



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 FORM

Name: William B. and Annie C. Phillips House
(Common, Present, Historic)

Street Address: 711-713 E Union Street

Year Built: 1902

King County Assessor's Parcel No. 197820-1225

Legal Description: THE WEST 60 FEET OF LOT 2 AND THE WEST 60 FEET OF THE NORTH 15 FEET OF LOT 5, BLOCK 137, A.A. DENNY'S BROADWAY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 409, RECORDS OF KING COUNTY, WASHINGTON.

Present Owner: Historic Seattle Preservation Development Authority

Owner Mailing Address: 1117 Minor Ave Seattle, WA 98101-4246

Present Use(s): Multiple unit housing

Original Owner: William B. and Annie C. Phillips

Original Use(s): Two family residence

Architect/Engineer/Designer: Williams & Clark

Builder: John M. Hester

Submitted by: Historic Seattle PDA

Mailing Address: 1117 Minor Ave Seattle, WA 98101-4246

Date Submitted: 22 April 2026

Reviewed: _____ **Date:** _____
(Historic Preservation Officer)



The William and Annie Phillips House

711-713 E Union Street
Seattle Landmark Nomination
20 March 2026

Prepared by Jeff Murdock of Historic Seattle
with research support by Marshall Bender

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Address: 1117 Minor Avenue Seattle, Washington 98101-4246

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Introduction

Historic Seattle is a preservation development authority dedicated to the mission of “Saving Meaningful Places to Foster Lively Communities” through historic preservation. Our stewardship of the Phillips House as affordable housing for over 30 years exemplifies this mission. Historic Seattle acquired the Phillips House in 1992. At that time, it was in dilapidated condition. It had been boarded up and vacant for several years. Historic Seattle undertook a rehabilitation of the First Hill property, creating 11 units of various sizes. Along with the intended placement of a historic preservation easement on the property deed, Historic Seattle now seeks City of Seattle landmark designation to protect the Phillips House.

Site and Neighborhood Context

The William B. and Annie C. Phillips house is located at 711-713 East Union Street on the north edge of Seattle’s First Hill neighborhood. The house was constructed in 1902 as a two-family (duplex) dwelling.

Site

The house fronts on E Union Street, facing north, and nearly fills the site (figs. 1 & 2). The irregular, pentagon-shaped parcel results from its location where the street grid directions shift from true north-south to the north of E Union Street to east of true north, south of E Union. The site is 3,659 square feet.

Historic Status

The Phillips house was listed on the National Register of Historic Places on April 24, 1993 (ID# 93000359). It was qualified under National Register criterion C: “The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.” The area of significance is identified as “Architecture.”

The property was noted as a “significant building” in the 1975 First Hill inventory by Folke Nyberg and Victor Steinbrueck, calling it a rooming house, but incorrectly assuming it was a converted mansion, “well composed and done in a late Victorian style with classical touches.” In November 1993, the rehabilitated Phillips House was the Seattle Times/AIA Home of the Month.

Landmarks in the Neighborhood

As one of Seattle’s oldest neighborhoods, First Hill has an abundance of historic properties (fig. 3). Those within a couple of blocks which have been designated by the City as landmarks include the following:

Knights of Columbus Hall, 722 E Union Street, designated 2019 (fig. 6)

Double dwelling at 1411 Boylston Ave, designated 2025 (fig. 4)

Old Fire Station 25, 1400 Harvard Avenue, designated 1974 (fig. 5)

Seattle First Baptist Church, 1121 Harvard Avenue, designated 1980 (fig. 7)

Summit School (now Northwest School), 1415 Summit Avenue, designated 1990.

Stimson-Green house, 1204 Minor Avenue, designated 1977.

Dearborn house, 1117 Minor Avenue, designated 2007 (owned by Historic Seattle)

Located on the parcel directly behind the Phillips house at 1414 Seneca Street is the ornate Maximillian Apartments, which the City of Seattle has determined is eligible both for National Register listing and designation as a City landmark (fig. 8). It is not currently listed or designated. The three-story brick masonry building was constructed in 1918, replacing a single-family house, and was designed by Seattle architect Victor Voorhees.

Exterior Building Description

The Phillips house is prominently sited at 711-713 E Union Street, facing north toward Capitol Hill. The site slopes gradually down from south to north, with the resulting 12" thick brick masonry foundation walls exposed on the north side, originally providing garage access from E Union, and now providing access to the single basement level accessible apartment and shared garbage, laundry, and other utility rooms. The building's west elevation is visible along the improved alley which connects Seneca and E Union Streets. The south elevation faces the Maximillian Apartments just a few feet away. Given the eastward continuation of E Union across the diagonal First Hill grid, the northeast corner of the building is prominent. And while it is currently visible, the rear east-facing facade may soon be obscured by a planned seventeen-story housing development on the eastern adjacent site (currently a fenced off vacant lot). This site (1211 Harvard Ave) was once the location of the Elmer and May Heg house, and later a low-slung mid-century medical clinic. The clinic was demolished recently in preparation for the redevelopment; the former building location has been fenced off and the rest of the site is paved and used for paid parking. The immediate neighborhood around the Phillips house is characterized by historic buildings, mature trees, and walkability (fig. 11).

The previously mentioned Bel-Boy double dwelling at 1411 Boylston Ave (designated as a Seattle landmark in 2025) is noteworthy for its symmetrical design (fig. 4). The Phillips house, on the other hand, expresses its duality with a hybrid of two distinct formal architectural expressions: The Classic Box and Colonial Revival style. Looking at the primary elevation, the west side of the building is prominent, as its gable form projects forward on this part of the diagonal site boundary. Looking at 1937 and 2025 photographs (figs. 9 & 10), few changes are evident, and the building clearly retains its historic integrity. What were originally the two residences separated by a demising wall are still addressed as 711 (on the west side) and 713 E Union Street. The building now houses eleven affordable apartments.

The body of the wood frame building is clad with horizontal cedar siding. A modillion bracketed cornice creates a unifying datum around the roofline, with dentil molding marking the transition to a prominent frieze which also sets the head height of the upper floor windows. This treatment is repeated under the prominent gable end and on the two roofed main entry porches, which are supported by smooth Ionic columns. A distinctive bay with curving windows on the west side of 711's main facade runs from the brick masonry foundation wall up to the cornice. Chimneys are visible on the east and west sides of the building, each once servicing its respective residence. A

third chimney roughly centered on the east side of the building services the basement boiler. The roof material is asphalt shingles.

The two original residences share a raised entry porch (fig. 12), with each unit having its own covered entry. The entry porch for both is accessed from a stair fronting 711 E Union Street. The doorway for 711 E Union is recessed in a paneled vestibule (fig. 13). The original wood glazed door is framed with two sidelights and transom windows are located above each opening, lining up horizontally with the other first floor windows. An oval window adjacent to the vestibule completes the first-floor facade composition for 711 E Union. Continuing on the porch past this entry to 713 E Union, a similar single glazed entry door with transom above is framed with fluted pilasters (fig. 14). A distinctive two paneled oriel window is adjacent to the entry (fig. 15).

Each set of double-hung windows throughout the first floor features leaded glass transom windows above, them, appropriate for the eleven foot ceiling height on this level. Second and third floor double hung windows do not have transoms, reflecting the ten-foot and 7 foot-nine inch ceiling heights, respectively. Looking at the second-floor primary facade, a set of Palladian windows is centered over the entry of 711 E Union. A second smaller set of Palladian windows is centered on the gable of the third floor.

Moving again to the upper primary facade of 713 E Union, an arched window is flanked by two oval windows (all trimmed with prominent moldings relieved with keystones) and are centered over the entry on the recessed portion of the building. The entire northeast corner features a projecting bay with large sets of triple-mulled windows.

The alley, west elevation continues the same siding and detail treatments (figs. 17 & 18). A hipped roofed ground level projecting bay with three mulled windows is located at the middle of the elevation. Two hipped dormers are visible from the alley. The rear elevation faces the three-story Maximillian apartments. A stair to the basement is adjacent to the west masonry foundation wall, starting at the southwest corner of the building. A black steel fence defines the rear property line, continuing around the alley stairwell, with a gate accessed from the alley (fig. 19). Two doors to rear first floor apartments are accessed from a small, covered porch on the rear wall (fig. 22).

The most prominent element of the east elevation is the projecting bay at the front of the building (fig 20-24). The chimney is located to the rear of the elevation, and a hipped dormer is centered on the roof. A stairwell enclosed with black steel fencing provides access along this wall to the basement apartment (fig. 26).

Interior Description

The basement, due to its conversion from a garage to an apartment and shared service areas, retains no historic fabric. Floors are covered with linoleum tiles and carpet. A ramp connects to the accessible apartment (a few steps above the entry level) and a carpeted interior stair connects to the first floor (figs. 28-30). The two entry lobbies on the first floor each feature original ornate wood stairways, with newel posts, balusters and trim intact (figs. 33-35). All wall and ceiling surfaces date

from the 1993 remodel and are gypsum drywall. Original trim and doors were reused as much as possible in the rehabilitation (fig. 32), as noted in the architectural drawings, but few historic details remain in the apartments.

Alterations

The most extensive alterations to the Phillips house occurred during its conversion from a two-family house to a multiple family apartment building (rooming house), around 1931. These alterations occurred primarily on the interior of the building, while the exterior has remained mostly intact. Following occupancy violations in the late 1970s and 1980s, there was an attempt to make the building safe for occupancy, and it subsequently became vacant. By May 1988, the Seattle Building Department issued a notice to make required repairs or demolish the building. The 1992 rehabilitation by Historic Seattle created 11 legal units: three studios, seven one-bedroom units and one two-bedroom unit. The following permit records document these alterations and violations:

10/11/1902	Building permit. "Plans filed by William Clark to build double-dwelling, 1-2 story frame. 5 chimneys, 2 fireplaces, estimated cost \$7,200. Granted to William B. Phillips by R. H. Thompson, Superintendent of Buildings, Bridges and Wharves" (Fig. 33).
5/12/1926	Re-roof. "Lay 3-ply prepared roofing over shingles. Owner James Haney, issued by B.L. Hight."
1931	Occupancy noted as apartment house.
12/3/1973	Application to sprinkler existing building per plans. Owner Haney Apartments.
9/10/1974	Routine inspection; job not complete.
4/8/1975	OK Final, Seattle Fire Department
8/25/1977	Edwin L. Bond, Owner
1/9/1978	Inspection call; building locked. Left card.
7/19/1978	Building locked; left note to call for inspection.
9/12/1978	Expiration letter.
9/25/1978	Work incomplete; permit expired. Left note on permit card to obtain new permit, then arrange for inspection. Contacted owner by phone.
6/7/1979	Work in compliance.
1/10/1985	12 units. Building is not sprinklered.
1/30/1985	Edward Lutz, owner. Permit application for alterations interior and exterior of apartment building.
3/5/1987	Building vacant with no work in progress. Interior finish has been mostly demo'd. "This job has been a standstill for a long time and this permit has been expired for more than a year."
5/25/1988	Director's Complaint. May 3, 1988, hearing declared subject building is unfit for human habitation or other use. Owner required to repair or demolish no later than September 25, 1988. Defects: deteriorated and defective roof covering, loose mortar and missing bricks on chimney, deteriorated and defective front and rear porches and stairs, broken and defective window

	and door assemblies, defective and missing plumbing fixtures, accumulation of pigeon droppings, water is turned off.
12/16/1988	Owner Ed Lutz. Application to repair & replace wallboard & floor covering throughout apartment building.
5/4/1989	Owner Ed Lutz. Application to change square footage of apartments, repair & replace partitions, per plans.
12/6/1991	Owner Ed Lutz. Application to construct, repair stairs & decks to refurbish building, per plans. Van Horne & Van Horne, architects.
5/25/1993	Owner Historic Seattle. Stickney & Murphy Architects. Contractor J.M. Rafn Co. Application for rehabilitation of existing apartment building per plans.
2/1/1994	Certificate of Occupancy issued for 11-unit apartment building.

