



Courtesy Puget Sound Regional Archives

# HOTEL ELLIOTT / HAHN BUILDING

Designation Hearing  
January 20, 2021

# Seattle Landmarks Preservation Ordinance – Chapter 25.12

## **25.12.350 - Standards for designation.**

An object, site or improvement which is **more than twenty-five (25) years old** may be designated for preservation as a landmark site or landmark if it has **significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state, or nation**, if it has **integrity or the ability to convey its significance**, and if it **falls into one (1) of the following categories:**





# HAHN BUILDING

- Is it older than 25 years? **Yes**

**Built 1897, two story addition  
and remodel in 1908**



# HAHN BUILDING

- Does it have significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state, or nation? **Yes**





# HAHN BUILDING

- Does it have integrity or the ability to convey its significance? **Yes**





# HAHN BUILDING

- Does it fall into one of the six designation criteria? **Yes**
  - **Criterion C** – It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation
  - **Criterion F** – Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

# INTEGRITY

“The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.”

– Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, 48 FR 44716

Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity:

- **Location**
- **Design**
- **Setting**
- **Materials**
- **Workmanship**
- **Feeling**
- **Association**

The National Register Bulletin “How to Apply the National Register Criteria”





Base aerial courtesy Google.



#### Legend

- Hahn Building parcel (nominated property)
- Pike Place Market Historical District
- King County tax parcels



Pike Street, looking east



1<sup>st</sup> Ave, looking north



Pike Street, looking west

# LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred.





Terra cotta at cornice (shaded red)



Jack arch, terra cotta key stone and band at cornice (shaded red)



Terra cotta belt course (shaded red) and brick quoins



North facade, fronting 1<sup>st</sup> Avenue

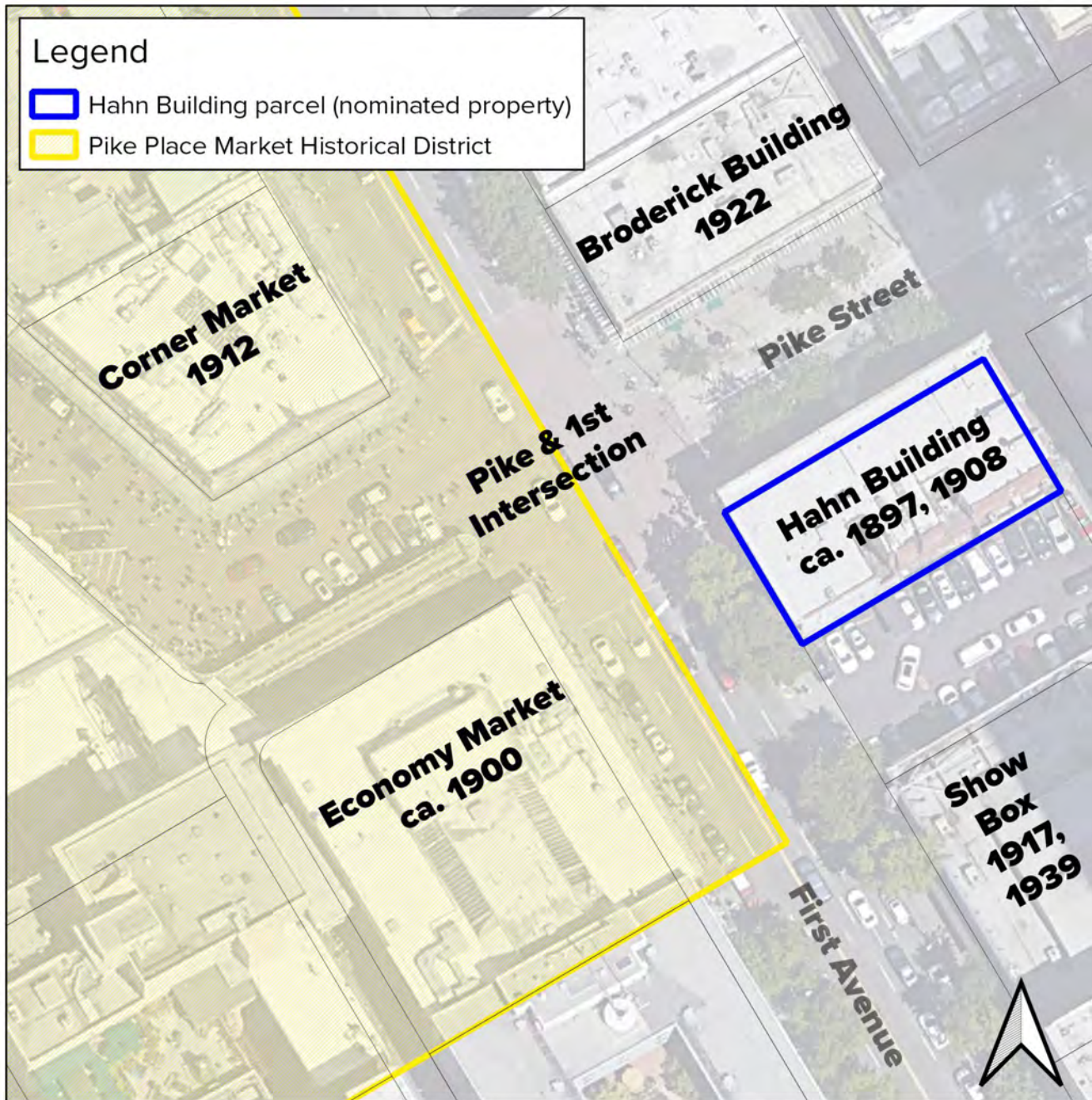
# DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

