1926. p. 5.

¹⁸⁹ "P. J. McHugh Paved Many of Seattle's First Streets." *Seattle Daily Times*. December 14, 1959.

¹⁹⁰ Bagley, Clarence B. *History of Seattle, Vol. 2*. Jazzybee Verlag, 2017.

¹⁹¹ "Patricia Josephine (McHugh) Branstetter | Passages." *The Journal of the San Juan Islands*. September 18, 2009. Accessed from: <https://www.sanjuanjournal.com/life/patricia-josephine-mchugh-branstetter-passages/> on July 1, 2021.

McHugh won the contract to complete the Snoqualmie Pass Road, also known as the Sunset Highway. Interestingly, Dexter Horton had been a member of the party that first surveyed Snoqualmie Pass with the goal of building a wagon trail across.¹⁹² Frank McHugh also graded and paved the Spanaway McKenna Highway as well as part of the Pacific Highway. The McHugh family contributed to the regional economy and quality of life by building and improving Washington's streets and highways.

Edward and Sarah Barnum

In 1925, Edward and Sarah Barnum bought 627 Fourteenth Avenue North.¹⁹³ They were prominent real estate developers in Seattle. Edward had been born in Ohio around 1872, and Sarah in Pennsylvania around 1876. Before moving to Seattle, they had been residents of Skagit and Whatcom counties for 25 years, and they owned "office buildings and real estate in Washington, D.C." ¹⁹⁴

In 1926, Edward and Sarah Barnum together incorporated a real estate firm with H. W. Lemcke, which was named the Barnum-Lemcke Investment Company (Barnum-Lemcke for short).¹⁹⁵ Between 1925 and 1931, over one thousand Barnum-Lemcke ads appeared in the *Seattle Times* and *Seattle Post-Intelligencer*, advertising real estate in the downtown area, Capitol Hill, First Hill, Interlaken, the University District, Laurelhurst, Green Lake, Woodland Park, Magnolia, Bellevue, Medina – basically all around Seattle and environs. The firm advertised single family homes, apartment buildings, commercial structures, and empty lots – real estate to either rent, buy, or in some cases trade, with plenty of "Money-Making Opportunities."

One of Barnum-Lemcke's highest profile projects was the development of the Glenwilde Tract, which is now part of the Montlake National Historic District.¹⁹⁶ Edward and Sarah Barnum were listed as the two owners of the land when it was platted in 1925.¹⁹⁷ There were 23 plats, with many of the homes being built by Barnum-Lemcke and designed by an in-house architect. The *Seattle Post-Intelligencer* publicized the development and boasted five "Post-Intelligencer model homes".¹⁹⁸ Companies showcased their material contributions to the model

¹⁹² Grant, Frederic James. *History of Seattle, Washington: With Illustrations and Biographical Sketches of Some of Its Prominent Men and Pioneers*. New York: American Publishing and Engraving Co. 1891. p. 130.

¹⁹³ Supplemental Plat of Frank Pontius Addition. Seattle Department of Construction and Inspections. Block 9. Vol. 8. p. 40.

¹⁹⁴ "New Firm to Market Tract." *Seattle Post-Intelligencer*. April 19, 1925. p. 54.

¹⁹⁵ "Corporate Filings." *Seattle Post-Intelligencer*. November 4, 1926. p. 25.

¹⁹⁶ Gray, Connie and Sheridan, Mimi. Montlake Historic District. National Register of Historic Places Registration Form. United States Department of the Interior. National Park Service. June 24, 2015. Accessed online at <https://www.nps.gov/nr/feature/places/pdfs/15000499.pdf> on June 26, 2021.

¹⁹⁷ "Glenwilde: An Addition to the City of Seattle." King County Recorder's Office. September 22, 1925.

Accessed online at

<https://recordsearch.kingcounty.gov/LandmarkWeb/Document/GetDocumentByBookPage/?booktype=PLAT&booknumber=028&pagenumber=010> on June 26, 2021.

¹⁹⁸ Kelsey, Robert W. "Huge Exhibit Is Now Ready for Visitors." *Seattle Post-Intelligencer*. July 11, 1926. p. H11.

homes: such as hardwoods, stucco, wiring, window draperies, floor coverings, oil burners, electric furnaces, and landscaping.

Barnum-Lemcke also won leases for some prime Seattle real estate as ninety-nine-year rentals: the northeast corner of Fifth Avenue South and Jackson for \$1,000,000, the southwest corner of Fourth Avenue and Lenora for \$500,000, and the land on Ninth Avenue between Olive and Howell at \$1,500,000. All of these were negotiated in 1926.¹⁹⁹

Edward and Sarah Barnum were the first to lease out rooms in 627 Fourteenth Avenue North for extra income, perhaps starting in the depression era. The 1930 United State Census shows four lodgers in addition to a married couple that worked as housekeeper and a property caretaker.²⁰⁰ Interestingly, Nell Sward, one of the lodgers was a social worker at the Seattle Children's Home, of which Arabella Horton had been a benefactor. Starting with Edward and Sarah Barnum, this house would be used for congregate dwelling – a use that continues to the present day.

Mary and Martha Hall

In January 1931, an ad appeared in the *Seattle Times* classifieds under the “Children Boarded” heading: “MARY AND MARTHA HALL – Beautiful home for girls, 4 to 12. Near Volunteer Park and Lowell School. PProspect 5385.”²⁰¹ The house at 627th Fourteenth Avenue North had been converted into a boarding house for young girls. Mary and Martha Hall was a religious boarding house, associated with the nearby St. Mark's Episcopal Cathedral. St. Mark's was dedicated later that year.

The charter of Mary and Martha Hall broadened over time – likely due to the difficult times that the church was having during the depression. In 1933 ads started touting “Christian training” and “summer camp.”²⁰² By 1934 the house started boarding young boys as well.²⁰³ By 1936 Mary and Martha Hall began accepting children as young as one years old.²⁰⁴ Children who were old enough would attend local public or private schools during the day. Younger children attended a preschool in the house. Classified ads for the house boasted “Reasonable Rates”, which were \$20-\$30 a month in 1937.²⁰⁵

St. Mark's Deaconess (Ella) Myrtle Caroline Nosler ran Mary and Martha Hall during its entire run.²⁰⁶ Myrtle Nosler was a member of the Episcopal Deaconess movement, her role in the

¹⁹⁹ “Trend Is Indicated By Big Lease Deals”. *Seattle-Post-Intelligencer*. October 3, 1926, p. 54.

²⁰⁰ 1930 United States Census. Department of Commerce. Bureau of the Census. Washington State, King County. Enumeration District 17-91. Sheet 7A. April 4, 1930.

²⁰¹ “Children Boarded.” *Seattle Daily Times*. Classified Ad. January 25, 1931. p. 36.

²⁰² “Children Boarded.” *Seattle Daily Times*. Classified Ads. May 7, 1933. p. 31.

²⁰³ “Prisoner.” *Seattle Daily Times*. February 20, 1932. p. 1.

²⁰⁴ “Board for Children.” *Seattle Post-Intelligencer*. Classified Ads. February 6, 1936. p. 24.

²⁰⁵ “Deaconess Nosler.” *Seattle Daily Times*. Classified Ads. September 6, 1937. p. 18.

²⁰⁶ *Seattle Daily Times*. August 24, 1939. p. 20.

church was similar to that of a nun, and she wore a habit in public.²⁰⁷ Another deaconess, Margaret E. Bateman, worked as a trained nurse at the house. In August 1939, it was announced that Mary and Martha Hall would close. This was likely precipitated by St. Mark's dire financial straits. St. Mark's was unable to pay its mortgage in the 1930s, resulting in the cathedral's mortgage being foreclosed upon in 1941, and the cathedral being shut down for a time.²⁰⁸

Interestingly, a number of themes related to the early days of the Caroline Horton House were also reflected in Mary and Martha Hall. Firstly, resident Arabella Horton was a patron of the Seattle Children's Home, and Nell Sward, a lodger in the house when it was owned by the Barnums, worked at the Seattle Children's Home. Mary and Martha Hall, like the Seattle Children's Home, housed young people whose parents were unwilling or unable to care for them. Dexter Horton had also been a patron of the Seattle "Orphan's Home", and Caroline Horton was a patron of Children's Orthopedic Hospital, which also cared for children. Secondly, the Hortons were all devout Protestants, and Arabella (like Dexter) was a large contributor to the church. Mary and Martha Hall was run by an Episcopalian parish. Finally, the first residents of 627 Fourteenth Avenue North were all prominent, accomplished women, and as Mary and Martha Hall, the house served as a home for young girls when it opened in 1931.

F. Ownership Summary

Below is a complete list of owners of the Caroline Horton House, from the year it was built to the present day.

1906 - 1923: Caroline E. Horton

Note: Henry and Amelia Kleinberg rented the house from Caroline E. Horton in 1918

1923 - 1925: Frank J. and Marion McHugh

1925 - 1930: E. F. Barnum

1930 - 1930: Barnum Lemcke Investment Company

1930 - 1931: The Rector Wardens and Vestrymen of the Parish of St. Mark's

1931 - 1940: Mary and Martha Hall

1940 - 1940: The Penn Mutual Life Insurance Company (this company likely foreclosed upon Mary and Martha Hall, or received ownership of it when St. Marks was foreclosed upon at roughly the same time).

1940 - 1947: Joseph L. and Henrietta Bradley

²⁰⁷ "Ella Myrtle Caroline Nosler." Find A Grave Memorial. Accessed at https://www.findagrave.com/memorial/50444045/ella_myrtle-caroline-nosler on June 30, 2021.

²⁰⁸ "St. Mark's Episcopal Cathedral, Seattle." Accessed at https://en.wikipedia.org/wiki/St._Mark%27s_Episcopal_Cathedral,_Seattle on June 30, 2021.

1947 - 1955: William and Marion E. Roller
 1955 - 1959: Franz A. and Kathleen B. Brodeen
 1959 - 1960: Mick and Ruth Jorgensen
 1960 - 1964: Henry J. and Marian D. Mitchell
 1964 - 1964: John I. and Matsuno Okada (bought and sold same day)
 1964 - 1977: Clifford J. and Margaret E. Webb
 1977 - 1980: Robert J. and Helen Ardine McKnight
 1980 - 1980: Clark and Tillman, general partnership
 1980 - 1985: Clark and Tillman, general partnership and Heather J. Tillman
 1985 - 1992: James E. Tillman
 1992 - 2016: Heather J. Tillman
 2016 - Present: Hall House, LLC

G. Architect W.D. Van Sicen

Like many of his generation, W.D. Van Sicen entered the profession of architecture without a formal or academic education and followed a peripatetic path as he sought opportunities through years of boom and bust. Although he practiced architecture in Seattle for only a decade, Van Sicen was very prolific with almost 130 commissions in the Pacific Northwest to his name, an output of over one building per month.

William Doty Van Sicen was born on April 29, 1865 in Clearwater, Michigan, the youngest of five children.²⁰⁹ His father William Bacheller Van Sicen (1821-1879) was a farmer while his mother Amarilla née Doty (1831-1908) kept house. While William was still in his teens his parents either separated or divorced and with his mother and sister Elizabeth he moved west to Butte, Sutter County, California where in 1874 his mother married David Gochnaur (1814-1890), a farmer and miner.

