

Designating the Barnes Building as
an Historic Landmark.

84:A:01

Ordinance No. 107754

AN ORDINANCE relating to historic
preservation, designating the
Barnes Building a Landmark
under Ordinance 106348 and
imposing controls thereon.

10/17/78 WD:4 PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 99701

INTRODUCED: AUG 21 1978	BY EXECUTIVE REQUEST
REFERRED: AUG 21 1978	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: OCT 23 1978	SECOND READING: OCT 23 1978
THIRD READING: OCT 23 1978	SIGNED: OCT 23 1978
PRESENTED TO MAYOR: OCT 24 1978	APPROVED: NOV 1 1978
RETD. TO CITY CLERK: NOV 1 1978	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

Section 4. That no economic incentives have been requested nor negotiated by the owner as consideration for the imposition of controls on the Landmark.

Section 5. That a certified copy of this Ordinance shall be recorded with the King County Director of Records and Elections, and shall be served upon the owner of record of the designated property and on the person in charge of such landmark, and shall

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ORDINANCE 107754

AN ORDINANCE relating to historic preservation, designating the Barnes Building a Landmark under Ordinance 106348 and imposing controls thereon.

WHEREAS, Ordinance 106348 establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on December 15, 1976 recommended that the Barnes Building be designated a Landmark under Ordinance 102229; and

WHEREAS, on June 15, 1977 the Board designated the Austin A. Bell Building a Landmark under Ordinance 106348; and

WHEREAS, on July 8, 1977 the Board served upon the owners of the designated property a notice of designation and requested that the owner negotiate controls and incentives; and

WHEREAS, no request for negotiation of controls or incentives was made by the owner; and

WHEREAS, the Board at its September 21, 1977 meeting voted to recommend to the City Council approval of the controls recommended by the Board's staff; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Barnes Building, 2320 First Avenue, more particularly described as: Lot 5 and portion of Lot 4, Block 27, Bell & Denny's 1st Addition to the City of Seattle, as a Landmark as provided in Ordinance 106348 is hereby approved, based upon satisfaction of the following criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of The City, State or Nation; or is associated with the life of a person significant in the past; and

Section 6(3) - exemplifies the cultural, political, or economic, social or historic heritage of the community; and

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Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; and

Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and

Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Section 2. The following controls upon alteration of the Landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to the exterior of the building, including any interior changes which would affect the exterior of the building; and excluding from these controls any in-kind maintenance and repairs of the above noted features which do not affect the appearance of said features.

Section 3. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance 106348.

Section 4. The Chairperson of the Landmarks Preservation Board is hereby directed to record this ordinance with the King County Director of Records and Elections and to cause a copy to be served on the owner, on the person in charge of the landmark, and delivered to the Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23 day of October, 1978,
and signed by me in open session in authentication of its passage this 23 day of
October, 1978

John Muller
President of the City Council.

Approved by me this 1 day of November, 1978.
Charles Royer
Mayor.

Filed by me this 1 day of November, 1978

Attest: E. L. King
City Comptroller and City Clerk.

(SEAL)

Published

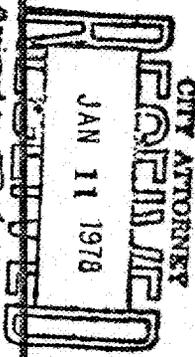
By Raymond Angewine
Deputy Clerk.

34761

CITY COUNCIL TRANSMITTAL

TO:

CITY ATTORNEY



FROM: CHAIRMAN, PLANNING AND URBAN DEVELOPMENT COMMITTEE

C. F. # N/A

Date Sent: 1/5/78

Reply Requested By: 1/20/78

Subject: Recommendations of the Landmarks Preservation Board for designation of certain properties as Landmarks under the Landmarks Preservation Ordinance (see below)

NO ACTION

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate
XX	Prepare Legislation and Return File to Sender

Additional Information: Please prepare a separate ordinance for each landmark. The properties are: The Seattle Hebrew Academy, the

Lacey V. Murrow Bridge, West Plaza, Mt. Baker Tunnels, and East Tunnel Portals, the Montlake Bridge & Cut, Eastern Hotel,

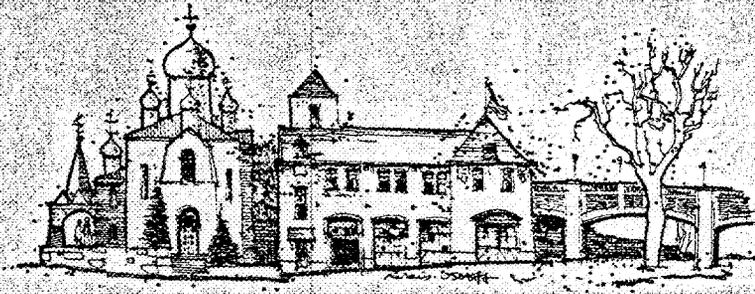
New Pacific Apartments, Hull Building, Austin Bell Building, Barnes Building, Del a Mar Building, Cotterill House,

Coliseum Theater. The PAUD Committee voted to adopt the recommendations of the Landmarks Preservation Board as contained

in the attached materials. (Materials on Coliseum Theater to follow) WSM

Paul Krabel

Signature



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-173/77

November 4, 1977

The Honorable Sam Smith, President
Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

SUBJECT: Landmark Designations/Repealer Properties.