An article by Don Canty in the Post-Intelligencer described the Historic Seattle remodel, noting that “Putting distinguished old buildings to new uses preserves important links to the past while serving pressing needs of the present.” He continued:

“The William B. Phillips Apartments at 711 E. Union Street is a double house (two parallel dwellings joined under a single roof) made into 11 housing units. Exterior details were lovingly restored and after being revealed by much scraping, the original light blue and cream colors were reapplied. The construction included seismic improvements to the structure and new fire alarm and sprinkler systems.”

Historic Context and Statement of Significance

Seattle’s First Hill

Seattle’s First Hill is defined roughly by East Pike Street at the north, Yesler Way at the south; Broadway on the east, encompassing Boren southward as it crosses Broadway; and the very hard edge on the west side at Interstate 5.

Indigenous History

Before the 1851 arrival of the Denny Party and expanding occupation of white settlers in the region, the area now known as Seattle had been occupied for at least 10,000 years by the Duwamish people. Their stories, such as “North Wind, South Wind,” tell of the last Ice Age and an ice weir breaking over the Duwamish River (Duwamish).

Like most Coast Salish societies, the Duwamish communities were organized around salmon fishing and so they established villages with access to water (Boraas). The Duwamish maintained about a dozen village sites on the lakes and sound near Seattle. The areas of First Hill and Capitol Hill were covered in old growth forest; the area would have provided hunting and foraging resources, but no villages were established there. According to Duwamish Tribe chairperson Cecile Hansen, “it was all timber, from the hills to the water.”

Development of the First Hill Neighborhood

When Seattle's first Euro-American settlers moved from Alki Point to the calmer, more protected areas on the shores of Elliot Bay, they were drawn to the area now known as First Hill because of the hill's fresh water source—a bubbling spring. During the 1856 “Battle of Seattle,” a skirmish between tribes and U.S. troops, a Navy admiral named T.S. Phelps described an established trail that ran from present day downtown to Lake Washington (Boraas). Traversing the depression between First Hill and Capitol Hill, this Duwamish trail likely passed below the site that would eventually contain the subject building.

Henry Yesler, an entrepreneur who established Puget Sound's first steam-powered sawmill, tapped the spring, collecting the water in a cistern near the present site of City Hall Park. From there, water was dispersed to the city's few homes in the Pioneer Square area as well as to Yesler's steam powered sawmill at the foot of Mill Street (now Yesler Way). Yesler was instrumental in clear-cutting the heavily wooded area of First Hill, sending the logs to Mill Street, the “skid road,” down to his sawmill. Arthur Denny platted much of First Hill by the mid-1860s, but it remained a clear-cut area with only a few residents building their modest homes on the hill.

Then, in 1883 when the railroad from Chicago reached Seattle, the city experienced its first major population increase. From 1880 to 1890, Seattle's population grew from 3,553 to 42,837 (Ochsner 4). Like Yesler, Seattle's most prominent families sought refuge on the hill from the growing, rough-and-tumble downtown area, the present-day Pioneer Square.

One of the first neighborhoods that developed outside of the downtown area, First Hill proved to be an ideal location for a residential neighborhood; the area was close enough for prominent businessmen to tend to their establishments downtown, yet far enough removed from the bustling commercial area at the bottom of the hill. One of the first prominent estates built on the hill was Colonel Granville Haller's “Castlemount,” which took up an entire block, bounded by James, Cherry, Broadway and Minor. As suggested by Roger Sale, the newer rich, unlike the old settlers such as Denny, who remained in residence downtown, opted to use First Hill as a platform to display their wealth. First Hill's commanding position guaranteed that prominent houses could be viewed from downtown.

But First Hill's desirability as a location for wealthy residents was short lived. By the turn of the century, workers migrating to Seattle began to settle along the periphery of First Hill. The existing improvements to the neighborhood, including the paving of Pike Street in the 1890s, one of the earliest paved thoroughfares on First Hill and the streetcar lines on Madison and Pike Streets, made this a desirable and accessible area. Accessibility and commercial activities developing on the north side of First Hill attracted middle-class families who occupied double-family and single-family residences, such as the Phillips house. With the growing number of commercial entities and middle-class families moving into the area, the wealthy moved to more remote, more exclusive areas of Seattle, such as the Highlands. The 1908 Baist's Atlas (fig 39) documents the changing nature of the neighborhood.

The emergence of the automobile also changed the dynamics of the First Hill neighborhood, particularly at the northern end. Garages, auto dealers, and supplementary businesses sprang up in the area after the first automobile was offered for sale in 1905. This northern area, in the Pike/Pine vicinity, came to be known as Seattle's "Auto Row." The Auto Row continued to thrive until the depression in the 1930s. The legacy of Auto Row is still visible today with former dealership showrooms and garages on Pike and Pine Streets.

Other institutions sprang up around the hill to support the growing community. Pacific School was built on East Jefferson in 1892. Immaculate Conception was established in 1891, constructed a new church in 1904 and later evolved into Seattle University. Other entities were also built, such as Fire Station No. 3 in 1903 and Seattle Housing Authority's Yesler Terrace in 1931. First Hill is also home to the Northwest School and Seattle Academy of Arts and Sciences as well as the Catholic O'Dea High School, Trinity Episcopal Parish Church, St. James Cathedral, and Seattle First Baptist Church.

During this time of commercial and institutional growth, hospitals were also introduced on First Hill. The first hospital, Grace Hospital was constructed by Trinity Church in 1885. Swedish Hospital was founded in 1908, Providence in 1912 and Virginia Mason in 1920. The ongoing expansion of these medical enterprises occupies much of the First Hill area, so much so that it is often referred to as "Pill Hill."

First Hill experienced its largest surge in residential growth between 1885 and 1912. Not only were mansions built during this period, but also modest single-family homes. The Phillips house was built during this period (fig. 40 & 41). Residential construction slowed significantly from 1912-1920, most likely due to energies being directed towards war efforts. During the 1920s, most of First Hill's mansions were sold primarily for redevelopment of the land. No single-family homes had been built on First Hill since the early 1900s and residential development focused on multiple dwelling units in the form of middle-class low-rise three to six-story apartment houses and then ten to twelve-story apartment "high-rises" towards the end of the decade.

It's important to note that the conversion of First Hill from a single-family residential neighborhood to a multifamily one did not make it more racially diverse. People of color were not welcome. According to Quintard Taylor, "Discriminatory housing patterns upheld by restrictive covenants forced virtually all Asians, Native Americans, and about 65% of the Central District's Black population to reside on the Southside (also known as lower Jackson Street)." (Taylor 86-87)

In conjunction with expanding medical services, the 1960s saw the destruction of many of First Hill's single-family residences with the construction of the Interstate 5 Freeway. Between 1960 and 1974, First Hill lost 1,735 housing units, even though some large turn-of-the-century houses had been converted to rental units. New construction during this time, in the form of apartment complexes, replaced 948 rental units. The physical separation of the western part of First Hill resulting from the construction of I-5 was partially resolved with the addition of Freeway Park in 1974 (a Seattle landmark designated in 2022), a constructed green space spanning over the

freeway and connecting First Hill back to downtown. The 1980s saw a surge in condominium development on First Hill, along with further expansion of the hospital institutions.

Development of the Site

The Phillips house is in a neighborhood platted by Arthur A. Denny in July 1890, the A. A. Denny Broadway Addition to the City of Seattle (fig. 37). The first streets in Seattle were laid out by settlers David Maynard, Carson Boren and Arthur Denny in 1853. While Maynard aligned his streets with the cardinal directions, Boren and Denny aligned their streets to the Elliott Bay shoreline, in this location 32 degrees west of true north. The Phillips house is located along one of the streets in Seattle where these two systems meet, nearly the triangular intersection of E Union and Seneca, and the odd lot shape of the subject parcel is the result.

Early ownership history of the 711-713 E Union St parcel follows the rapid-fire purchase and sale of parcels for speculation during the city's early development. The lot was acquired by real estate investor John Goodwin in 1899. He later sold the parcel to Emma Hawkins, who subsequently sold it to Henrietta Reynolds, a developer of numerous properties in the neighborhood, including the landmarked "double dwelling" at 1411 Boylston. In 1901, she sold the lots to William Bell Phillips, who contracted to build a two-dwelling house for himself and his parents. The City of Seattle issued a building permit to Wm. B. Phillips to construct a "1-2 story frame double dwelling," according to "Plans Filed by Williams & Clark." The permit was also signed by J.M. Hester, who constructed the house (fig. 36).

The First Owners: William and Annie Phillips

William Bell Phillips moved to Seattle from New York City in 1888 with his parents, Michael and Mary, when he was 19 years old. Michael and Mary had immigrated from Ireland to New York as children, and Michael would become a lawyer, establishing an office in Pioneer Square. By 1900, the family was living in a rental house at 1115 9th Avenue, just a few blocks west of the Phillips house site. Working as a bookkeeper for the John B. Agen Co, William purchased the E Union Street property in 1901 and had begun construction on the double dwelling by 1902. William and his parents moved into the two units the following year. In 1907 (at age 39), William became engaged to Annie Caroline Morris; they were married in January 1908. Annie had come to Seattle from South Dakota with her family in 1889. The couple lived at 713 E Union (the east half of the double dwelling) next door to William's parents in 711 E Union, until 1910, at which time Annie and William had moved to a rented house at East Pike and 14th Avenue. William and Annie were leaders in the Catholic community, attending Immaculate Conception Church on 18th Avenue. William was a member of Knights of Columbus (which was constructed across the street from the Phillips house in 1913) and Annie was an early graduate of Holy Names Academy, later serving in leadership roles with numerous Catholic charitable organizations (figs. 44 & 45). William and Annie had two children, Joseph and Rosemary.

William Phillips worked for John B. Agen's dairy and egg empire for 48 years. Starting as a bookkeeper, then cashier, Williams would eventually become secretary-treasurer of the company

and would subsequently serve as trustee of the John B. Agen Estate. John Agen established a butter, egg and cheese production and distribution business in 1889. Operating from a warehouse on Western Ave, Agen developed a creamery in the Skagit Valley in 1890 and contracted with local farmers. By the late 1910s, Agen had built creameries throughout western Washington. With Seattle's only cold storage plant on Western Ave, Agen became known as the "Butter King of the Pacific Coast," even shipping products to cities in Asia. By 1916, Agen had sold off his dairy businesses to focus on his real estate investments along Western Ave, on First Ave, and in other locations in downtown Seattle. Agen was also a neighbor of the Phillips family, living around the corner at 1321 Seneca. William Phillips remained with Agen during and after this transition. By the 1930 census, at age 61, Phillips was still listed as "trustee, private estate." He would pass away 10 years later, in February 1940. Annie would follow at age 75 in May 1957. Annie, William, and William's parents are all buried at Calvary Cemetery in Seattle.