Sometime between 1886 and 1888 William moved to San Jose, California where in 1888 at the age of 23 he married Ida Catherine Peach (1868-1953) and opened an architectural office. He was, according to a profile published four years later, “not only a thorough master of the scientific principles of architecture, but also a practical carpenter.”²¹⁰ Van Sicen’s early work was largely residential with houses in Salinas, San Jose, and Santa Cruz, but also included commercial buildings such as that for Baptista and Camillo Tognazzi in San Jose (1892, Figure

²⁰⁹ Biographical information from Ancestry.com

²¹⁰ *Commercial History of San Jose, California* (Pacific Press, 1892): p. 20. This profile dated the opening of his practice in San Jose to 1888.

44) and the Bank of Santa Cruz County (1894), the latter designed during a short partnership with Charles L. Haynes.²¹¹ Where his commercial projects were exercises in then-popular Romanesque and neo-classical styles, many of Van Siclén's houses were Queen Anne in style, such as the Schiele Avenue house published in the March 1893 issue of *California Architect and Building News* (Figure 45), or a fanciful Mission revival style, as seen in the "Country Hotel" published in the March 1895 issue of *California Architect and Building News*.

In August 1896, gold was discovered near the Klondike River in Canada's Yukon Territory, spawning a rush that swept thousands of fortune seekers northward, including W.D. Van Siclén. In February 1898, he was one of five men who incorporated the Sunrise Gold Mining Company in San Francisco, around which time he likely left for Alaska.²¹² There he lived in March 1900 with Ida and his eight-year-old daughter Rena when the United States Census was taken in Sunrise, Alaska, a supply city for miners located on the north side of the Kenai Peninsula.²¹³

Nothing is known of Van Siclén's mining success (or failure) or why, while returning from Alaska in 1901, he decided to resume his architectural career in Seattle. He quickly picked up work as a draftsman for James Stephen, then architect for Seattle schools, before moving to a similar position with Saunders & Lawton.²¹⁴ Late that year, notice was published of his first independent commission, a six-room "cottage" for real estate developer Frank C. Ensign on "Boylston Avenue near Thomas Street."²¹⁵ From late 1901 until early 1912, Van Siclén maintained an independent architectural practice, interrupted only in 1908 by a brief partnership with J.W. Swope and S.H. Waterman,²¹⁶ and became a prominent member of Seattle's

²¹¹ Many of Van Siclén's early building are listed in the 1892 profile as well as a July 23, 2007 City of San Jose Memorandum concerning landmark designation for the 1891 Henry and Florence Reed Residence. The Tognazzi building still exists at 261-264 N. First St. in San Jose. The Bank of Santa Cruz was extensively remodeled and enlarged in 1910 and still stands at the corner of Pacific Avenue and Cooper Street in Santa Cruz; it is listed on the National Register of Historic Places.

Born in Santa Cruz, California, Charles Lyman Haynes (1870-1947) worked there and in San Francisco before moving to Seattle in 1907, six years after Van Siclén, where he practiced architecture until retirement around 1940. No information on a relationship between Van Siclén and Haynes in Seattle has been located. A biographical sketch of Haynes by Michael Houser is at <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-charles-l-haynes>. See also "Haynes, Charles Lyman" in "Additional Significant Seattle Architects," *Shaping Seattle Architecture*, edited by Jeffrey Karl Ochsner (Seattle, University of Washington Press, 2014); p. 443.

²¹² "Several New Enterprises File Articles of Incorporation," *San Francisco Chronicle*, February 27, 1898, p. 22. Van Siclén was regularly listed in directories for San Jose and Santa Clara County through 1896 but was not listed in 1897 or 1898.

²¹³ For a brief history of Sunrise, see the website for Kenai Mountains-Turnagain Arm National Heritage Area, <https://kmtacorridor.org/communities/>

²¹⁴ "Van Siclén, William Doty" in "Additional Significant Seattle Architects," *Shaping Seattle Architecture*, edited by Jeffrey Karl Ochsner (Seattle, University of Washington Press, 2014); p. 482. Van Siclén first appeared in the Seattle City Directory in 1902 where he was listed as a draftsman for Saunders & Lawton and living at 714 Seneca.

²¹⁵ *Seattle Times*, December 14, 1901, p. 5.

²¹⁶ The partnership was announced in *Pacific Builder and Engineer* on August 1, 1902 (p. 290) and was listed in the 1909 edition of *Plummer's Business Directory*, no projects by the partnership after December 1908 have been located.

architectural community. He became a member of the Washington Chapter of the AIA in 1902 and in 1905 was elected by his peers as second vice-president.²¹⁷ In 1909 he contributed six designs to the Washington AIA exhibit at the Alaska-Yukon-Pacific Exposition,²¹⁸ and in April 1910 exhibited several of his buildings at the first annual exhibition of the Seattle Architectural Club.²¹⁹ Such was his standing in the architectural community that he was one of only five architects invited by Arthur A. Phinney to submit designs in a 1911 competition for a new, sixteen-story building on First Avenue.²²⁰

The two buildings for which W.D. Van Siclén is best remembered are his largest, the Eitel Building at 122-124 Pike Street (1904, Figure 46) and the Northern Bank and Trust Building (Seaboard Building) at 1500 Fourth Avenue (1906); both are City of Seattle Landmarks and the Northern Bank Building is listed in the National Register of Historic Places. But these were not his only commercial buildings: during his decade in Seattle, Van Siclén designed nearly thirty commercial buildings including for Judge Alfred L Palmer an office block in Ballard (5100 Ballard Avenue, 1905) and the Western Electric Warehouse on First Avenue (1518 First Avenue South, 1905, Figure 47), both of which are existing.²²¹ For Irondale, Washington, home of an iron and steel plant on Port Townsend Bay, Van Siclén designed in 1909 a block of stores and a hotel, all of which has been demolished.²²² The same year he designed a six story steel and brick automobile garage at 1000-1006 Pike Street for J.R. Gandolfo; it was demolished for construction of I-5.²²³

James Winfield Swope (1876-1938) moved to Seattle from Philadelphia. From 1909-1911, following dissolution of the partnership with Van Siclén, Swope was a draftsman for Whidden & Lewis in Portland, Oregon, after which he eventually moved to Los Angeles where he had a successful career as architect, contractor and real estate developer. (Ancestry.com; Richard Ritz, *Architects of Oregon* [Portland, Lair Hill: 2002]: p. 380.)

No information on S.H. Waterman has been located.

²¹⁷ *Seattle Times*, December 17, 1905, p. 66.

²¹⁸ See "Report on Designation, San Remo Apartment Building," Seattle Landmarks Preservation Board, December 3, 1987, p. 3.

²¹⁹ *Seattle Architectural Club Yearbook*, 1910.

²²⁰ The other architects invited to complete were W. Marbury Somervell, Howells & Stokes, Gould & Champney, and Cutter & Malmgren. *Pacific Builder & Engineer*, April 1, 1911, p. 6. The competition was won by Somervell but the building was never constructed.

²²¹ A rendering of the Ballard building was published in the *Seattle Times* on March 19, 1905, p. 6. The Palmer warehouse on First Avenue was mentioned in newspapers multiple times, including the *Seattle Post-Intelligencer*, September 24, 1905, p.43; *Seattle Times*, October 1, 1905, p.40; *Seattle Times*, August 12, 1906, p.42 where a rendering was published; *Seattle Times*, March 31, 1907, p.42 where a revised rendering was published.

²²² For Morris Jaffee Van Siclén designed a two-story brick building with stores below a large hall, and for C.B. Holman he designed an adjacent two-story brick building with a hotel above commercial space: *Pacific Builder and Engineer*, May 15, 1909, p. 19; *Seattle Times*, July 4, 1909, p. 13, with rendering.

²²³ The building was leased to Winton Auto and, when completed, was featured in a full-page illustrated article in the *Seattle Times*, April 24, 1910, p. 35.

In 1904 Van Siclén designed a classical municipal substation for the City of Seattle and in 1905 he placed second to Clayton Wilson in the design competition for Seattle's municipal building, home to City Hall, a Receiving Hospital, and the police headquarters.²²⁴

Long an early Seattle houseboat resident,²²⁵ Van Siclén designed several water-related structures, including a landing and boathouse for the new Laurelhurst subdivision²²⁶ – since good roads had yet to be built to the area, prospective buyers were taken to see the area by boat from Madison Park – and a pier and improvements to the new Lochleven Park subdivision on Meydenbauer Bay,²²⁷ both projects in 1906. The year before he designed a two-story clubhouse on Lake Washington's Foster Island for the Seattle Canoe Launch Club, one of several "Mission style" buildings he proposed for Seattle (Figure 48).²²⁸

Van Siclén was the architect for numerous apartment buildings in Seattle, including several for himself. Between 1902 and 1906 the apartments he designed were typically small frame buildings with four to six flats, but in 1906 he designed a three-story, nineteen room apartment house with distinctive curved brick façade on the corner of Belmont Avenue and Thomas Street.²²⁹ Known as the Van Siclén Apartments when it first opened, the name was changed to San Remo after it was sold in 1909; the building is now a City of Seattle Landmark. By 1909-1910, apartments had become somewhat of a specialty for Van Siclén. In these two years he designed seventeen such buildings including one at Fourth and Cedar for the Zbinden Brothers (1909, existing),²³⁰ the Harris Flats at 511 Malden Avenue (1909, existing),²³¹ and the Dublin apartments at 1052 E Thomas (1910, existing, Figure 49).²³² Most of the apartment buildings he designed, however, have been demolished, including the second Van Siclén Apartments at 1214

²²⁴ The municipal substation was published, with rendering, in the *Seattle Times* on October 22, 1910, p. 9. Results of the City Hall competition were reported in the *Seattle Times* on October 28, 1905, p. 1 and *Seattle Times*, October 29, 1910, p. 17.

²²⁵ In 1906, Van Siclén moored his houseboat at the "east end of Jackson Street," (*Polk's Seattle City Directory*) angering nearby homeowners, including real estate developer B.L. Muir, who severed Van Siclén's utilities, built a fence to deny access to the shoreline, and threatened to tow the houseboat out into Lake Washington. Van Siclén sued and then appealed the lower court ruling to the Washington State Supreme Court, which in March 1907 issued a split decision, affirming Van Siclén's right to moor on state tidelands but denying him access across land he did not own. *Seattle Times*, April 11, 1906, p. 5; *Seattle Post-Intelligencer*, November 14, 1906, p. 13; *Seattle Times*, March 21, 1907, p. 10. Van Siclén subsequently moved his houseboat across Lake Washington to Clyde Landing in Meydenbauer Bay where the *Seattle City Directory* listed his residence in 1908-1912.

²²⁶ *Seattle Times*, October 28, 1906, p. 64.

²²⁷ *Pacific Builder and Engineer*, July 7, 1906, p. 5.

²²⁸ *Seattle Times*, June 18, 1905, p. 19.

