



The City of Seattle

## Landmarks Preservation Board

700 Third Avenue · 6th floor · Seattle, Washington 98104 · (206) 684-0228

LPB 223/89

### REPORT ON DESIGNATION

Name and Address of Property: Maryland Apartments  
626 13th Avenue East  
Seattle, Washington

Legal Description: Supplementary Plat of Frank Pontius Addition,  
Block 9, Lots 9 and 10

At the public hearing held on June 21, 1989, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Maryland Apartments as a Seattle Landmark based upon satisfaction of the following criterion of Ordinance 106348:

Section 3.01(4): It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

### DESCRIPTION

The Maryland Apartments were constructed in 1910 by H. E. Wiley for John B. Hart to the plans prepared by Architect Henderson Ryan. The building is rectangular in plan, 84 feet east-west and 72 feet north-south. It has four floors: the first floor is concrete on grade and contains the entrance and apartments in front (the back half is below grade on the north and east sides and has utility rooms); the second, third, and fourth floors have only apartments, halls and stairways. One stairway is at approximately the center of the building. It is in an open well which is topped by a skylight (approximately ten feet square). The second stairway is on the east side, and it wraps around a freight elevator hoistway, no longer in use. The structure is wood framed walls and floors. The walls are covered on all sides by masonry veneer. The roof is nearly flat and around it is a deep wood faced cornice with dentils at the mid-point.

The west side, facing 13th Avenue East, has the most noteworthy features of the building. The entrance on the first floor is approximately three feet above street level. The entrance is composed of two brick columns, two stories high, which support a roof/porch. These columns stand 10 feet in front of the main facade. They have formed sheet metal brackets at the tops. Beneath the second floor balcony and extending inside the floor has hexagonal ceramic tile. An inscription, "Maryland", is set in tile. The doorway is in a recess from the facade and the recess has a marble wainscoting. Sidelights of beveled glass in leaded frames are at both sides of the door. At the line of the facade, and flanking the recess, are two wood columns in the composite Ionic/Corinthian style, two stories high, which support an intermediate, curved front, exterior balcony at the second floor level. These column capitals are carved wood. The porch at the third floor, which caps the entry, has massive sandstone balusters and railcap around it.

Four brick pilasters frame the facade. The pilasters have dark header bricks, the same as the columns at the entry, and formed sheetmetal caps, which are designed with egg-and-dart and moldings. At the fourth floor, in a recess similar to that at the second floor, there is another porch with an iron railing.

The west facade is composed of bays on each side of the entrance. The bays are described by large radius curves, and they have a band of five windows at each floor. All windows have sandstone sills. On the outside corners and at the recess there are brick pilasters, which have the same dimension and bricks as the entry columns. The pilasters extend from the ground to the cornice. In bands between the windows there is masonry. Beginning at the ground level there is cut sandstone with relieved joints spaced about 12" apart. The stone extends up to the second floor window sills. From the second floor sills to the third floor sills the wall is composed of red brick and red terra cotta arches over the second floor windows. The brick has over-burnt headers at every other course. (This same brick pattern occurs on the columns.) From the third floor sills to the cornice the wall is made of dense, buff colored bricks. The cornice is visually supported by the pilasters.

On the north and south sides, up to the second floor sills, there is a base made of concrete in a scored pattern similar to the sandstone in front. Above that, the windows have brick sills, and the walls are faced in "clinker-burned" brick. The east side is faced with plain red brick. On the north and south sides there are iron fire-escape balconies which have their original iron railings.

Some small changes have occurred since construction. All windows were recently replaced by wood/aluminium sash which generally conform to the original division of glazing. Nine recesses in the north, east and south facades (intended as sleeping porches) have been enclosed.



The interior is noteworthy for its entrance lobby and central stairwell. The stairhall and lobby (17 feet by 25 feet) at the first floor have wainscot 66 inches high of dense, red mahogany, finished with varnish. The wainscot extends up the stairs to the second floor. The floors of the entry, lobby, and stairhall are made of hexagonal-shaped ceramic tile. A brass chandelier hangs in the lobby. It is fitted for gas and electricity.

