FHR-8-300 (11-78)

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United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Globe Building, Beebe Building, Hotel Cecil

and/or common

2. Location

street & number 1001 through 1023 First Avenue ___ not for publication

city, town Seattle ___ vicinity of congressional district 1st-Joel Pritchard

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
_x_ building(s)	_x_ private	___ unoccupied	_x_ commercial	___ park
___ structure	___ both	_x_ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_x_ yes: unrestricted	___ industrial	___ transportation
	n/a	___ no	___ military	___ other:

4. Owner of Property

name Cornerstone Development Corporation

street & number 1500 Western Avenue - Suite 500

city, town Seattle ___ vicinity of state Washington

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number Fourth and James

city, town Seattle state Washington

6. Representation in Existing Surveys

title Seattle Inventory of Historic Resources has this property been determined elegible? ___ yes _x_ no

date 1979 ___ federal ___ state ___ county _x_ local

depository for survey records Seattle Office of Urban Conservation

city, town Seattle state Washington

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_x_ original site
_x_ good	___ ruins	_x_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Globe Building, the Beebe Building, and the Hotel Cecil occupy the western half of a block facing on Seattle's First Avenue, bordered by Madison Street on the south and Spring Street on the north. They constitute the last contiguous block of ca. 1900 buildings on First Avenue between Pioneer Square (National Register, 1970) and the Pike Place Market (National Register, 1970), the two historic districts which dominate the city's First Avenue axis.

The Globe Building stands on the northwest corner of First and Madison. Its First Avenue facade is organized into three vertically ascending layers consisting of a continuous ground floor storefront zone, a two story body, and an arcaded upper story. The storefront zone consists of large display windows and clerestories, many of which have been cosmetically altered with garish signage and other reversable acretions. Masonry walls above the storefronts are supported by a series of slender iron columns and horizontal girders encased within a terra cotta entablature. The walls are faced in tan-colored pressed brick and are penetrated by pairs of double hung windows at the second and third stories, and a nearly continuous arcade of round arched windows at the fourth story. Neo-classical detailing executed in ivory-colored terra cotta includes corner quoins, bracketed lintels above the second story windows, segmented flat arches above the third story windows and a terminating cornice detailed with an egg and dart motif. An arched entrance canopy, four iron balconies and a small roofline pediment originally incorporated at the center of the First Avenue facade no longer remain.

The Madison Street facade incorporates similar fenestration and detailing. The wall plane of this facade is interrupted at the center where a slight recess occurs beneath an elliptical terra cotta arch. The recess appears to have originally opened into an internal light court which has since been enclosed. The wall surface now contains unadorned double hung windows. Openings at the basement level of this facade relate to the Arlington Garage, which occupied the lower floors of the building several decades after initial construction.

The Post Avenue elevation is purely functional and consists of six bays with garage portals at the basement level, and three-part double hung windows above. Elevator shafts occur directly behind two of these bays. To the north, a masonry wall abuts the adjacent Beebe Building.

The Beebe Building occupies a mid-block lot and stands four stories in height at the primary First Avenue facade, and five in height at Post Avenue. The main facade is faced in tan pressed bricks.

The Beebe Building is stylistically unique in Seattle. The composition and detailing of the primary First Avenue facade reflects the English Renaissance eclecticism which was the source of the building's design. The ground floor of the facade incorporates storefronts which have undergone numerous but reversible cosmetic alternations. The masonry walls above the storefront area are carried upon a continuous terra cotta encased girder bridging four slender iron columns which divide the storefront into three twenty-foot-wide structural bays. The three bay organization of the facade is more apparent above the storefront entablature where it is expressed by four fluted terra cotta pilasters with Corinthian capitals which define three two-story-high bays of equal width. A second entablature occurs between the third and fourth stories and four short pilasters carry the three part division of the facade upward to the cornice. Above the storefronts, fenestration consists of paired

double hung sash windows at each of the three upper stories in each of the facade's three bays. The window pairs are framed within terra cotta casings and decrease in height with each additional story. Finely executed Renaissance-derived ornamentation is particularly apparent in the raised relief detailing of the window mullions, the fourth story pilasters, and the third story pilaster capitals.