## Intact design elements:

- Massing
- Upper story fenestration pattern
- Brick
- Terra cotta belt course, windowsills
- Brick jack arches with keystones





# SETTING

Setting is the physical environment of a historic property.





- 1897 brick
- 1908 brick & quoins



- Terra cotta key stone and band at cornice
- Brick jack arch



- Terra cotta beltcourse

# MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

West facade



East facade



Legend



Intact original features



Compatible alterations



Altered



North facade



South facade



## STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES: REHABILITATION *Standard 9*

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

**The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**






## Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the **Rehabilitation** guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to *design* a new feature that is compatible with the overall historic character of the building.

The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.



## THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

# WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.







# FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.



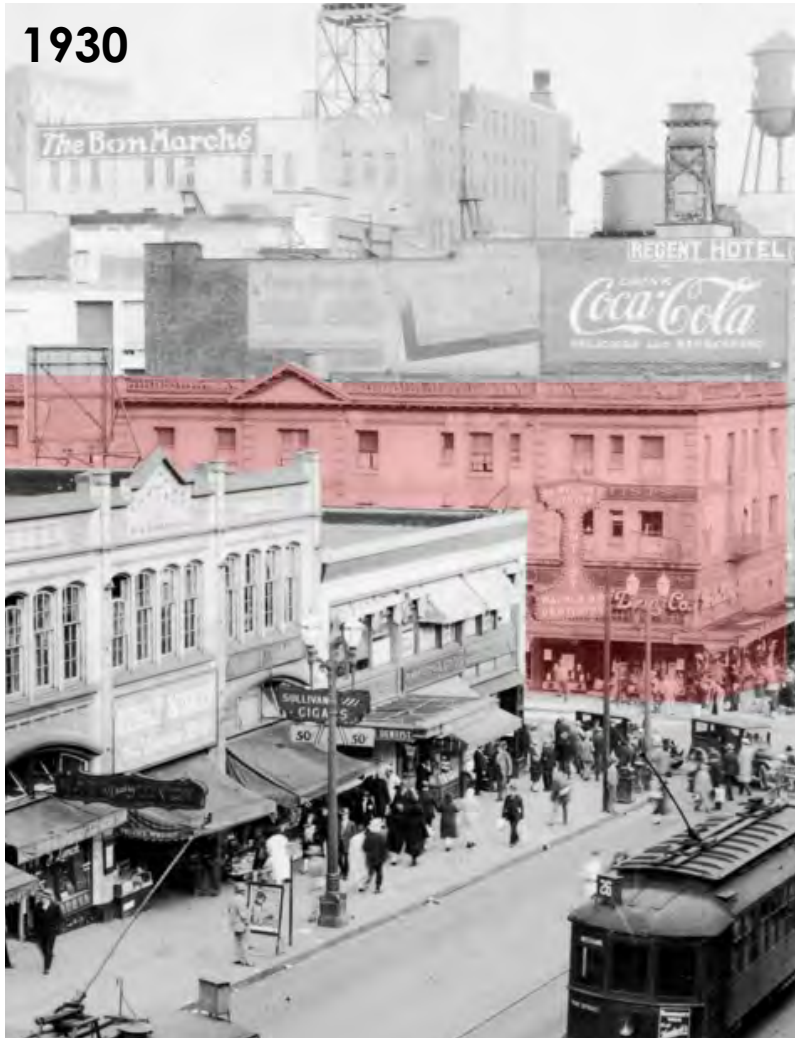


# ASSOCIATION

Association is the direct link between an important historic event or person and a historic property.



1930



Ca. 1937



1982



2020



HOW  
ALTERED IS  
TOO  
ALTERED TO  
BE A  
LANDMARK?





Figure 46. Colonnade Hotel, 1905



## COLONNADE HOTEL (GATEWOOD APARTMENTS)

107 Pine Street

Designated June 2017 – Criteria C and D

Protected features: Building exterior

*From designation report:*

- Constructed 1900
- Style: Vernacular/Classical revival
