



West Coast Printing / 622 Rainier Avenue South

Seattle Landmark Nomination

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This report was prepared by:



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I. INTRODUCTION

This report was written at the request of the owners of the property, in order to ascertain its historic nature prior to a proposed development and land use action.

This report was written and researched by David Peterson of Nicholson Kovalchick Architects. Unless noted otherwise, all images are by NK Architects and date from June 2016. Sources used in this report include:

- Original drawings and records of permits from the Seattle Department of Planning and Development (DPD) microfilm library.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection, or by other NK Architects staff.
- Historic photographs of the subject property to assess changes to the exterior to the building.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue Community College.
- The Washington State Archives.

II. BUILDING INFORMATION

Name (historic/current): Factory for J. J. Wittwer / West Coast Printing

Year Built: 1923

Street & Number: 622 Rainier Avenue South

Assessor's File No.: 332050-0210

Original Owner: J. W. Kobi Company (J. J. Wittwer, president)

Present Owner: Rainers Consulting, Inc.
9231 SE 46th Street
Mercer Island WA 98040
Contact: Jingwen Grace Sun
Phone: 425-499-3862
Email: gracehd77@hotmail.com

Original Use: Cosmetics factory

Present Use: Printing plant

Original Designer: Schack, Young & Myers, architects

Original Builder: Otto Roseleaf

Plat/Block/Lot: Plat: Hill Tract Add Supl Blks 28 29 36 / Block: 36 / Lot: 1-7

Legal Description: Lots 1 through 7, Block 36, Hill Tract Addition to the City of Seattle, Supplemental Plat of Blocks 28, 29 & 36, According to the Plat thereof recorded in Volume 11 of Plats at Page 60, Records of King County, Washington.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property is located on Rainier Avenue South, one block north of the South Dearborn Street intersection, at the northernmost end of the Rainier Valley neighborhood, and is associated with the commercial development of Rainier Avenue South. However, the site is a complex, transitional area between the Central Area neighborhood to the east and north, the Chinatown/International District to the west, Beacon Hill to the southwest, and the Rainier Valley to the south and southeast, and shares overlapping qualities with all of these neighborhoods. In general, the blocks to the north and east consist largely of single family residences dating from the first half of the 20th century, and the blocks to the south and west consist largely of commercial buildings dating from about 1920 to present day.

The subject site is located on the east side of Rainier Avenue South, filling the block bounded by South Weller Street on the north, South Lane Street on the south, and 16th Avenue South on the east. The site is an irregular trapezoid in plan, approximately 32,000 square feet in area, and slopes approximately 30 feet from the northeast corner to the southwest corner. There is no alley. The building is situated at the southwest quarter of the property, directly against the property line; the other three-fourths of the property is unbuilt except for surface parking along the east half of the block. The northwest quarter of the block is overgrown with vegetation. Because of the slope, the first and second floors are both accessible at grade, on the east side of the building. At the rear of the building is a surface parking and loading area, accessed from South Lane Street, separated from the sloping grade by concrete retaining walls. Rainier Avenue South at this location is a noisy and busy arterial, and street trees along the narrow sidewalk heavily obscure the subject building.

To the west, across Rainier Avenue from the subject site, is a large multi-building Goodwill Industries facility, which occupies approximately four blocks. Due to a steep slope on the other side of the street, the one-story buildings are largely below street level, hidden by extensive vegetation and street trees. Also due to the slope, the South Lane Street roadway does not extend through the intersection. Kitty-corner from the subject building, south along Rainier Avenue and across the street, is a modern three-story Goodwill Industries office building, constructed in 2012.

To the south of the subject site, across South Lane Street, is a surface parking lot with a small c.1946 cinder block garage building, and an Asian restaurant in a c.1923 one-story commercial building with a shaped parapet. To the east, across 16th Avenue South, is the DESC Crisis Solutions Center, a two-story residential care facility with offices constructed in 1963, owned and operated by the Downtown Emergency Services Center; and its associated surface parking lot at the corner of South Weller Street. To the north, across South Weller Street, is an empty lot along Rainier Avenue, and the Japanese Language School, a complex of three early 20th century wood frame buildings owned by the Nikkei Heritage Association.

Nearby landmarks within a half-mile radius of the site include

- Seattle Japanese Language School (1913, S. Shimuzu; 1925 east building addition, Sivert Bergesen),¹ one block north at 1414 South Weller Street;
- Victorian Row Apartment Building (1891), two blocks northwest at 1237 South King Street;
- Seattle Buddhist Church (1940-41, Pierce Horrocks with Kichio Arai), three blocks north at 1427 South Main Street;
- Victorian House (c.1890), four blocks north at 1414 South Washington Street;

¹ Rash, David, "Kichio Allen Arai," in Ochsner, p. 284. Arai was the owner's representative for the addition.

- Langston Hughes Cultural Arts Center (1912-1915, B. Marcus Priteca, originally the Congregation Bikur Cholim Synagogue), five blocks northeast at 104 17th Avenue South;
- Washington Hall (originally the Danish Brotherhood in America lodge; 1908, Victor Voorhees), six blocks north at 153 14th Avenue;
- Black Manufacturing Building (1914, Andrew Willatzen)², approximately four blocks south at 1130 Rainier Avenue South;
- Pacific Medical Center/Former U. S. Marine Hospital (1930-32, Bebb & Gould), approximately five blocks southwest, at 1200 12th Avenue South.

For City of Seattle land use purposes, the site is zoned NC2-65 (Neighborhood Commercial 2 with a 65 foot height limit), as are the blocks to the north and south on the east side of Rainier Avenue.

B. Building description

Exterior

The subject building was constructed in 1923 as a cosmetics factory for the J. W. Kobi Company (J. J. Wittwer, president) and was designed by the Seattle architecture firm Schack, Young & Myers. Stylistically, the original building design has some restrained Gothic Revival or Collegiate Gothic design elements; even so, the building as actually constructed was simpler and less ornate than designed. The original architectural drawings on file show a shaped parapet with some ornamental brickwork at the end bays on the east and west elevations, and a more ornate main entry surround.

Today, the building is two stories, opened-L-shape in plan, and measures approximately 122 feet by 41 feet at the north wing and approximately 38 by 40 feet at the south wing. The structure is unreinforced masonry over a reinforced concrete foundation, with a post and beam system on the interior. The roof is flat with a low continuous parapet.

Exterior walls on the primary elevations are a red or brownish-red rug face brick laid in a running bond, with a header course every six courses (sometimes five, at one location seven). There is a continuous soldier course at the second floor window headers, which extends beyond the windows and wraps the building as a beltcourse on the two primary street-facing elevations. At the rear elevations, common red brick is used, and the soldier course is not present.

The building is roughly organized into 20-foot structural bays, filled by large windows separated by engaged brick piers. The engaged brick piers are each topped with angled brick coping at the height of the second floor window headers.

The primary, west-facing Rainier Avenue elevation is divided into six bays, with the two end bays projecting forward approximately 8 inches. Windows in the center four bays of this elevation are wide, divided vertically into four parts by mullions, with a heavy transom bar dividing the upper fourth from the lower three fourths, and feature projecting sills. The end window bays are similar, but tripartite. Between the first and second floor windows are plaster-finished fields of masonry, which help emphasize the engaged brick piers between. The main entry to the building is located on the southernmost bay of the west elevation, and is distinguished by a recessed, angled, segmented arch with angled jambs. The entry door is a non-original double door with an apparently original arched transom window.

² Wilma, David, "Black Manufacturing Co.," HistoryLink.com essay #3221, April 21, 2001. In 1918, Willatzen changed the spelling of his last name to "Willatsen," and so appears as both spellings in the literature. (Giessel, Jess M., and Grant Hildebrand in Ochsner, p. 204.)

The south elevation, facing South Lane Street, resembles the west elevation but features much wider end brick panels offsetting the windows.

The windows on the west and south elevation are aluminum or steel sash replacements at all locations. However, the six upper floor windows on the west elevation, while replacement aluminum sash, are set within the original wood frames, including mullions, transom bar, and exterior wood trim.

The east elevation, facing 16th Avenue, continues the rug face brick of the west and south elevations, but features four small windows and one large tripartite window. The second floor windows retain the original multi-light wood sash, whereas the first floor windows are modern replacements dating to repairs after a 1992 arson fire.

The rear elevations (referred to in this report as the “east rear” and “north rear” elevations) are non-primary elevations, but retain some elements of the primary elevations, including the engaged brick piers, the brick courses (although red common brick is used), and four-part windows (albeit smaller) divided by heavy mullions. The upper floor windows retain the original multi-light wood sash. However, the first floor windows and doors on the rear elevations are modern replacements. At the first floor of the east rear elevation, extensive mechanical and ventilation equipment has been set up and enclosed in chain link fencing. For that reason, the windows at that first floor location have been filled in with panels.

At the south end of the east rear elevation are concrete exterior stairs providing access to a mechanical and boiler room, which occupies a single bay-width room at the basement level.

The north elevation of the building is almost completely obscured by vegetation and by the supports for a large billboard adjacent to the building. There are three punched-opening windows at the first floor level which are only visible from the interior; these windows have been filled in with panels.

Interior

The main entry to the building provides access to a stair hall, trapezoidal in plan, which features exposed wood beams supporting the floor above. The wood staircase features a square newel post and simple balusters, also square in plan.

In this stair hall, across from the main entry, are modern windows and doors dating to 1993, which provide access to the offices of the West Coast Printing Company which occupies the first floor. The offices fill the entire first floor of the south wing, and were completely reconstructed in 1993 following an arson fire in 1992. All finishes at this location are contemporary. Originally, the office spaces on the 1923 architectural drawings were two dining rooms and restrooms for the factory workers.³

The north wing at the first floor was most recently used for printing equipment; when originally built, this was factory space apparently devoted to cosmetic products packaging and labeling. The space is today divided into two rooms, separated by a contemporary metal stud wall, with one side opened to the rear loading area as well as the offices. Due to the printing machinery, many alterations have been made to the space to accommodate air conditioning and ventilation equipment. Windows have been infilled with panels

³ On the original 1923 architectural drawings on file, the first floor of the south wing of the building was split primarily into two rooms, one labeled “Girl’s Dining Room” and the other “Jap’s Dining Room,” apparently reflecting a racial separation of the workers. These rooms also contained restrooms. Notably, the only access to the dining room for the Japanese workers is directly from the factory floor—in the drawings it is shown as having no communication with any other primary spaces in the building, including their fellow workers in the other Dining Room. Access for the Japanese workers would have been through the loading area doors at the rear of the building. However, the workers using the “Girl’s Dining Room” would have been able to access their space, and the factory floor, through the building’s front door, the same door used by the executive staff to reach their offices on the second floor.

and often exhaust ductwork. According to the previous owner, parts of the concrete floor have been pulled up several times over the years in order to install steel beams to support increasingly heavy new printing machinery. The original timber support posts remain visible, but upper parts of the structure are hidden behind acoustical panel drop ceilings.

According to the architectural drawings, there had originally been a separate stair in the middle of the floor at this location providing access to the floor above, but it is no longer in evidence.

The upper floor of the north wing is essentially a wide-open work space, interrupted only by a few mid-floor structural posts, and some tenant-built open shelving separating part of the north end from the rest of the space. Wide windows light both long sides of the room. Originally, this space was the factory floor for making shampoos and other cosmetics; in recent years, it has been leased to various tenants, including a woodworking shop. Post and beam structure is exposed, and flooring appears to be contemporary vinyl tile. At the east wall of the north end of this space are double doors, providing access by a short wooden bridge to the exterior grade.

Moving south from this wing leads to the second story of the main entry stair hall. This space was originally open to the downstairs part of the stair hall, but at some unknown time a wall was built at the second story balustrade to close it off.

From the second story stair hall, doors lead to the second story of the south wing. Currently vacant, this suite of rooms originally served as the J. W. Kobi Company general offices. Interiors here appear to date to the 1920s or 1930s, although they do not exactly match the 1923 drawings on file. The space is divided by full-height partition walls, which are lath and plaster in the lower and upper fourths, and glazed with fixed wood sash in the middle half. Doors with transoms provide access between the partitions. According to historic tax records, the doors and wood trim are fir. Floors at this location are apparently original linoleum over tongue and groove wood flooring; at some locations, the linoleum is in poor condition.

Two other rooms within this suite of offices are located at the southeast and southwest corners of the second floor of the building, and are separated by full-height solid walls rather than the glazed partition walls. One of them is a vault, which retains its original steel vault door, and is fitted with shelving inside. The other room may have been a private office or small conference room.

C. Summary of primary alterations

Below are known permitted alterations to the property.

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
223003	1923	--	Build factory
511742	1965	\$13,000	Repair fire damage per orig const
547143	1972	\$500	Rebuild existing loading dock
574518	1978	\$5,000	Inst toilet, closet, drop ceiling

Other alterations to the building, derived from comparison of historic photographs to current conditions, indicate the following primary alterations:

- West elevation windows (Rainier Avenue South) – Original wood mullions/frames, but original wood sash replaced with aluminum (second floor, mid-20th century) or solid panels (first floor).
- South elevation windows (South Lane Street) – All windows this elevation non-original aluminum frames and sash; first floor replaced c.1993, upper floor replaced mid-20th century. Original trim remains at second story windows.

- East elevation windows (16th Avenue) – First floor windows replaced c.1993. Second story tripartite window single-hung wood sash does not match 1923 drawings and may be a replacement at an unknown time.
- North rear elevation – First floor windows replaced and openings reconfigured c.1993. Second story single-hung wood sash at three locations does not match 1923 drawings and may be replacements at an unknown time.
- East rear elevation – All first floor windows replaced with solid panels, within original mullions/frames.
- North elevation (South Weller Street) – Three first floor windows replaced with solid panels.
- Chain link fencing and mechanical equipment added to rear of building.
- Interior alterations to entire first floor of south wing offices in 1993, following arson fire.

III. HISTORICAL CONTEXT

A. The development of the neighborhood

The subject property is associated with the commercial development of Rainier Avenue South, and is located in a transitional area between the Central Area neighborhood to the east and north, the Chinatown/ International District to the west, Beacon Hill to the southwest, and the Rainier Valley to the south and southeast.