Subsequent Owners: Eliza and James Haney

In 1925, the Phillips family sold the property to James and Eliza Haney. James and Eliza had immigrated separately to the U.S. from Ireland in the 1890s. James found work as a laborer in the Montana mines. They were married in Anaconda, Montana in March 1903 and daughter Anne was born the same year. In 1910, the family was living in Cordova, Alaska and by 1920 they were living in Chehalis, Washington, where James's occupation was listed as Hotel Proprietor. Soon after, the Haney's purchased the Phillips house and they subdivided the two-dwelling building into multiple housing units. For many years, the building was called "Haney Apartments." In 1927, James Haney died in the building at age 53. According to newspaper reports, he "accidentally turned on the gas" and was "found asphyxiated in his home by his wife." (Seattle Times, 3-10-27, p12 "Gas fumes take life of apartment owner") In the 1930 census, Eliza Haney was listed as "proprietor, rooming house," and was living in the property with 13 other residents. By the 1950 census, at age 71, her occupation was "rooming house manager." She lived in the house with numerous tenants including a policeman, packer, clerk, and mechanic. Eliza Haney would live in and manage the Haney Apartments until 1955. In 1958, Eliza transferred ownership of the building to her daughter, Anne Casten.

On April 12, 1959, Eliza, her daughter Anne, and son-in-law Fred Casten were killed in a plane crash near Culiacán, Mexico, during a vacation. Fred had been the pilot on the flight. Her obituary noted that Mrs. Haney, a native of County Cork, Ireland, had recently become a United States citizen.

In May 1960, the property conveyed from the "Estate of Casten and others" to Eliza's nephew, Michael J. Mee and his wife, Katie. After that, the property changed ownership at least a couple more times. It was owned by Edwin L. Bond in 1977, the year that the city required the building to have sprinklers installed and was then partially gutted. By 1985 it was owned by Edward Easter Lutz. The building became uninhabited during this time, as the City issued citations for incomplete and unpermitted work, ultimately declaring the building "unfit for human habitation or other use" in May 1988. A notice from the building department director required Lutz to repair or demolish the building no later than September 25, 1988. In 1991, he hired Van Horne & Van Horne Architects to draw up plans to "repair and restore existing 11-unit building." On December 4, 1992, Lutz conveyed

the property to Historic Seattle, which engaged preservation architects Stickney and Murphy to rehabilitate the Phillips house.

After being vacant for many years, the acquisition and rehabilitation of the property by Historic Seattle required fortitude (figs. 46 & 47). According to its executive director, John Chaney, "If we hadn't renovated it, it would have been demolished." The November 21, 1993, *Seattle Times* article described the project, which was published as one of the *Seattle Times/AIA* "homes of the month." Architect Ron Murphy noted that "The challenge was to get the maximum number of units to fit without forcing it, and also to respect the integrity of the building." The rehabilitation used inexpensive but durable materials for the new construction and refurbished the ornate moldings, staircases, pocket doors and the three non-working fireplaces. Original windows were rehabilitated and re-installed. The property remains activated by its tenants today.

Architects: Williams and Clark

The October 1902 building permit indicates that plans for the Phillips house were filed by Williams and Clark. Very little documentation of this firm is available. However, notices published in the *Daily Bulletin* of the period (predecessor of the *Daily Journal of Commerce*) yields some information about the firm's brief history.

Edwin A. Williams (1867-1933) was born in California and worked in Portland building trades as early as 1889. He first shows up in Seattle in the 1900 City Directory, where he is listed as a draughtsman for McManus & Walker. Williams was married to Emma Ada Martin and had one daughter, Mabel.

Rufus B Clark (1876-1917) was born in Sehome, Washington Territory, now a neighborhood in Bellingham. He was in Seattle by 1883 and working in architecture by 1893, when the City Directory lists him as an apprentice with Skillings & Corner. Unlike many, he remained through the depression of 1893, attending the Williams Modern Business College in 1893, and returning to architecture by 1900 (in the office of Cameron & Clark) when the economy picked up. Clark married Ella Smiley Pease in February 1898 at the Immaculate Conception Church. He died in Seattle of tuberculosis at age 40.

A March 1902 *Daily Bulletin* article announced the establishment of an office by E.A. Williams and R.B. Clark, "two well-known Seattle draughtsmen," at 334 Globe Building. They likely formed the partnership after receiving the commission to design St. Alphonsus Catholic church on Main Street (now 15th Avenue) in Ballard. A May 28, 1902 *Daily Bulletin* article described the church under construction, which was estimated to cost \$10,000, as "Roman in design, with foundation of brick and superstructure of brick and frame. Its seating capacity will be 500." This article noted that the parochial residence of the priest for St Alphonsus was nearly completed and had been designed by Williams & Clark while they were in the office of William P. White (fig. 50). The church would be replaced in 1962 with a modernist design by Johnston-Campanella.

Notices for numerous residences and apartment buildings designed by Williams and Clark throughout the city were published in the Daily.Bulletin during 1902. By New Year's 1903, a promotional article titled "A Successful Firm of Architects" described all the projects the office had underway, including the William B. Phillips house, with a budget of \$10,000 and the St Alphonsus church, budgeted at \$12,000 (fig.49). The average budget of all the other projects (seven houses, two apartment buildings and one commercial building) was \$4,310, indicating the relative significance of the Phillips house project for the firm. The same article made the claim, "They have other work of greater importance that plans are now being prepared for but at present are not ready for publication."

The 1903 Seattle City Directory indicates the Williams & Clark office was still operating in the Globe Building. However, an 18 February 1903 article in the Daily.Bulletin announced that the partners had "parted company," with Williams retaining the Globe Building office and Clark setting up shop in the Marion Block (fig. 52). A 1906 Directory indicates Edwin Williams was a draftsman, and the 1910 Directory shows him working for R.L. Robinson. Williams remained in Seattle at least through 1910 before moving back to Portland, where he remained the rest of his life. The 1929 Portland City Directory lists him as a structural engineer.

Rufus Clark appears in the 1903 City Directory heading another office, Clark & Kenway. Following a devastating fire in Aberdeen, WA in October 1903, Rufus Clark dissolved the partnership with Kenway and moved to Aberdeen, establishing an office with an architect named McInnes. They are credited with design of the First National Bank building in Aberdeen (Daily.Bulletin, 19 Dec 1903). Soon afterward, likely given his experience with St Alphonsus, Rufus Clark was offered the commission to design Seattle's Immaculate Conception Church. A permit was obtained by R.B. Clark on 10 March 1904 and the Daily.Bulletin announced the project on 11 March 1904. The church at 820 18th Ave (and E. Marion Street) is attributed to Clark & McInnes. Given the Phillipses' leadership in the Catholic church and their personal experience with Williams & Clark, it's plausible that William Phillips had an influence in hiring Rufus Clark for the new church. Completed in 1904, Immaculate Conception also resembles the old St Alphonsus Church in form (fig. 53). Annie Morris and William Phillips would be married at Immaculate Conception in 1908. The Church of the Immaculate Conception was designated a Seattle Landmark in April 1974 and it remains Seattle's oldest Catholic church.

By 1905, Rufus Clark was working as an architect with F. E. Adams. The 1910 census identifies him as a merchant of building materials. Rufus Clark would die of tuberculosis in 1917.

Builder: John M. Hester

John M. Hester signed the building permit, promising to "remove all rubbish from street and walks each Saturday before 6pm." John Hester was an active builder in Seattle from 1901 until at least 1911 (NR Nomination Section 8, p7), and he constructed several houses in the vicinity of the Phillips house. Sometimes working in partnership with a Mr. Connelly, according to a July 1900 Seattle Daily Times article he constructed at least one house for Henrietta Reynolds, the speculative investor from whom William Phillips purchased the lots for his house: "Contractors

Connelly and Hester have filed plans for a two-story frame residence for Mrs. Henrietta Reynolds, to be erected on Bellevue Avenue, between Pike and Union.”

Typology and Style of the Phillips House

The Phillips house is one of numerous two-unit residential buildings which were designed to fit into the context of the large single-family houses which had historically characterized First Hill. Other than the three Bel-Boy buildings a half block north of the Phillips house on Boylston Ave, which have been preserved by Historic Seattle (fig. 54), this is the last remaining “double house” on First Hill.

The west, forward projecting wing of the house is a clear expression of the Colonial Revival style with its classically proportioned gabled form. A secondary gabled volume would often be found set back from and crossing the main volume on Colonial Revival houses, typically lower and repeating decorative elements of the primary façade (called an “upright and wing” or “temple and wing”). However, in the case of the east half of Phillips house, the architects utilized a completely unrelated residential form, that of the Classic Box. The east part of the double dwelling is a two-story box with projecting corner bays, all covered with hipped roofs, characteristic of the Classic Box. The view of the house from the northwest (as in, for example, the 1937 tax assessor photo) almost suggests the receding Classic Box form is a separate building, behind the gable.

There is consistency in the wooden classical decorative details used on both sides of the double dwelling. Framed openings are trimmed with fluted pilasters. There is a consistent system which ties together the gable and hipped roof systems of modillions beneath the roof soffit. Denticel moldings under the cornice are expressed at the top of the large frieze which acts as the transition to the horizontal siding. Wide corner boards on each elevation are detailed as pilasters and the entry porches are supported with smooth Doric columns. Oval and arched windows are trimmed with keystones at the top, bottom and sides, characteristic details of the style. The Palladian groupings of windows at multiple locations on the primary facade are very typical expressions of the Colonial Revival style.

Conclusion

Historic Seattle has been the most recent steward of the Phillips house (fig. 55), one of several long-time owners. Rehabilitating and caring for it over 34 years, it has continued a use initiated when Eliza Haney first converted the double dwelling to a rooming house in 1925. As such, the Phillips house has been providing affordable housing for 101 years of its 124-year history. It is an intact example of an architectural expression and building type which once provided a backdrop for life in the early First Hill neighborhood.

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"The Other Winners." *TheSeattleTimes*, 20 Feb 1994, p F5.

"W.B. Phillips, Active Church Worker, Dies." *Seattle.Daily.Times*, 16 Feb 1940, p 26.

Daily.Bulletin Notices of architects Williams & Clark:

20 Aug 1902. "Williams & Clark have prepared plans for a neat eight room summer cottage, p 2.

19 Sep 1902. "Williams & Clark have awarded the contract for erecting two one- and one-half story houses for P A Hallberg, proprietor of Union Bakery," p 3.

10 Oct 1902. "Williams & Clark have prepared plans for a handsome double residence for Wm. B. Phillips, a local businessman." P3.

28 May 1902. "Church for Ballard. Williams & Clark are drawing plans for a Roman Catholic Church which will be built on Main Street, Ballard." p 2.

9 May 1902. "Williams & Clark are preparing plans for a four flat building on the corner of Stewart and Minor," \$4,000, p 3.