²²⁹ Announcement of the permit was published in the *Seattle Times* on August 25, 1906, p. 5. A rendering of the building was published in the *Seattle Times* on September 27, 1906, p. 1. Sale of the building was reported in the *Seattle Times* on July 11, 1909, p. 35.

²³⁰ *Pacific Builder and Engineer*, September 12, 1908, p. 10.

²³¹ *Pacific Builder and Engineer*, March 13, 1909, p. 6.

²³² *Seattle Times*, June 5, 1910, p. 45.

Eighth Avenue which featured 68 modern suites and a roof-top deck with pergola, an amenity Van Sicien was to repeat in later buildings (Figure 50).²³³

W.D. Van Sicien designed houses throughout his decade in Seattle, from spec houses to bungalows to small cottages to large, elaborate single-family residences for prominent citizens. There was no common stylistic theme to Van Sicien's designs suggesting an eclecticism but also, perhaps, an ability and flexibility to design according to a client's tastes and means. Most of his houses tended to be two-story square or slightly rectangular blocks with broad overhangs, hip roofs, and projecting porches. The house he designed for Dr. Carl Norbom in 1903 is typical of many, with narrow clapboard siding below a band of stucco, here punctuated by two small windows with "Spanish Mission" detailing (Figure 51).²³⁴ Van Sicien's 1905 house for Frank Jobst was similar in overall form, but here the front porch and door have been moved off-center for a corner turret, reminiscent of the 1893 Schiele Avenue house, and the stucco is now the full height of the second floor (Figure 52).²³⁵ At the 1907 McKinnon residence, which was smaller than the Norbom and Jobst residences, the same cubic mass, broad overhanging eaves, and centered dormer are present, but here Van Sicien moved the entry to the side (Figure 53).²³⁶ That same year Van Sicien designed two houses in the "Spanish Mission" style for Paul C. Murphy and Frank F. Mead, developers of the Laurelhurst neighborhood on Lake Washington. Mead's house follows Van Sicien's "prototype" with its nearly square plan, hip roof, broad eaves, and centered dormer, but here the exterior wall finish is stucco, the dormer has a Mission-shaped roof parapet instead of broad eaves, and a covered first floor veranda extends from the front porch around the corner (Figure 54).²³⁷

In April 1911 the Van Sicien Apartments sold for \$10 and a ranch in eastern Washington,²³⁸ after which only a few notices of new buildings by Van Sicien appeared in Seattle newspapers. By the end of 1911 Van Sicien had, for unknown reasons, moved to Victoria, British Columbia where he worked alone and then in partnership with William K. Macomber.²³⁹ The two would

²³³ The Van Sicien Apartments were covered extensively by the local press, including *Seattle Post-Intelligencer*, January 24, 1909, p. 21 (rendering), and *Seattle Times*, October 10, 1909, p.38 (rendering). After completion it was published with plans and photographs in *Northwest Architect*, February, 1910.

²³⁴ A notice of the house published in the *Seattle Times* on October 11, 1903 (p. 30) mentioned the "Spanish Mission" style of the details.

²³⁵ *Seattle Times*, August 27, 1905, p. 24; *Improvement Bulletin*, September 5, 1905, p. 24.

²³⁶ *Seattle Times*, September 22, 1907, P. 37; *Pacific Builder and Engineer*, October 12, 1907, p.22; *Pacific Builder and Engineer*, November 16, 1907, p.9.

²³⁷ *Seattle Times*, May 12, 1907, p.29; *Pacific Builder and Engineer*, May 18, 1907, p.13.

²³⁸ *Seattle Times*, April 16, 1911, p. 40.

²³⁹ *Pacific Builder and Engineer* announced Van Sicien's move to offices in the Hayward Building, Victoria, effective January 1, 1912. (*Pacific Builder and Engineer*, January 13, 1912, p. 41) There, according to Donald Luxton, he shared space with E.E. Green and Joseph Coté, two other architects with primary offices and practices in Seattle. (Donald Luxton, *Building the West* [Vancouver, Talon Books: 2003]: p. 485) It is unclear exactly when Van Sicien formed his partnership with Macomber: Luxton dates it to 1911, but several Victoria commissions in Van Sicien's name alone were announced in February 1912. The first notice we have located of the partnership was published in *Pacific Builder and Engineer* on March 30, 1912 (p. 270) that "W.D. Van Sicien and Wm. Macomber, architects [had] offices in Northern Bank Building, Seattle, and Canadian Life Building, Vancouver B.C."

have known each other in Seattle – Macomber, a talented designer who received honorable mention in the 1911 Washington State Capitol competition, was like Van Siclén active in the AIA and Seattle Architectural Club – and were soon commissioned for several large buildings, including the eight-story fireproof MacDougall and Cameron Block in Vancouver, B.C.,²⁴⁰ and the ten story Royal Alexandra Hotel in Edmonton, Alberta.²⁴¹ While Macomber split his time between offices in Seattle, Vancouver, and Edmonton, Van Siclén moved with his family to Alberta where they lived for the next four years. There he designed a number of apartment and office buildings, both in partnership with Macomber and individually, including the Kelly-Ramsey Building (1914) that was listed on the Alberta Heritage Register but sadly destroyed by fire in 2013.

Economic change brought dissolution of the partnership in 1915, at which time Van Siclén turned his hand to sheep breeding,²⁴² but this was not enough to hold him in Edmonton; by early 1917 he had moved to Tulsa, Oklahoma and opened an office with G.W. Collignon who had previously practiced in Alabama and Texas. Though the partnership was short-lived, Van Siclén remained in Oklahoma for eight years designing single family residences, apartments, hotels, and warehouses in Tulsa, Miami, Oklahoma, and Topeka, Kansas.

In 1925, William and Ida Van Siclén made their last move to the far southern city of Brownsville, Texas, where Van Siclén, now age 60, established a thriving architectural practice.²⁴³ As in California, Washington, Alberta, and Oklahoma, his work was both residential and commercial but also included a yacht club, elementary school, border control station, and in 1932-36 a much-loved post office in McAllen, Texas (Figure 55). Much of his work was in the

William Kaluna Macomber (1888-1935) was born in Hawaii where he attended military school before studying architecture at the University of California, Berkeley. There he won the Hearst international scholarship in architecture which led to two and a half years of travel and study in Italy and Greece. After returning to the United States, Macomber opened an office in Seattle in late 1907 and became active in the Washington AIA, Seattle Architectural Club, and as atelier patron participating in competitions of the Society of Beaux-Arts Architects. His work from 1907 through 1911 included buildings in Seattle and Hawaii. After dissolution of his partnership with Van Siclén in 1915, Macomber moved to Minneapolis where he had a successful practice until his early death in January, 1935. (Ancestry.com; “Macomber, William Kaluna” in “Biographical Dictionary of Architects in Canada 1800-1950” [<http://dictionaryofarchitectsincanada.org/node/2128>]; “Former Coast Architect Opens Offices in Minneapolis,” *California Architect and Engineer*, May 1915, p. 108; Obituary, *Honolulu Advertiser*, January 18, 1935, p. 2)

²⁴⁰ The building was mentioned in *Pacific Builder and Engineer* numerous times, including March 30, 1912, p. 270; June 1, 1912, p. 470; and June 15, p. 516. It appears the building was never constructed, casualty, perhaps, of the severe economic downturn that hit Vancouver in early 1913.

²⁴¹ A rendering of the hotel, which was never built, appeared in the *Edmonton Journal*, December 21, 1912, p. 7.

²⁴² No buildings by Van Siclén in Edmonton have been located after 1914. In 1915 “W.D. Van Siclén Sheep Company, Ltd.” was listed in *Canadian National Records for Sheep* (Ottawa, Dominion Sheep Breeders’ Association: 1915): pp. 578-579. In July and September 1916 several ads offering sheep for sale by Van Siclén Sheep Co. appeared in the *Edmonton Journal*.

²⁴³ Van Siclén’s work in Texas has been well-studied, most notably by Stephen Fox of Rice University. See “Architecture in Brownsville: The 20th Century” by Stephen Fox in *Studies in Matamoros and Cameron County History*, edited by Milo Kearney et.al. (University of Texas at Brownsville: 1997): pp. 283-346. See also the National Register Nomination for the 1928 Lillian and George K Aziz Residence prepared by Juan Vélez, December 1, 2020.

“Mission” style that he first became familiar with in California, which in Texas found a more regionally compatible home than when Van Siclen had used it in Seattle. After more than half a century as an architect, W.D. Van Siclen retired around 1940. He passed away in Brownsville on July 14, 1951.²⁴⁴

H. Builder J.G. Boyle

Builder J. G. Boyle first came to Seattle in March 1902, drawn like hundreds of others by the city’s rapid growth and the opportunity to make a fast dollar. He quickly built two spec houses and sold them for profit before gathering his family and moving permanently to the city.²⁴⁵

James G. Boyle was born in January 1862 on a farm outside of Hancock, Illinois, the eldest son of James and Achasah (née Gibson) Boyle. Shortly after his 1884 marriage to Clara Mendenhall, the young couple ventured west to Oregon’s fertile Willamette River valley. Boyle was a farmer and land speculator, but was above all a skilled carpenter who could build barns, houses, and commercial buildings – even structures for the booming resort town at Sodaville Mineral Springs on the west slopes of the Cascade mountains.²⁴⁶

From 1886-1902 the Boyles lived and raised their three children in Lebanon, a small farming town south and east of Albany, Oregon, but by January 1903 had moved to booming Seattle where they settled into a new home at 602 Malden Avenue; it was one of several homes Boyle built next to one another on land purchased by his mother, Achasah, who came to live with them after the death of James Boyle in 1893.²⁴⁷ Boyle continued to purchase land and build spec houses, mostly near streetcar routes on Seattle’s Capitol Hill, and soon found work as general contractor for small neighborhood buildings typically housing street-level shops with flats above.²⁴⁸ In December 1905 he was hired to construct the Hill Crest Hotel (later named The Leonce), a five-story brick and stone structure designed by architect E.A. Miller at 1417 Boren Avenue (demolished);²⁴⁹ six months later on June 9, *Pacific Builder* announced that J.G. Boyle would build Miss Carrie Horton’s new residence on Fourteenth Avenue East.²⁵⁰

²⁴⁴ “Retired Local Architect Dies at Home,” *Brownsville Herald*, July 15, 1951, p. 12.

²⁴⁵ *Lebanon (Oregon) Express*, March 7, 1902, p. 3; *Lebanon (Oregon) Express*, April 15, 1902, p. 3; *Lebanon (Oregon) Express*, August 5, 1902, p. 3; *Lebanon (Oregon) Express*, December 9, 1902, p. 3

²⁴⁶ *Albany Weekly Herald*, June 21, 1894, p. 5; *Albany Democrat*, June 22, 1894, p. 3. It is unclear exactly which buildings Boyle built at Sodaville. A history of the town is at <http://mobile.cityofsodaville.comcastbiz.net/history-and-photos>.

²⁴⁷ Achasah Boyle’s land purchase was recorded in the *Seattle Times* on April 6, 1902, p. 32. The home at 602 Malden no longer exists. In 1904 Boyle built a home at 525 Malden where the family lived for many years; *Seattle Times*, May 18, 1904, p. 7.