- Upper cornice and parapet removed 1951
- All storefronts and upper windows are non-original
- Replacement windows are same configuration as originals (16-over-1)



# AVON-CAPITOL CREST APARTMENTS

1831-35 Broadway

Designated February 2020 – Criterion F

Protected features: Building exterior

*From designation report:*

- Constructed 1905
- Mixed-use building, built for investment
- William P. Whiting, architect
- Recessed porches removed 1972
- Storefronts replaced by 1950's
- All windows replaced (vinyl)
- Brick is painted



# FREDERICK BOYD CO. – AMERICAN METER MACHINE CO.

1001-1005 Westlake  
Designated May 2017 – Criterion D  
Protected features: Building exterior

*From designation report:*

- Constructed 1919
- Mixed-use commercial warehouse building
- Henry Bittman, engineer
- Storefronts replaced in 1960's or 70's
- "Most significant alteration to the building is the 2016 replacement of original steel sash and retrofitted aluminum windows."



9. American Meter & Appliance Building, viewing from northeast

# SCHOENFELD BUILDING

1012 1<sup>st</sup> Avenue

Designated December 2014 – Criteria B, C, D

Protected features: Building exterior

*From designation report:*

- Constructed 1893, addition in 1899
- Retail-specialty store
- Thompson & Thompson, architects
- All storefronts altered by 1937 tax photo
- All windows replaced in configuration “closely resembling originals.”







# JOSHUA GREEN BUILDING

1425 4<sup>th</sup> Avenue

Designated January 1988 – Criterion D

Protected features: Building exterior and roof

*From designation report:*

- Constructed 1913
- Retail and office building
- “Deep, highly ornamental cornice removed. . . integrity of form compromised”
- “Storefronts extensively altered.
- “2<sup>nd</sup> floor windows replaced with aluminum sash.