The Rainier Valley was formed by glaciation, rather than by a river course, and is characterized by an approximately two-mile wide valley floor extending southeastward from the east side of downtown towards Columbia City and Lake Washington beyond.⁴ The valley was somewhat isolated and slow to develop, and was populated with small farmsteads in the late 1800s. Access to the northernmost part of the valley was cut off from early Seattle's downtown by the high ridge connecting Beacon Hill and First Hill. Beginning in 1890, the valley began to be opened up for development with the installation of the Rainier Valley Electric Railway, a streetcar which ran seven miles in a nearly straight line down the middle of the valley to Columbia City. The railway stimulated the first wave of residential growth in the valley from 1891 to 1910, in an area which had previously been occupied by scattered farmlands, timberlands, and a few saw and planing mills. Over time, the farmlands on the valley floor gave way to residences, larger commercial or institutional buildings, and some light industry, while the hillsides remained largely residential. In 1907, the entire Rainier Valley south of Hanford Street including Columbia City and Rainier Beach was incorporated into the Seattle city limits, and the Rainier Valley Electric Railway was renamed the Seattle Renton and Southern Railway as a sign of its greater service.⁵

A significant presence in the immediate vicinity was the W. C. Hill Brickyard, across Rainier Avenue of the subject site. The sprawling operation (which was established in the 1880s and appears on the 1893 Sanborn map as the Puget Sound Brick, Tile, and Terra Cotta Company) was originally owned by William C. Hill (who died in 1890), and later by E. H. Lewis, who handled the extensive real estate holdings of Hill's estate.⁶ The brickyard's numerous buildings included drying kilns, mixers, sheds, offices, storage yards, and a tall chimney stack, which operated until about 1910 (today the site is occupied by Goodwill Industries). Over time, Lewis, and later Hill's heirs, sold off the surrounding land, including the subject parcel.

⁴ Historical context of the neighborhood primarily derived from Tobin, "North Rainier Valley Historic Context Statement," pp. 1-49.

⁵ Dorpat, Paul. "Rails to Rainier," The Seattle Times, Pacific Northwest Magazine, April 4, 2004.

⁶ "A self made man," William C. Lewis obituary, The Seattle Post-Intelligencer, September 1, 1890. Hill lived primarily in Washington DC, where he was also an extensive real estate developer, particularly in the Meridian Hill neighborhood.

Another significant impact on the area was the regrading of Jackson Street in 1907 and Dearborn Street in 1910, lowering the Beacon Hill ridge by as much as 112 feet (at 12th Avenue and Dearborn). The regrades facilitated easier access to the Rainier Valley from downtown via Rainier Avenue. A notable consequence of the Dearborn Street regrade was the construction of the large 12th Avenue Bridge, a few blocks west of the subject site. In 1913, Rainier Avenue was paved on either side of the streetcar tracks, and designated a primary state highway.⁷ In 1923, most of Rainier Avenue South was zoned for commercial use in Seattle's first zoning ordinance. Later, beginning in the late 1920s and 1930s, Rainier Avenue would begin to see automobile-related strip development.

In the early decades of the 1900s, the northern part of the Rainier Valley immediately south of the subject site was known as the "Garlic Gulch" or "Little Italy" for the high concentration of people of Italian descent, many of whom were truck farmers in the valley. The largest concentration of Italian families lived between Lane Street on the north and Mount Baker Park to the south, but centered around Massachusetts Street and Rainier Avenue. Some established well-known food-related businesses in the area, including Angelo Merlino (Merlino & Sons), Mario Borracchini (bakery), Constantino and Antoinette Oberto (sausage), Giglio and Cecilia Gai (bakery), and Joe Desimone (produce, and one of the early owners of Pike Place Market). Angelo Merlino's Seattle Macaroni Manufacturing plant was located a block southwest of the subject site, at 1416 Dearborn Street, from about 1915 through the 1950s (later the Favro Macaroni Company).

Other early companies in the Rainier Valley south of the subject site were the Malmo nursery near Franklin High School (precursor to the Ernst/Malmo hardware and nursery stores), several dairies, and the Stewart Lumber property eight blocks to the south, which has continuously operated since 1926.

To the immediate north and northeast of the subject site are blocks associated with the expansion of the Japanese community from the International District to the west into the Central District to the east in the early 1900s.

The Central District, one of the city's oldest and most ethnically diverse neighborhoods, was at first closely associated with Seattle's early Jewish community (Germans, Eastern Europeans, and Eastern Mediterranean), who settled in the area from the 1870s to about 1920, primarily north of Yesler Way to Cherry Street, building shops and synagogues. Some Scandinavians also settled there.

At the same time, Chinese in the 1860s and Japanese in the 1880s began to immigrate to Seattle, first settling in the Pioneer Square area and then in the vicinity of the present Chinatown/ International District. The Japanese community grew sharply from about 1890 to 1920, with resulting commercial and residential expansion eastward into the Central District from Yesler Way to Dearborn Street, from about 1916 to the early 1940s. Numerous businesses and institutions important to the Japanese community would eventually be established there, particularly in the blocks between 14th and 18th Avenues, such as the Japanese Buddhist Church at 14th Avenue South and South Main Street.⁸ Another institution, directly north of the subject site, was the Japanese Language School at 16th Avenue South and South Weller Street, which was organized in 1902 as the first Japanese language school in the United States. The current building dates to 1913, with an addition dating to 1925, and is both a designated Seattle landmark and a National Register property.⁹

⁷ Tobin, "North Rainier Valley Historic Context Statement," p. 19.

⁸ Henry, Mary T., "Seattle Neighborhoods: Central Area—Thumbnail History," HistoryLink essay 3079, March 10, 2001; and Veith, Thomas, "History of the Central Area," Seattle Historic Preservation Program, City of Seattle Department of Neighborhoods, 2009. Additional institutions in this area significant to the Japanese community are the Seattle Koyasan Buddhist Temple, Seattle Dojo, the Konko Church, Wisteria Park, the Japanese Congregational Church, Keiro Nursing Home, and the Kawabe Memorial House.

⁹ Tobin, "Beacon Hill Historic Context Statement," p. 39.

Finally, the Central District was also associated with early African-American settlers to the area, a small community centered far to the north of the subject site, along Madison Street, from the 1880s onward. But by the 1910s and 1920s, black residential and commercial expansion extended southward along the 23rd Avenue corridor to Jackson Street, and later south of that.¹⁰

In 1942, Japanese and Japanese-American families were relocated to inland internment camps for the duration of the war, and many were unable to retain their property while absent, and so did not return to the area, or moved to new neighborhoods such as Beacon Hill. Beginning in the late 1940s, the Jewish population of the Central District also began to move to the Seward Park area or to the growing Eastside suburbs. In the 1940s, increased numbers of black Americans who had moved to Seattle to work in the wartime defense industries settled in the Central District, eventually expanding into areas vacated by Japanese and Jewish populations, including Yesler Way and Jackson Avenue. Real estate covenants and racial restrictions also influenced where non-white minority groups were able to buy property, with limited options including the Central Area, Beacon Hill, and the Rainier Valley.

The Rainier Valley and the Central District were both impacted with the construction in 1940 of the Mount Baker Tunnel, and the Lacey V. Murrow bridge across Lake Washington to Mercer Island and beyond. Even more significant was the construction of the Interstate 90 connection across the Rainier Valley in the 1970s and 1980s, through the heart of the historic Italian community, which effectively separated Rainier Valley north of Atlantic Street from the rest of the valley to the south.

Today, the Rainier Valley has continued to be a culturally and ethnically diverse area with large percentages of African-Americans, Filipinos, Southeast Asian, and Latin American immigrants.¹¹ In particular, the blocks of Rainier Avenue north of the subject site near South Jackson Street and 12th Avenue South have become a center of the Seattle Vietnamese community since the 1970s.

B. The development of the subject building, and building owners

Original owner/occupant, J. J. Wittwer, and the development of the property

The subject building was constructed in 1923 as a cosmetics factory for J. J. Wittwer. John Jacob Wittwer was born in 1867 in Berne, Switzerland, and moved to the United States around 1884 at age 17.¹² His name first appears in the Seattle Polk's city directory in 1895, as a dealer in hair goods at 1012 Second Avenue, and residing at 614 Seneca, when he would have been age 28. In 1895, Wittwer was one of only two "hair goods" dealers were listed in the commercial pages of the Polk's directory, and one of only six "hair dressers" listed. One source claimed that Wittwer spent five years in Paris learning the hairdressing trade.¹³

The J. J. Wittwer Company appears to have specialized in the sale of hair switches, which are hairdressing accessories made from a length of hair, used to create a longer or fuller look when attached to an existing hairstyle. They were popular during the Victorian era, when—as one of Wittwer's newspaper advertisements in the year 1900 states: "Millinery of the hour demands a great wealth of hair, and if a woman has it or not, never worry, we will supply a switch, a match so perfectly that no one would be the wiser."¹⁴ Then located at 620 Second Avenue (at Columbia Street), the J. J. Wittwer shop not only manufactured and imported hair switches, they also sold "hair ornaments and fancy combs," and sold their

¹⁰ Veith, Thomas, "History of the Central Area," p. 48.

¹¹ Tobin, "North Rainier Valley Historic Context Statement," p. 37.

¹² "J. J. Wittwer, Sr., head of Kobi Co., taken by death," *The Seattle Times*, April 3, 1931, p. 19.

¹³ "Firm to close out sundries," *The Seattle Times*, June 2, 1915, p. 9.

¹⁴ "A special sale of switches," advertisement, *The Seattle Times*, April 21, 1900, p. 18.

products by mail as well. Wittwer's wife, Agnes, a native of Chicago, was actively involved in the business, and their two children, John Jacob Jr. and Otto, became involved as they got older.¹⁵

The J. J. Wittwer Company advertised in the Seattle Times newspaper extensively. Around 1903, the store moved near the heart of Seattle's growing retail district, to Second and University, where their immediate neighbors would eventually include the major department stores of MacDougall & Southwick's and the Bon Marche. By the mid-1910s, the J. J. Wittwer Company was selling primarily switches and other hair pieces, but also hair ornaments, brushes, combs, hand-made laces, jewelry, handbags and leather goods; toilet articles including their own line of face creams, lotions, hair tonics and dyes; dress patterns, neckwear, collars, cuffs, shirtwaists, imported trimmings, bands, beaded pieces, and corsage bouquets.¹⁶ The firm was known for its European connections and maintained two buyers in Europe to replenish and supply their stock of hair goods.¹⁷

In the early 1900s, the Wittwers also began buying and developing property on occasion. Architect Edwin Houghton designed a two-story frame duplex for them at 514-516 Terrace Street, apparently as an investment property, in 1900.¹⁸ In 1904, the Wittwers built a three-story apartment house at Eighth and Madison.¹⁹ Ten years later, Wittwer purchased the Hotel Kennedy (built 1902, formerly the St. Francis Hotel, later the Assembly Hotel, and today the Madison Apartments) a block away at 823 Madison Street.²⁰

Beginning in 1915, the Wittwers began to focus less on sundries at their Second Avenue store, and more on switches and wig hair products. They expanded their salon service to include waves, permanents, facial and scalp treatments, and dyeing. Wittwer began to develop new products, including "Dri-Poo," a scented, brushable powder alternative to liquid shampoo, and "Cinderella Golden Glint," a shampoo product with a reddish dye tinge, first introduced around 1917. The latter product, later renamed "Golden Glint," proved to be popular, and was marketed nationwide in drugstores by or before 1921. Hair rinses were developed as well, in addition to the shampoo.

Golden Glint shampoo was technically produced by the J. W. Kobi Company, of which J. J. Wittwer was the president. His other family members served as officers. The significance of the company name, who J. W. Kobi was (if anyone), and why the company was structured as a separate entity from the existing J. J. Wittwer Company, could not be discerned after extensive research.²¹ The J. W. Kobi Company was incorporated in Washington State in 1917.²²

In March 1923, the J. W. Kobi Company bought the subject parcel for \$50,000 from Elmer E. Todd, who at that time was a prominent Seattle attorney and former State Representative and District Attorney. The parcel consisted of the entire irregular block bounded by Rainier Avenue South, South Lane Street, 16th Avenue South, and South Weller Street, but the proposed building was only to fill one portion of it.²³ Historic maps and other records indicate that the lot had been undeveloped up to that point. Wittwer hired the Seattle architecture firm Schack, Young & Myers, probably in late 1922 or early 1923, to design the subject building, a two-story cosmetics and shampoo factory, for the site.

¹⁵ "Firm to close out sundries," The Seattle Times, June 2, 1915, p. 9; and "Services set for Mrs. Wittwer set tomorrow," The Seattle Times, April 29, 1951, p. 33.

¹⁶ Advertisement, The Seattle Times, June 2, 1915, p. 4.

¹⁷ "Firm to close out sundries," The Seattle Times, June 2, 1915, p. 9.

¹⁸ "Real Estate vs. Nome Fever," The Seattle Times, May 26, 1900, p. 13.

¹⁹ "New apartment house," The Seattle Times, June 1, 1904.

²⁰ "\$200,000 hotel for Seattle," The Seattle Times, March 20, 1914, p. 1.

²¹ The name "Kobi," occurs in several languages. The person may have been a relative or friend of the Wittwers, perhaps in Europe, or the name may simply have been made up.

²² Historical corporate records obtained from the Washington State Archives, July 2016.

²³ "Company buys site for \$50,000 factory," The Seattle Times, March 25, 1923.

Building permits and architectural drawings give no indication which principal at Schack Young & Myers was the lead on the project. When construction began in mid-May 1923, a Seattle Times article included a rendering of a slightly different proposed building than what was actually built, including a more ornate entry and parapet.²⁴ The news article stated that the building cost was expected to be \$30,000, and that the first floor would be used for packing/shipping and employee dining and locker rooms. The second floor would be the factory plant and offices. Exterior work was completed by early August 1923, with interior completion of the factory shortly thereafter.²⁵

No records could be uncovered regarding the actual production years of the company, but it is known that the factory produced Golden Glint shampoo and hair rinses, and possibly other similar products. The company apparently hired young women and Japanese workers, according to notes on the drawings.

By 1928, the Wittwer Company no longer held the old storefront at Second Avenue and University Street, and appear to have sold it to A. G. Domnick, who operated a competing salon downtown.

In 1931, John Jacob Wittwer died after a long illness, leaving an estate of \$500,000 (equivalent to almost \$8 million today) to his wife Agnes. Both the J. J. Wittwer Company and the J. W. Kobi Company (later renamed the Golden Glint Company in 1934) were continued by her and their two sons, John Jr. and Otto, and operated out of the subject building.²⁶

Although it is difficult to gauge the relative popularity or notoriety of the Golden Glint line of products, they were advertised through the 1930s to the 1950s, and appear to have been available nationwide. In 1941, the J. W. Kobi Company was dissolved (for unknown reasons, perhaps as a reorganization), according to Washington State corporate records, although the Wittwer family formed another Golden Glint Company which existed from 1946 to 1963.²⁷ The company operated the factory in the subject building until about 1954. It is not clear if the Golden Glint products were manufactured somewhere else, or if the company ceased operations.