²⁴⁸ In 1904 he built a \$12,000, two-story and flat building for the Leslie-Power Company at the corner of 24th and S. Jackson Streets, which has since been demolished. *Seattle Post-Intelligencer*, July 17, 1904, p. 13.

²⁴⁹ *Seattle Times*, December 19, 1905, p. 5; *Pacific Builder and Engineering Record*, January 6, 1906, p. 6. The structure was completed by late August when it was advertised as “the latest addition to the local hotel world”; *Seattle Times*, August 26, 1906, p. 56.

²⁵⁰ *Pacific Builder and Engineering Record*, June 9, 1906, p. 7.

His reputation growing, Boyle was hired to build ever-larger structures. As the Horton residence neared completion, he was awarded the construction contract for the eight-story Georgian Hotel on Fourth Avenue designed by architect A. Warren Gould for Puget Sound Realty Associates (1420 Fourth Avenue, demolished, Figure 56).²⁵¹ And in January 1911, Boyle was hired to construct alterations on the main floor of the Dexter Horton Bank downtown.²⁵² Later that year J.G. Boyle began working with his son Ernest E. Boyle (1887-1970) as Boyle & Boyle, Architects and Builders: Ernest was the “architect” and James was the builder. Together they executed several projects for the American Cities Realty Corporation including a two-story brick addition to a building on Third Avenue.²⁵³

James Boyle’s career was cut short when he died at age 51 on June 15, 1913.²⁵⁴ Little is known of Ernest Boyle’s later career: he remained in Seattle and worked as a building contractor until retirement to Sunnyvale, California, where he passed away in August 1970.

I. The Architectural Style

The Caroline E. Horton house defies easy stylistic categorization. Even contemporary published accounts that typically described prominent new houses as one style or another found identifying the house difficult, referring to it merely as “a handsome modern residence.”²⁵⁵ As described elsewhere in this report, the form of the house – two-story, three-bay with broadly overhanging hipped roof – was regularly employed by the architect W.D. Van Siclén who then added details in a variety of styles to “push” the house in one direction or another. At the Caroline E. Horton house, Van Siclén’s detailing is careful and of classical derivation, resulting in a home that can be described as a Pacific Northwest regional interpretation of the Colonial Revival.

As Virginia Savage McAlester notes in her book *A Field Guide to American Houses*, Colonial Revival “was *the* dominant style for domestic building throughout the country during the first half of the twentieth century. It was built in relatively small numbers from 1880 until about 1910, years when the Queen Anne was more dominant.”²⁵⁶ (Emphasis original.) With a hipped roof but without a full width porch, the Horton house is characteristic of “about 20 percent of Colonial Revival houses,” and is of a form that “predominates before about 1915.”²⁵⁷ The detailed entrance, surrounded by detailed wood trim and flanked by sidelites, is typical of Colonial Revival houses as are the rectangular windows with double hung-sashes.²⁵⁸

²⁵¹ Boyle’s role as contractor was cited in two articles on labor disputes during construction: *Seattle Times*, December 17, 1907, p. 5; *Seattle Times*, December 18, 1907, p. 9. Gould’s rendering of the building was published in the *Seattle Times* on April 7, 1907, p. 56. Notice of permit filing was published in the *Seattle Times*, June 8, 1907, p. 4.

²⁵² *Pacific Builder and Engineer*, January 14, 1911, p. 6.

²⁵³ *Pacific Builder and Engineer*, June 10, 1911, p. 6; *Pacific Builder and Engineer*, June 7, 1911.

²⁵⁴ *Seattle Post-Intelligencer*, June 16, 1913, p. 11; *Seattle Times*, June 18, 1913, p. 17.

²⁵⁵ *Improvement Bulletin*, December 1, 1905, p. 22.

²⁵⁶ Virginia Savage McAlester, *A Field Guide to American Houses* (New York, Knopf: 2017): p. 414.

²⁵⁷ McAlester, *Field Guide to American Houses*, p. 410.

²⁵⁸ McAlester, *Field Guide to American Houses*, pp. 412-413.

Classically-derived detailing over the living room window and at the dormers is also very characteristic of Colonial Revival architecture.

But the Caroline Horton house diverges from what we might expect a stereotypical “Colonial Revival house” to look like. Where the shingled walls of the second story are found on Colonial Revival homes of the period throughout America, wrapping shingles uninterrupted around corners instead of accentuating them with corner boards or even pilasters is more commonly found in Shingle Style architecture.²⁵⁹ The irregularly laid, tooled granite first story walls are also uncommon in Colonial Revival architecture, as is the porch with solid granite piers instead of classical, painted wood piers or columns. The roof too, with its deep eaves and exposed rafters is also somewhat uncommon for in Colonial Revival houses and reflects influence of the Craftsman style.

Like many houses built in Seattle at the dawn of the 20th century, the Caroline Horton house is eclectic, mixing details from a number of styles. It also responds to its place. Regionally quarried granite is prominently displayed, rising up through the first floor instead of being found only at the foundation. The roof overhang is broad, exaggerated even, to shelter the house from Seattle’s rain. And subtle but rich carved woodwork and details are found throughout the exterior and interior, a demonstration not only of the abundant availability of wood but of carpentry skills shared by many of Seattle’s immigrant craftsmen.

In contrast to many houses of its era and even its neighbors on Millionaire’s Row, the Caroline Horton house appears somewhat plain, a reflection, perhaps, of both the Horton family philosophy and of Caroline Horton’s place in life during the years in which the house was designed and built. The Horton family generally avoided ostentation: they were humble people that succeeded because of their honesty and hard work. Edmund Meany wrote of Dexter Horton that “he instinctively shrank from all forms of publicity.”²⁶⁰ Arabella Horton, Dexter’s widow who moved to the house at 627 Fourteenth with Caroline, “was herself a very charitable woman, though her kindnesses were all done without ostentation, and few but those closest to her knew the extent to which she gave her possessions.”²⁶¹ Caroline also avoided self-promotion and was quite humble. Of the construction of the Dexter Horton Building, the *Seattle Post-Intelligencer* wrote: “She modestly refuses to take the lion’s share of the credit in the construction of the building, even though all who are associated with the estate concede that she is responsible for this signal achievement.”²⁶² In contrast to James Moore, developer of Millionaire’s Row whose own home stood several doors north, the Hortons were modest yet dignified in their manner, traits reflected in Caroline Horton’s home.

²⁵⁹ McAlester, *Field Guide to American Houses*, p. 373.

²⁶⁰ “Dexter Horton Dies Suddenly.” *Seattle Post-Intelligencer*, July 29, 1904, p. 1.

²⁶¹ “Dexter Horton’s Widow Is Dead; Ill Two Years.” *Seattle Post-Intelligencer*, September 28, 1914, p. 2.

²⁶² “Dexter Horton Building Due To One Woman.” *Seattle Post-Intelligencer*, December 21, 1924, p. 21.

The simplicity of Caroline Horton house might also be attributable to the year in which it was built, less than two years after Dexter Horton's death while Caroline and Arabella were still in mourning. To build ostentatiously would have defied contemporary cultural norms.

So too, 627 Fourteenth may have been a reaction against the family house from which they moved at Third and Seneca (Figure 57). By the terms of Dexter Horton's will, Arabella had the right to live her final days in the house yet she chose to move into Caroline's "modern" home on Capitol Hill whose Colonial Revival simplicity was a stark contrast to the elaborately detailed Victorian homestead.

A comparison of Caroline Horton's house with that designed for Corinne Simpson brings to the fore stylistic choices Horton made in her home's design (Figure 58 - Figure 59). Both houses were designed by architect W.D. Van Siclen, both are two-story, both have projecting porches, and both have the hipped roof that Van Siclen preferred. Where the Horton house is three bays wide with one dormer on the front, the Simpson house is five bays wide with three dormers on the front, giving the Simpson house a larger size but also a grander physical presence. Both houses can broadly be categorized as "Colonial Revival" in style although the Simpson house is more recognizably so, from the broken pediments of the dormer roofs to the balustrade encircling the roof line and the columned, neo-classical front porches. Both houses were designed for single professional women of means. And both can be seen as reflections of their clients: Horton, a banker from a family that shunned ostentation, commissioned from Van Siclen a simple yet dignified Colonial Revival home where Simpson, a self-promoting real estate professional, commissioned the same architect to design a home that was much more grand, even "showy."

Thus, while the Caroline E. Horton house may appear plain, its style is Colonial Revival with modest detailing that combines neo-classical motifs and regionally inspired use of stone and wood. Modest and unostentatious, it reflects the personality, status, and place-in-life of its client.

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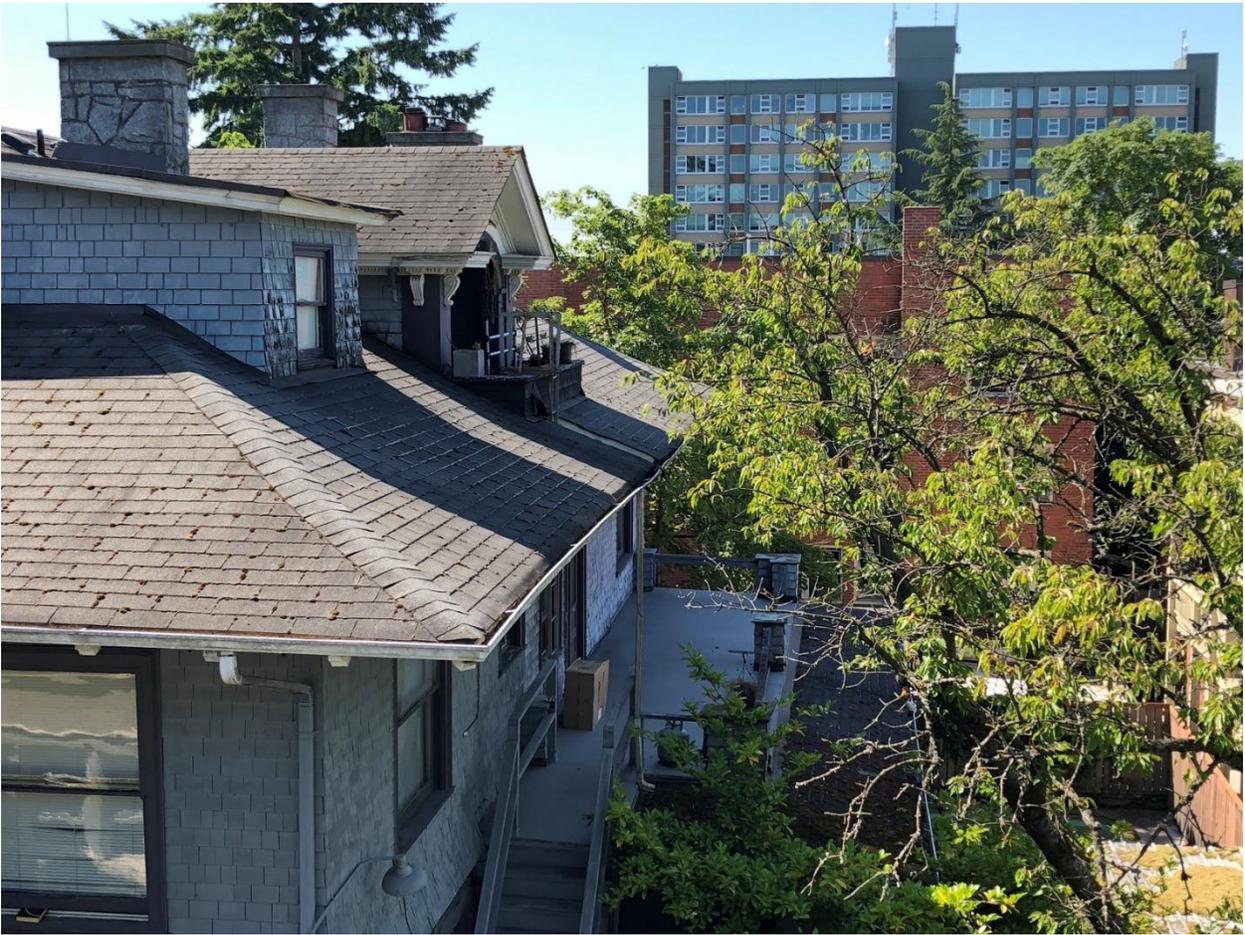