Dear Mr. Smith:

In accordance with the repealer Section 14.10 of the new Landmarks Ordinance 106348, the Landmarks Preservation Board has been scheduling and pursuing appropriate procedures and negotiations leading to designation of selected properties which they had previously acted upon under the old Ordinance 102229, but which had not been acted upon by the City Council.

Therefore the Board requests that the City Council take appropriate and early action on the Board's recommendations in accordance with Section 11.01 of Ordinance 106348 to implement designation of the following first group of the subject properties:

Seattle Hebrew Academy (formerly Forest Ridge Convent)
Lacey V. Murrow Bridge, West Plaza, Mt. Baker Tunnels,
and East Tunnel Portals
Montlake Bridge & Montlake Cut
Eastern Hotel
New Pacific Apartments
Hull Building
Austin A. Bell Building
Barnes Building
Del a Mar Apartments
Cotterill House

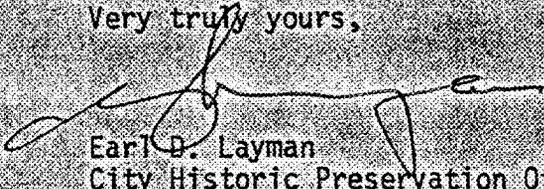
The Honorable Sam Smith, President
Seattle City Council
November 4, 1977

Page Two

It is to be noted that all owners and agents of the above properties except the Hull Building are amenable to designation. Approval of Agreements or Staff Reports on Controls and Incentives, Draft Legislation (which has been coordinated with Corporation Counsel), and Data Sheets for each of the properties are enclosed for Council information and review and use.

We have additional visual and other data which we shall be pleased to present to the Council when hearings are held on these properties.

Very truly yours,



Earl D. Layman
City Historic Preservation Officer

EDL:hg

cc: James Hornell
Mrs. George W. Corley, Jr., Landmarks Board Chairperson



The City of Seattle

LPB-154/77

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

AGREEMENT ON CONTROLS AND INCENTIVES

NAME OF PROPERTY: The Barnes Building
2320 First Avenue
Seattle, WA 98121

LEGAL DESCRIPTION: Lot 4, Block 27
Bell and Denny's First Addition

OWNER: Brooke A. Barnes
3055 Perkins Lane West
Seattle, WA 98199

RECOMMENDATION FOR DESIGNATION:

On December 15, 1976, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of The Barnes Building as a Seattle Landmark. After reviewing the nomination and hearing testimony, the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

- Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6(3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; and
- Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and
- Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City.

CONTROLS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes other than in-kind maintenance and repair, or issuance of a building permit:

The Barnes Building -

- the exterior of the building, including any interior changes which would affect the exterior of the building.

Review of any changes or improvements to the above elements of the complex would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.

INCENTIVES:

None negotiated nor requested.

Property is on the State and National Registers of Historic Places and is, therefore, eligible for grants-in-aid for preservation and for incentives under the Tax Reform Act of 1976.

/hg

STICK POST
RETURNED MAIL FE

u want this receipt
article, leaving the
it to your rural car
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it card, Form 381
its. Otherwise, affi
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1. The following service is requested (check one)

Show to whom and date delivered 25¢

Show to whom, date, & address of delivery 45¢

RESTRICTED DELIVERY.
Show to whom and date delivered 85¢

RESTRICTED DELIVERY.
Show to whom, date, and address of delivery .. \$1.05

(Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:

*Brocke A. Barnes
3255 Perkins Lane W.
Seattle, Wa. 98199*

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	526629	

(Always obtain signature of addressee or agent)

I have received the article described above.

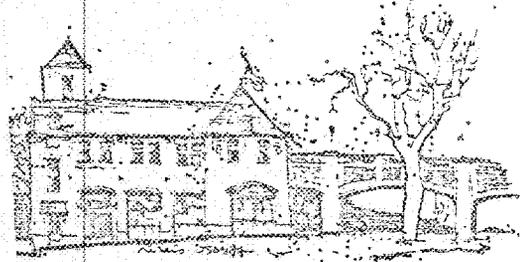
SIGNATURE Addressee Authorized agent

[Signature]

4. DATE OF DELIVERY: *7-9-77* POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS



The City of Seattle
 Preservation Board
 Seattle, Washington 98104 • (206) 625-4501

LPB-108/77

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆ GCP : 1976-O-209-436

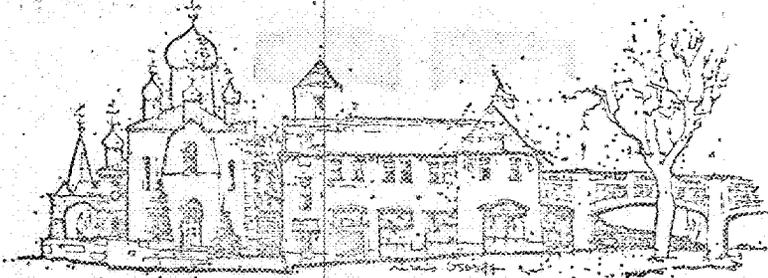
8121

Dear Mr. Barnes:

You will recall that on December 15, 1976, the Landmarks Preservation Board acted favorably on the nomination and recommended designation of the subject property as a Seattle Landmark. At that time the Board was operating under the provisions and conditions of Municipal Ordinance 102229. Subsequently, following extensive deliberations, that ordinance was replaced, effective May 4, 1977, by Ordinance 106348, a copy of which is enclosed.