Type	Subtype	Definition
<b>Hotel</b>		Per the 1907 building inspector's handbook: "a building or part thereof intended, designed or used for lodging purposes and having more than twenty (20) sleeping rooms for guests." <sup>1</sup>  Hotels rented to both transient (short-term) guests staying for less than 30 consecutive days, and permanent guest, renting for 30 or more consecutive days. <sup>2</sup>
	<b>Palace Hotel</b>	High-end hotel for wealthy guests with in-house facilities to support guests. By 1905 approximately 3 existed within the central business district.  The Lincoln Hotel, formerly at the NW corner of 4 <sup>th</sup> and Madison, 7 stories, with a dining room, rooftop garden, glass covered light court, kitchen servicing guests, and stone cladding at the 1 <sup>st</sup> and 2 <sup>nd</sup> stories.  Rainier Grand Hotel, formerly at the SW corner of 1 <sup>st</sup> and Madison, 6 stories with a dining room and kitchen serving guests.  Hotel Stevens, formerly at the NE corner of 1 <sup>st</sup> and Marion, 5 stories with a kitchen, restaurant, and billiards for guests.
	<b>Mid-priced Hotel</b>	These rented to both overnight guests and residents. These have common space and hotel office for guests but not to the same scale as palace hotels. They would often have laundry and storage facilities in the basement. By 1910 it was still uncommon for every room to have a full bath, often with some rooms having full baths and others having half baths (sink and toilet) or using shared facilities. <sup>3</sup>  By 1905 approximately 14 existed within the central business district. These were typically mixed-use buildings with ground floor commercial.
	<b>Single Room Occupancy (SRO) Hotel</b>	These rented to residents and were typically without a kitchen in individual rooms, most did not have common space for guests. <sup>4</sup> These typically had shared bathroom facilities but could have some units with half baths or full baths, evident in the use of smaller windows at the bathroom locations. Sanborn Fire Insurance maps shows these as lodgings above ground floor commercial and often with the name of the hotel. Some of the hotels included furnished rooms, so renters did not have to rent or purchase furnishings.  By 1905 approximately 43 existed within the central business district. These were typically mixed-use buildings with ground floor commercial and a separate stairway leading up from the street to the upper residential stories.

Type	Subtype	Definition
<b>Lodging House</b>		Per the 1907 building inspector's handbook: "a building or part thereof intended, designed or used for lodging purposes and having not less than five (5) nor more than twenty (20) sleeping rooms for guests." <sup>5</sup>  These consisted of rented rooms and typically did not have significant interior common space for tenant use. Tenants would buy meals elsewhere. <sup>6</sup> These typically had shared bathroom facilities but could have some units with half baths or full baths, evident in the use of smaller windows at the bathroom locations. These could have furnished rooms.  These typically occurred in mixed use buildings with the lodgings above the ground floor commercial.  By 1905 approximately 180 existed within the central business district and supported a large labor force. <sup>7</sup>
<b>Boarding House</b>		Per the 1907 building inspector's handbook: "A building used for boarding and lodging purposes and containing not less than five (5) nor more than twenty (20) sleeping rooms for guests." <sup>8</sup>  These were multiple unit commercial housing with individual rooms for rent, with meals provided on site in a communal dining capacity. <sup>9</sup>  By 1905 approximately 12 existed within the central business district, with another 2 being combined boarding and either lodging or flats.  These were typically residential only buildings.
<b>Apartments</b>		Per the 1907 building inspector's handbook: "a building containing separate housekeeping apartments for three (3) or more families, and having a street entrance common to all, or a building any portion of which is used for other than residence purposes, and containing separate housekeeping apartments for one (1) or more families." <sup>10</sup>  Multiple unit commercial housing with single rooms and suites for rent, typically with a kitchen and private full bathroom in individual rooms. Leases were longer than month to month. <sup>11</sup>  By 1905 approximately 3 existed within the central business district.  These were typically residential only buildings.
	<b>Tenements</b>	A carry over term from the 1901 city building code that predated the use of the term apartment in the City's building code. These consist of multiple unit commercial housing with individual rooms and suites for rent, typically with a private kitchen but not a private bathroom with residents using shared facilities. <sup>12</sup>  By 1905 approximately 9 existed within the central business district with another 9 being both lodgings and tenements.  These were typically residential only buildings.
<b>Flats</b>		Per the 1907 building inspector's handbook: "a building of two (2) or more stories containing independent dwellings, each having its own street or private entrance." <sup>13</sup>