The rear elevation fronting Post Avenue is utilitarian in design and includes a deeply recessed light court open through the center of the third, fourth and fifth stories. The Hotel Cecil adjoins to the north.

The Hotel Cecil includes two major, eclectically-detailed facades which occur along First Avenue and Spring Street, and a utilitarian facade along Post Avenue. Faced in tan-colored pressed brick, the major facades are organized into a series of vertically ascending layers which in essence creates a two story base, a three story body, and a single story crowning feature. The bottom layer consists of storefronts surmounted by a rusticated second story with pairs of round arched windows. This lower level is terminated with a terra cotta belt course. Above this level, fenestration of the third, fourth and fifth stories is contained within clearly defined arched bays. The First Avenue facade incorporates three bays and the Spring Street facade six owing to its greater length. The bays are embellished with terra cotta border moldings and include tripartite double hung window groupings at each story separated by narrow brick spandrels. The sixth and uppermost story of the facade begins above a narrow terra cotta string course and includes rectangular windows arranged in three pairs which correlate with the bays below. This crowning element is terminated with a substantial terra cotta cornice detailed with a classical egg and dart motif and projecting lion heads.

The Post Avenue elevation consists of three window bays separated by four brick piers. Structural elements including piers and spandrels are reduced to a minimum at this elevation in order to maximize window sizes and the subsequent exposure to natural light.

At the time of this writing, rehabilitation work has begun on the Globe Building, Beebe Building, Hotel Cecil. This work was in progress at the time of the review of the nomination, and the completed project will alter the interior and may also alter the appearance of the first floor storefronts. Recent photographs and photographs taken before the initiation of the rehabilitation project are included with the nomination.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ theater
X 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1901 **Builder/Architect** Max Umbrecht

Statement of Significance (in one paragraph)

The Globe Building, Beebe Building, and the Hotel Cecil occupy the western half of a block facing Seattle's First Avenue and bordered by Madison Street to the south and Spring Street to the north. They were designed by the same architect, and despite their differences in style, they express an unusual harmony of character, materials, and scale. They form the last block of ca. 1900 buildings on First Avenue, and represent a new building effort to accommodate the needs brought about by the rush to the Alaskan gold fields. The Globe Building in particular was a pivot point for much of Seattle's growth in the 20th century.

Commercial development along Seattle's First Avenue was restricted largely to the Pioneer Square area until after the fire of 1889. Soon after rebuilding began, the center of the commercial district began to expand northward, and brick commercial buildings steadily replaced the residences located on what were becoming the city's major streets. The Holyoke Building (National Register, 1976), started before the fire and completed in 1890, was the first major office building erected on First Avenue north of Madison Street. It was followed in the 1890's by the sporadic development of additional lots and the construction of several other large commercial buildings generally representative of late Victorian architecture.

The pace of development accelerated markedly, however, in 1897 and 1898 when the Klondike gold rush suddenly boosted Seattle's economy and growth, and Seattle became the pre-eminent point of departure for the gold fields. One of the immediate demands created was that for conveniently located and moderately priced hotels and rooming houses to serve transient miners, sailors, and businessmen. Along with others in the First Avenue area, the Hotel Cecil was put up to accommodate that trade.

The Hotel Cecil opened its doors in 1901, and began an unsteady path that lasted for two decades. Sometines it was called the Hotel Cecil and sometimes the Cecil Hotel, and sometimes it was open and sometimes it was not. It seems to have been closed almost continuously beginning in 1910, but reopened again in 1921 as the New Cecil Hotel, but on Third Avenue rather than in the building on First and Spring. In that same year -- 1921 -- the Hotel Cecil building began a new existence as the Arlington Hotel. The Arlington was originally located two blocks to the north, but it acquired and remodeled both the Hotel Cecil and the Beebe, and opened as the New Arlington Hotel, also known briefly as the New Dollington. Entry was through the First Avenue facade of the Hotel Cecil, and the floors of the hotel extended into the Beebe Building; promotional sketches show two additional stories added to the Beebe Building, but these were never completed.