13 May 1902. "Williams & Clark are preparing plans for a modern seven room residence on Denny Way for Mrs. Fuller, \$2,000." p 2.

21 May 1902. "Williams & Clark have drawn plans for an attractive five room cottage to be built on 18th Ave north of Madison St, \$2,000." p 2.

25 Jul 1902. "Contractor JJ Power is at work on a 2 story and basement residence for Chief of Police Sullivan. The plans were prepared by architects Williams & Clark. \$4,000." p 3.

30 Jul 1902. "\$12000 Summer Hotel. Williams & Clark have plans nearly completed for a summer hotel intended for the shores of Lake Washington. The design shows a handsome colonial exterior." p 2.

Daily.Bulletin Publishing of Permits Issued to Williams & Clark:

28 May 1902. 14337. John Sullivan, 1103 E Columbia, 2 story frame dwelling, \$3500. P 3.

13 Oct 1902. 16814. William B. Phillips, 711-713 E Union St, 2 story double dwelling, \$7,200, p 2.

10 Jun 1902. 14602. Miss May Fuller, 1711 E Denny Way, 2 story frame, \$2,600, p 3.

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(All contemporary photographs by Jeff Murdock, Historic Seattle, unless otherwise noted)

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Fig. 3	Map of First Hill neighborhood, with Seattle Landmarks noted (Google Maps)
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Fig. 48	Announcement of completion of St. Alphonsus Church, 29 Nov 1902
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Fig. 50	Photograph of St. Alphonsus Church in Ballard, c. 1915 (post card collection of the author)
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Fig. 53	Church of the Immaculate Conception, c. 1908. MOHAI, Pemco, Webster & Stevens collection.
Fig. 54	Former "double houses" on Boylston Avenue, part of the Bel-Boy development.
Fig. 55	Ownership of the Phillips house, from property records.



Figure 1: Phillips house, north facing primary elevation on E Union St.

Phillips House Landmark Nomination: Figures and Drawings

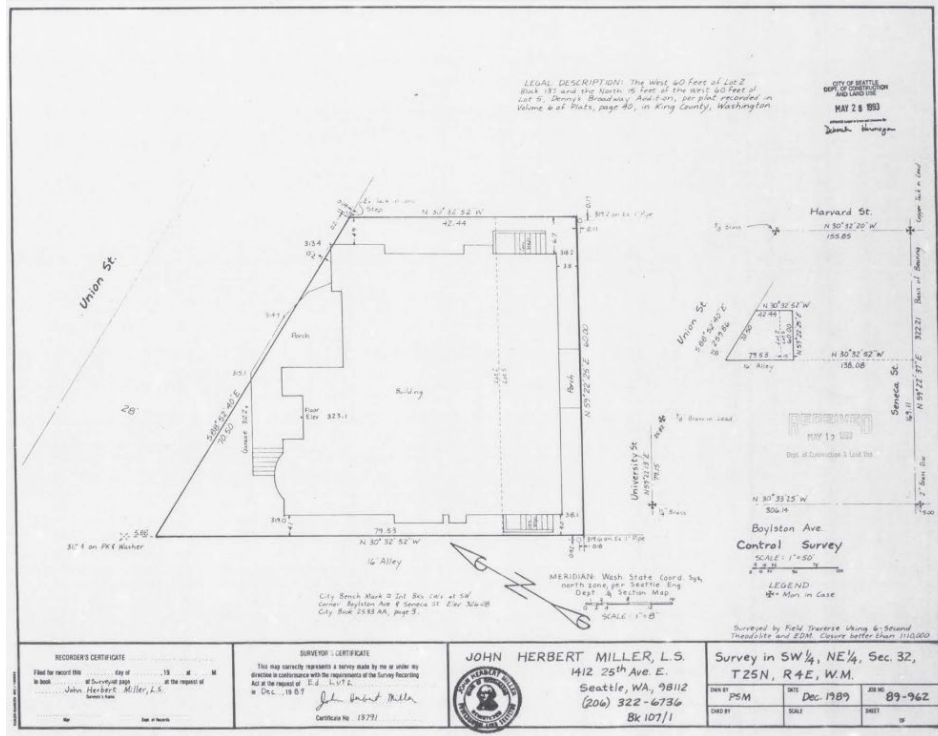


Figure 2 : Survey of 711-713 Union St, Dec 1989

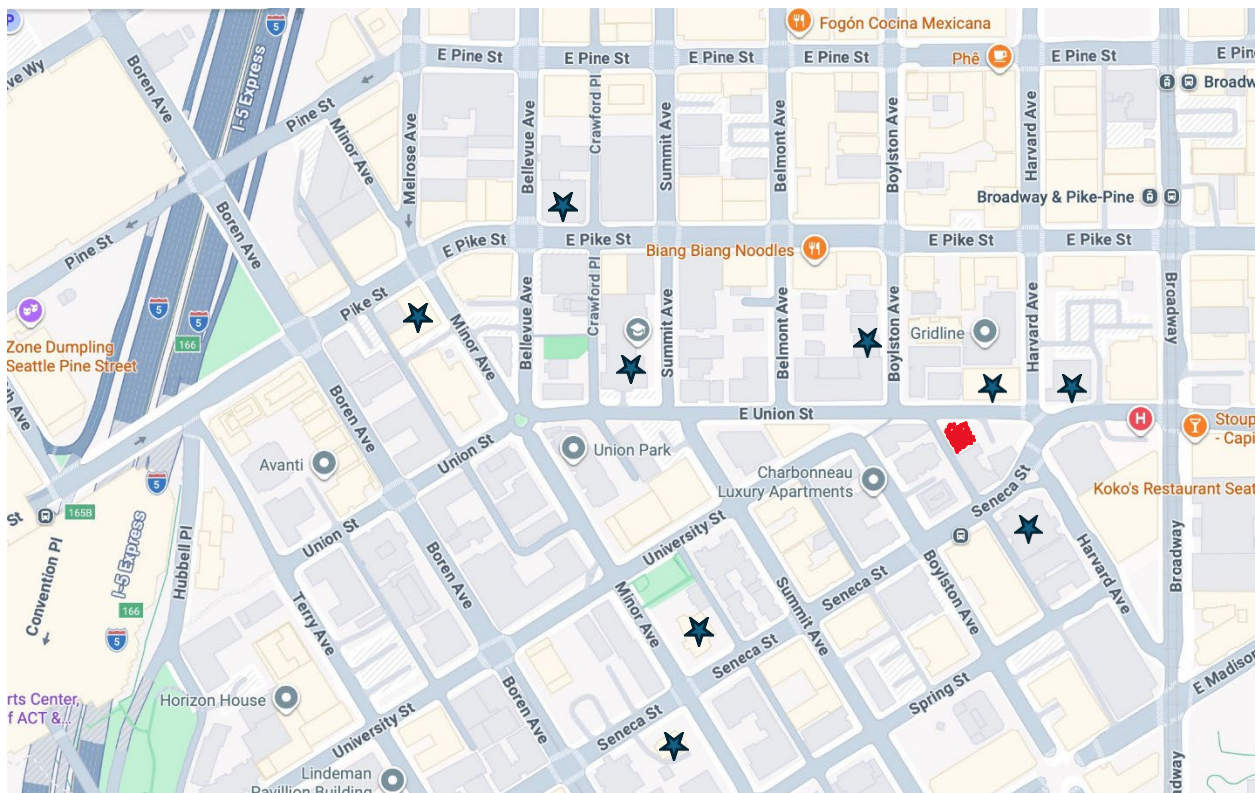


Figure 3: Phillips house indicated in red, with nearby landmarks indicated with stars (Google Maps)

Phillips House Landmark Nomination: Figures and Drawings

Landmarks in Immediate Vicinity:



Figure 4 : “Double house” at 1411 Boylston Ave
Josehans and Allen, architects



Figure 5 : Old Fire Station #25
1406 Harvard Ave
Sommerville & Cote, architects



Figure 6 : Knights of Columbus building, 700-722 E Union St
F.W. Bohne, architect

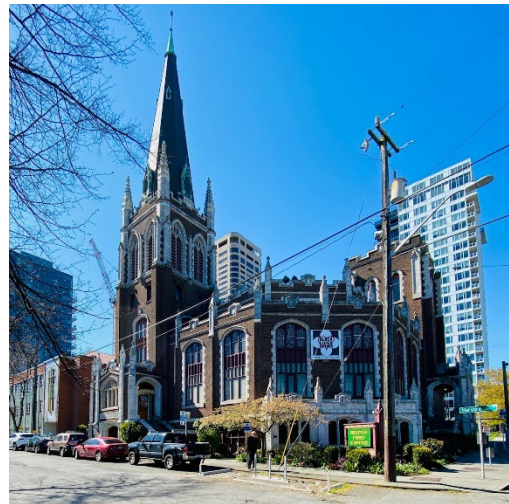


Figure 7 : Seattle First Baptist Church
1121 Harvard Avenue
U. Grant Fay and Russell & Babcock, architects

Phillips House Landmark Nomination: Figures and Drawings



Figure 8 : Maximillian Apartments

Phillips House Landmark Nomination: Figures and Drawings



Figure 9 : Phillips house, 1937 (assumed edited from PSRA assessor card)



Figure 10 : Phillips house, 2025

Phillips House Landmark Nomination: Figures and Drawings



Figure 11: Neighborhood context - Looking east up E Union St, in front of Phillips house.



Figure 12: Stairs to entry porches.

Phillips House Landmark Nomination: Figures and Drawings



Figure 13: Entry to 711 E Union (west side of building).



Figure 14: Entry to 713 E Union St.



Figure 15: Oriel window at 713 E Union St.

Phillips House Landmark Nomination: Figures and Drawings



Figure 16: View from porch at 713 E Union St, looking northeast toward Knights of Columbus building.



Figure 17: Northwest corner of building, at alley.

Phillips House Landmark Nomination: Figures and Drawings



Figure 18: West elevation at alley, rear of building.



Figure 19: Rear of Phillips house, showing proximity to Maximillian Apartments.

Phillips House Landmark Nomination: Figures and Drawings



Figure 20: Looking north in alley, Phillips house behind Maximillian Apartments.



Figure 21: Basement stair on west side of building, along alley.

Phillips House Landmark Nomination: Figures and Drawings



Figure 22: Rear apartment doorways.



Figure 23: Northeast corner of Phillips house.

Phillips House Landmark Nomination: Figures and Drawings



Figure 4: East side of Phillips house from E Union Street.



Figure 25: East side of Phillips house from adjacent parking lot.