The staircase is 70 inches wide and made of fir. The balusters are square in plan, set on the diagonal. They are capped by arches with bevelled edges that flow out of the planes of the balusters. Capping the arches is a broad, shaped railing. The railing butts to square posts at the corners. The stairwell, 13'-6" by 10'-0", contains the flights of steps, each of which has an intermediate landing. The landings have been constructed without columns for support, a configuration that is structurally not easily accomplished in wood. At each of the upper floors the stairwell is surrounded by hallway on three sides and wall on the fourth side. The ceilings of the hallways and the lobby have a pattern of wood-faced dropped-beams, eight inches deep.

The individual apartments are generally not intact. The construction of the interior walls is unusual in the use of cinders in the stud-spaces, presumably to reduce sound transmission.

The building is now owned by Maryland Apartments, Inc., a cooperative association of the individual units' owners.

#### SIGNIFICANCE

The Maryland Apartments are of historical significance for two reasons: the architectural style is represented in Seattle by only a few buildings, and its architect, Henderson Ryan, was an important contributor to the development of apartment buildings in the neighborhood and elsewhere in Seattle. In an inventory made in 1975 by the Historic Seattle Preservation and Development Authority, the building was designated as "...significant to the community."

The stylistic features of The Maryland do not fit precisely into any historical category. The brackets and deep cornice suggest an Italianate description. It is more useful, however, to compare it to other buildings in Seattle. The closest comparison is to the Sorrento Hotel (Harlan Thomas, 1908), because of the brick patterning and the use of brackets. The Maryland's red terra cotta for window headers is typical of the period.

Other features call attention to the unique qualities of this building. The banded coloring on the street facade - the buff stone base, red brick, and buff brick - is not usually found here. The large-radius bays are also unusual. In the interior the staircase is special in its construction. The wainscot, light fixture, floor tile and leaded glass are special features of the building. They are intact and are being carefully restored or maintained.

Henderson Ryan, contractor (1899-1900) and architect (1901-1923), represents those self-taught and self-proclaimed architects common at the turn of the century. The buildings listed as having been designed by Ryan were large ones and their styles were varied. As architect, he apparently made use of copy books and journals. His Ballard Library, located at 2026 N.W. Market Street and constructed about 1904, makes use of Renaissance forms. The Waldorf Apartments (c. 1908, at the north east corner of 7th Avenue and Pike Street) have San Francisco-style bays and an elaborate Italianate cornice capping the seventh floor. The Raleigh Hotel (date unknown, demolished by 1910) had a Sullivanesque two-story base of massive stonework and eight upper stories faced with brick in an unconventional style. Ryan's design for the Roycroft Apartments (1908, 317 Harvard Avenue East) remains intact except for its brick parapet which had a pediment profile over the entry. The Fredonia Apartments (1909, 15th Avenue East and East Republican) has recently been rebuilt along its original lines of stucco and timber. The facades of both buildings were freely composed of corner turrets, flat and arched window openings, and Flemish flourishes on the parapets. These examples demonstrate the scope of Ryan's work and the variety of styles he used.

He was also mentioned as architect for the Moore Building (demolished), Broadway Building (demolished), Swedish Baptist Church (20th Avenue N.W. and N.W. 61st Street), Antonia Apartments (demolished), a house (at 7413 3rd Avenue N.W.) and "...many others." He designed the standard wireless telegraph stations for Alaska.

The features of the Landmark to be preserved, include:

the entire exterior of the building, including the roof, and the interior entrance lobby and central stairwell.

Issued: July 3, 1989



Karen Gordon  
City Historic Preservation Officer

KG:dlv

cc: Robert Weaver, Chair, Landmarks Preservation Board  
Dennis McLerran, DCLU  
Alan Oiye, DCLU  
Ken Mar, DCLU  
Diane Frank  
Pam Jensen  
Bill Booth

F&ED  
63.13