The Arlington was a more genteel establishment than the other hotels along First Avenue, and it sought patrons not only among the transients inspired by the Alaskan goldfields but also from the less rowdy businessmen. It was still close enough to the commercial district so that it could claim reasonably to be a businessmen's hotel, and it offered special amenities in its 200 rooms, such as telephones and hot and cold running water.

An additional amenity was a parking garage, an early adaptation and recognition of the coming age of the motor car. Garage space was provided on the Post Avenue side, and extended not only under the two buildings of the New Arlington, but also under the third building on the block, the Globe Building.

The Globe Building was a key structure in Seattle before World War I. The Globe Building was the product of James W. Clise (1855-1938), one of the city's most prominent businessmen and it was the headquarters of his many interests. In it were the offices of several Clise firms: the Globe Navigation Company, the Globe Investment Company, and the Globe Construction Company. Occupying the key first floor corner office was the Washington Trust Company, organized by Clise and one of the strongest banking institutions in the city at that time. Clise had a hand in almost every major effort that contributed to Seattle's growth. It was he who persuaded L.C. Smith to erect the Smith Tower, the 42 story building long a community landmark. He served as the first president of the Seattle Lighting Company, and helped in the efforts to acquire land on Magnolia Bluff for the development of Fort Lawton (National Register, 1978). He was also active in securing the site of the University of Washington campus near Lake Washington, and the land for the Lake Washington Ship Canal (National Register, 1978). He invested in one of the first private irrigation projects in eastern Washington, and as part of his agricultural interests, developed a 450 acre dairy farm and bred highly successful dairy herds.

From 1901 to 1917, the Globe Building was the focus of all the business activities of J.W. Clise. But by the latter year, his Washington Securities Company had completed the new Securities Building, and the Clise offices left the Globe Building for its new address closer to the city's business core. Tenants of the Globe Building now began to reflect the theme of First Avenue as a workingman's resource, and inexpensive restaurants, tailors, and pawn shops appeared in its storefronts. For a few years in the 1930's, it housed a public market.

All three buildings on the block were the work of the same architect. Max Umbrecht (1872-1955) was born in Syracuse, New York, where his immigrant grandfather was a bridge builder and his father a building contractor. The young Umbrecht learned architectural design through the apprentice system, including a period served with the firm of Merritt and Randall in New York City. His work thereafter was characterized by a preference for formal detail and balance, and a use of large openings for maximum lighting. Umbrecht came to Seattle around 1900, concentrating his practice on private residences. He designed the James W. Clise House (National Register, 1973) and the Caroline Kline Galland House (National Register, 1980), and is also credited with the Hofius House at 1104 Spring Street and the residence at 1729 17th Avenue. He returned to Syracuse in 1922, and was active in architecture until his death.

The Globe Building, Beebe Building, and the Hotel Cecil comprise an unusually intact block that represents not only a vital segment in Seattle's past, but also a unique collection exhibiting the diversity of a single architect. Seldom can such significance be found in a compact collection of structures.

9. Major Bibliographical References

Landmark Designation, Seattle Office of Urban Conservation, 1981.

Seattle Times, October 12, 1952, p. 6 magazine.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Seattle South

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	10	549940	5272420	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county		code
state	n/a	code	county		code

11. Form Prepared By

name/title	David M. Hansen, Chief, Based on information supplied by the Seattle Office of Urban Conservation
organization	Office of Archaeology and Historic Preservation
date	
street & number	111 West 21st Avenue
telephone	(206) 753-4117
city or town	Olympia
state	Washington 98504

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title date

For HCRS use only

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

date

Keeper of the National Register

Attest: date

Chief of Registration

VERBAL BOUNDARY DESCRIPTION

Globe Building: Lots 7 & 6, Block B, A.A. Denny's 1st Addition; Lots 3 & 4, Block 185, Seattle Tidelands.