The company apparently generated considerable wealth for the Wittwer family. In 1923, at the same time that the architecture firm Schack, Young, and Myers designed the subject building for John and Agnes Wittwer, they also designed an elaborate Tudor Revival mansion for them on a multi-acre parcel along the Lake Washington shoreline south of Seward Park, on Warsaw Street. According to newspaper accounts, the house was the scene of numerous charity events.²⁸ John and Agnes' son Otto Wittwer, who was vice president of the company, had homes on First Hill and in the exclusive Broadmoor subdivision, on Mercer Island and Whidbey Island, was an active horseman with the Olympic Riding and Driving Club, and married a Spanish-Honduran woman described by the local press as a Hollywood actress.²⁹ John Jr. and his wife had a substantial lake view home built for them in 1929 in the Mount Baker neighborhood, but later moved their family to Los Angeles around 1940.³⁰ All of the Wittwers were regularly featured in the Seattle Times society columns through the 1930s and 1940s.

²⁴ "Construction of \$30,000 factory to be started," The Seattle Times, May 13, 1923, p. 18.

²⁵ "Work begins on new \$50,000 toilet factory," The Seattle Times, August 5, 1923.

²⁶ "J. J. Wittwer, Sr., head of Kobi Co., taken by death," The Seattle Times, April 3, 1931, p. 19; and "J. J. Wittwer estate goes to his widow," The Seattle Times, April 10, 1931. Dollar equivalent from U. S. Department of Labor Consumer Price Index calculator at <http://data.bls.gov/cgi-bin/cpicalc.pl>.

²⁷ Historical corporate records obtained from the Washington State Archives, July 2016.

²⁸ "Summary for 5766 South Oaklawn Place South," Seattle Department of Neighborhoods Seattle Historical Sites survey, January 7, 2010. The house was originally addressed as 5766 Warsaw Street, but the property was subdivided into multiple building lots in the 1950s or 1960s and addressing changed. The building is intact but altered.

²⁹ "Parsons will wed Berlin girl; Wittwer takes Spanish bride," The Seattle Times, June 18, 1935, p. 1. In the 1940s, they lived at 1804 Blenheim Drive in the Broadmoor subdivision.

³⁰ "Summary for 3441 Cascadia Avenue," Seattle Department of Neighborhoods Seattle Historical Sites survey, January 7, 2010. John Jr. also lived for many years at 1117 Lake Washington Boulevard South.

Agnes Wittwer remained active in charities and died in 1951 at age 85, at her home, at that time in Seattle's Windermere neighborhood. Her son John Jr. eventually moved back to Seattle, where he died in 1955 at age 63.³¹ Otto Wittwer may have fallen on hard times—in later years managed the Assembly Hotel which had been owned by his father, and had been living in poor health in a small postwar cottage in northeast Seattle when he died in 1963 at age 69.³²

Later owner/occupant, West Coast Printing

West Coast Printing occupied the building and purchased the property (as the entity, the I & T Company, for Ideta & Tomita) in 1954.³³ West Coast Printing was founded in 1930 by brothers Theodore (Ted) and Paul Tomita. Ted was born in Livermore, California, in 1913, and came to the Seattle area as a young man. He studied in Seattle and Japan before helping establish the printing company with his brother. The original shop was located at 618 Jackson Street, and the firm specialized in Japanese typesetting, business cards, restaurant menus, funeral announcements, and other notices.³⁴ In 1935, there were approximately 160 printers listed in the city directory, and West Coast Printing was one of five or six printers located in the Chinatown/International District. Before World War II, there were four.³⁵

In 1942, in an atmosphere of wartime hysteria, the US federal government removed people of Japanese ancestry, including the Tomita brothers, from the West Coast to inland internment camps for the duration of World War II. Ted and Paul Tomita, and their families, were sent to the Minidoka internment camp in Idaho. Although this required the closure of their printing shop, they were able to store their lead type and printing equipment with Caucasian friends for the duration of the war. After the war, they were able to re-open the printing shop in the late 1940s, this time located at 514 South Main Street.³⁶ In 1948, the total number of printers listed in the city directory remained at about 160, but by then, West Coast Printing was only one of about three printers located in the Chinatown/International District.

In 1954, West Coast Printing moved again, to the subject property. They purchased the building, and moved their operations to the first floor. They leased the second floor to a wholesale fishing tackle business, Mikado & Company, which had operated in Seattle since 1935 (and which remained at that location until about 1980).³⁷

In 1965, a fire caused by a short circuit resulted in some damage to the building but primarily to the building equipment. At the time, West Coast Printing had a large collection of 50,000 pieces of Japanese and Chinese hand-set type, which were unharmed by the fire. According to a newspaper article at the time, the Japanese type had been obtained from a Japanese foundry that was in production in Seattle before World War II, and the rest was imported from Japan after the war. The Chinese type was purchases from the Chinese Star, a Seattle Chinese-language newspaper that went out of business in the 1950s or 1960s. The 1965 article stated that "West Coast does most of the commercial printing here in Japanese and Chinese, from wedding invitations to business cards." Immediately prior to the fire, the company had just printed one hundred thousand brochures for Washington State for use at the Tokyo Trade Fair, and a set of business cards for the governor's visit to Japan.³⁸

³¹ "John W. [stet] Wittwer," *The Seattle Times*, September 29, 1955, p. 68.

³² The cottage address was/is 6512 39th Avenue NE.

³³ Interview with Ted Tomita, October 3, 2016.

³⁴ "Theodore Tomita, 86, practiced Buddhism in all phases of life," *The Seattle Times*, January 11, 1998, p. B2.

³⁵ Interview with Ted Tomita, October 3, 2016.

³⁶ "Theodore Tomita, 86, practiced Buddhism in all phases of life," *The Seattle Times*, January 11, 1998, p. B2; and "Breaking the silence—after four decades, Japanese families are beginning to discuss internment," *The Seattle Times*, February 19, 1987, p. D1.

³⁷ "Kaichi Ideta, tackle firm," *The Seattle Times*, March 9, 1967, p. 54.

³⁸ "50,000 pieces: Oriental-languages type saved in fire," *The Seattle Times*, March 23, 1965, p. 43. The article goes on to state that the Tomitas once owned the *North American Post*, Seattle's leading Japanese language newspaper. However, that statement is incorrect, they never owned a newspaper, according to Ted Tomita, the son of Theodore Tomita. (Interview with Ted Tomita, October 3, 2016).

According to Ted Tomita, son of Theodore Tomita, the firm's business was standard office printing (in English as well as Japanese and Chinese), such as business cards, notices, and menus, and translations. West Coast did not print newspapers, books, or other publications. Their primary competitor in Seattle was The North American Post, a Japanese-language newspaper, which was the lead printer for flyers, color posters, musical and cultural event notices, and the like. The Post founded in 1902, later owned by K. T. Kubota, and in recent years by Tonio Moriguchi, the head of the local Uwajimaya chain of supermarkets.³⁹

West Coast Printing continued to operate successfully over the decades, with the Tomita brothers' children entering the business over time and taking it over by the early 1990s. At times, in order to accommodate newer and increasingly heavy printing equipment, the concrete first floor had to be reinforced with steel beams.⁴⁰ In the early 1990s, the firm had fourteen employees.

In April 1992, in the wake of nationwide unrest associated with verdict announcement for the high-profile Rodney King beating trial in Los Angeles, California, an arsonist threw a firebomb into the first floor south elevation windows of the subject building.⁴¹ The apparently random act resulted in \$750,000 in fire damage to the building, as well as serious damage to the printing equipment, and the loss of the old Japanese and Chinese lead type which had survived the 1965 fire. Competing printers took over the company's orders until repairs could be made, which were completed within a year. Presently, the first floor offices in the south wing of the building—including the windows on the south elevation and the north rear elevation, and the interior windows from the office to the main entry stairhall—date from this renovation.

Theodore Tomita retired in the 1980s, turned the company over to his children in 1992, and died in 1998 at age 86. In the 1980s he was noted for having an audience with the Emperor of Japan, and he was later given an award from the Governor of Hiroshima for his efforts to improve relations between the United States and Japan.⁴²

By 2016, West Coast Printing had phased out printing operations in the building, and was transferring the business to the AA Printing company in the Lower Queen Anne neighborhood. In late 2016, the property was sold to the current owner, Rainers Consulting Inc. The upstairs is presently unoccupied.

C. Schack, Young & Myers, architects

The partnership of James Hansen Schack, Arrigo Young, and David Myers was a prominent architectural firm in Seattle, active during the first third of the 20th century but best known for work in the decade of the 1920s.⁴³ Over the course of their careers, the three partners individually or collectively designed a wide variety of building types. While the subject building is their only known example of a cosmetics factory, other buildings in their portfolio which might be considered similar to light industrial buildings, like the subject building, were often automobile-related.

James Schack was born in 1871 in the Schleswig region of Germany, which today makes up the southern part of Denmark.⁴⁴ At age 16, he moved to the United States and settled in Chicago. There he attended night school, followed by professional training at the Chicago Architectural School. According to one

³⁹ Interview with Ted Tomita, October 3, 2016; and "Japanese newspaper here is dying," The Seattle Times, January 5, 1973, p. A10.

⁴⁰ Interview with Eric Tomita, June 13, 2016.

⁴¹ McDonald, Sally, "Family shop that survived war and fire rises from ashes of riot," The Seattle Times, March 1, 1993. The article further states that the "verdict touched off riots across the country. In Seattle, the unrest spread from downtown to Capitol Hill to the Central Area. Before things calmed down, 155 people were arrested, 10 buildings and uncounted trash bins burned and numerous cars were overturned."

⁴² "Theodore Tomita, 86, practiced Buddhism in all phases of life," The Seattle Times, January 11, 1998, p. B2.

⁴³ Biographical information primarily drawn from Rash, David A, "Schack, Young & Myers," in Ochsner, pp. 192-197.

⁴⁴ Schack's obituary lists his birthplace as Denmark. "James Schack, architect, dies of heart attack," The Seattle Times, March 17, 1933, p. 7.

source, he resided and worked in Kansas City, Missouri, for a time, where he married his wife Artie Bellows Schack.⁴⁵ In 1901, at age 30, he moved his family to Seattle and immediately found work.⁴⁶ In these early years, Schack became known primarily for grand and modest residences, hotels, apartments, and commercial buildings. Work from this period includes:

- Holy Trinity English Lutheran Church at Eleventh and E. Olive Street (1902, heavily altered); only the nave portion of the design was actually completed, and later additions remodeled the portion designed by Schack.
- Hotel for John W. Godwin at Sixth and Yesler, today known as the Ticino Apartments (1904).
- The Savoy Hotel on Second Avenue downtown (1905, destroyed).
- The Mehlhorn Building on Second Avenue (1906-07, to be demolished). Originally designed to be twelve stories, only the first five stories and basement were built. The building is an early example of steel and concrete frame construction in Seattle.⁴⁷

From 1907 to 1909, Schack was in a partnership with Daniel R. Huntington, a highly skilled architect who had practiced in New York City prior to his arrival in Seattle around 1905. Examples of their work during this period include:

- The terra cotta and brick First Methodist Church at Fifth and Marion in downtown Seattle (1907-10, today known as the Daniels Recital Hall). Schack alone had originally developed a Romanesque Revival design in 1906, but construction on it stalled and the project was redesigned presumably with the input of his new partner Huntington the following year. The building is a designated Seattle landmark.
- The old Arctic Club Building near Third and Yesler (1908-09, today known as the Hotel Morrison), notable for its imaginative brickwork.
- The Del-A-Mar Apartments on lower Queen Anne Hill (1908-09), notable for its monumental pilasters and palatial appearance, was designed by Schack & Huntington for Seattle developer George Kinnear, who built this four-story apartment building near his own home for friends and visitors visiting Seattle for the Alaska-Yukon-Pacific Exposition.⁴⁸ The building is a designated Seattle landmark.
- The Alaska Yukon Pacific Exposition Mines Building, and Oriental Building (1908-09, destroyed); both temporary lath-and-plaster buildings with highly ornate exteriors.
- The Andrew Hemrich residence at 1107 21st Avenue East (1908-09, altered).
- The Normandie Apartments (1909-10, destroyed).

From 1910 to 1916, city directories indicate that Schack operated as a sole proprietor, with his office first in the Downs Block at 709 Second Avenue, and later in the Lippy Building at Columbia and Third Avenue. Only a few examples of his work during this period could be found for this report; these include:

- Geary/Ballard residences at 2838-44 Cascadia Avenue South (1911-12).
- 320 Terry Avenue (1915), a designated Seattle landmark.

⁴⁵ Michelson, Alan, "James Hansen Schack Sr.," Pacific Coast Architecture Database, University of Washington, accessed August 2015. This source also contests Schack's residency in Chicago, although this is listed in his 1933 Seattle Times obituary.

⁴⁶ First listing is for a \$3500 eight-room residence on Belmont Avenue near Pine Street for Edgar McMicken. "Real Estate and Building Notes," The Seattle Times, November 2, 1901, p. 18. His obituary mistakenly lists 1903 as his arrival in Seattle. "James Schack, architect, dies of heart attack," The Seattle Times, March 17, 1933, p. 7.

⁴⁷ "Summary for 814 2nd Avenue / Mehlhorn [sic] Building," Seattle Department of Neighborhoods Historical Sites database, 2006.

⁴⁸ Veith, Thomas, "Daniel R. Huntington," in Ochsner, p. 144. See also Wilma, Dave, "De La Mar Apartments (1909)," Essay 3201, HistoryLink.org, April 15, 2001.

Beginning in 1917, Schack occasionally collaborated with David J. Myers, an architect with whom he shared office space. Myers was born in Glasgow, Scotland, in 1872, and moved to Seattle as a young man with his family shortly after the Great Fire of 1889. He worked briefly for Seattle architect John Parkinson. He then studied architecture at the Massachusetts Institute of Technology, and worked for firms in Boston and Pittsburgh before returning to Seattle in 1905 to work for five years in the office of John Graham Sr. as junior partner and principal designer. After 1910, Myers was in private practice and his work consisted primarily of civic, religious, and residential projects, with some commercial design as well. He was a skilled delineator, and in 1911 he worked with Virgil Bogue on the “Bogue Plan,” including providing most of the drawings and perspectives for this ultimately unsuccessful plan to develop a Beaux-Arts style civic center at the former site of the regraded Denny Hill. From 1917 to 1920, Myers also taught architecture at the University of Washington.

Only two examples of Schack and Myers’s work during the period from 1917 to about 1920 could be identified for this report, both automobile-related structures:

- Sunset Motor Car dealership (1917-18, altered), located at the northwest corner of Broadway and Union. Today the building has been very highly altered, and incorporated into a shopping center.
- Grand Central Garage (1920, to be demolished) at Fourth Avenue and Columbia Street downtown.