Phillips House Landmark Nomination: Figures and Drawings

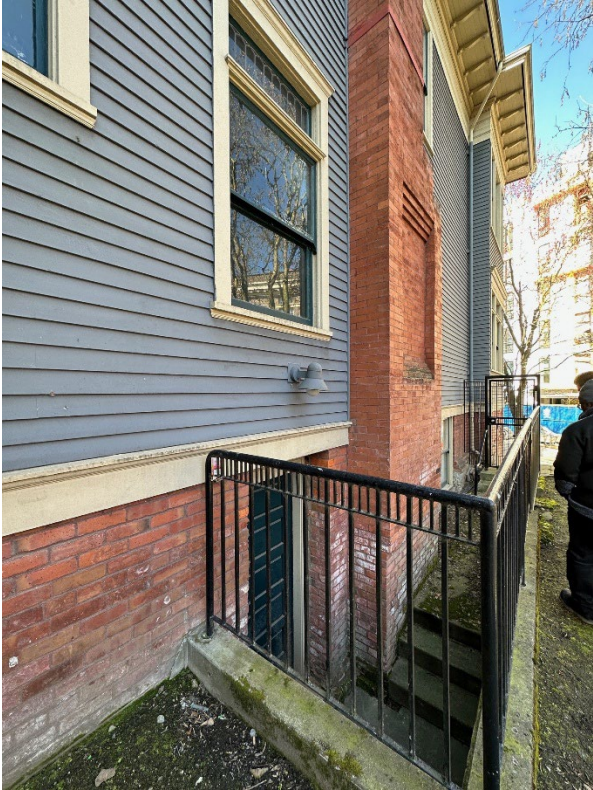


Figure 26: East side stairwell to basement apartment.



Figure 27: Rear of east side of Phillips house.



Figure 28: Basement interior, looking north to entry.

Phillips House Landmark Nomination: Figures and Drawings



Figure 29: Basement corridor looking west to alley stair.



Figure 30: Basement stair from entry foyer.

Phillips House Landmark Nomination: Figures and Drawings



Figure 31: Sign in basement commemorating 1993 rehabilitation.



Figure 32: First floor apartments, 713 E Union Street

Phillips House Landmark Nomination: Figures and Drawings



Figure 33: Entry lobby at 711 E Union St.



Figure 34: Second floor apartment, 713 E Union St.

Phillips House Landmark Nomination: Figures and Drawings

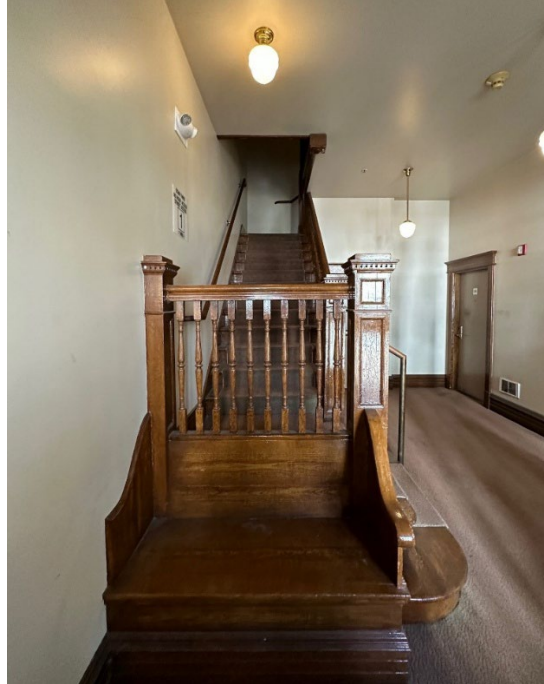


Figure 35: Entry lobby at 713 E Union St.

The City of Seattle—BOARD OF PUBLIC WORKS

Plans Filed by William Clark **BUILDING PERMIT No. 16814** Oct 11 1902

Permission is hereby requested to Build No. 711-3 E Union
 on Lot 2+5 Block 137 Demys Alley Addition to the City of Seattle

Specifications: 1-2 story frame
double dwelling
49x57

NOTIFY OFFICE WHEN READY TO LATH
5 Chimneys 2 Fireplaces Estimated to cost \$ 7200

I agree to remove all rubbish from street and walks each Saturday before 6 o'clock p. m.

Is street graded? yes J. M. Hester

Deposit made \$ 125.00

Permission is hereby given Tom B. Phillips for 120 days to do
 the work described in application attached, and which is an essential part of this permit.

CHARGES FOR CITY WATER
30 M Brick laid at 15c per M.
2000 yds. Plastering, at 20c per 106 yds.
20 bbls. Cement, at 10c per bbl.

Superintendent of Buildings, Bridges and Wharves
[Signature]
 Per [Signature]

V. M. 27. 6-02-3M-trip. M-M Co.

Figure 36: Building permit for the Phillips house, 11 Oct 1902.

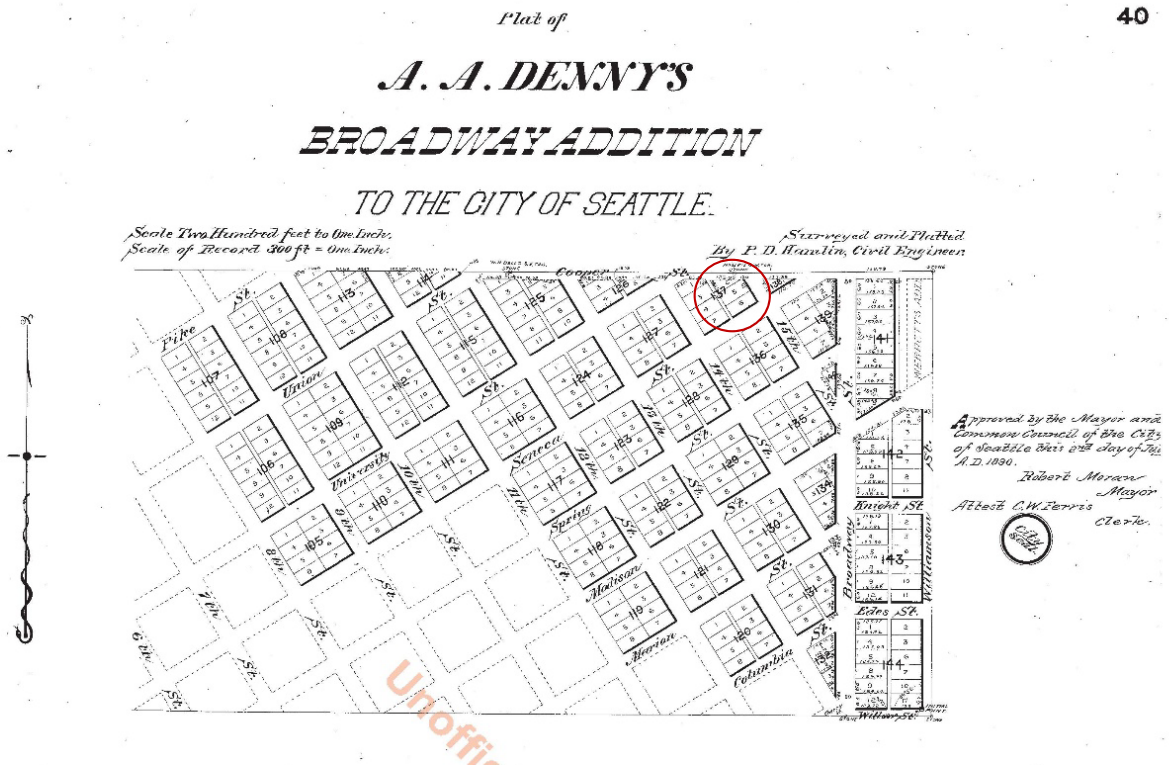


Figure 37: Arthur Denny's Broadway Addition, executed 17 Jul 1890.

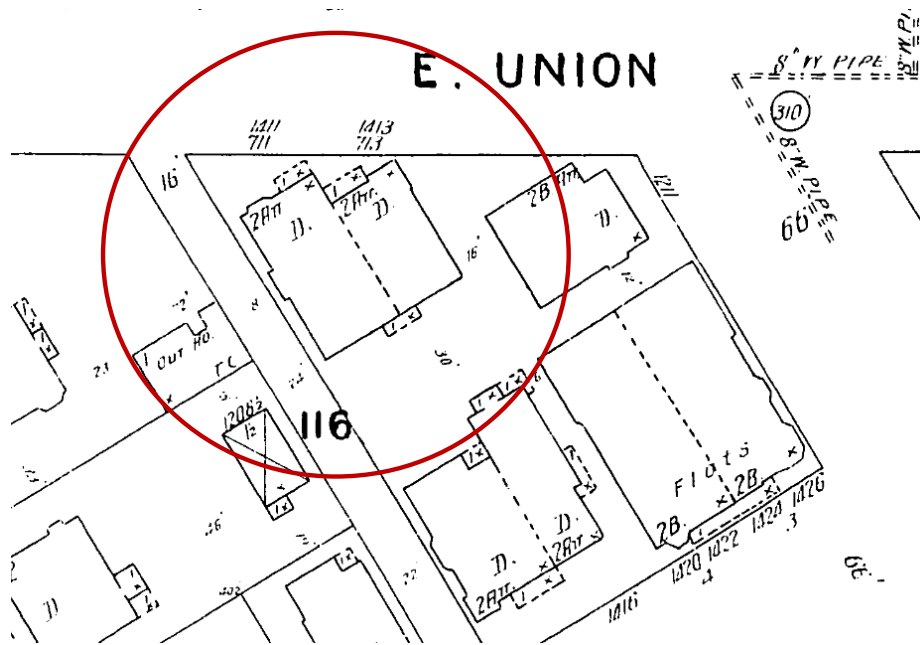


Figure 38: 1905 Sanborn map.