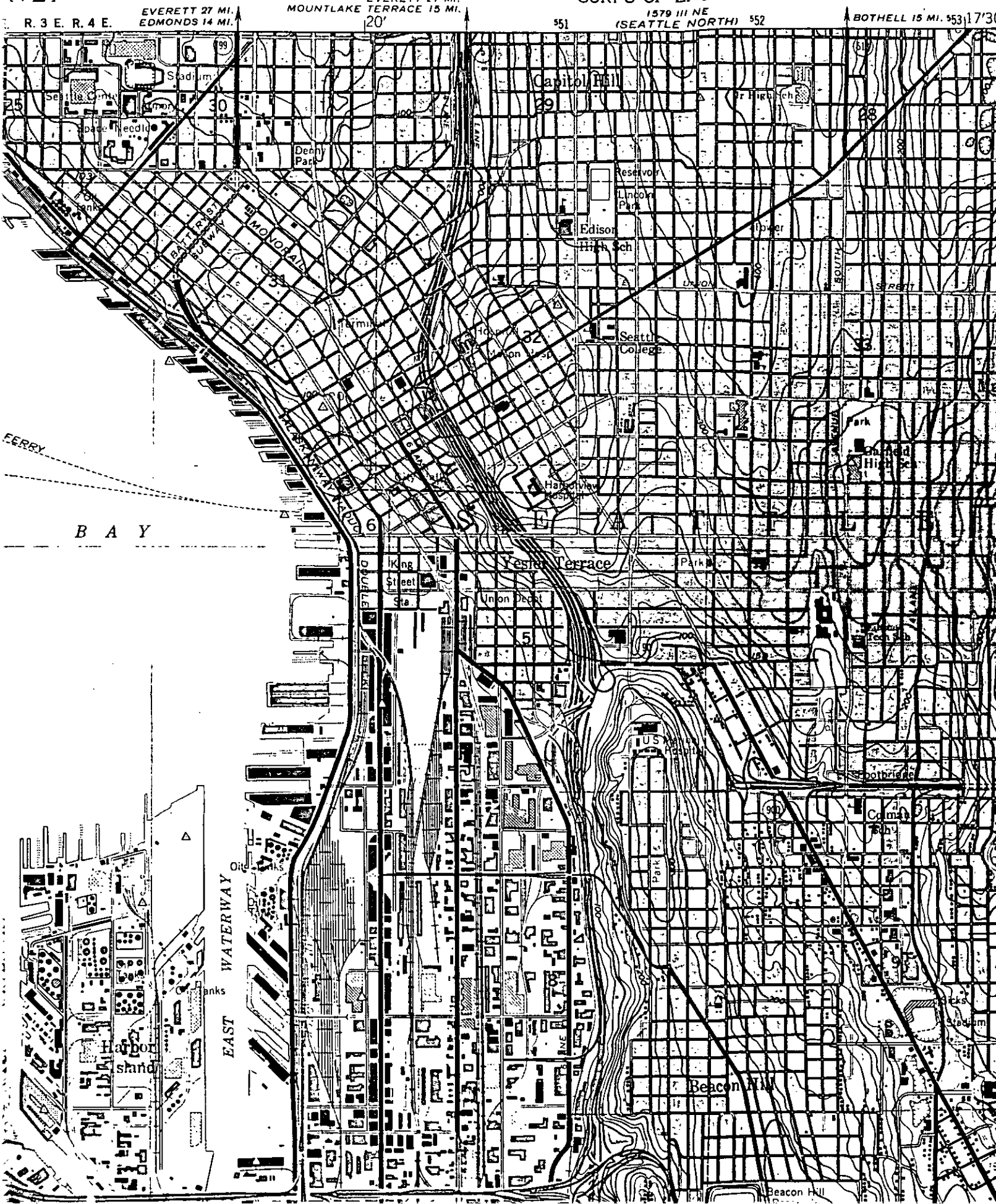
Beebe Building: Lot 3, Block B, A.A. Denny's 1st Addition; Lots 2, Block 185, Seattle Tidelands.