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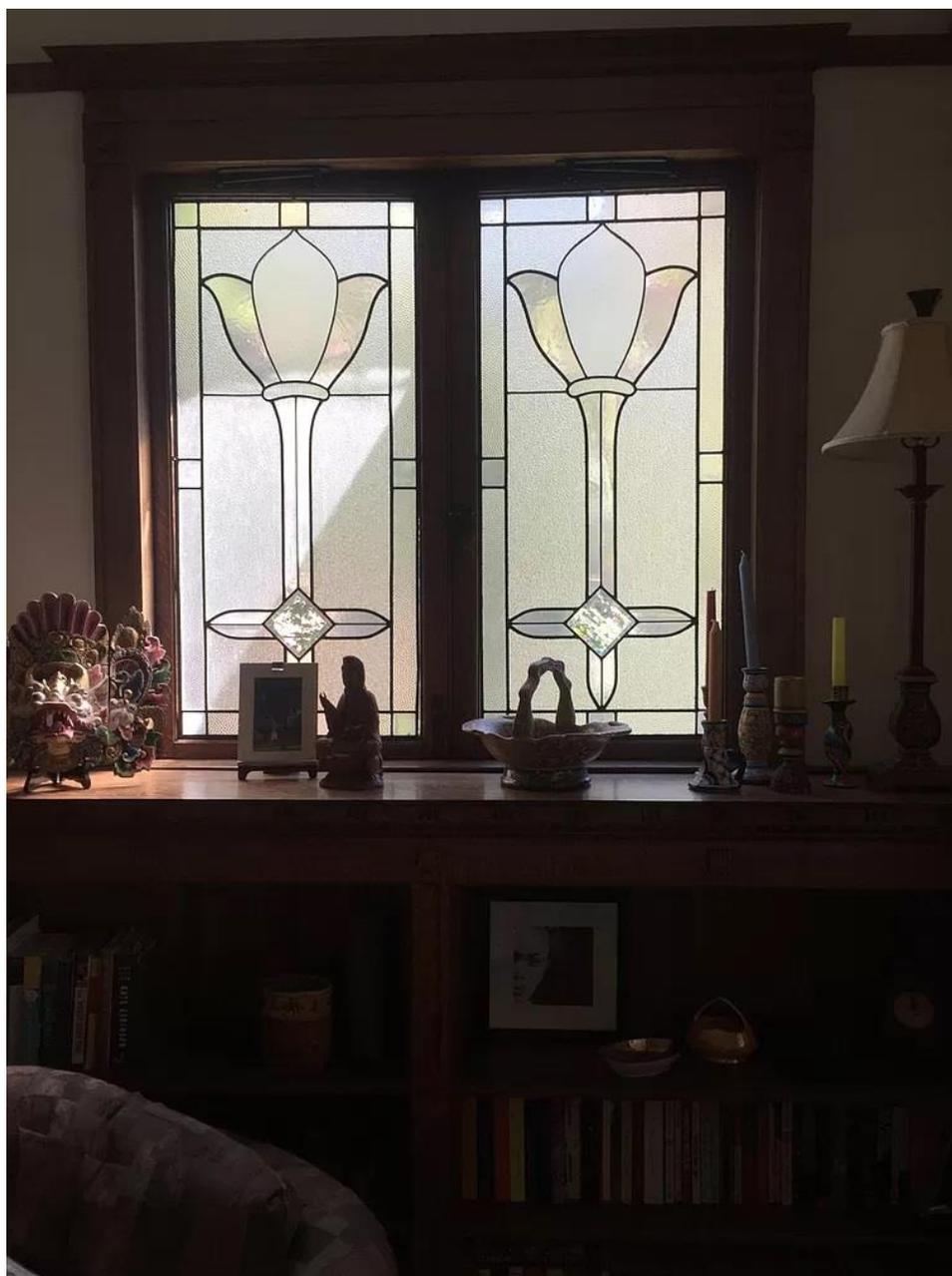


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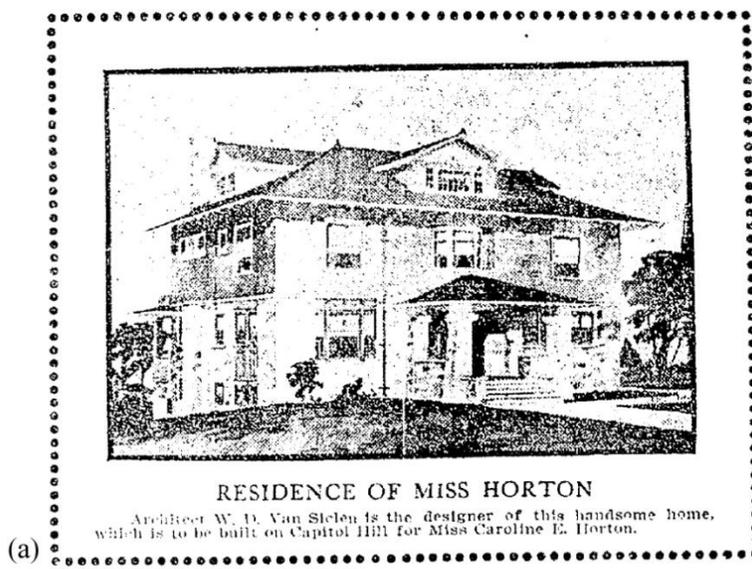


Figure 24. The Caroline Horton House over time. (a) architect's rendering of the house (*Seattle Times*, November 25, 1906); (b) 1937 archive photo (Washington State Archive); (c) recent photo (Author photo)

THE CITY OF SEATTLE
Board of Public Works

Office of
INSPECTOR OF BUILDINGS

No. 42513

Plans Filed by W. D. Van Siclem 1906 6

Permission is hereby requested by Miss. Corie Holt

to 1 Second

on Lot 12 Block 6 Capitol Hill Seattle

Specifications:
2 story + attic frame Residence
51 x 35

Chimneys + fireplaces hearths as per Rec's

NOTIFY OFFICE WHEN READY TO LATH OR CEILING 103-104-107 Ord 7040

Chimneys 3 Fireplaces 1 Estimated to cost \$ 8000

I will do this work as required by Building Ordinances.

Width of Parking Street 18'

Is street graded? Yes

Deposit made \$ 50 by W. D. Van Siclem

Permit is hereby given for 150 days to do the work described in application attached, and which is an essential part of this permit.

Charge for City Water
20 M Brick laid at 15c per M.

1000 yds. Plastering at 20c per 100 yds.

50 lbs. Cement, at 10c per 100.

W. Thomas
Department of Building

Figure 25. The 1906 Building Permit, filed by W.D. Van Siclem (Seattle Department of Construction and Inspections)