By virtue of the Repeal Section 14.10 of the new Ordinance,

"... the Board may, within one hundred twenty (120) days after the effective date of this Ordinance, select any sites, improvements or objects recommended for designation under Section 7 of Ordinance 102229 and such sites, improvements or objects shall be deemed to be approved for designation under the terms of Part VI of this Ordinance, and the Board shall serve upon the owner of such sites, improvements and objects notice of such selection requesting that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part VIII of this Ordinance..."



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

July 8, 1977

LPB-108/77

Mr. Brooke A. Barnes
3055 Perkins Lane West
Seattle, Washington 98199

SUBJECT: The Barnes Building
2320 First Avenue
Seattle, Washington 98121

Dear Mr. Barnes:

You will recall that on December 15, 1976, the Landmarks Preservation Board acted favorably on the nomination and recommended designation of the subject property as a Seattle Landmark. At that time the Board was operating under the provisions and conditions of Municipal Ordinance 102229. Subsequently, following extensive deliberations, that ordinance was replaced, effective May 4, 1977, by Ordinance 106348, a copy of which is enclosed.

By virtue of the Repeal Section 14.10 of the new Ordinance,

" . . . the Board may, within one hundred twenty (120) days after the effective date of this Ordinance, select any sites, improvements or objects recommended for designation under Section 7 of Ordinance 102229 and such sites, improvements or objects shall be deemed to be approved for designation under the terms of Part VI of this Ordinance, and the Board shall serve upon the owner of such sites, improvements and objects notice of such selection requesting that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part VIII of this Ordinance . . . "

Accordingly, on June 15, 1977, the Landmarks Preservation Board voted to select The Barnes Building to be considered under the above-quoted Repeal Section of Ordinance 106348. Enclosed you will find a copy of the Board's Report on Designation based on the actions taken at the December 15, 1976 Public Hearing. The Board requests that you review the enclosed report as well as the new Landmarks Preservation Ordinance.

In accordance with Section 8.01 of the Ordinance, the Board hereby requests that you as the owner of the subject property, commence negotiation with the Board Staff on the application of controls designed to preserve the specific features or characteristics identified in the Board's Report on Designation, and the application of economic incentives, if any. You should also be aware that the provisions of Part XII of Ordinance 106348, Certificates of Approval for Alterations or Significant Changes, are in effect as of July 8, 1977. Therefore, if any changes or improvements other than in-kind maintenance and repair are planned during the designation process for any of the features specified in the Report on Designation, a Certificate of Approval will be required.

Please contact the Board Staff by July 29, 1977, in writing, indicating that you either do, or do not, wish to negotiate controls and incentives. If you choose not to negotiate incentives, or do not contact the Staff by July 29, 1977, the Staff will prepare and transmit to the Board its recommendations for controls and incentives for the subject property.

The negotiated controls and incentives, or the Staff recommendations on controls and incentives, will be reviewed by the Landmarks Board at a public meeting which will be held September 21, 1977, 11:00am, in the Mayor's Conference Room, 12th Floor Municipal Building, 600 4th Avenue.

We look forward to working cooperatively with you in this process for recognizing and protecting elements of our city's heritage. Written contacts with the Board's Staff should be addressed to the undersigned.

Sincerely,



Earl D. Layman
City Historic Preservation Officer

EDL:rdg

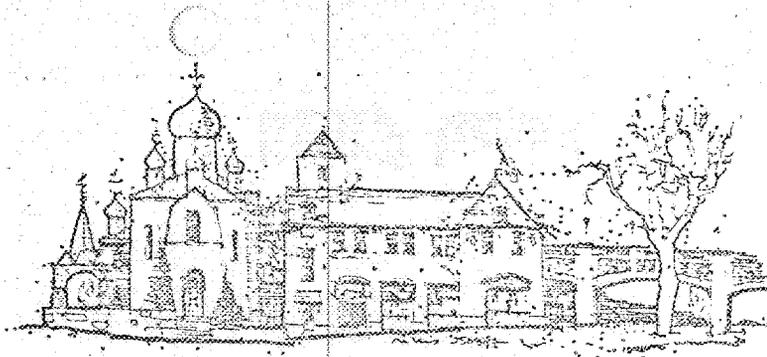
cc: Mrs. George W. Corley, Jr.
Paul Kraabel, Seattle City Council
Al Petty, P.E., Seattle Building Department

Enclosures:

Ordinance 106348

Report on Designation

Data Sheets



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-108.1/77

REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The Barnes Building
2320 First Avenue
Seattle, Washington 98121

LEGAL DESCRIPTION: Lot 4, Block 27
Bell & Denny's First Addition

OWNER: Brooke A. Barnes
3055 Perkins Lane West
Seattle, Washington 98199

RECOMMENDATION FOR DESIGNATION:

On December 15, 1976, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of The Barnes Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or

Section 6(3) - exemplifies the cultural, political, economic, social or historic heritage of the community; or

Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; or

RECOMMENDATION FOR DESIGNATION:

Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; or

Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Control
PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The Barnes Building -

the exterior of the building, including any interior changes which would affect the exterior of the building.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.