In 1920, Schack and Myers’s occasional work together was formalized with the addition of engineer Arrigo Young and the formation of their partnership Schack, Young & Myers. The fact that an engineer was a partner in an architectural firm was somewhat unusual for the time. Young, who was born in London in 1884, moved to Chicago at an early age and received his engineering degree from the University of Michigan. He worked for construction and architecture firms in Chicago and St. Louis before arriving in Seattle in 1910. Work during this period was varied, but a sizeable early commission was associated with the initial development of the city of Longview, Washington. The town, a community planned by Hare & Hare of Kansas City for the Long-Bell Lumber Company, was begun in 1922. Schack, Young & Myers’ work—in association with Seattle architect John R. Nevins—took place between 1921 and 1923, and included the design of approximately 320 company houses, four dormitories, a dining hall, a bank, a garage, department and mercantile stores, office building, and warehouse. They also served in a supervisory role in the design and construction of Longview’s grand Hotel Monticello, which had been designed by Kansas City architect Frederick McIlvain with Holt, Price & Barnes as consulting architects.⁴⁹

The subject building, a cosmetics factory for J. J. Wittwer, would have been designed during this period, in 1923. Unfortunately, building permits and architectural drawings give no indication whether Schack, Young, or Myers was the lead designer on the project.

In addition, J. J. and Agnes Wittwer also commissioned the firm in 1923 to design their own home, at 5756 Warsaw Street, on their three and a half acre Lake Washington waterfront estate south of Seward Park (in later years, the property was subdivided and the site is now addressed as 5756 South Oaklawn Place). The home, still largely intact, is a well-detailed two-story brick and half-timbered Tudor Revival structure.

Other projects by Schack, Young & Myers during the 1920s included:

- The B. A. Garber house at 937 Harvard Avenue East (1921-22).
- Chinese Baptist Church at 925 South King Street (1922-23), and the Japanese Baptist Church at 160 Broadway (1922-23), both half a mile northwest of the subject site.
- Occidental Sheet Metal Works, now Liberty Motors, at 2310 Rainier Avenue South (1925), another light industrial building on Rainier Avenue, approximately one mile south of the subject site.

⁴⁹ Rash, David, in Ochsner, pp. 193, 196.

- University Baptist Church at 4554 12th Avenue Northeast (1922-26).
- Gelb Building, 4534 University Way (1927), a relatively ornate Tudor Revival style mid-block building on “The Ave.”
- Seattle Civic Auditorium (1925-28, altered, now McCaw Hall); this commission included the Civic Arena, Veteran’s Hall, and a sports stadium.
- The Eldridge Buick dealership (Schack, Young & Myers, 1925-26, altered), originally the Vernon Davenport Garage, is an ornate one-story terra cotta commercial structure built at a curving corner of NE 45th Street and Roosevelt Way in the University District. The building features nearly continuous street-level glazing in an elaborate Spanish Colonial Revival style.
- Frye Hotel Garage (Schack, Young & Myers, 1925). This structure appears largely unchanged at its location on Third Avenue South behind the Frye Apartments; it had a capacity for 100 cars, was constructed of reinforced concrete, and features staggered floors over its three stories plus basement.

Schack, Young & Myers operated successfully until 1928, when Myers left the firm to return to private practice. The remaining partners continued as Schack & Young until Schack’s death in early 1933 at age 61. Examples of work during this period include:

- Baroness Apartments (1930-31) on First Hill, designed in a restrained Art Deco style, is today a designated Seattle landmark.
- Publix Garage on Sixth Avenue between Union and University Streets (1930); this highly ornate Art Deco garage with an interior circular ramp may have been unbuilt, although there is a complete set of construction drawings on file at the University of Washington Library.

Young had received his architecture license in addition to his engineering license by this time, and continued working until his death in 1954. The firm continued in these later years under the names Young, Richardson, Detlie & Carlson in the 1950s and 1960s, followed by The Richardson Associates or TRA from about 1969 to 1997. After that time, TRA became part of Black & Veatch, a firm established in Kansas City in 1915.

D. Otto R. Roseleaf, contractor

Building permits and newspaper accounts state that Otto Roseleaf was the contractor of the subject building, but only limited information was found about him. Roseleaf was born in Sweden around 1861, and arrived in Seattle around 1889.⁵⁰ He first appears in Seattle Polk’s city directory in 1890, working as a carpenter for Nevins & Kibler and living at a rooming house. By 1900, he was a partner with Olaf N. Soderquist in the general contracting firm of Soderquist & Roseleaf, with offices at 220 Spring Street. Roseleaf likely took over the firm as a sole proprietor following the death of his partner Soderquist in September 1906.⁵¹ In later years, his firm was located in the Lowman Building.

Roseleaf was a builder his entire life, and appears to have retired in the early 1930s. One source in 1907 described him as having “built more residences, perhaps, than any other one contractor in Seattle,”⁵² and another source many years later stated that he was “best known for the many hotels and office buildings erected by him in Seattle.”⁵³ However, only a few projects could actually be identified for this report, including the following:

- Residence for Otto Roseleaf at 1306 Terry Avenue (1900).

⁵⁰ “Otto Roseleaf, contractor, taken by death,” *The Seattle Times*, November 10, 1950.

⁵¹ “O. N. Soderquist passes away,” *The Seattle Times*, September 18, 1906, p. 4.

⁵² “Something about contractors,” *The Seattle Times*, December 1, 1907, p. 30.

⁵³ Lofgren, p. 64.

- St. Francis Hotel (1902), today the Madison Apartments at 823 Madison Street.⁵⁴ This building was also known at various times as the Hotel Kennedy and the Assembly Hotel, and is today the Madison Apartments, recognizable on Madison Street for its long-time corner bar, Vito's. Coincidentally, this building was purchased by the subject building's owner, J. J. Wittwer, in 1914 and operated for a time by his son Otto Wittwer as the Assembly Hotel.
- Trustee Company building (1905) at 106-122 Third Avenue S., steel construction, valued at \$12,000.⁵⁵
- D. S. Johnston music house at Third and University (date unknown, but prior to 1907).⁵⁶
- Leonard Mason residence, 2823 Tenth Avenue East (1910, Victor Voorhees).⁵⁷
- Swedish Hospital, although it is not clear which year and which part of the hospital was constructed by Roseleaf. However, he was a longtime member of the Board of Trustees for the hospital, and the 1929 wing was named after him.⁵⁸

Roseleaf was a vocal opponent of the Bogue Plan, and was a member of the Seattle Parks Commission in the 1910s, later serving as its president.⁵⁹ Roseleaf's wife Anna was a native of Finland who had come to Seattle in 1892.⁶⁰ They resided for many years at 221 15th Avenue North, where they raised a single daughter, and later in an apartment building at 911 Summit, and then at 1862 Shelby Street in the Montlake neighborhood. Roseleaf was active in the Seattle Historical Society, the Odd Fellows fraternity, the Swedish Male Chorus, and the Swedish Businessmen's Association. He was a founding member of Seattle's Swedish Club—serving as its president for a time—and was the last of the dozen or so charter members remaining when he died in 1950 at age 89.⁶¹

E. Comparable nearby light industrial buildings

Commercial development along Rainier Avenue followed closely behind the paving of the street in 1913. In 1924, the area was zoned for commercial use under the city's first zoning code. By mid-century, the general land use pattern of residences on the hillside and larger commercial buildings on the valley floor was clearly established.

A review of the 1950 Sanborn map around the subject site shows a wide mix of businesses in the surrounding blocks, largely to the west, north, and south of the subject parcel. Besides the cosmetics factory in the subject building, there was the Franklin Dairy delivery station; the Northwest Envelope Manufacturing Company; the Favro Macaroni Manufacturing Company; the General Paint Corporation manufacturing plant; Seattle Goodwill Industries, with extensive used furniture storage buildings; Arrow Iron & Machine Works; the Rainier Electric Oven Manufacturing Company; a bottling plant; a refrigeration machinery company; a welding shop; a sausage factory; a small laundry/dry cleaners; an auto painting shop, a garage, and three auto body or auto parts shops.

While most of the commercial buildings along Rainier Avenue date to the 1940s through 1980s, there are a few remaining examples of light industrial buildings from the early 20th century for comparison with the subject building.

⁵⁴ "Something about contractors," The Seattle Times, December 1, 1907, p. 30.

⁵⁵ "Building Permits," The Seattle Times, November 17, 1905, p. 15.

⁵⁶ "Something about contractors," The Seattle Times, December 1, 1907, p. 30.

⁵⁷ O'Connor et al., "Roanoke Park Historic District," National Register of Historic Places registration form, March 2009, p. 113.

⁵⁸ "Swedish Club nearing milestone," The Seattle Times, April 11, 1954, p. 73.

⁵⁹ "Revival of old Seattle spirit," The Seattle Times, January 3, 1915, p.26.

⁶⁰ "Mrs. Otto R. Roseleaf," The Seattle Times, April 8, 1960, p. 48.

⁶¹ "Swedish Club nearing milestone," The Seattle Times, April 11, 1954, p. 73. See also Ott, Jennifer, "Swedish Medical Center," HistoryLink Essay 9572, September 13, 2010.

Most prominent is the Black Bear Manufacturing Company, which was an outdoor clothing manufacturer and one of the largest industries in the area when constructed in 1914. The two-story, red brick, 60,000 square foot building at 1130 Rainier Avenue South is approximately three blocks south of the subject site, and is notable for extensive glazing and industrial sash windows. It was designed by Seattle architect Andrew Willatzen and is today a designated Seattle landmark. The family-owned company was founded by Charles and George Black, and employed numerous Chinese and Italian workers. It operated there until 1981.⁶²

Approximately one mile south of the subject site, at 2310 Rainier Avenue South, is the Occidental Sheet Metal Works building, built in 1925 and designed by Schack Young & Myers, who were also the architects of the subject building. The 7,400 square foot structure is one story, and retains its original wood sash multi-paned windows. It is currently occupied by Liberty Motors, a company that fabricates motorcycle sidecars.

Near the intersection of Rainier Avenue South with South Jackson Street are a few more masonry light industrial buildings:

- The 15,000 square foot Rainier Electric Oven factory at 1419 South Jackson Street was built in 1925, is two stories at the rear, and constructed of red brick unreinforced masonry. It is today occupied by artist lofts but appears largely intact.
- Across the street, at 1432 South Jackson Street, is one-story, 11,000 square foot brick structure built in 1925. It may have originally been constructed as the San Gennaro Foods Company, but for many decades has operated as a milk depot for a dairy. Tax records indicate that it is today called the Field Roast Grain Meat Company.
- A block uphill, at 1600 South Jackson, is a two-story, brick and terra cotta building constructed in 1926 for Liberty Cleaners and Dyers. In later years it was occupied by a cannery and seafood products association. The building has been significantly altered but retains some terra cotta detail at the entry.

⁶² Tobin, "North Rainier Valley Historic Context Statement," p. 20.

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Note

The abbreviations below are used in source citations for the following figures and images:

DAHP	Washington State Department of Archaeology and Historic Preservation
DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Museum of History and Industry
SMA	Seattle Municipal Archives
UWSC	University of Washington Special Collections

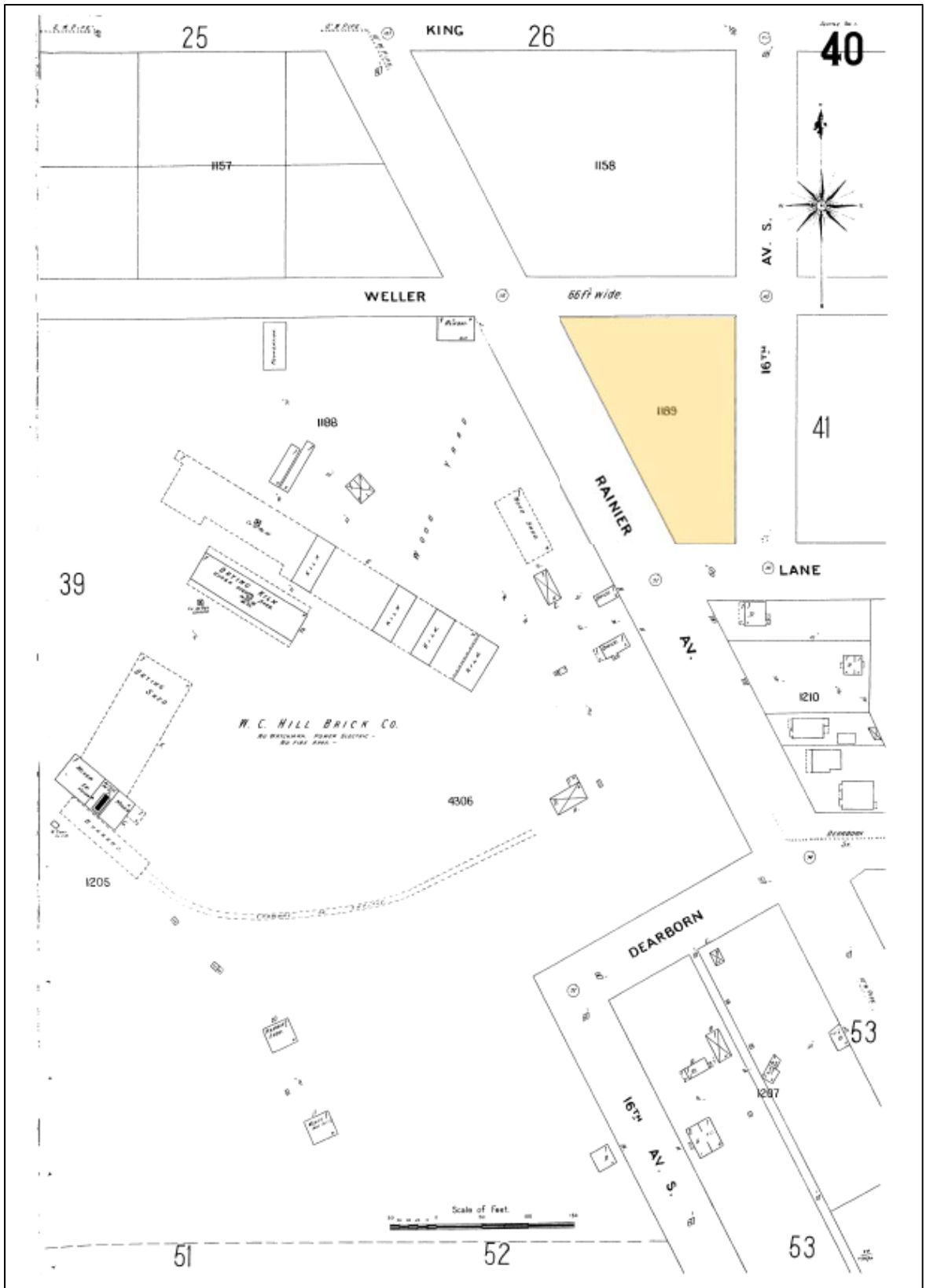


Fig. 3 – 1905 Sanborn map showing brickyard across from the future site of the subject building, which at that time was a vacant lot. Subject parcel indicated by color shading.