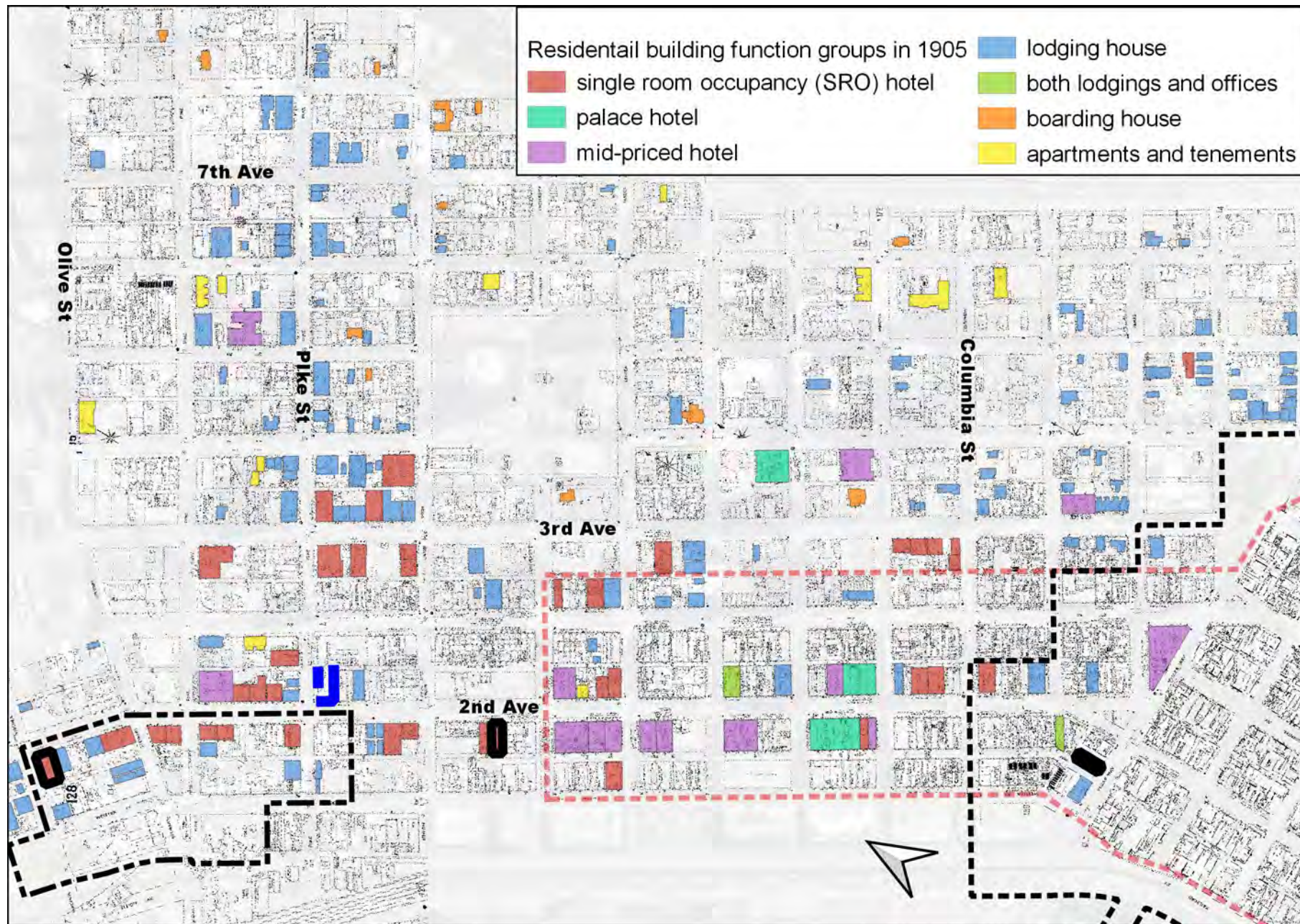
# SINGLE ROOM OCCUPANCY (SRO)

- Paul Groth's *Living Downtown: The History of Residential Hotels in the United States*
- Dr. Marie Wong's *Building Tradition: Pan-Asian Seattle and Life in the Residential Hotels*