Earl D. Layman
Earl D. Layman
City Historic Preservation Officer

EDL;hg

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) Barnes Building (Ionic Masonic Hall no.7)
Bell and Denny's First Addition

2. Street and Number 2320-2322 First Avenue Block 27 Lot 4 Year Built 1889
 major por.

3. Present Owner Brooke A. Barnes Present Use offices, dance studios

4. Interim Owner(s) Masonic Lodge, B. Sterling Interim Use(s) lodge hall, taverna,
sleeping bag manufacturing

5. Original Owner Masonic Lodge after Original Use fraternal lodge
Odd Fellows

6. Architect credited to Elmer Fisher Builder _____

7. Assessed Value: Building _____ Land _____ Assessors File No. _____

8. Classification:

- Building
- Site
- Structure
- Object
- Other

- Public
- Private
- Both

- Occupied
- Unoccupied
- Preservation work
in progress
- Threatened by
demolition
- Unknown

Open to Public:

- Yes
- No
- Hours _____

9. Neighborhood Information:

A. Compatibility With Neighborhood

Structure Yes No _____

Use Yes No _____

B. Importance to Neighborhood

Great _____

Moderate _____

Minor _____

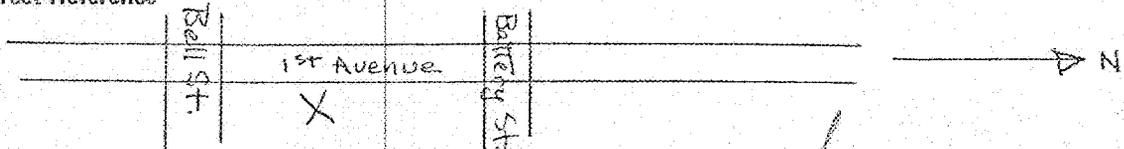
C. Architecturally Strong Neighborhood

Comments one of the original
buildings of Belltown, in scale and
use for offices and small manufacturing,
as were many of the structures in the
area succeeding this one. Built by
son of area founder, to be a focal
structure. Still one of most outstanding.

10. Special Research Sources (Be Specific, list name or item and where found)

City of Seattle Assessor's Office
Polk's City Directories
further references - see attached National Register form & Historic Bldg. form

11. Cross Street Reference



12. Photos Attached & Photographer Office of Urban Conservation

[Handwritten signature]
 042577

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries complete applicable sections)

STATE: Washington
COUNTY: King
FOR NPS USE ONLY
ENTRY DATE

RECEIVED
AUG 12 1976

CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

1. NAME

COMMON:
Barnes Building

AND/OR HISTORIC:
Ionic Masonic Hall No. 7

2. LOCATION

STREET AND NUMBER:
2320-2322 First Avenue

CITY OR TOWN:
Seattle

STATE:
Washington

CONGRESSIONAL DISTRICT:
#1 - Honorable Joel Pritchard

COUNTY:
King

CODE
53

CODE
033

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Brooke A. Barnes

STREET AND NUMBER:
12207 86th Avenue N.E. 283-4000
3055 Perkins Lane W.

CITY OR TOWN:
Kirkland Seattle

STATE:
Washington

CODE
53

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
King County Administration Bldg.

STREET AND NUMBER:
4th & James

CITY OR TOWN:
Seattle

STATE:
Washington

CODE
53

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
None

DATE OF SURVEY:
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:
Seattle

STATE:
Washington

CODE
53

STATE: Washington

COUNTY: King

ENTRY NUMBER

FOR NPS USE ONLY

DATE

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Barnes Building is located in mid-block on the east side of First Avenue in Seattle's Belltown area, slightly north of the central business district facing Elliott Bay. It is a four story brick bearing wall commercial structure adjoining the Austin A. Bell building to the north and a vacant lot to the south. The Bell Building, also four stories, is somewhat taller by virtue of a high, decorative parapet. Both of these are the works of Elmer H. Fisher, principal architect of Seattle's reconstruction period following the great fire of 1889.

The ground floor of the Barnes Building consists of a wide storefront on the left with a formal entrance to the upper stories on the right. The shop space is entered through a recessed doorway centered and set back between display windows. Also recessed, the formal entry is behind an archway consisting of a false parapet gable end with decorative coping and corbeling resting on piers flanking the opening. This assembly projects several inches from the facade and the double doors behind it are up two steps from the sidewalk.

The display windows are large areas of plate glass each divided in the center by a vertical mullion. Above these are large transom windows vertically divided into five lights with a horizontal muntin running across these toward the top. The panes above this are each divided in two, resulting in three horizontal bands of lights that increase in size from top down, all maintaining the same ratio of height to width.