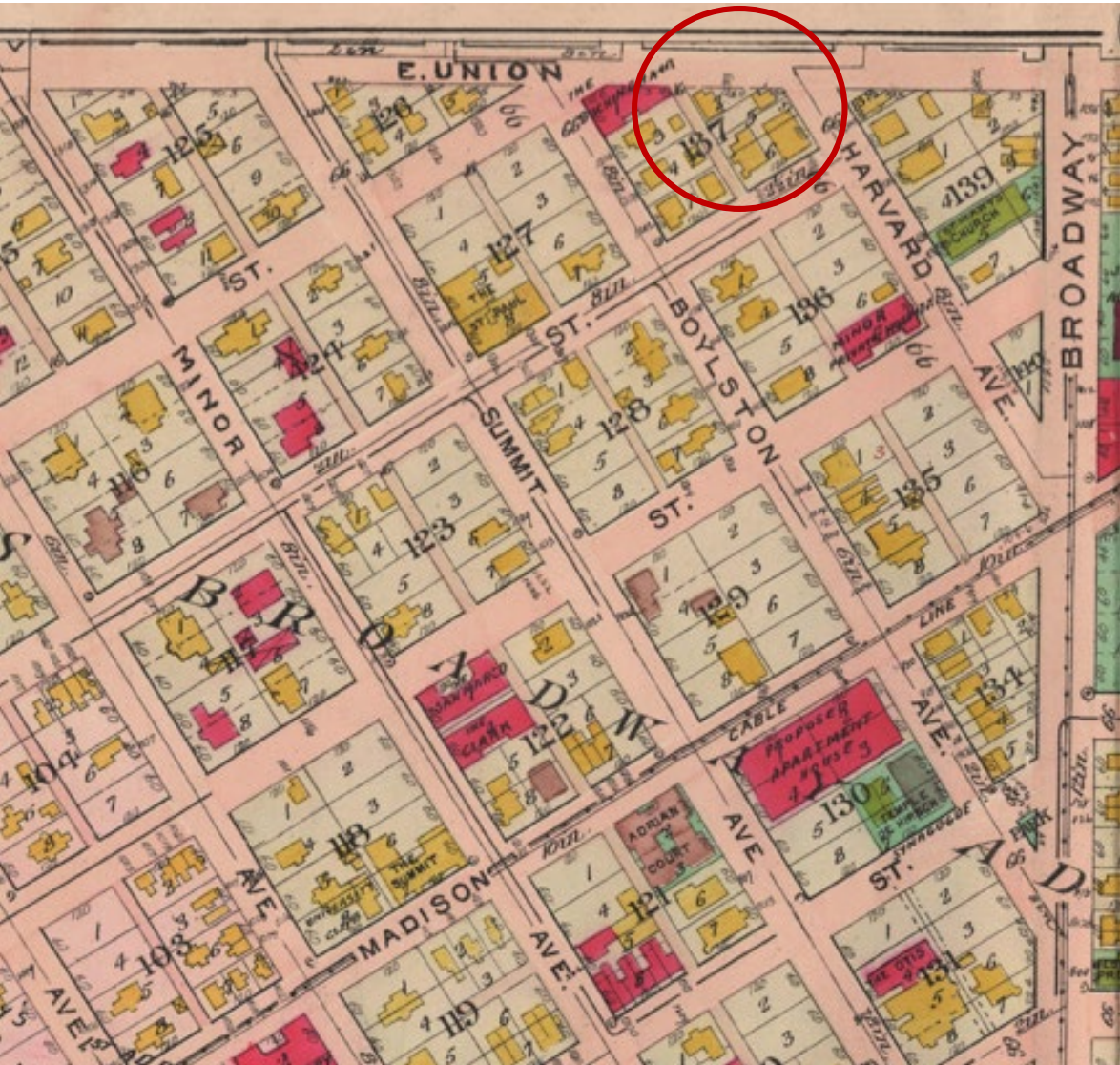


Figure 39: 1908 Baist's Real Estate Atlas showing First Hill built environment.

Phillips House Landmark Nomination: Figures and Drawings



Figure 40: 1908 view of First Hill



Figure 41: View looking up Madison Street to First Hill, c. 1910



Figure 42: 1936 King County aerial photo of Phillips house vicinity.

Phillips House Landmark Nomination: Figures and Drawings

1. DISTRICT 10
 2. ADDRESS A. A. DENNY'S BROADWAY
 SECTION TWP. N. RANGE EWM. BLOCK 137 TRACT OR LOT NO. 2
 DESCRIPTION W. 60' Also N. 15' of V. 66' 5

3. ADDRESS OF PROPERTY 713 - E Union
 4. FEE OWNER Milna Flancy 9-30-35 CONTRACT PURCHASER
 5. ARCHITECT _____ CONTRACTOR _____
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY Owner RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ _____
 7. CONDITION OF EXTERIOR Fair INTERIOR Fair FOUNDATION Fair FLOOR PLAN Accept

8. BUILDING
 2 famly. dwell. none
 2 stories-attic
 20 rooms
 7 1st. flr.
 8 2nd. "
 5 attic
 INTERIOR WALLS
 20 plaster
 20 papered
 useful
 HEATING
 20 fir
 hot air furn. 2
 oil burner 2
 2 Pacific auto
 FIRE PLACE
 none
 INTERIOR TRIM
 20 fir
 plastered
 PLUMBING
 14 fixtures
 3 tub-leg
 3 toilets
 3 basin
 2 sinks
 1 h.w. tank
 2 ldy. trays
 average

TILE WORK
 none
 PORCHES
 3 1-story
 2 roofed
 EXTRA FEATURES
 1 bay window-2 story (Remarks)
 BUILT-INS
 usual to type
 CONSTRUCTION
 double-medium
 CEILING HEIGHT
 1st. flr. 7' 6"
 1st. flr. 11' 6"
 2nd. " 11' 6"

9. CORNER JOINTS boxed DOWN SPOUTS SEWER CONNECTED no
 10. FIRST FLOOR JOIST SIZE 2" x 10" AND 16 INCH CENTERS BRIDGED yes
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 8" x 8"
 12. CLASS OR GRADE NO. 3 SHAPE NO. _____
 13. BUILDING FINISHED OR UNFINISHED finished
 14. DEPRECIATION: CONDITION 60% OBSOBE. % ECON. SUIT. % TOTAL %
 DATE BUILT 1898 REMODELED no
 EFFECTIVE AGE 27 YEARS FUTURE LIFE 18 YEARS

LAND INFORMATION
 1. SIZE X TOPOGRAPHY level GRADE above 6 FEET
 2. STREET ROAD graded SURFACE hard ALLEY yes-not paved
 3. SIDEWALK concrete SEWERAGE sewer WELL _____ ELECT. PUMP _____
 4. LANDSCAPING lawn & shrubs COND. fair
 5. TREND static VALUE OF LAND _____
 6. USE OF DISTRICT apartment VIEW none
 7. RESIDENTIAL medium-old ZONED _____

REMARKS
 A.A. DENNY'S BROADWAY
 713 - E Union St
 B-137
 L-2 (w60)

MAIN BUILDING		SO. FT. AREA
DIMENSION	40 x 50	2520
	2 x 10	
	2 x 10	
	10 x 28	
PCH.	X	
PCH. sq. ft.	remarks	
IMPROVEMENT VALUE		
MAIN BUILDING	\$	
OTHER BUILDINGS	\$	
TOTAL	3700	2720
ASSESSED VALUE 80%	1850	1360
DATE	11/10/37	

OTHER BUILDINGS

CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE				X		\$
				X		
				X		
				X		
				X		

OWNER OR CONTRACT PURCHASER

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
<u>Wm. E. Gorden</u>	<u>5/14/33</u>	<u>E29857</u>	<u>874</u>		<u>W</u>
<u>Michael J. Mac</u>	<u>6-1-60</u>	<u>E28946</u>	<u>22,500</u>		
<u>D. M. Casquette</u>	<u>10-30-62</u>	<u>E489004</u>	<u>26,000</u>		
<u>Wm. W. Clark, et al.</u>	<u>2-26-65</u>	<u>E-50169</u>	<u>939,000</u>		

REMARKS
 Porch 4 x 9 - 36 sq.
 5 x 14 - 70
 6 x 14 - 84
 4 x 11 - 44

EXTRA FEATURES: 2 Large Flues
 2-8' Dormers
 1-4' "

Also N. 15' of V. 66' 137 A.A. Denny's
 Broadway

FLOOR PLAN 1100-171
 2750 58
 20' = 1"

FRONT

RESIDENCE - KING COUNTY ASSESSOR - SEATTLE, WASHINGTON
 PRAYN PRINTING CO., SEATTLE

Figure 43: 1937 King County property tax record card.



Figs. 44 and 45: Portraits of William Bell Phillips, left, from his obituary published 16 Feb 1940 in the *Seattle Daily Times*, and Annie Phillips, published 22 Oct 1936 in *Seattle Daily Times* to recognize her attendance as governor of the International Federation of Catholic Alumnae at its national convention in Dallas.

Phillips House Landmark Nomination: Figures and Drawings



Figs. 46 & 47: Photographs from the 1993 National Register Nomination shortly after acquisition of the property by Historic Seattle (taken by Sven Larson of Stickney & Murphy Architects, 17 Nov 1992)

LARGER THAN EVER

Homesaker Season of 1902 Expected to Make a Record

THOUSANDS TO COME

General Passenger Agent Fend, of Wisconsin Central, Here on Business Trip

The homesaker travel to the Pacific coast promises to be the best for the season of 1902 than it has been for any similar period in the past and already lists of railway passengers participating in the business are extending to handle the vast crowds that are expected.

Among those who are sure to be prominent is James C. Fend, general passenger agent of the Wisconsin Central, with headquarters at Milwaukee. He is accompanied by H. Steinhilber, district passenger agent of the same road at Sandusky, Mich. They came in yesterday.

LUMBER IS WEAK

Danger of a Break Said to Be Imminent Now

DEMAND IS FALLING OFF

Large Increase in Number of Offices Located in Seattle During the Year

The lumber market is showing signs of weakness and a fear is expressed by prominent mill men that a break may come before the winter season is over that will lead to a general slaughter of prices. There have already been some instances of price cutting, but as yet they have not become serious enough to attract the attention of the coast lumber associations. The industry, though, is one that is approached cautiously. It was brought up yesterday at the monthly meeting of the directors of the Pacific Coast Lumber Manufacturers' Association.



NEW CHURCH OF ST. ALPHONSUS AND RECTORY AT BALLARD

RAPID has been the work of building the new Saint Alphonus Catholic church at Ballard that it will be ready for occupancy for Christmas service. The cornerstone was laid September 21, Bishop O'Dea and other dignitaries of the church in this section being present.

The edifice is 120 feet long by 40 feet wide, and will have a seating capacity of 600. With slight changes it is the pure Roman style of architecture, and with its steeple towering 135 feet high, it has an imposing appearance. It is a frame structure, with beautiful stained glass windows, and an exceptionally fine window representing the "Good Shepherd," will occupy a niche in the front of the church. The altar and interior furnishings of the church will be in keeping with the new building, and the members of the parish are looking forward to the first services on Christmas day with a good deal of pleasure.

The church will cost, completed, \$10,000. A parsonage of ten rooms, costing \$3,000, was recently completed near the church. Williams & Clark drew the plans for both buildings.

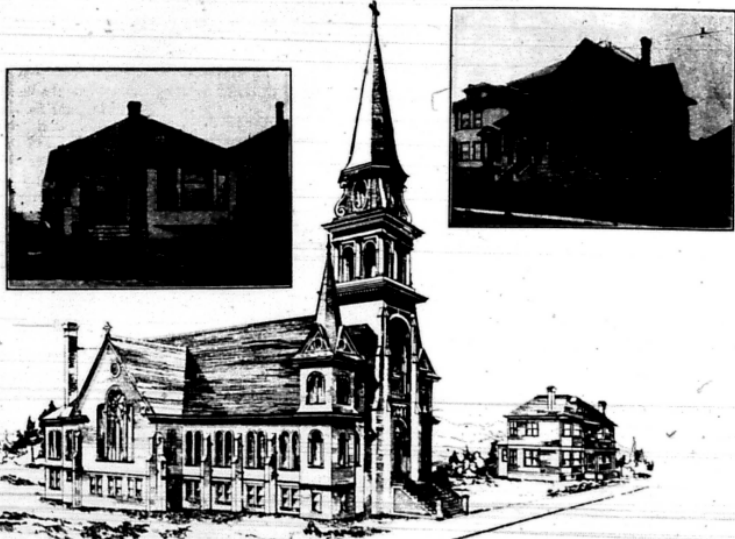
Fig 48: The planned completion of St. Alphonus Church announced in the *Post-Intelligencer*, 29 Nov 1902.