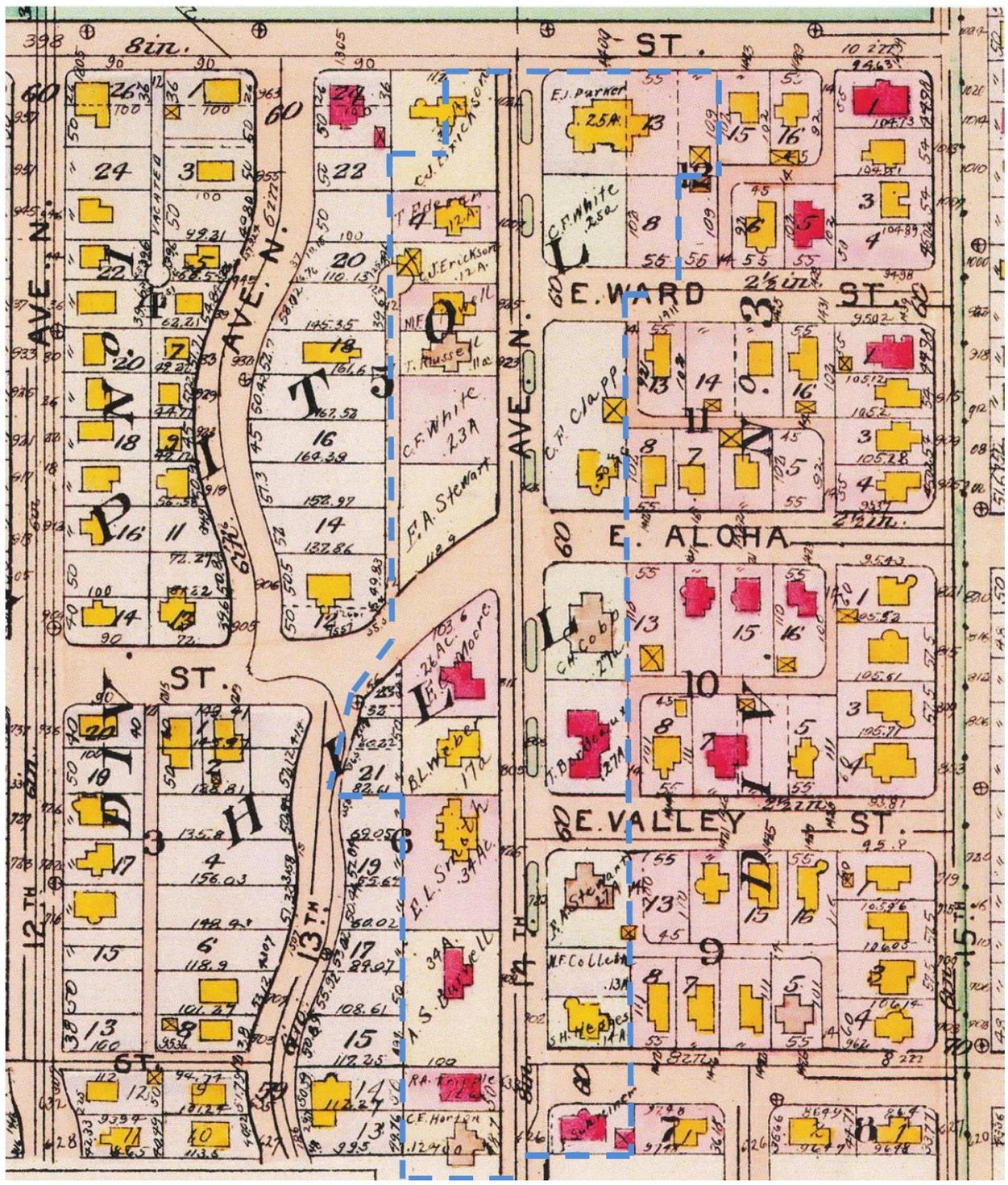


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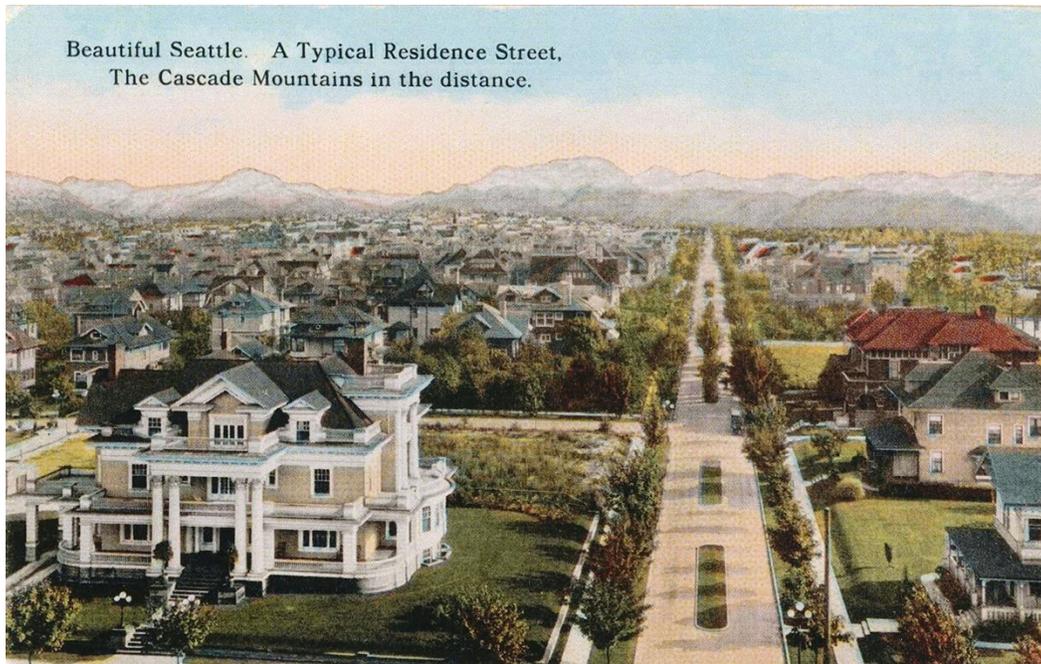


Figure 30. An early postcard showing the view south to Millionaire's Row from the Water Tower. (Author's collection)



Figure 31. A similar view today. (Author photo)



Dexter Horton

Figure 32. A Portrait of Dexter Horton. (Prosser, William Farrand. *A History of The Puget Sound Country: Its Resources Its Commerce and Its People*. New York: The Lewis Publishing Company, 1903. Between pages labeled 564 and 565.)



Figure 33. Caroline E. Horton in 1904. (University of Washington Libraries, Special Collections. Society and Culture Collection, SOC11980)

DEXTER HORTON BUILDING SECTION

Seattle Post-Intelligencer

DEXTER HORTON BANK OPENING

SEATTLE, SUNDAY, DECEMBER 21, 1924.

DEXTER HORTON BANK IN SPLENDID NEW BUILDING

THROWS VIEW OF NEW 15-STORY OFFICE BLOCK

Formal Opening of Building, Marks New Era in Seattle's Financial, Business History

Crowds Marvel at Spacious Bank Room and Rare Decorations; Vaults Draw Interest

When the doors to the Dexter Horton National Bank and its new 15-story building were formally thrown open to the public yesterday, it marked a new era in Seattle's financial and business history.

Through the afternoon and evening, throngs of visitors passed through the doors at the main entrance to the building and bank on Second Avenue.

Scores took the opportunity to inspect the massive building, to view the lobby on second and third floors and the first floor bank room, which will be filled up by Miss Christine A. Horton, daughter of the late pioneer, to entertain guests.

Through the hours they came and stood the best many dropped to view in the ornate of some architectural beauty never before seen in the city.

There was no formal program. It was not necessary. There were too many interesting things to inspect. Bank officers and directors mingled with the crowds in the great rooms and received the congratulations of the many friends of the institution.

On the occasion of the opening, the greatest interest was something in these heavy masses of reinforced concrete and steel, something of a mystery—that apparently existed the awe of those who view them. In large groups, the public gathered to watch the big steel doors fastened in watching them open and close.

They were taken from the bank lobby to the safety deposit rooms in the basement. In the various bank rooms, and the wide walk-up stairs to the executive floor where they viewed the wide work space, the busy daily paths for the convenience of women patrons. Every part of the great institution was thrown open for the day.

On the occasion of the opening, the greatest interest was something in these heavy masses of reinforced concrete and steel, something of a mystery—that apparently existed the awe of those who view them.

HERE are views of the new Dexter Horton Building and the Dexter Horton National Bank, housed in the building, whose doors were thrown wide to the public yesterday at the formal opening.



BUILDING IS MONUMENT TO SEATTLE PIONEER

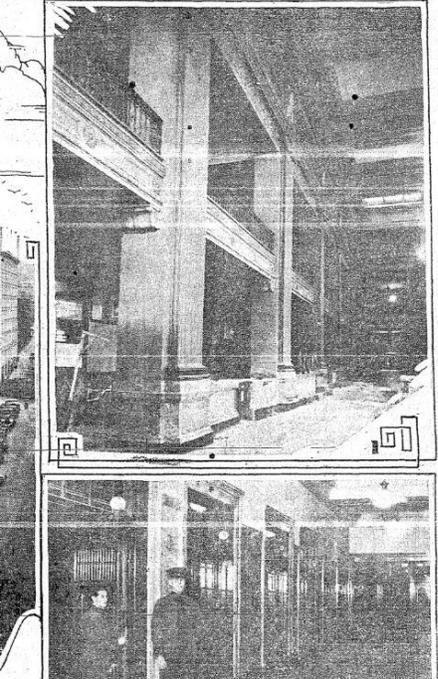
Erected as a monument to the energy and perseverance of a pioneer, the new Dexter Horton building, home of the striking achievement.

Viewed from the outside, the ease and simplicity of design—large Italian windows—are at once apparent to the visitor. Rising from the granite base, it presents an imposing front, of white terra cotta, interspersed with ornate windows of heavy glass.

Its lowest structure are 1,500 offices representing an area of 250,000 square feet, or approximately five and three-quarters acres. The outside walls are of heavy reinforced concrete construction and every portion of the building is removable, without disturbing the wiring or plumbing features to the building.

The floors and beautiful Italian marble walls impress one from the moment of passing the double revolving doors. The lobby is unusually large and provides ample passage for the thousands who will go to and from the elevators.

bank room is shown at the upper right, throwing into relief the beautiful decorations on the frieze and ceiling. Below this is a snap of the main corridor on the second Avenue side, showing four of the eight elevators operating in the building.



NOVEL ROOM CONSTRUCTION FOR DIRECTORS, FIGURES HUGE

The directors' room on the lower level of the Dexter-Horton National Bank is an architectural gem in itself. A deep, burnished mahogany wainscoting lines the four walls up to the ceiling, which has a delicately executed design above the moulding.

There are no windows in the directors' room as the being through great shafts. The four shafts of mahogany are in keeping with the magnificence of the room.

Here are some construction figures for the new Dexter Horton Building: Elevation, 27,500 cubic yards; concrete, 14,200 cubic yards; cement finish, 272,815 square feet; wood finish, 790,000 square feet; steel work, 4,200 tons; granite, 7,500 cubic feet; terra cotta, 2,500 tons; cement, 1,127,117 sacks; sand, 11,850 yards; gravel, 16,118 yards; crushed stone, 35,791 cubic feet.

It is here where the bank room descends from the customary standard that marks the architecture of such institutions. Beautifully designed and hand-painted panels, a microphone of blue, red and their complementary colors on the burnt orange background are to be seen in the delicate frieze.

ARCHITECTURAL GRANDEUR OF BANK PRAISED

Throngs Impressed by Artistry of Magnificent Structure on Opening Day Visit

Lobby Said to be Without Peer in United States and Fitting Fulfillment of Plans

Architectural beauty is not a thing apart in bank construction. That was proved yesterday to the hundreds of visitors who thronged into the magnificent new bank room of the Dexter Horton National Bank.

This great bank lobby is said to be without a peer in architectural art throughout the United States. It is viewed by its builders as a fitting fulfillment of the dreams of the planners, who founded the Dexter Horton bank in 1919, the first institution of its kind in Western Washington, possibly in the state.

The visitor gets an inkling of the beauty to be revealed to him as he stands at the entrance, which leads into the bank as well as the great fifteen-story building that houses it. From the bank vestibule, the main entrance has a generous lobby, leading the way. Then, as through the swinging doors into the main corridor with its arched and coffered ceiling, one is struck by the rich tones of the floor.

But, it is in the bank room proper, which is set off by a marble door, that the beauty of the building is most apparent in its design and workmanship.

It is here where the bank room descends from the customary standard that marks the architecture of such institutions.

On this site, where stood the home of the Rev. David F. Blaine, was erected the first building after the fire—the Seattle block, five stories in height. In the next year at Second Avenue and Cherry was built the two-story New York block, and the two structures were joined by a steel bridge.

The Dexter Horton plan, as New York and Seattle were joined by hands at once.

The builder of these two great structures returned home in the future and prosperity of Seattle. When Dexter Horton acquired the property from the Rev. Mr. Blaine and his wife, he made it his home until shortly before the Seattle fire.

The Dexter Horton estate, built by his son and daughter, can be seen at work. A more elaborate view of this latter structure was

Figure 34. Front Page of the Dexter Horton Building Section in the December 21, 1924 Seattle Post-Intelligencer, celebrating the opening of the building.



Figure 35. Postcard showing the Dexter Horton Building shortly after it was built. (University of Washington Libraries. Seattle Photograph Collection, SEA1759)



Figure 36. The Dexter Horton Building as it appears today. (“CIM Claims Dexter Horton Building in Seattle for \$151M.” <https://www.connectcre.com/stories/cim-claims-dexter-horton-building-in-seattle-for-151m/>)



*In living
Memory* to a
Builder of Seattle

FOURTEEN stories of steel, concrete and marble stand today a tribute to the memory of DEXTER HORTON, pioneer Seattle merchant, banker, builder. Foreseeing the Seattle that was to be, Dexter Horton anticipated the future with the New York Building. Now, the Dexter Horton Estate, knowing the Seattle of today and sensing the Seattle of tomorrow, has built the Dexter Horton Building where stood the New York Building.

Through this great building already run currents of finance, of business, of industry and of commerce that help to make Seattle the world visioned by Dexter Horton, A. A. Denny and all that band of sterling pioneers who beat back the wilderness to make their dreams come true.