Spanning over the storefront between the formal entrance and a pier joined to the Bell Building is a continuous brick faced lintel with mouldings along the top and bottom. This carries the upper stories above it.

The second, third and fourth stories are divided into four bays by piers running up the facade. The second and fourth bays (left to right) are somewhat narrower than the other two. The fourth bay is positioned over the arched entrance with pilasters directly behind and above the flanking piers. This bay is intended to be read as if it were a compositionally separate tower attached generally flush with the remaining building, an effect achieved by continuing both pilasters uninterrupted to their capstones while the remaining intermediate pilasters are perceptibly shorter and their line is broken at the base of the parapet by a continuous horizontal moulding (corresponding to the lintel plumb below it and also the same width as the storefront). The tower effect is further emphasized by a different fenestration: the defining pilasters are offset slightly forward and are corbelled out farther near the top, and the parapet

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

#7 - Description
Barnes Building (1)

between is extended upward into a false gable and corresponding to the one directly below crowning the arched entrance. This entrance also becomes a discrete base for the "tower".

The windows on the upper floors in the three bays over the storefront are symmetrically arranged in vertical and horizontal alignment within a rectangle defined by the pilaster next to the Bell Building, the pilaster at the edge of the "tower", the horizontal moulding above and the brick faced lintel below. The two intermediate pilasters are positioned just above either side of the recessed entrance to the shop space, with the bay in between them somewhat narrower than the pair flanking it. Windows are double hung with an arched transom light above on the second and third floors which consists of a central glazed area surrounded by a narrow band of small decorative panes. The window openings are in shallow panel recesses with two double hung sashes to each recess in the outside bays. On the second and third floors, both windows are included under a single arch, while fourth floor windows have a separate arch for each sash separated by a brick mullion. The second and fourth floors have segmental arches and those on the the third floor are semi-circular. These window groups become increasingly taller from the top floor down. The spandrels include decorative brickwork different for each floor.

In the tower portion, the windows are not in line horizontally with the others. Pairs of very narrow double hung sashes are used on second and third floors, while a single sash is used on the fourth floor, although this is a recent replacement. The types of arches employed on the third and fourth floors are the reverse of the types used on those floors over the storefront, the semicircular arch being on top in this case.

On the south side of the building facing the parking lot is a sheer brick wall without windows or decoration, apparently anticipating the construction of neighboring buildings. This wall is now occupied by a billboard and a recently painted wall graphics advertisement.

The interior has been altered in several places, and a fire stair and freight elevator have been added although many of the interesting features are basically intact. Notable among these is the front stairwell with decorative newel posts, balustrade and wainscotting on a cantilevered stair rising along the walls of an open shaft with a skylight centered overhead. There is also a grand ballroom/assembly hall

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

#7 - Description
Barnes Building (2)

with a high cove ceiling two stories above the floor, and throughout the upper levels the window enframements are ornamentally detailed.

The Barnes Building gives the impression of having once provided the most elegant facilities that could be obtained with the limited funds that were available.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE		Washington
COUNTY		King
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	

(Number all entries)

#8 - Significance
Barnes Building

The early history and ownership of the Odd Fellows building is confused by apparently contradictory information; however, its design is credited to Elmer Fisher and it is known that in 1901 Seattle Commandery No. 2, Knights Templar purchased the property "at 2320 First Avenue, known as the Odd Fellows Hall. This was a brick building of good proportions with a hall on the second floor of satisfactory size". It then became the offices and lodge hall for St. John's Lodge No. 9, Free and Accepted Masons, in which service it remained until 1916.

Around 1946, the Masonic Lodge building was condemned by the fire marshal because it lacked a legitimate fire stair, and Benton Sterling bought the structure for use as a sleeping bag factory for which it subsequently served for 27 years. Currently the Barnes Building is occupied by an electronics store and a classical dance company. It is being renovated to sound, presentable condition with care and consideration for retaining the original work wherever it can be salvaged.

The Barnes Building is significant as one of the few surviving examples of Elmer Fisher's work in Seattle. Fisher's numerous late Victorian eclectic commercial buildings set the style and quality that characterized Seattle's first period of development in permanent masonry structures.

Sharing a common wall, the Barnes Building and the Bell Building (listed in the National Register) stand side by side as complimentary works of this influential architect; the former structure was built on a restricted budget in contrast to the latter of more opulent design. Both buildings are also physically and historically pivotal structures in the Belltown district where they remain taller and somewhat out of scale with other facades in the area, evidencing the nucleus of a development effort that never materialized to expectations.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian; 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1889

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input checked="" type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The building at 2320 First Avenue was built in 1888 as an Odd Fellows Hall in Belltown, then a separate community north of Seattle. It was located on Front Street, as First Avenue was then called, on a bluff near the crest of Belltown overlooking Elliott Bay.

Austin A. Bell, promoter and developer of Belltown, was planning the construction of a new four story brick building on the lot next door. He commissioned architect Elmer H. Fisher to design the building, Fisher also having drawn plans for Odd Fellows Hall. Work continued on both structures, but meanwhile Bell committed suicide for reasons of imagined ill health. The Bell Building was completed by his widow.

