

The City of Seattle

Landmarks Preservation Board

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

LPB-122/77

REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The Eastern Hotel
506 $\frac{1}{2}$ - 510 Maynard Avenue South
Seattle, Washington

LEGAL DESCRIPTION: Lot 2, Block 49, D. S. Maynard's Plat.

OWNERS: Raymond Chinn
663 South King Street
Seattle, Washington 98104

RECOMMENDATIONS FOR DESIGNATION:

On April 20, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Eastern Hotel 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 (2) - is the site of an historic event with a significant effect upon society; or
- Section 6 (7) - contains elements of design, detail, materials or craftsmanship which represent a significant innovation ; 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.


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 Eastern Hotel -

1. the exterior facades - particularly noting the exterior brickwork and window sash.

Review of any changes or improvements to the above element 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
City Historic Preservation Officer

EDL:rdb

080577

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) Eastern Hotel

2. Street and Number 506-510 Maynard S. Block 49 Lot 2 Year Built 1911

3. Present Owner Ray Chinn Present Use Hotel

4. Interim Owner(s) Unknown Interim Use(s) Hotel

5. Original Owner Chong Wa Original Use Lodging House

6. Architect David Dow Builder David Dow

7. Assessed Value: Building \$35,000 Land \$28,800 Assessors File No. 524780

8. Classification:

<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Open to Public:
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation work	<input type="checkbox"/> No
<input type="checkbox"/> Object		in progress	Hours <u>Unknown</u>
<input type="checkbox"/> Other		<input type="checkbox"/> Threatened by	
		demolition	
		<input type="checkbox"/> Unknown	

9. Neighborhood Information:

A. Compatibility With Neighborhood

Structure Yes X No _____

Use Yes X No _____

B. Importance to Neighborhood

Great XX

Moderate _____

Minor _____

C. Architecturally Strong Neighborhood

Comments Strong homogeneity
of design in this area of early
20th century brick commercial,
retail, and residential buildings.

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

King County Assessor's Record; Seattle Building Dept. Permits & Plans;

Polk's Seattle City Directory 1913 - Seattle Public Library

11. Cross Street Reference

East side of Maynard S., between King and Weller.

12. Photos Attached & Photographer _____

13. Physical Description

A. Style of Architecture

Commercial

B. Construction Material

Brick

C. No. of Stories

4

D. Condition

Excellent _____

Good _____

Fair _____

Poor _____

E. Extent Deterioration of Original Design

None or little XX

Moderate amount _____

Considerable _____

F. Architectural worth at Example of Its Style

Exceptional XX

Excellent _____

Good _____

Fair _____

Poor _____

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board).

Fine decorative brickwork within tops of window arches and in corbel table supporting cornice; that within the second floor window arches is in a tromp l'oeil perspective relief pattern. Piers separating fourth floor windows are corbelled, with good detail. Stone sills, cut smooth. Circular window at clerestory level lights stairwell. Formal facade treatment on alley facade (Maynard Alley) with traditional shop fronts, though these are not as intact as those on Maynard S.

14. Significance

A. Major Significance

- Historical
- Architectural
- Engineering
- Cultural
- Geographical
- Archaeological

B. Level of Significance

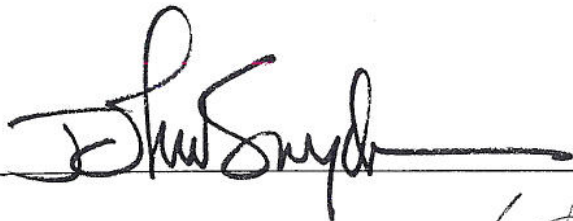
- National
- State
- Community

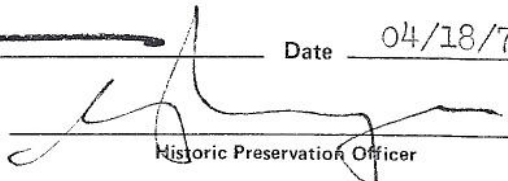
C. Statement of Significance (Be specific, history, personages, events, etc.)

The Eastern Hotel was constructed in 1911 for the Wa Chong Co., a Chinese benevolent society (under today's terms - the contemporary term was "Tong"). Research indicates that the building has had only two owners, with the original owner in possession into the 1970s. The Eastern Hotel was immediately preceded on this site by a two story frame lodging house which was built in 1903. Then in 1911, the present structure was designed and built by David Dow for the Wa Chong Co. Dow, with sons Andrew and Dwight, was a contractor and is also listed on the original building permit as the architect. The original cost was \$28,000.

The original business tenants, as listed in the business directory portion of the 1913 Polk's Seattle Directory were: The OK House (lodging house); K. Igi, barber (interestingly, there is still an active barber shop at this location); Kozo Koyama, collection agent and Japanese interpreter; The Maynard Theatre, a movie house.

The Eastern Hotel has long been a landmark within the International District. Its architectural qualities are extremely fine. It continues in its historical use as a low income hotel, housing mainly residents of the Asian community. Its original owners have long been leaders in the life of the area, and continue in this role today. The Maynard Theatre must be regarded as among Seattle's earliest movie houses.

Surveyor Signature  Date 04/18/77

Reviewed:  Historic Preservation Officer Date _____