Hotel Cecil: Lot 2, Block B, A.A. Denny's 1st Addition; Lot 1, Block 185, Seattle Tidelands.

Seattle South
Photorevised 1973

ES
INTERIOR
RVEY

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS



ARLINGTON
GARAGE
ONE
WAY

Globe Building, Beebe Building,
Hotel Cecil
1001 - 10023 First Avenue
Seattle, Washington

January, 1982
Office of Archaeology and
Historic Preservation
Globe Building. Looking northwest at intersection of First and Madison, rehabilitation in progress. National Building to left.

ARLINGTON
NORTH & SOUTH

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

January, 1982
Office of Archaeology and
Historic Preservation
Beebe Building. First Avenue facade, rehabilitation in progress. Globe Building to the left, Hotel Cecil to right.

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

January, 1982
Office of Archaeology and
Historic Preservation
Hotel Cecil. Looking southwest at intersection of First and Spring, rehabilitation in progress. Beebe Building at left, National Building at right rear.

Liberty Photo Audio
SURPLUS

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Looking northwest along First Avenue
at Globe Bldg., Beebe Bldg., and
Hotel Cecil (l to r) prior to onset of
rehabilitation.

4 of 9

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Globe Building. First Avenue facade
prior to onset of rehabilitation.

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ARLINGTON
GARAGE

PIONEER - PROGRESSIVE
LOANS

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Globe Building. Madison Avenue
elevation prior to onset of
rehabilitation.

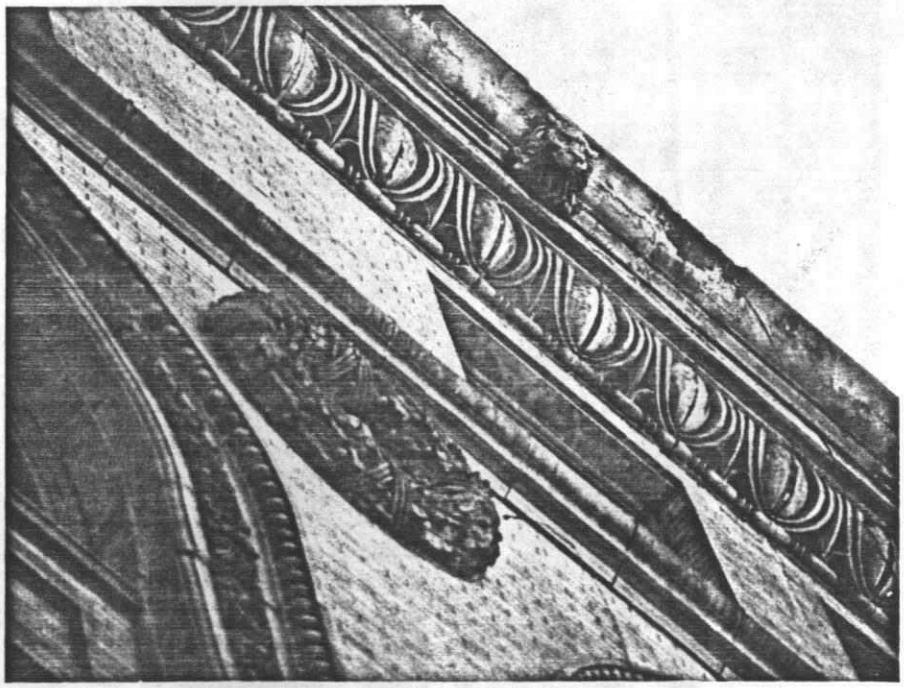
6 of 9

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Beebe Building. First Avenue elevation
prior to onset of rehabilitation.

7 of 9

4 PASSPORT
4 PASSPORT PHOTO
BOOTS
RAIN WEAR
ARM



Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Hotel Cecil. Looking southwest at
intersection of Spring and First prior
to onset of rehabilitation. 8 of 9

Globe Building, Beebe Building,
Hotel Cecil
1001 - 1023 First Avenue
Seattle, Washington

1981
Office of Archaeology and
Historic Preservation
Hotel Cecil. Cornice detail.

9 of 9