Born in Scotland in 1840, Elmer Fisher immigrated to the United States at the age of seventeen. He studied architecture for five years in Massachusetts and then moved progressively westward, practicing in Minnesota, Colorado, Victoria, B.C. and then Seattle. Fisher submitted designs for the Seattle Armory in 1888 which was completed that year after his first visit to the area.

In June, 1889, a disastrous fire destroyed nearly all of the frame buildings in Seattle's downtown business district. The city was rebuilt in a flurry of activity. Wood structures were replaced with masonry construction of brick and stone. In two years following the fire more than 3,500 building permits were issued, enough to support forty-two architects in Seattle.

In that same two year period Elmer Fisher designed and supervised construction of fifty-one of those buildings involving an expenditure of two and a half million dollars. Some considered him the dean of Pacific Northwest architects and he was certainly the most prolific designer during the brisk reconstruction period. His work and his influence produced a continuity and harmony of architectural style which is still observable today in Seattle's historic buildings, though fewer than a dozen of his own structures remain. Each project was designed individually with a distinct character of its own.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Hill, Robert C., For The Glory Of God - The Story of the Masonic Movement in Seattle. Seattle Masonic Temple Inc., 1966.

Wheeler, Labbin H., History of St. John's Lodge No. 9 F. & A.M. of Seattle, Washington. St. John's Lodge, 1943.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	47°	36'	53"
NE	°	'	"	122°	20'	49"
SE	°	'	"			
SW	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Brooke A. Barnes

ORGANIZATION: Owner DATE: January, 1974

STREET AND NUMBER:
12207 86th Avenue N.E.

CITY OR TOWN: Kirkland STATE: Washington CODE: 53

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Charles H. Odegaard
Charles H. Odegaard

Title: Director - Washington State Parks & Recreation Commission

Date: Nov. 26, 1974

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date: _____

ATTEST:

Keeper of The National Register

Date: _____

SEE INSTRUCTIONS

HISTORIC BUILDING SURVEY

RECEIVED

MAY 7 1974

The building at 2320 First Avenue was begun in 1888 in Belltown, a separate city north of Seattle. It was located then on Front Street on the bluff which was the high hill of Belltown and shares a party wall with the Austin A. Bell Building built by the developer. The Odd Fellows fell into financial difficulty and sold their interests in the lot and basement construction to Masonic Lodge No. 7 in the fall of 1888. Austin Bell was at this time looking for an architect to design the apartments he had in mind for the adjoining lot and lured a prominent young architect from Vancouver B.C., Elmer Fisher, to Seattle to participate in the "greatest growth any western city had seen" and unfolded his plans based upon Seattle becoming the western terminal for the railroad, coming Statehood, the possibility of regarding the gorge between Belltown and Seattle, filling the marshlands, etc. Although Fisher came to town permanently in 1889 he had already submitted designs for the Seattle Armory which was begun in 1888. In 1889 construction began on both the Bell Building and the Masonic Lodge with Fisher as the architect of both. Washington was admitted to the Union in 1889 and in the same year Seattle had a fire which destroyed much of what was to become the Pioneer Square district. Fisher's works of the 1890's in that area, the Pioneer Building, etc., made him world famous.