# SRO Features

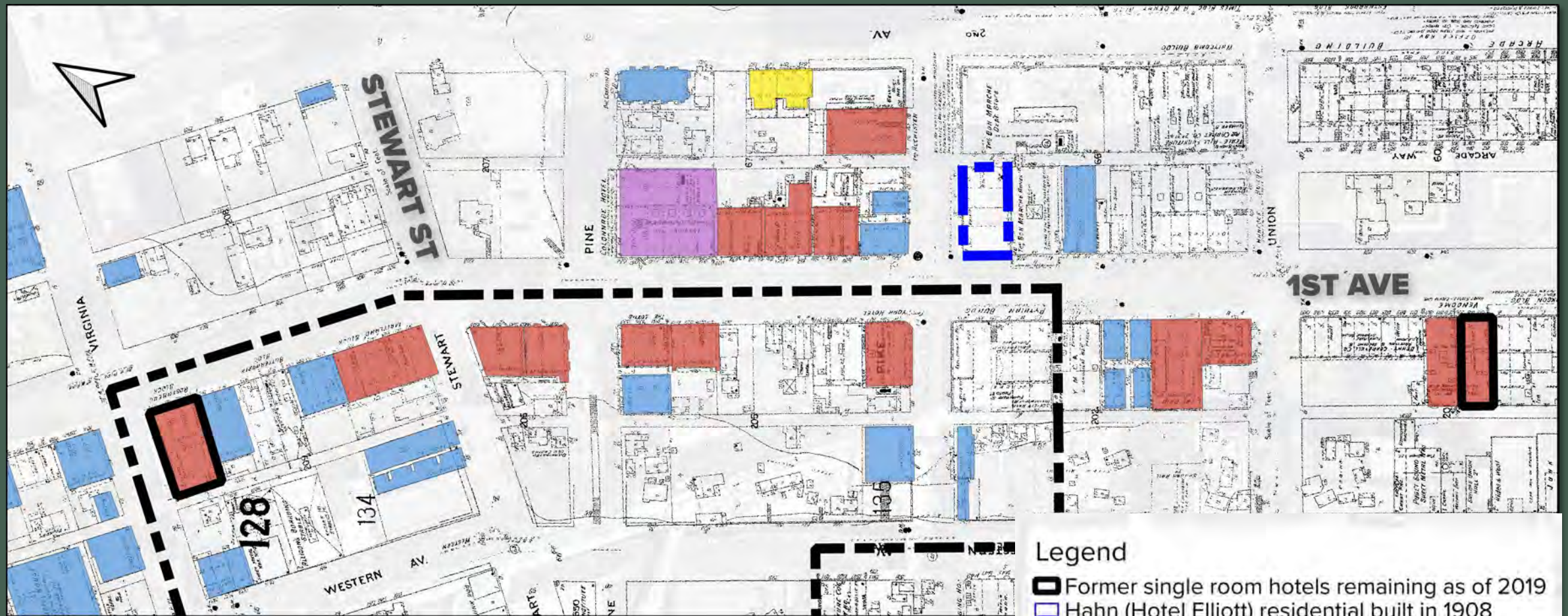
- **Mixed use:** buildings typically include ground floor commercial and lodgings in the upper stories
- **Height:** 2-4 stories, no elevators
- **Windows and light wells:** typically only in sleeping rooms, with small windows corresponding with bathrooms occurring rarely
- **Stairways:** stairways led directly from the street to the upper story residential floors, no common space
- **Shared bathrooms:** bathrooms were shared; sometimes individual rooms contained a sink



## Central Business District Analysis

- 1905 downtown residential context immediately preceding the two-story Hahn building addition and its use as an SRO





# SINGLE ROOM OCCUPANCY (SRO)

## Legend

-  Former single room hotels remaining as of 2019
-  Hahn (Hotel Elliott) residential built in 1908
- Residential building function groups in 1905
-  single room occupancy (SRO) hotel
-  palace hotel
-  mid-priced hotel
-  lodging house
-  both lodgings and offices
-  boarding house
-  apartments and tenements