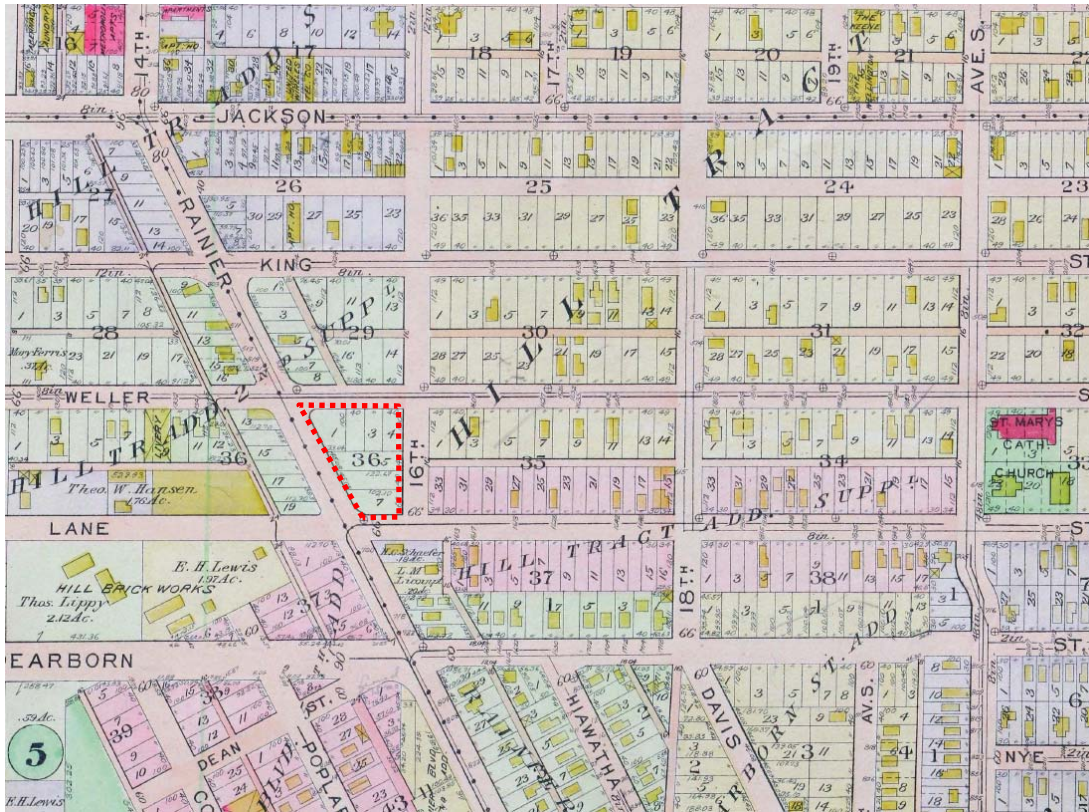


Fig. 4 – 1912 Baist map showing scattered development in the neighborhood. Subject site indicated by red dotted box.

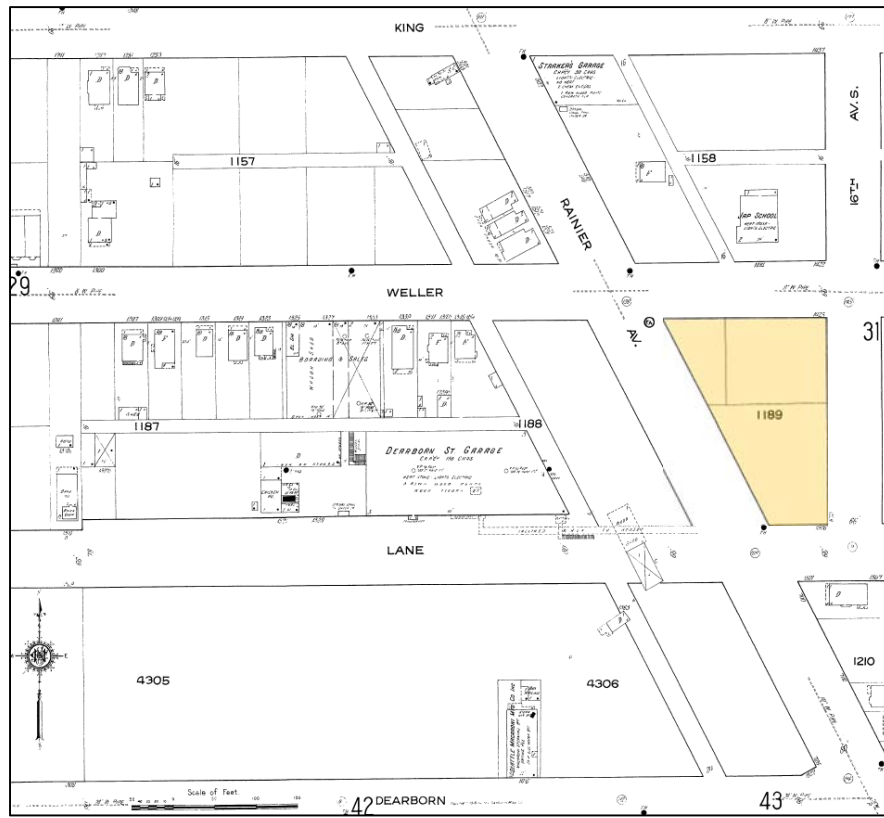


Fig. 5 – 1916 Sanborn map

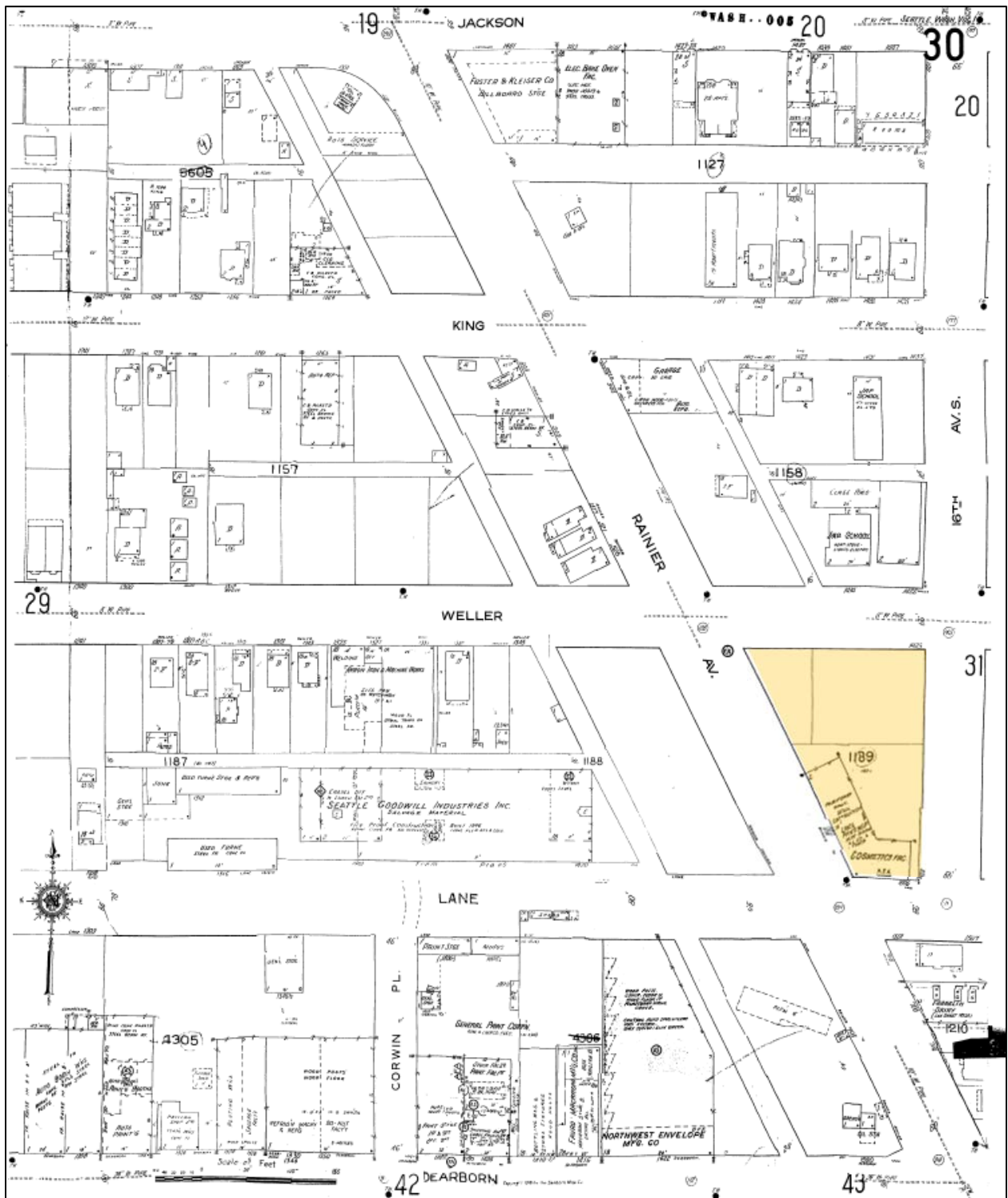


Fig. 6 – 1951 Sanborn fire insurance map of the neighborhood.
 Subject site indicated by shading.



497
June 14
P.C.

Fig. 7 – 1906 view of Hill Brick Company. (Photo by Asahel Curtis, UWSC CUR106)



Fig. 8 – Circa 1907 view of Jackson Street regrade, northward from about 8th Avenue and Weller Street. (John Cooper, www.pauldorpat.com)



468 Dearborn St Regrade - W. from 13 Ave 4-26-12
Fig. 9 – 1912 view westward on Dearborn Street during regrading. (SMA 6070)



Fig. 10 – 1913 view westward on Dearborn Street from Rainier Avenue South, towards the 12th Avenue S. overpass, approximately one block south of the subject site. The streetcar tracks on Rainier Avenue are visible in the foreground. Hill Brickyard visible at right. (SMA 6243)



668 Dearborn Jr. Paving - Rainier Ave S. From Dearborn St. 3-24-13

Fig. 11 – 1913 view southward of Rainier Avenue South from Dearborn Street (SMA 6242)



4008 2-21-18

Fig. 12 – 1918 southward view of Rainier Avenue South at South Weller Street (SMA 1535)



Fig. 13 – 1918 northward view of Rainier Avenue South at South Weller Street (SMA 1536)



Fig. 14 – 1918 westward view across Rainier Avenue South at South Weller Street. Large building at left was a furniture factory, then a garage, then Goodwill Industries. The land in the foreground, at the base of the image, is the northwest corner of the subject parcel. (SMA 1537)



Fig. 15 – 1931 view of General Furniture Company building, across Rainier Avenue from subject site. It was later home to Goodwill Industries, but burned down in 1945. (MOHAI Seattle P-I Coll 1986.5.9069)



Fig. 16 – 1936 view northward on Rainier Avenue South, about three blocks south of subject site. Black Bear Manufacturing Company, now a Seattle landmark, visible at right. (SMA 11277)



Fig. 17 – 1956 northward view of Rainier Avenue South at South Atlantic Street; buildings in foreground are now the location of the Interstate 90 interchange. The Black Bear Manufacturing Company can be seen in the distance, on the right side of the street. (SMA 53629)



Fig. 18 – 2012 view of Interstate 90 and the Rainier Valley in the middle distance. (wikimedia.com, Prashcan90)

A Special Sale OF

SWITCHES

MILLINERY of the hour demands a great wealth of hair, and if a woman has it not, never worry, we will supply a switch, a match so perfectly that no one would be the wiser.

We name some very low prices today on switches of extra fine quality. They are made from the best of imported hair, with no short ends, but every one is perfect.

2-oz. 18-inch Long Hair Switch.....	\$1.00
2-oz. 20-inch Long Hair Switch.....	\$1.50
3-oz. 22-inch Long Hair Switch.....	\$2.50
3-oz. 24-inch Long Hair Switch.....	\$3.00
3½-oz. 26-inch Long Hair Switch.....	\$5.00
4-oz. 28-inch Long Hair Switch.....	\$6.00

We have a magnificent collection of hair ornaments and fancy combs.

Mail Orders Filled

J. J. WITTWER
Manufacturer and Importer
620 SECOND AVENUE

Fig. 19 – Newspaper advertisement for J. J. Wittwer’s Seattle store in 1900 (Seattle Times). The prices above, \$1-\$6, would be equivalent to \$29-\$172 today.

Something DIFFERENT for Bobbed Hair

There is a tremendous difference in bobs. Some are wonderfully attractive and becoming, while others, well—which kind is yours? I wish you could picture the becoming kind I have in mind—the sort that makes men turn to admire. I can’t tell you what the color is, but it’s full of those tiny dancing lights that somehow suggest auburn, yet which is really no more actual color than sunlight. It’s only when the head is moved that you catch the auburn suggestion—the fleeting glint of gold.

You have no idea how much your bob can be improved with the “tiny tint” Golden Glint Shampoo will give it. If you want a bob like that I have in mind, buy a package and see for yourself. At all drug stores, or send 25¢ direct to J. W. Kohl Co., 612 Rainier Ave., Seattle, Wn.

Golden Glint SHAMPOO

RINSE New **COLOR LUSTRE SILKEN SHEEN**
into your hair—this safe easy way

No. 1 BLACK No. 4 GOLDEN BROWN No. 7 TITIAN BLONDE No. 10 DARK AUBURN
No. 2 DARK COPPER No. 3 NUT BROWN No. 8 GOLDEN BLONDE No. 11 LIGHT AUBURN
No. 5 SABLE BROWN No. 6 SILVER No. 9 TOPAZ BLONDE No. 12 LUSTRE GLINT

the Ghosee the Shade nearest the color desired in your hair -- then by a simple rinsing operation, silken sheen replaces dullness and a tiny radiant tint enriches the natural color of your hair. Your hair will feel as if brushed for hours -- tangles and snarls gone and every hair in place. Get a package of Golden Glint today.