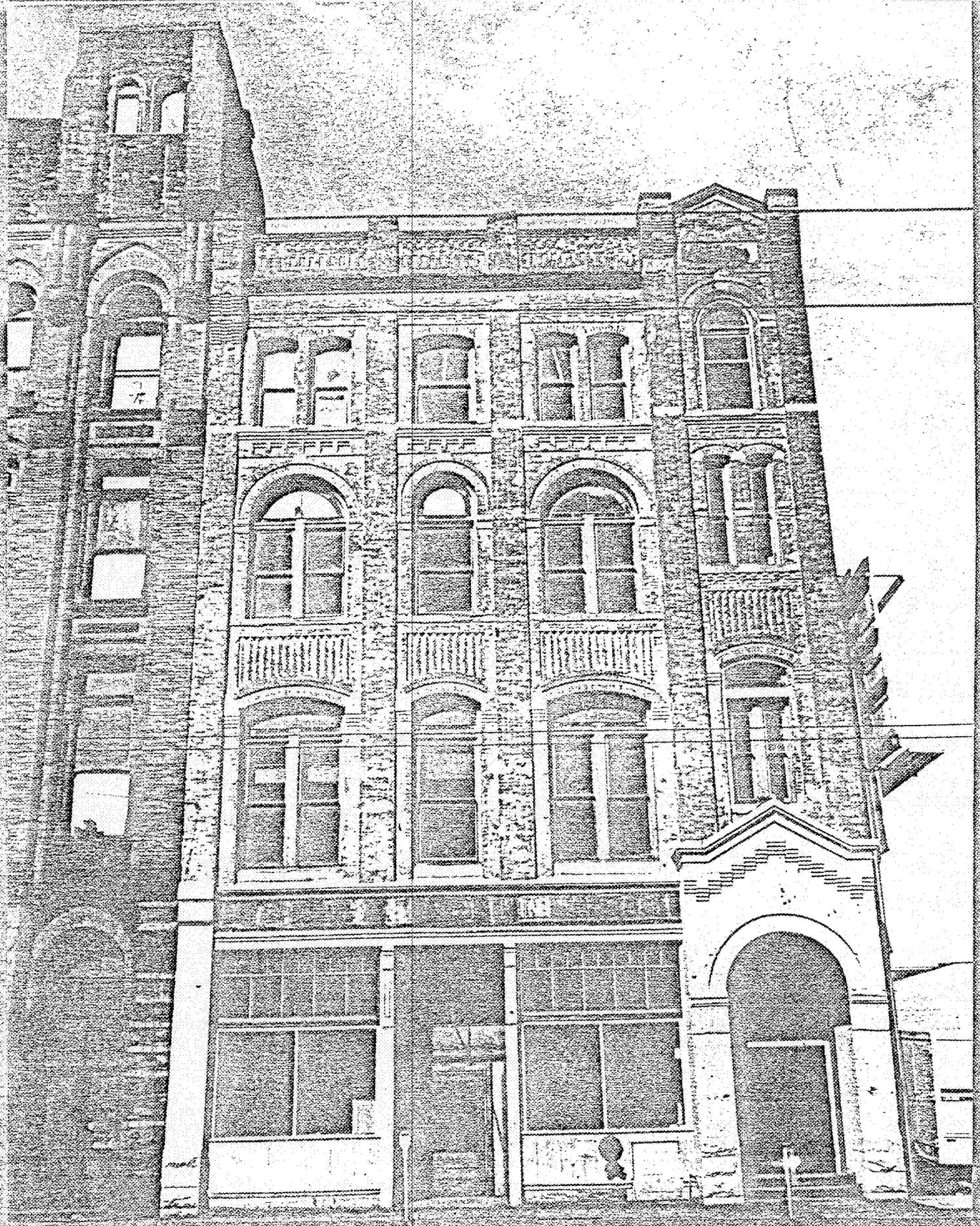
The Masonic Lodge continued as the only masonic lodge in the Northwest until 1916. Most Masonic orders in the area that exist today trace this founding to 2320 Front Street. In 1916 the Masonic order built a new meeting place at Harvard and Pine but continued ownership of the original building leasing its upper floors as a warehouse and the lower floor as a tavern as the Alaskan Cove, and then the Cave Tavern until 1945 when Benton Sterling bought the building for \$18,000. The Cave Tavern continued in the first floor until 1956. Mr. Sterling moved his business Washington Quilt/Sterling sleeping bags into the upper floors after a total "renovation" as the building had been condemned due to lack of a back staircase for a fire exit. Mr. Sterling spent over \$100,000 bringing the building up to code for his business, including the installation of a freight elevator to serve the basement and three of the four upper floors, a loading dock, a sprinkler system in the basement, new wiring for all the required sewing machines, etc. The business had minor fires in nylon stored in the basement and freight loading area in the 1950's one of which happened while the sprinklers were being installed but it caused no structural damage. In 1956 Sterling Sleeping Bags expanded into the street level displacing the Cave Tavern. In June, 1973, they purchased a new facility, the old A & T Ski Equipment Company at 1735 Westlake North, and moved in November, 1973.

The building is being renovated now as open plan garden offices on the first and second floor, film studio on the third and architects' offices on the fourth floor. The basement may be used as a warehouse for all the above or a portion may be converted to an underground pub.

Renovation and financing is being handled by the present owner Brooke Barnes, of Robert Nyquist and Associates, the leasing party for Pier 70 and developers of the Old Tacoma City Hall.

The building is best described as one of ordinary masonry in that it has brick walls and wooden floor joints but is unusual in several ways. The basement walls are granite, 4 feet thick. Each floor has steel rods tying the outside faces of the building laterally, so although it was constructed in 1888 the building complies with current earthquake ordinances. The staircase which is entered from the right side of the face becomes an open wall, oak stained, twenty feet square on the upper floors.

The ballroom is coved ceiling plaster on lath of a 6 foot radius around the perimeter and opens onto a kitchen and changing room, the one used for social events, the other ceremonial. Maple flooring was used throughout the building except for the 4th level which is fir. A skylight is above the open wall staircase. Renovation includes exposing the brick on external walls, complete new mechanical and utility systems, and mezzanines on 1st and 2nd floors.



ORDINANCE NO.

DRAFT

AN ORDINANCE designating as a City of Seattle Landmark the

Barnes Building
2320 First Avenue
Seattle, Washington 98121

and specifying satisfaction of landmark criteria and application of controls and any economic incentives applicable thereto.