New Latona Hotel, 1909, Landmark



Scargo Hotel, 1909



Lewiston Hotel, 1911



Strand Hotel, 1909

# SINGLE ROOM OCCUPANCY (SRO)

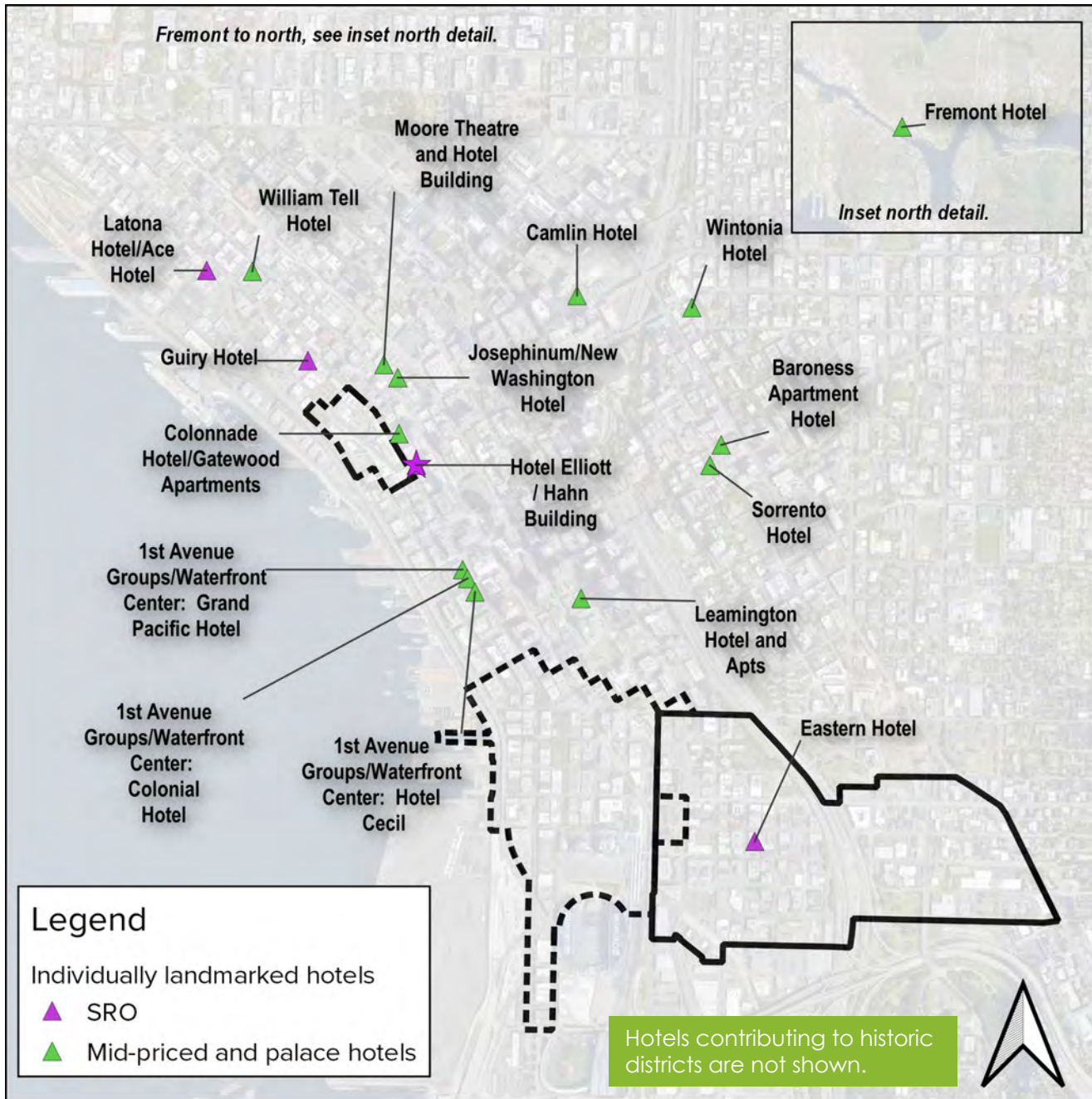


Guiry Hotel, 1903



Eastern Hotel, 1911





# INDIVIDUALLY LANDMARKED HOTELS

*Note that this does not  
include hotels that are  
contributing to landmark  
districts.*



# Hotel Elliott / Hahn Building