10¢ & 25¢ AT VARIETY & DRUG STORES. 60 MILLION RINSES HAVE BEEN SOLD

CONTENTS 5 RINSES HARD SUFFLE NO. 2 No. 2 DARK COPPER

GOLDEN GLINT

DOUBLE ACTING TRIPLE STRENGTH

Hair Rinse

FOR BRUNETTE SHADES

No. 2 DARK COPPER

TINTS YOUR HAIR AS IT RINSES

Golden Glint Co. — Sole Manufacturers — Seattle, Washington, U. S. A.

Fig. 20 – Advertisements for Golden Glint products, from the 1920s and 1940s.



Fig. 21 – Assembly Hotel (1902) at 823 Madison Street.
Also known as the St. Francis Hotel and the Hotel Kennedy. The building was purchased by J. J. Wittwer Sr. in 1914; in later years, the hotel was managed and operated by Otto Wittwer. The building is today apartments and known for its long-time corner bar, Vito's.



Fig. 22 – Residence for Agnes and John Jacob Wittwer Sr., Seattle (1923, Schack Young & Myers)
Originally 5756 Warsaw Street, now addressed as 5766 South Oaklawn Place.



Fig. 23 – Mr. and Mrs. Otto Wittwer, and their Mercer Island home in the 1930s. Otto was one of founder J. J. Wittwer’s sons, and was the long-time vice president of the company. (Seattle Times, tax assessor)



Fig. 24 – Paul and Ted Tomita, founders of West Coast Printing, in 1965. (Seattle Times, March 23, 1965)

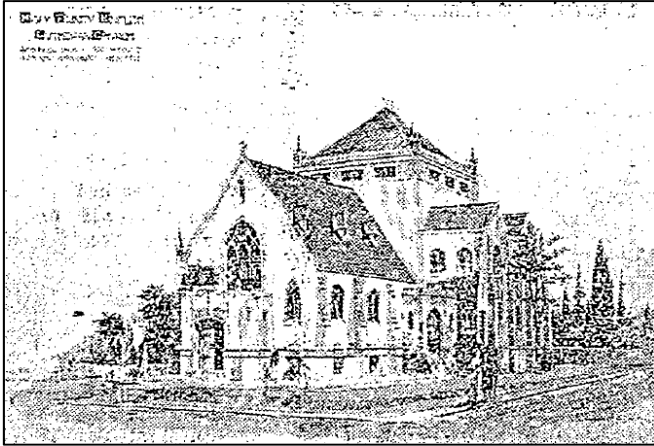


Fig. 25 – Holy Trinity English Lutheran Church, as designed and as built (James Schack, 1902, altered).
(Image from Seattle Times, March 30, 1902; and detail from SMA 76255)



Fig. 26 – (Left above) Hotel for John W. Godwin, now the Ticino Apartments (James Schack, 1904).
(DON)

Fig. 27 – (Right above) The Savoy Hotel (James Schack, 1905, destroyed)
(Image from an advertisement in a 1906 Post-Intelligencer newspaper, from www.pauldorpat.com)

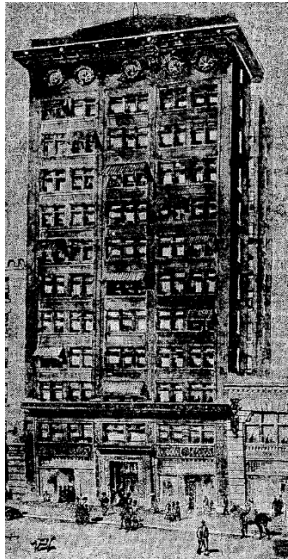


Fig. 28 – Mehlnhorn Building (James Schack, 1906); only the first five stories were built. (Seattle Times, DON)

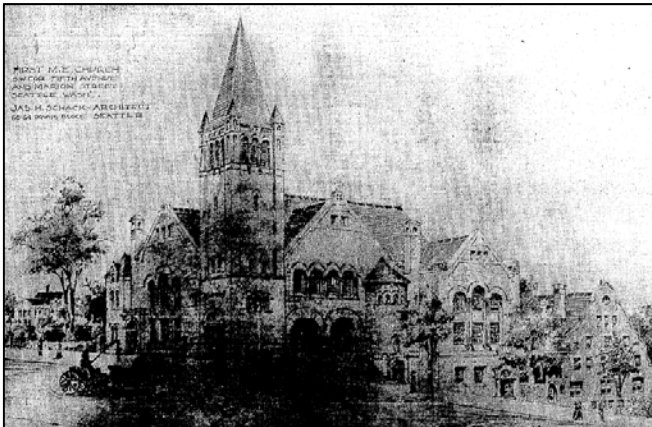


Fig. 29 – First Methodist Church, by James Schack in 1906 (left), and Schack & Huntington in 1907-10 (right). This building is a designated Seattle landmark. (Seattle Times, DAHP)



Fig. 30 – Former Arctic Club Building, now the Hotel Morrison (Schack & Huntington, 1908-09) (Joe Mabel)



Fig. 31 – Del-A-Mar Apartments (Schack & Huntington, 1908-09)
This building is a designated Seattle landmark. (Joe Mabel)

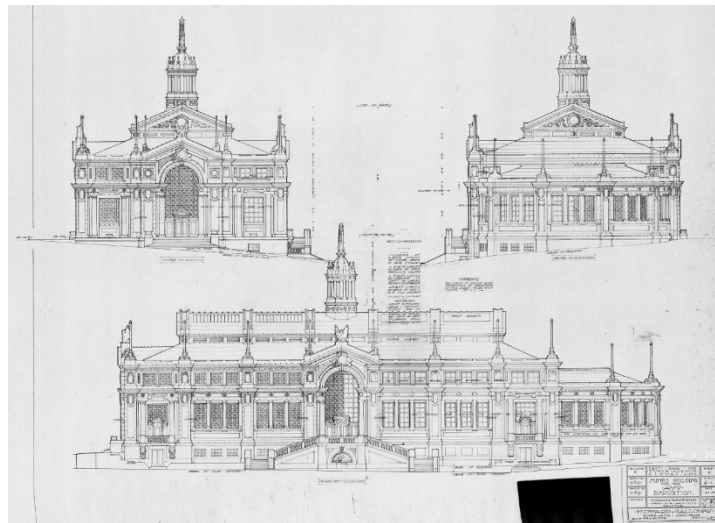


Fig. 32 – Alaska-Yukon-Pacific Exposition Mines and Oriental Building (Schack & Huntington, 1908-09)
(UWSC ARC0013)



Fig. 33 – Normandie Apartments (Schack & Huntington, 1909-10, altered)
(www.pauldorpat.com)



Fig. 34 – 320 Terry Building (James Schack, 1915); a designated Seattle landmark. (Joe Mabel)



Fig. 35 – Sunset Motor Car Dealership (Schack & Myers, 1917-18, altered). View in 1937. (Tax assessor)



Fig. 36 – Grand Central Garage (Schack, Young & Myers, 1920), view in 1937. (Tax assessor)



Fig. 37 – B. A. Garber house (Schack, Young & Myers, 1921-22). (Tax assessor)



Fig. 38 – Japanese Baptist Church (Schack, Young & Myers, 1922-23) (Joe Mabel)



Fig. 39 – Chinese Baptist Church (Schack, Young & Myers, 1922-23) (Joe Mabel)



Fig. 40 – Seattle Civic Auditorium (Schack, Young & Myers, 1925-28, altered).
(www.pauldorpat.com)

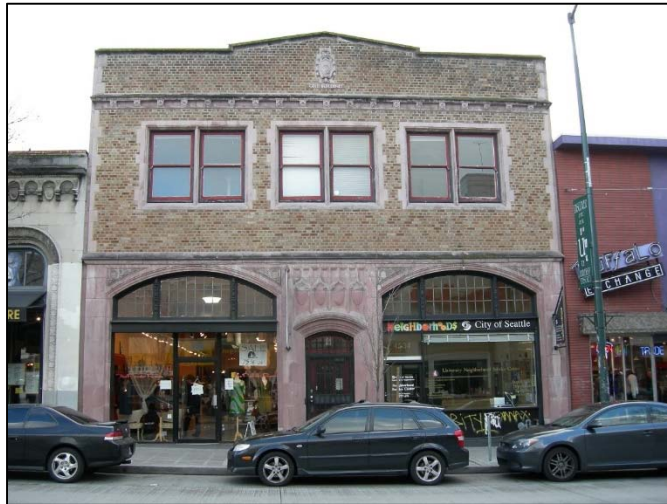


Fig. 41 – Gelb Building (Schack, Young & Myers, 1927). (Joe Mabel)



Fig. 42 – Eldridge Buick Dealership, now University Center (Schack, Young & Myers, 1925-26). (DON)



Fig. 43 – Frye Hotel Garage (Schack, Young & Myers, 1925)

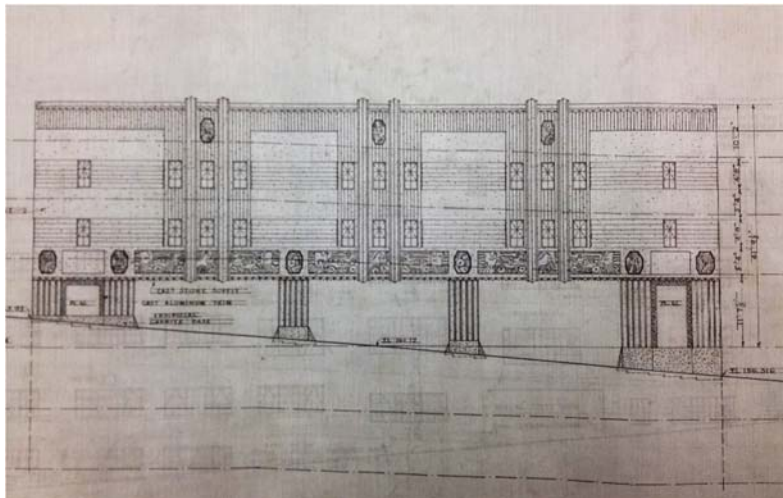


Fig. 44 – Publix Parking Garage project (Schack, Young & Myers, 1930, unbuilt). (UWSC)



Fig. 45 – Baroness Apartments (Schack, Young & Myers, 1930-31).
This building is a designated Seattle landmark. (Joe Mabel)



Fig. 46 – (Two images above) Black Bear Manufacturing Company building (1914, Andrew Willatzen), three blocks south of the subject site at 1130 Rainier Avenue South. The exterior is heavily obscured by trees. The building is a designated Seattle landmark.



Fig. 47 – Occidental Sheet Metal Works building (1925, Schack, Young & Myers), at 2310 Rainier Avenue, today owned by Liberty Motors. The architects were the designers of the subject building. (Libertysidecars.com)



Fig. 48 – Rainier Electric Oven Manufacturing Company (1925), at 1419 South Jackson Street.



Fig. 49 – Field Roast Grain Meat Company (1925), at 1432 South Jackson Street. It may have originally been constructed as the San Gennaro Foods Company, later operated as a milk depot.



Fig. 50 – Liberty Cleaners and Dyers building (1926), at 1600 South Jackson, now owned by a seafood products association.

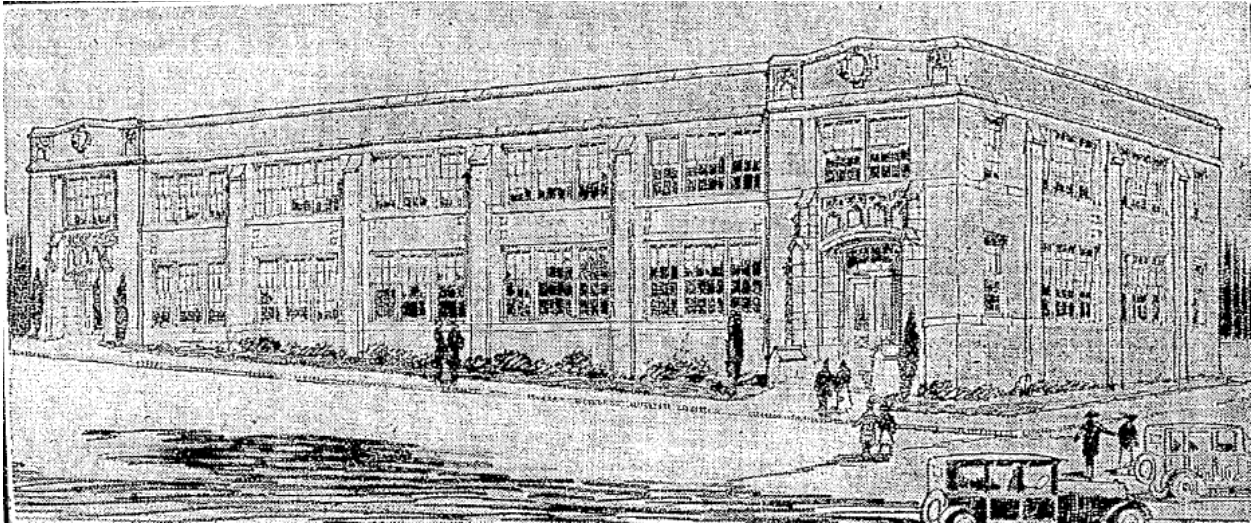


Fig. 51 – Architect’s c.1923 rendering of the subject building, showing more architectural detail than was actually built. (Seattle Times, May 13, 1923)

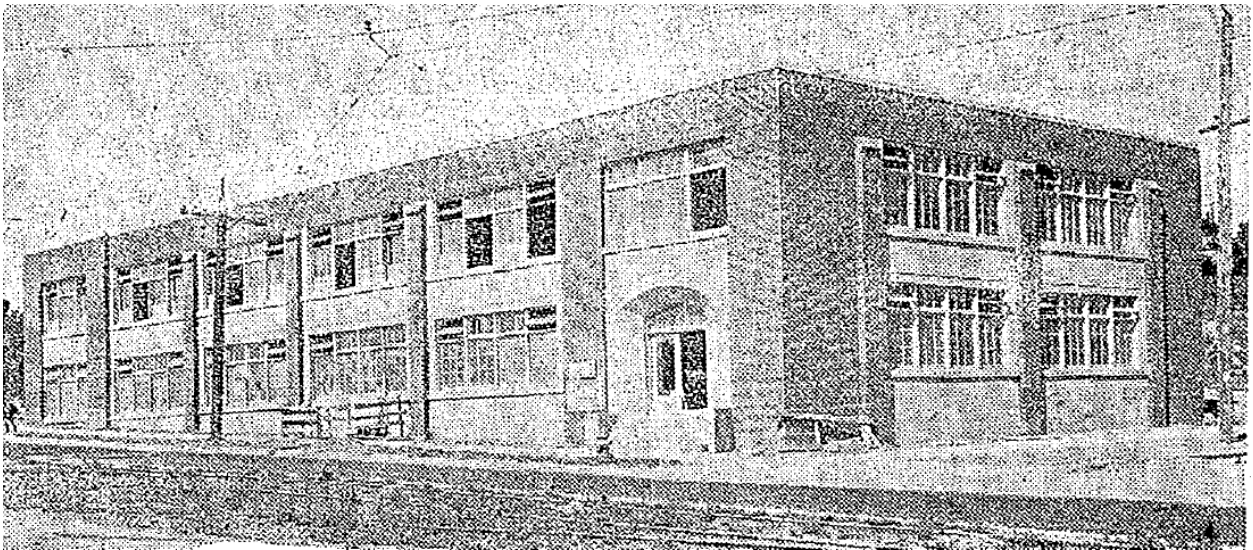


Fig. 52 – Subject building in August 1923, shortly after completion of exterior work. (Photograph from Seattle Times, August 5, 1923)