The Dexter Horton Building is a city in itself, a thousand offices dedicated to clean and progressive business; the heart of the financial district; midway between the busy wholesale marts and the retail shopping section; in close proximity to railway terminals, marine shipping facilities, warehouses and Seattle's water gateway.

Dexter Horton may be called the first advocate of Pacific Northwest Products, for never was absent from his thoughts the need for developing home industry as the basis for home prosperity. This cardinal principle of his business life finds exalted expression in the Dexter Horton Building, for throughout it represents the largest use yet made of the meritorious building and other products that are made in Seattle or made in Washington.

**DEXTER HORTON
BUILDING**

Phone ELiot 6457
 for information.
 Second and Third Avenue
 Entrances

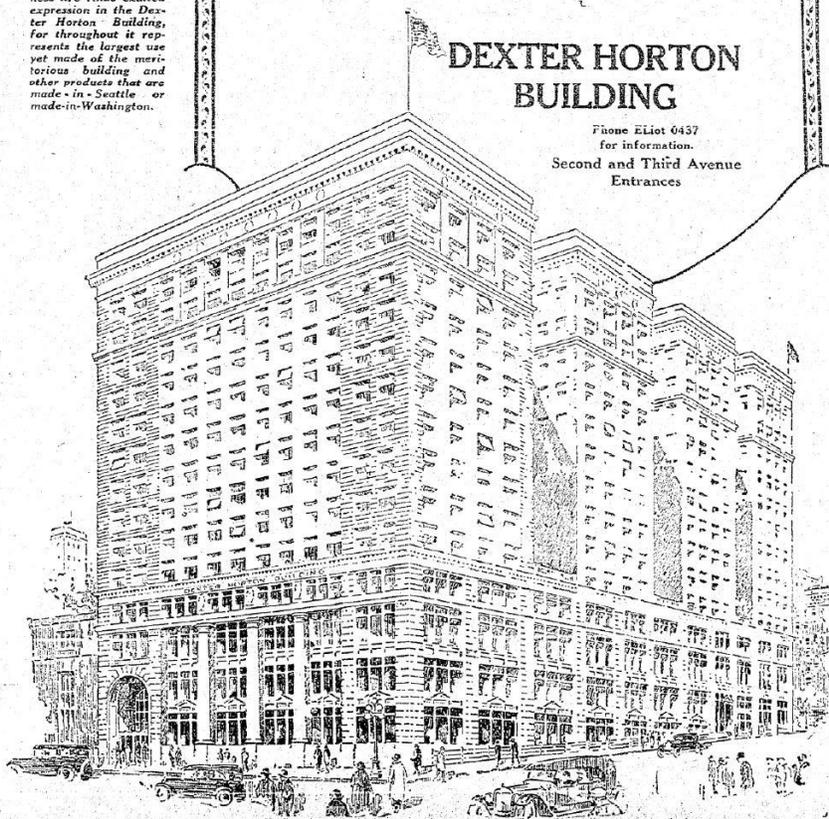


Figure 37. Ad celebrating the new Dexter Horton Building, noting that it was built with Pacific Northwest materials, because Dexter Horton was an advocate for Pacific Northwest Products. (*Seattle Post Intelligencer*, December 21, 1924. p. 2DH.)



Figure 38. Arabella C. (Agard) Horton, Dexter Horton's third wife. (From Marion Johnson's photos on geni.com:
https://www.geni.com/photo/view/6000000006943811490?album_type=photos_of_me&photo_id=6000000044150858199)

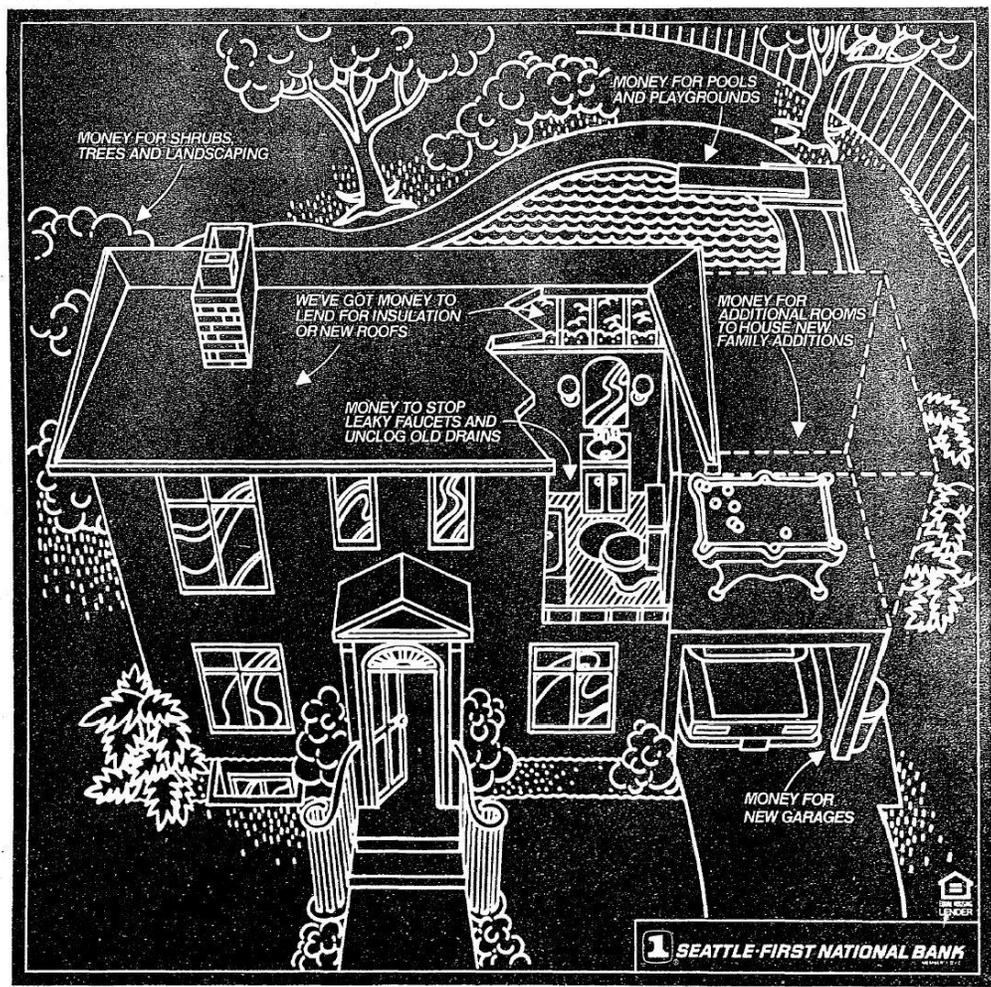


Figure 39. The Horton Family Plot in Lake View Cemetery, with the grave markers for Dexter Horton, Arabella C. Horton, and Caroline E. Horton. (Author photo)



You don't have to buy a new house to get a new home.

Let the house Dexter Horton built help you with a loan to fix up yours.

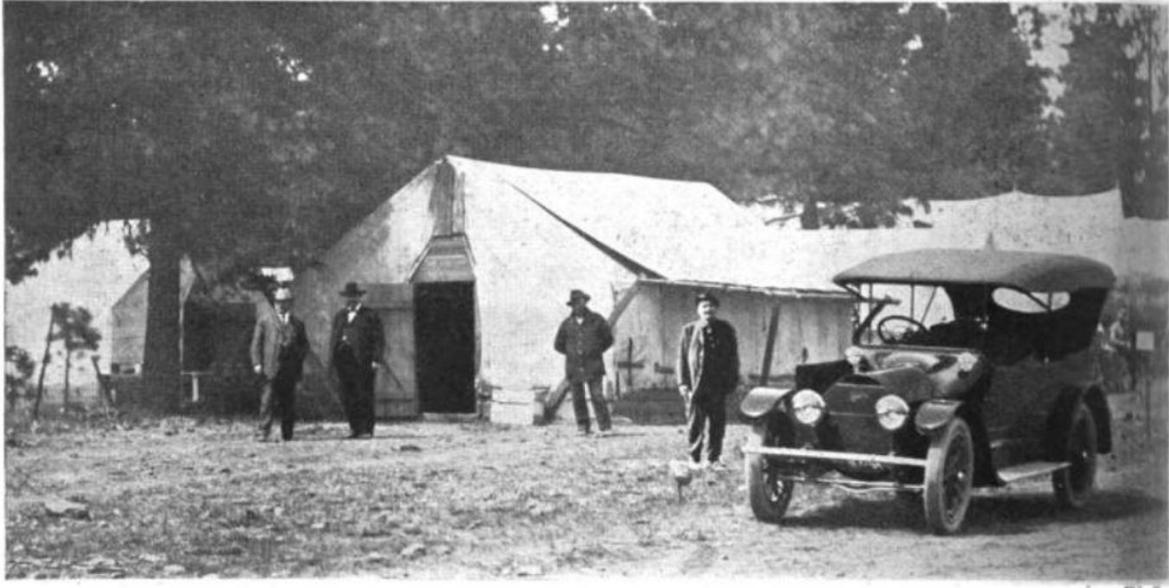


For something new in banking, look for it first at Seattle-First.

Figure 40. An ad for Seattle-First Bank, featuring a man dressed up as Dexter Horton. Seafirst acquired the Dexter Horton Bank. The ad reads, "Let the House Dexter Horton built help you with a loan to fix yours." (*Seattle Times*, April 9, 1978).



Figure 41. The Kleinberg Family in Ellensburg, approximately 1911-1912. In rear: Henry Kleinberg and son Alfred. In front, left to right: Lester, Lena, Amelia Senders Kleinberg and Edward. (Property of the University of Washington Libraries, Special Collections Division. Jewish Archives Collection)



TWO NOTED APOSTLES OF THE RIGHT KIND OF ROADS FROM THE STATE OF WASHINGTON
 At the Left is Highway Commissioner Roy, who is Putting Washington to the Front as a Good Roads State. P. J. McHugh, the Contractor who Engineered the Difficult Work of Building the Snoqualmie Pass Road, Stands Near the automobile. This Picture was Taken at the Summit of Snoqualmie Pass, Where Water Runs East into the Yakima and West into the Snoqualmie.

Figure 42. Frank McHugh's father at the summit of Snoqualmie Pass, working on his contract to build part of the Snoqualmie Pass Road, also known as The Sunset Highway (*American Motorist*, June 1915).