A SUCCESSFUL FIRM OF ARCHITECTS

One of the most successful firms of architects in Seattle has been Williams & Clark. In ten months' time they have designed the following buildings, their specialty being churches, and residences:

Two cottages for P. A. Halberg, Terry avenue, between Lenora and Virginia streets, cost, \$1,800 each; a double residence for Wm. B. Phillips, located on Union street, between Harvard and Boylston avenues, cost \$10,000; the John Buxman flats, Eighth avenue, between Pine and Olive streets, \$4,500; Mrs. Marks' flats, corner Minor avenue and Stewart streets, \$5,000; Mrs. Fuller's residence, Denny way, between Seventeenth and Eighteenth avenues; Mrs. Harry Wilson's residence, Eighteenth avenue, between East Cherry and East Jefferson street, \$2,000; Chief of Police Sullivan's residence, southeast corner Eleventh and Columbia, \$4,000; brick block of stores, southwest corner Third avenue and Union, cost \$8,000, for James Murray, of Butte, president of the American Savings Bank & Trust Co., Seattle; Chas. Crowley's residence, northeast corner Fourteenth avenue and Denny way, \$3,000; Catholic church at Ballard, estimated cost, about \$12,000; residence for Jas. A. Snoddy, Eighteenth avenue, \$3,000.

They have other work of greater importance that plans are now being prepared for, but at present are not ready for publication.



Residence Chas. Crowley, corner Fourteenth Avenue and Denny way. Cottage Harry E. Wilson Eighteenth, between E. Cherry and E. Jefferson. Church St. Alphonus, Ballard.

WILLIAMS & CLARK, ARCHITECTS, 334 Globe Building, Seattle, Washington. Telephone Main 589.

Figure 49: Article promoting Williams & Clark's work in the *Daily Bulletin* New Year's Special Edition, 12 Jan 1903, p. 14.



Fig. 50: St. Alphonsus Church in Ballard, c. 1915. The rectory in the foreground was constructed first when Williams & Clark were both working in the office of William P. White.

Williams & Clark have prepared plans for a handsome double residence for Wm. B. Phillips, a local business man, intended for a site on Union street, between Harrison and Boylston avenues. The house is divided into ten and eight rooms, besides basement. The building will have a pressed brick basement story, hot water heating and all modern trimmings. The contract was given to J. M. Hester. Complete, the house will cost \$10,000.

Figure 51: 10 October 1902 announcement in the *Daily Bulletin* on the contracting for the Phillips house.

Have Parted Company.
The architectural firm of Williams & Clark has dissolved partnership. Mr. E. A. Williams succeeds and will retain the offices in the Globe block, while Mr. R. B. Clark will open an office in the Marion block.

Figure 52: On 18 February 1903, the *Daily Bulletin* published this notice, announcing that Williams & Clark had "parted company." It was a short run for the Williams & Clark office.

Phillips House Landmark Nomination: Figures and Drawings



Fig 53: Church of the Immaculate Conception, Clark & McInnes, architects, at 18th Ave and Marion Street, photo c. 1908 (MOHAL archives, Pemco, Webster & Stevens collection)

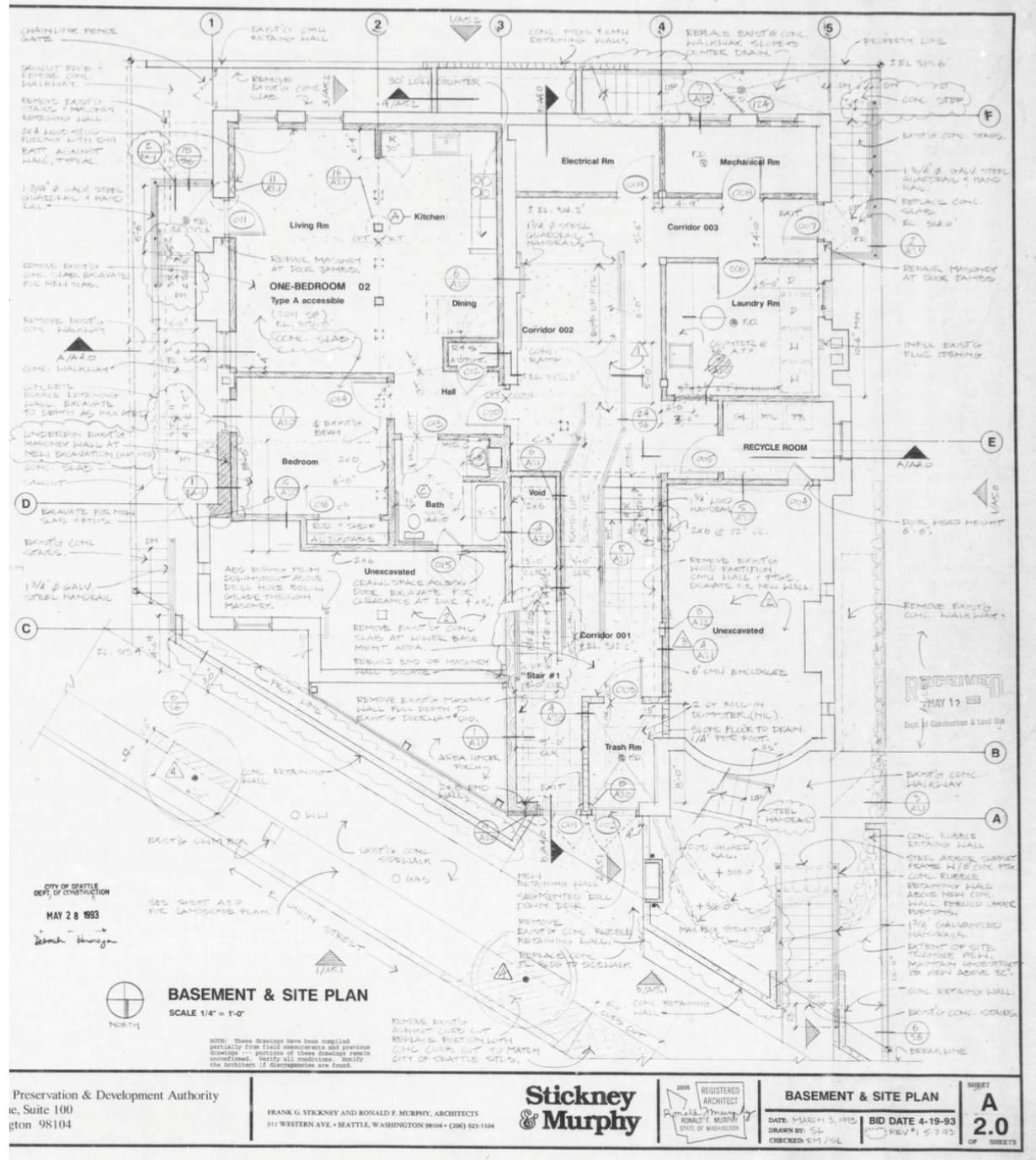


Fig 54: The Bel-Boy development, a Historic Seattle project which involved the rehabilitation of three “double dwellings” along Boylston Avenue (and three single family houses on Belmont Avenue) into affordable apartments, located just north of the Phillips house.

Fig. 55: Ownership of the Phillips house

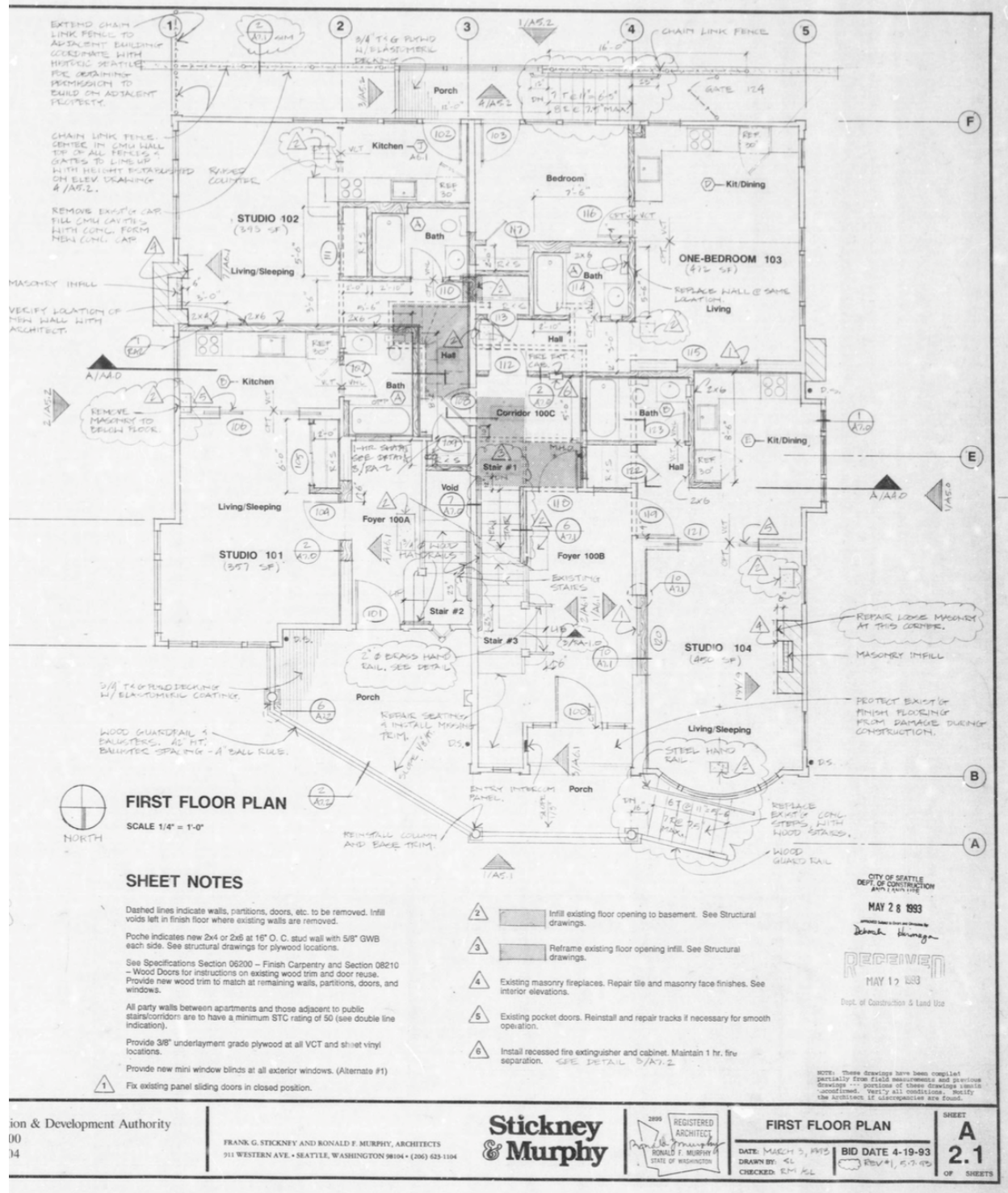
1902 - 1925	23 years	William and Annie Phillips family
1925 - 1960	37 years	Eliza and James Haney and family
1962 - 1985	23 years	various shorter-term owners, vacancy
1985-1992	7 years	Edward Lutz
1992-2026	34 years	Historic Seattle