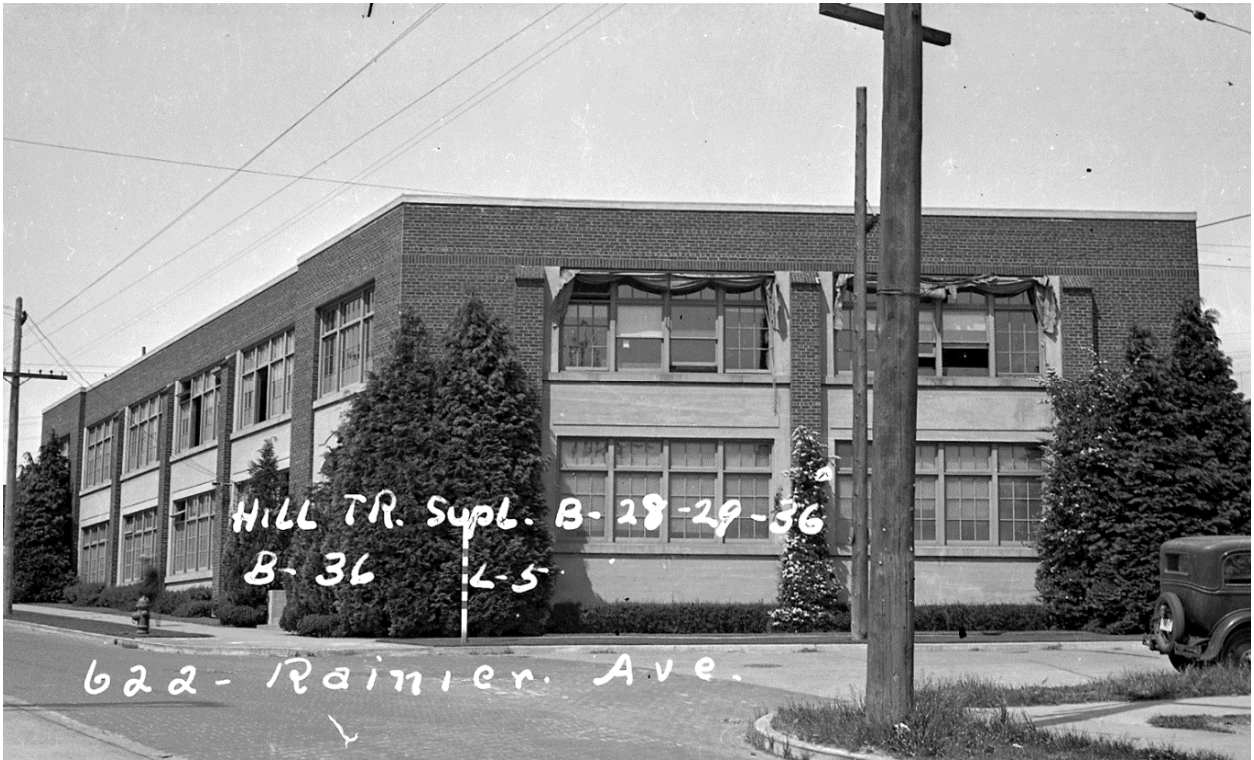


Fig. 53 – 1937 tax assessor photo



Fig. 54 – 2005 image of the west elevation, unobscured by trees (DON)



Fig. 55 – 2005 image of the rear of the building (DON)



Fig. 56 – Context: Japanese Language School, a designated Seattle landmark, across Weller Street from subject parcel.



Fig. 57 – Context: View northward on Rainier Avenue. Arrow indicates subject building.



Fig. 58 – Context: View southward on Rainier Avenue. Arrow indicates location of subject building, not visible behind trees.



Fig. 59 – Context: View southward on 16th Avenue South. Arrow indicates subject building. White exterior wall of Japanese Language School visible at right.



Fig. 60 – West elevation



Fig. 61 – West elevation



Fig. 62 – West elevation

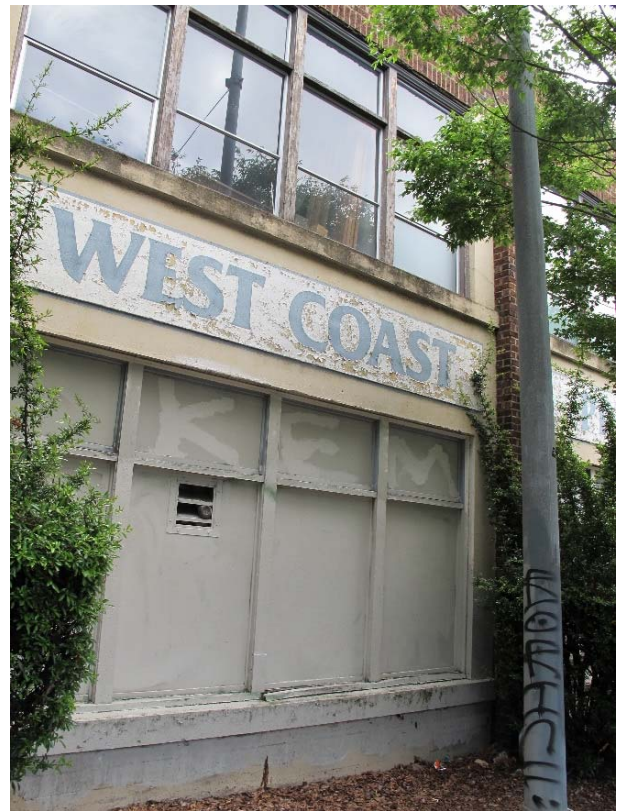


Fig. 63 – West elevation, details of windows



Fig. 64 – West elevation, view along sidewalk



Fig. 65 – West elevation, detail of windows



Fig. 66 – West elevation, detail of windows



Fig. 67 – West elevation, detail of window with original frame



Fig. 68 – West elevation, detail of metal sash windows with original frame



Fig. 69 – West elevation, detail of metal sash windows within original frame (interior)



Fig. 70 – West elevation



Fig. 71 – West elevation, view along sidewalk at entry



Fig. 72 – West elevation, detail of entry



Fig. 73 – View of southwest building corner, looking east on Lane Street



Fig. 74 – View of southwest building corner, looking north on Rainier Avenue



Fig. 75 – South elevation



Fig. 76 – East elevation.
First floor windows shown here are modern replacements following the 1992 fire.



Fig. 77 – Rear of building viewed from the east



Fig. 78 – North rear elevation and east rear elevation



Fig. 79 – East rear elevation



Fig. 80 – Parking area at rear of building



Fig. 81 – North rear elevation



Fig. 82 – East rear elevation



Fig. 83 – East rear elevation



Fig. 84 – East rear elevation, upper floor, showing access door and ramp



Fig. 85 – East rear elevation, showing access to basement level



Fig. 86 – Rear of the building viewed from uphill on 16th Avenue South



Fig. 87 – Rear of the building and eastern part of the parcel, viewed from uphill on 16th Avenue South



Fig. 88 – Rear of the building and western part of the parcel, viewed from uphill on I 6th Avenue South. Rainier Avenue visible at far right.



Fig. 89 – View of northwest building corner; north building elevation obscured by vegetation.



Fig. 90 – Interior, first floor, main entry foyer



Fig. 91 – Interior, first floor, main entry foyer, view upwards to show detail of ceiling



Fig. 92 – Interior, first floor, main entry foyer, detail of stairs



Fig. 93 – Interior, first floor, main entry foyer, detail of stairs at landing and second floor. Wall and doorway behind railing is not original.



Fig. 94 – Interior, first floor, main entry foyer



Fig. 95 – Interior, first floor, offices off main entry stair hall (visible through windows).



Fig. 96 – Interior, first floor, offices off main entry stair hall.
These offices were renovated after 1992 arson fire.



Fig. 97 – Interior, first floor, offices off main entry stair hall.
These offices were renovated after 1992 arson fire.



Fig. 98 – Interior, first floor, north wing



Fig. 99 – Interior, first floor, north wing



Fig. 100 – Interior, first floor, north wing, detail of floor with reinforced structure. Steel has been added under the floor in recent decades to support the weight of printing machinery.



Fig. 101 – Interior, second floor, north part



Fig. 102 – Interior, second floor, north part



Fig. 103 – Interior, second floor, north part, detail of heavy timber structure



Fig. 104 – Interior, second floor, north part, detail of beam at corbelled wall pier connection



Fig. 105 – Interior, second floor, stair vestibule



Fig. 106 – Interior, second floor, stair vestibule



Fig. 107 – Interior, second floor, south offices



Fig. 108 – Interior, second floor, south offices



Fig. 109 – Interior, second floor, south offices



Fig. 110 – Interior, second floor, south offices



Fig. 111 – Interior, second floor, south offices



Fig. 112 – Interior, second floor, south offices



Fig. 113 – Interior, second floor, south offices



Fig. 114 – Interior, second floor, south offices, detail of interior glazed partitions



Fig. 115 – Interior, second floor, south wing room, detail of window interior



Fig. 116 – Interior, second floor, south offices, detail of linoleum floor



Fig. 117 – Interior, second floor, south offices, detail of linoleum floor



Fig. 118 – Interior, second floor, south offices, detail of door



Fig. 119 – Interior, second floor, vault room



Fig. 120 – Interior, second floor, vault

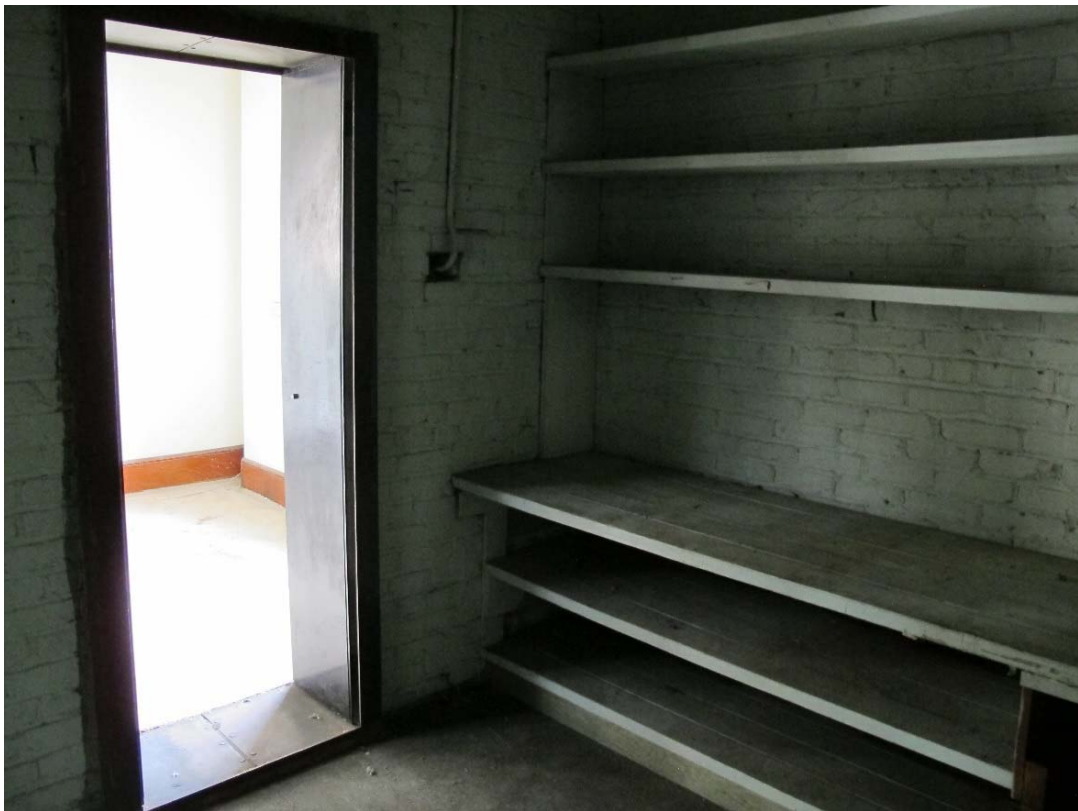


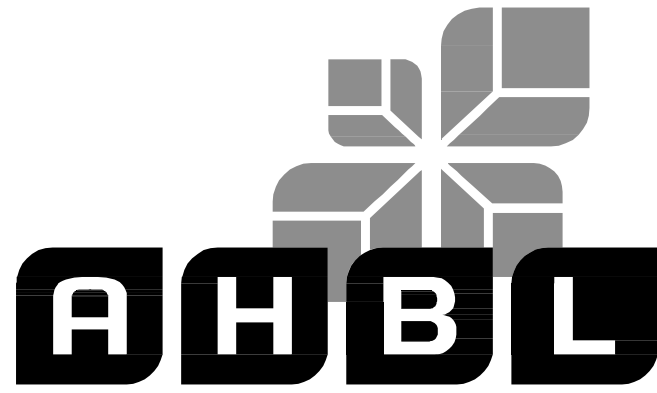
Fig. 121 – Interior, second floor, vault interior



Fig. 122 – Interior, second floor, south wing room

RAINIER AVENUE MIXED USE

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 05, AND THE SW 1/4 OF THE NW 1/4 OF SEC. 04, TWN. 24 N., RGE. 04 E. W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON.