WHEREAS, Ordinance created the Landmarks Preservation Board and established a procedure for the designation and preservation of objects, sites, improvements and elements having historical, cultural, architectural, engineering or geographical importance; and

WHEREAS, Section 14.10 of Ordinance 106348 specifies procedures for selection and procedures for designating properties which had been recommended for designation by the Landmarks Preservation Board under Ordinance 102229, but not acted upon by the Seattle City Council prior to enactment of Ordinance 106438; and

WHEREAS, be it known that:

- (a) The Landmarks Preservation Board, under provisions of Ordinance 102229 and after due notice and public hearing on _____
December 15, 1976 recommended designation of the

Barnes Building

on the basis of testimony and information included in the Seattle Historic Building Data sheets attached hereto, as well as in conformance of the recommendation with the Comprehensive Plan of Seattle and with the purposes and standards of Ordinance 102229; and

- (b) Within 120 days after the effective date of Ordinance 106348, and pursuant to Section 14.10 of that Ordinance, the Board, at public meeting on June 15, 1977 selected the

Barnes Building

which shall be deemed approved for designation under the terms of Part VI of Ordinance 106348; and

- (c) The City Historic Preservation Officer on July 8, 1977 served upon the owner of the

Barnes Building

notice of such selection and Report on Designation, and requested that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part III of Ordinance 106348; and

(d) The Landmarks Preservation Board, at public meeting on
September 21, 1977

approved the Agreement or staff recommendations on Controls
and incentives; and

(e) The City Historic Preservation Officer on November 04, 1977

forwarded to the Seattle City Council the Landmarks Preser-
vation Board Report for Designation, Recommendation on
Controls and Incentives and other supporting data for the

Barnes Building

; and

(f) The Planning and Urban Development Committee of the City
Council considered the report and recommendation of the
(Landmark Preservation Board/Hearing Examiner) at a public
hearing held
pursuant to due notice, and reported to the City Council
in favor of such recommendation (s);

Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Report on Designation of the Planning
and Urban Development Committee of the City Council is hereby
approved and that the

Barnes Building

situated at 2320 First Avenue
Seattle, Washington 98121

and more particularly described as:

Lot 4, Block 27
Bell and Denny's First Addition

is hereby designated a Landmark in satisfaction of the following criteria of Ordinance 102229:

- Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6(3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; and
- Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and
- Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City.

Section 2. That the following particular features, characteristics or elements of the property are particularly identified for preservation:

the exterior of the building, including any interior changes which would affect the exterior of the building.

Section 3. That any changes, alterations or demolitions, other than repair and maintenance in kind, to elements listed in Section 2 above, will require review by the Landmarks Preservation Board and issuance of Certificates of Approval pursuant to the provisions of Ordinance 106348.

be sent to the Superintendent of Buildings by the

within
of this Ordinance by the Mayor.

days after approval

Section 6. (30 day ending).

Approved: etc.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on URBAN DEVELOPMENT AND HOUSING

OCT 23 1978

to which was referred

C.B. 99701

Designating the Barnes Building as an historic landmark.

relating to historic preservation, designating the Barnes Building a
Landmark under Ordinan-e 106348 and imposing controls thereon

RECOMMENDS THAT SAME DO PASS



Chairman

Chairman

Committee

Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 107754

was published on November 3, 1978

[Signature]
Subscribed and sworn to before me on
November 3, 1978

[Signature]
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 107754

AN ORDINANCE relating to historic preservation, designating the Barnes Building a Landmark under Ordinance 106348 and imposing controls thereon.

WHEREAS, Ordinance 106348 establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on December 15, 1976 recommended that the Barnes Building be designated a Landmark under Ordinance 102235; and

WHEREAS, on June 15, 1977 the Board designated the Austin A. Bell Building a Landmark under Ordinance 106348; and

WHEREAS, on July 3, 1977 the Board served upon the owners of the designated property a notice of designation and requested that the owner negotiate controls and incentives; and

WHEREAS, no request for negotiation of controls or incentives was made by the owner; and

WHEREAS, the Board at its September 21, 1977 meeting voted to recommend to the City Council approval of the controls recommended by the Board's staff. Now, Therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Barnes Building, 2220 First Avenue, more particularly described as: Lot 5 and portion of Lot 4, Block 27, Bell & Denny's 1st Addition to the City of Seattle, as a Landmark as provided in Ordinance 106348 is hereby approved, based upon satisfaction of the following criteria of Ordinance 102235:

Section 5(1)—has significant character, interest or value, as part of the development, heritage or cultural characteristics of The City, State or Nation; or is associated with the life of a person significant in the past; and

Section 5(3)—exemplifies the cultural, political, or economic, social or historic heritage of the community; and

Section 5(4) — portrays the environment in an era of history characterized by a distinctive architectural style; and

Section 5(5)—is the work of a designer whose individual work has significantly influenced the development of Seattle; and

Section 5(8) — owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Section 2. The following controls upon alteration of the Landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to the exterior of the building, including any interior changes which would affect the exterior of the building; and excluding from these controls any in-kind maintenance and repairs of the above noted features which do not affect the appearance of said features.

Section 3. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.03 of Ordinance 106348.

Section 4. The Chairperson of the Landmarks Preservation Board is hereby directed to record this ordinance with the King County Director of Records and Elections and to cause a copy to be served on the owner, on the person in charge of the landmark, and delivered to the Superintendent of Buildings.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of October, 1978, and signed by me in open session in authentication of its passage this 23rd day of October, 1978.

JOHN MILLER,
President of the City Council.

Approved by me this 1st day of November, 1978.

CHARLES ROYER,
Mayor.

Filed by me this 1st day of November, 1978.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

By: WATNE ANGEVINE,
(Seal) Deputy Clerk.

Publication Ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, November 3, 1978.
(C 582)