—Photo by Grady
FRANK J. McHUGH
 President
 McHugh Construction Co.
 Western Public Works Construction
 Association

Figure 43. Photo of Frank J. McHugh, second owner of the Caroline Horton House, and the man who completed the Snoqualmie Pass Road, also known as The Sunset Highway. (*Seattle Times*, November 16, 1930. p. 11 of "Seattle Aladdins Build a Wonder City Section")



Figure 44. Tognazzi Building, 261-265 N. First Street, San Jose, California. William D. Van Sicien, architect. 1892, existing. (Instagram)

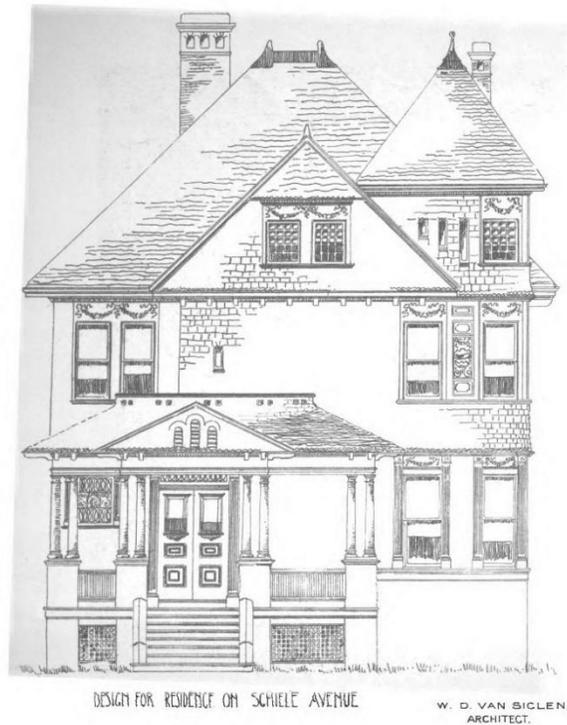


Figure 45. "Design for Residence on Schiele Avenue." William D. Van Sicien, architect. Published in *California Architect and Building News*, March 1893. Unbuilt (?)



Property of Museum of History & Industry, Seattle

Figure 46. Eitel Building, 122-124 Pike Street, Seattle. William Van Sicen, architect. 1904, existing, Seattle Landmark. (PEMCO Webster & Stevens Collection, Museum of History & Industry, Seattle; photo 1983.10.3111.2)



Property of Museum of History & Industry, Seattle

Figure 47. Western Electric Building (A.L. Palmer Warehouse), 1518 First Avenue South, Seattle. William D. Van Siclen, architect. 1905, existing. (PEMCO Webster & Stevens Collection, Museum of History & Industry, Seattle; photo 1983.10.8458).

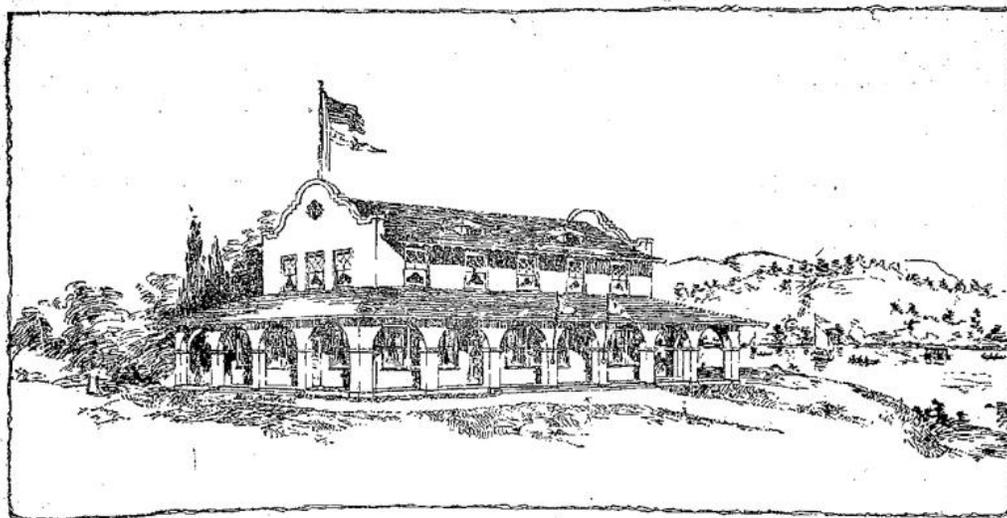


Figure 48. Clubhouse for Seattle Canoe-Launch Club, proposed for Foster Island in Lake Washington, Seattle. William D. Van Siclen, architect. 1905, unbuilt. (*Seattle Times*, June 18, 1905, p. 19)



Figure 49. The Dublin Apartments, 1052 East Thomas Street, Seattle. William D. Van Sieten, architect. 1910, existing. (apartments.com)



Figure 50. The Van Sicle Apartments, 1214 Eighth Avenue, Seattle. William D. Van Sicle, architect. 1909, demolished. (Paul Dorpat)



Figure 51. Dr. Carl Norbom house, 820 Fifteenth Avenue East, Seattle. William D. Van Siclén, architect. 1903, existing. (King County Assessor)



Figure 52. Frank Jobst house, 703 Seventeenth Avenue East, Seattle. William D. Van Siclén, architect. 1905, existing. (King County Assessor)



Figure 53. N McKinnon house, 1116 Twenty-third Avenue East, Seattle. William D. Van Siclen, architect. 1907, existing. (King County Assessor)



Figure 54. Frank F. Mead house, 3011 West Laurelhurst Drive, Seattle. William D. Van Siclen, architect. 1907, existing. (King County Assessor)



Figure 55. McAllen Post Office, 301 S. Main Street, McAllen, Texas. William D. Van Sicken, architect. 1923, existing. (Postcard in author's collection)



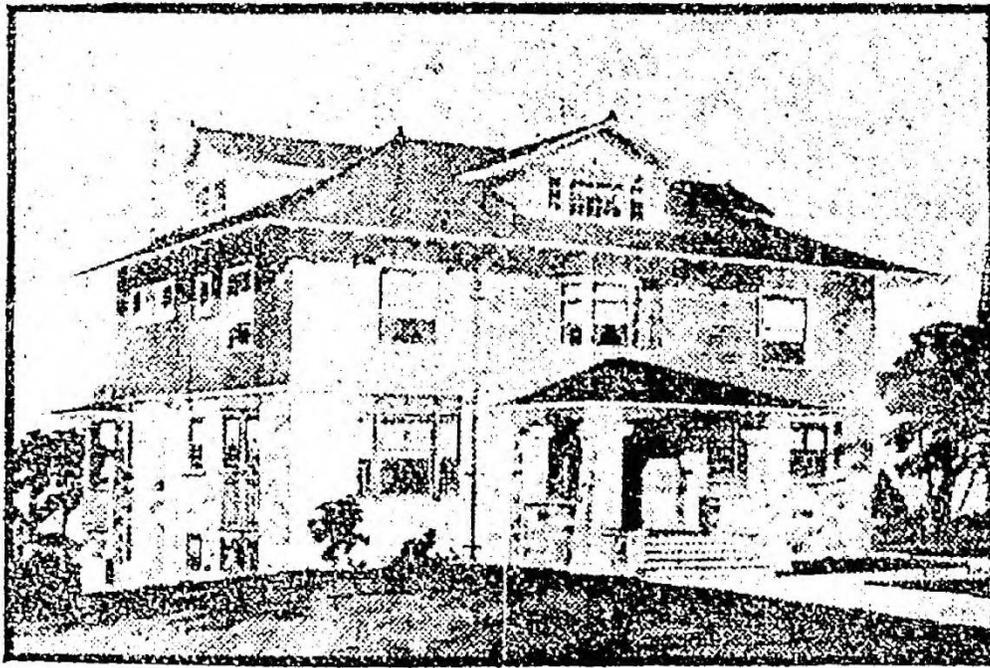
Property of Museum of History & Industry, Seattle

Figure 56. Georgian Hotel, 1420 First Ave., Seattle. (Completed 1908, demolished 1971) A. Warren Gould, architect. James G. Boyle, contractor. (PEMCO Webster & Stevens Collection, Museum of History & Industry, Seattle, Photo 1983.10.9054).



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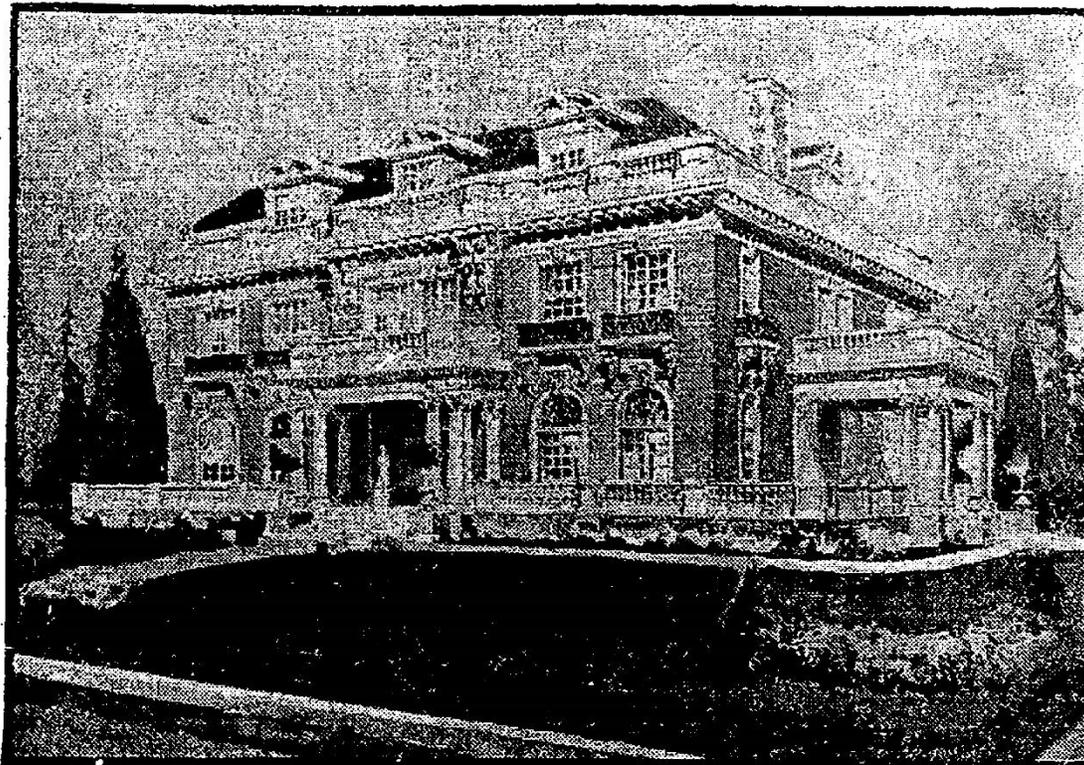
Figure 57. Dexter Horton house at northeast corner of Third and Seneca, c.1885. Demolished 1919-1920. (Seattle Historical Society Collection, Museum of History & Industry, Seattle, photo shs2169)



RESIDENCE OF MISS HORTON

Architect W. D. Van Selen is the designer of this handsome home, which is to be built on Capitol Hill for Miss Caroline E. Horton.

Figure 58. Rendering of the Caroline Horton house published in the *Seattle Times*, November 25, 1906, p. 71.



Mrs. Corinne Simpson will at once begin the erection of a handsome residence at Fifty-second Street and Green Lake Boulevard, to cost \$15,000. It will be built after designs made by Van Sichen, Swope & Waterman, architects. The design will be Colonial with French accent. In addition to eleven rooms on the main floors, there will be a ball room in the attic and a bowling alley and billiard room in the basement. The building will occupy five lots, having a combined area of 200 by 120 feet. It will command a fine view of Lake Washington and the mountains.

Figure 59. Rendering of the Corinne Simpson house published in the *Seattle Times* on August 9, 1908, p. 59. The house was never built.