Phillips House Landmark Nomination: Figures and Drawings



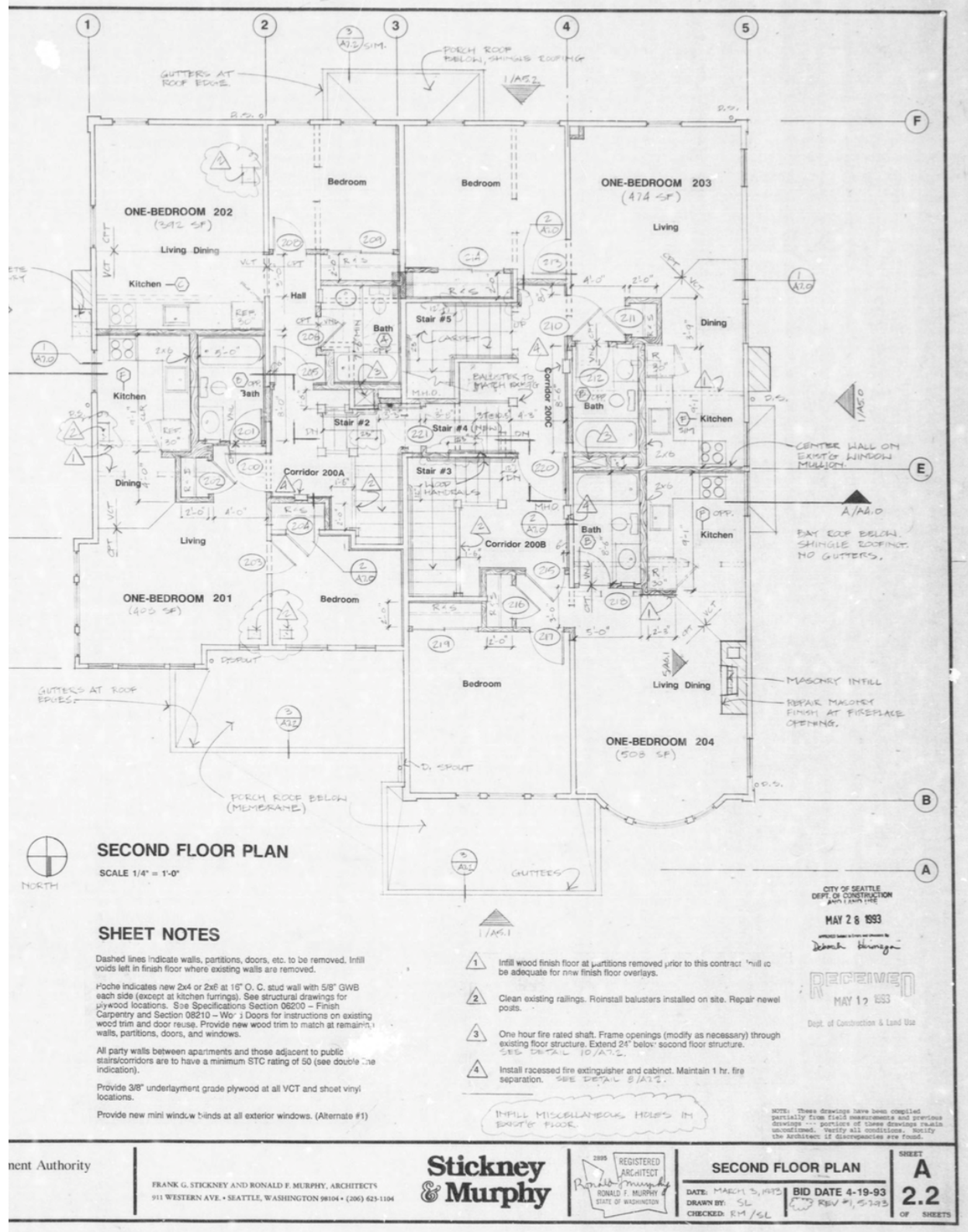
Basement and site plan, 1993.

Phillips House Landmark Nomination: Figures and Drawings



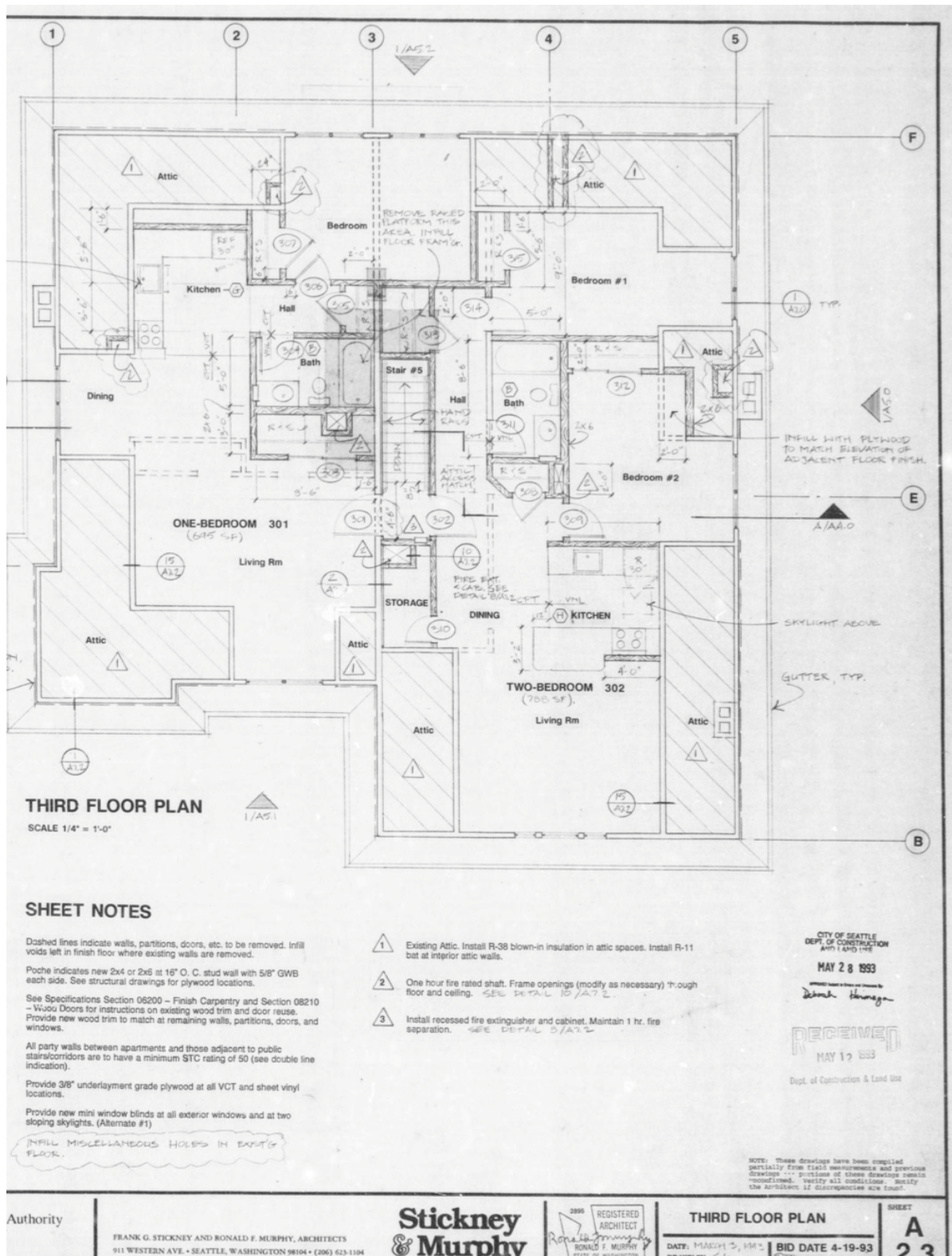
First floor plan, 1993.

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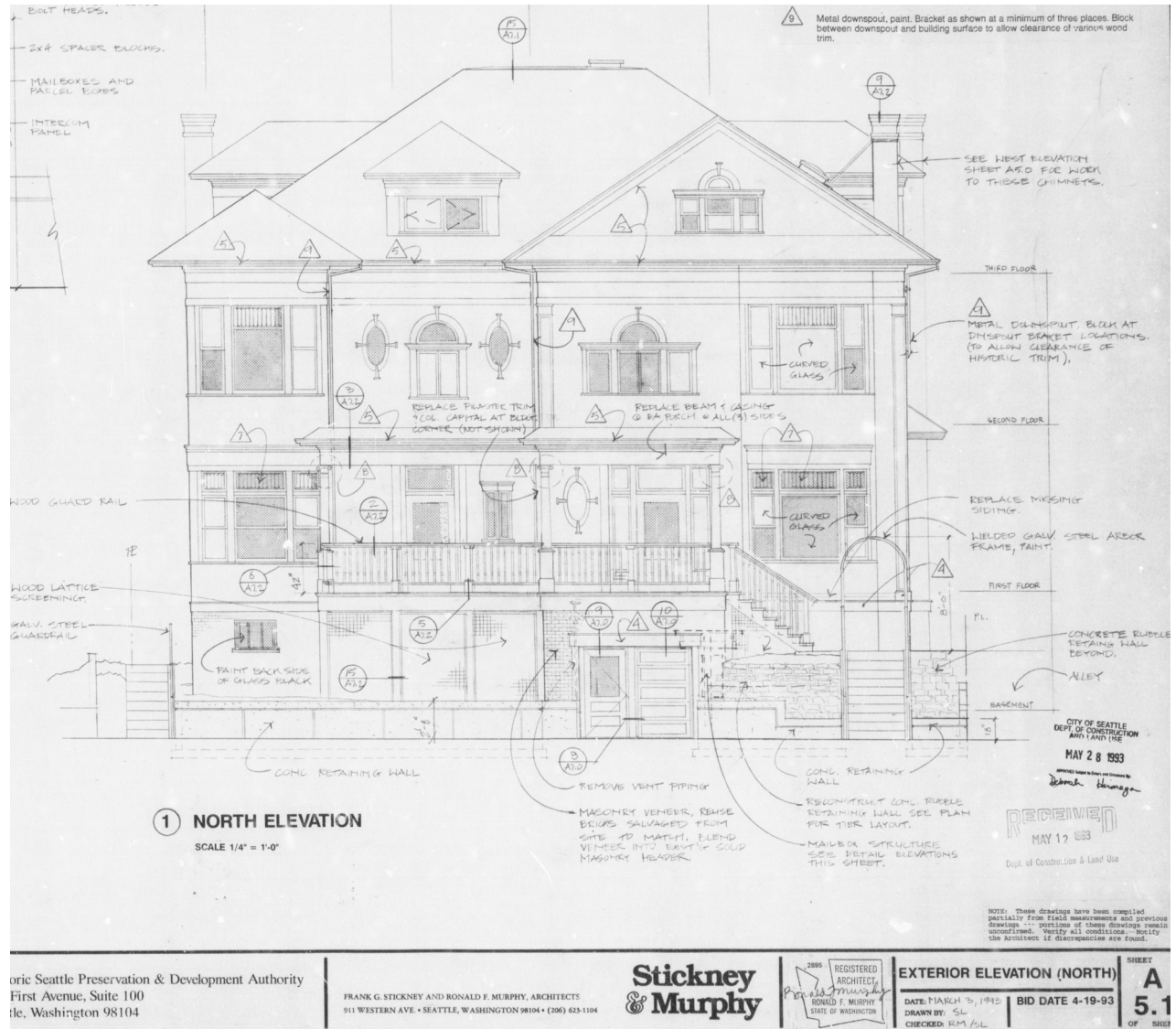
Second floor plan, 1993

Phillips House Landmark Nomination: Figures and Drawings



Third floor plan, 1993

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North elevation, 1993.