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

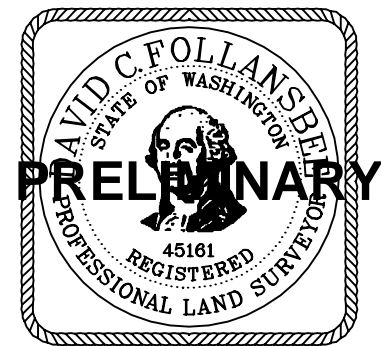
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
RAINIER AVENUE MIXED USE

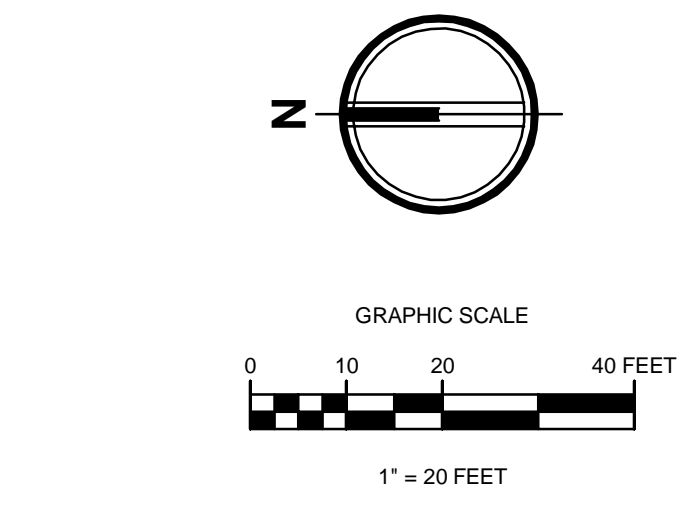
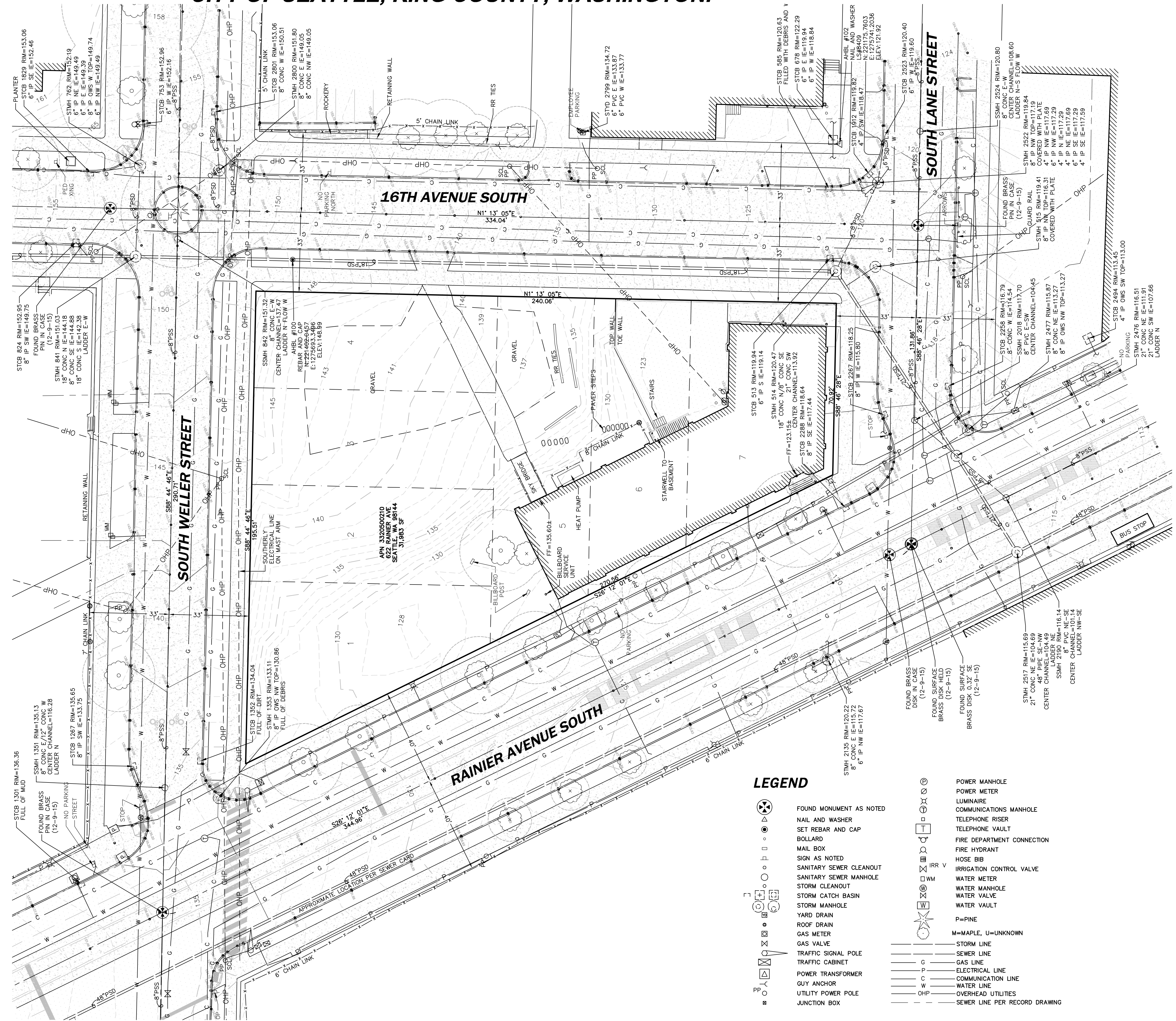
Client:
STUDIO 19 ARCHITECTS
207 1/2 1ST AVENUE SOUTH, SUITE 300
SEATTLE, WA 98104

Job No.
2150810.50

Issue Set & Date:
DECEMBER 17, 2015



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LEGAL DESCRIPTION
LOTS 1 THROUGH 7, BLOCK 36, HILL TRACT ADDITION TO THE CITY OF SEATTLE, SUPPLEMENTAL PLAT OF BLOCKS 28, 29 & 36, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS AT PAGE 60, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM
NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING
NAD 1983 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

RELIANCE NOTE
THIS SURVEY WAS PREPARED AT THE REQUEST OF HUI TIAN FOR THE SOLE AND EXCLUSIVE USE OF STUDIO 19 ARCHITECTS. RIGHTS TO RELY UPON AND, OR USE THIS SURVEY DO NOT EXTEND TO ANY OTHER PARTY EXCEPT THROUGH EXPRESS RECERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE STAMP AND SIGNATURE APPEAR HEREON.

EQUIPMENT USED
3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEYOR'S CERTIFICATE
I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN DECEMBER 2015, AT THE REQUEST OF STUDIO 19 ARCHITECTS.

DAVID C. FOLLANSBEE, PLS 45161 DATE

LEGEND

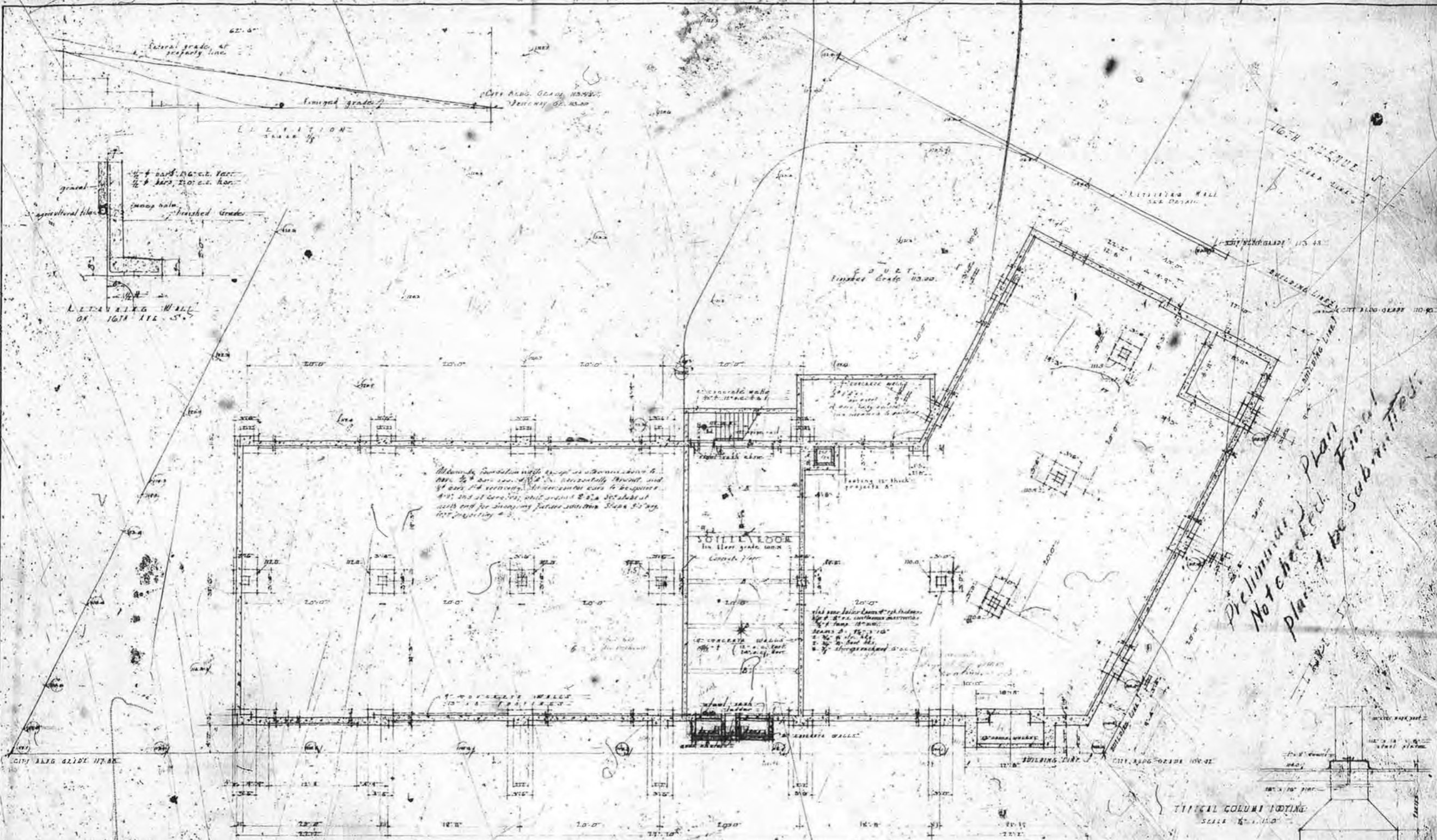
	FOUND MONUMENT AS NOTED		POWER MANHOLE
	NAIL AND WASHER		POWER METER
	SET REBAR AND CAP		LUMINAIRE
	BOLLARD		COMMUNICATIONS MANHOLE
	MAIL BOX		TELEPHONE RISER
	SIGN AS NOTED		TELEPHONE VAULT
	SANITARY SEWER CLEANOUT		FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE		FIRE HYDRANT
	STORM CLEANOUT		HOSE BIB
	STORM CATCH BASIN		IRRIGATION CONTROL VALVE
	STORM MANHOLE		WATER METER
	YARD DRAIN		WATER MANHOLE
	ROOF DRAIN		WATER VALVE
	GAS METER		WATER VAULT
	GAS VALVE		P=PINE
	TRAFFIC SIGNAL POLE		M=MAPLE, U=UNKNOWN
	TRAFFIC CABINET		STORM LINE
	POWER TRANSFORMER		SEWER LINE
	GUY ANCHOR		GAS LINE
	UTILITY POWER POLE		ELECTRICAL LINE
	JUNCTION BOX		COMMUNICATION LINE
			WATER LINE
			OVERHEAD UTILITIES
			SEWER LINE PER RECORD DRAWING

Revisions:

Sheet Title:
TOPOGRAPHIC SURVEY

Designed by: Drawn by: Checked by:
TD DF

Sheet No.
1
1 of 1 Sheets



BASEMENT & FOUNDATION PLAN - RAINFALL AVENUE

SCHACK-YOUNG & MYERS
ARCHITECTS & ENGINEERS
636 CENTRAL BUILDING
SEATTLE, WASHINGTON

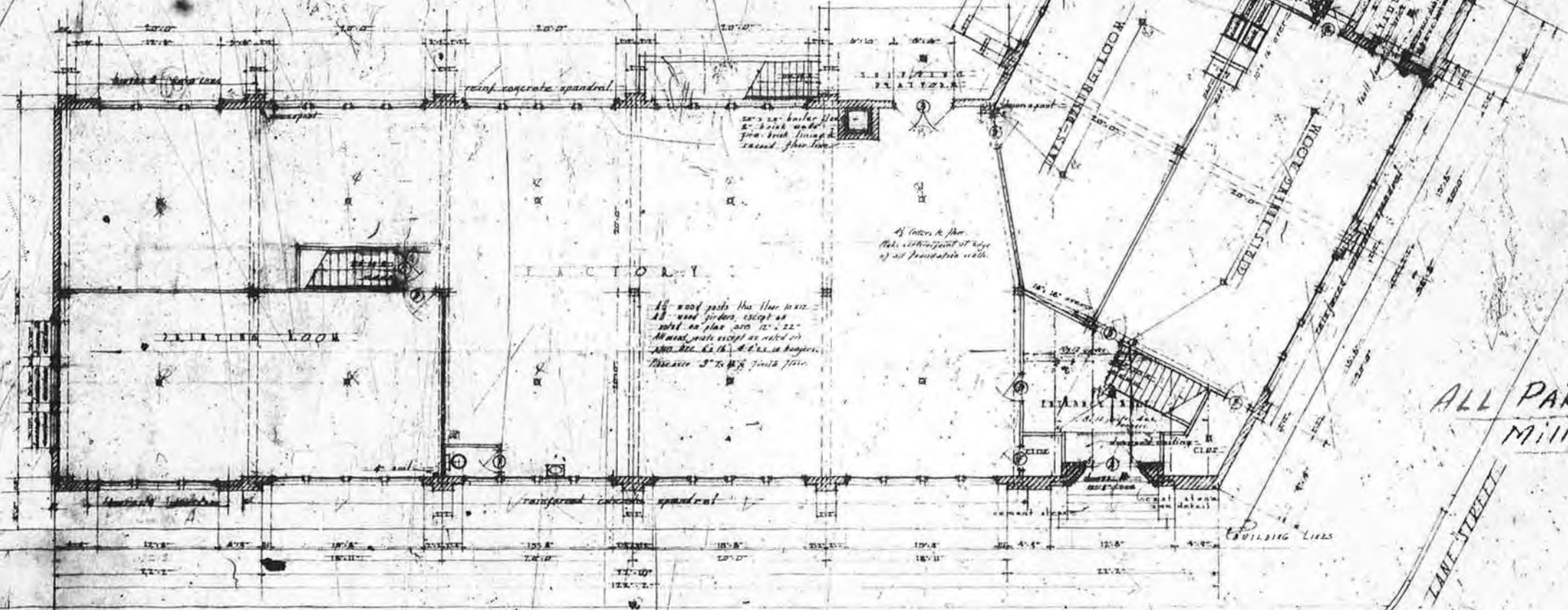
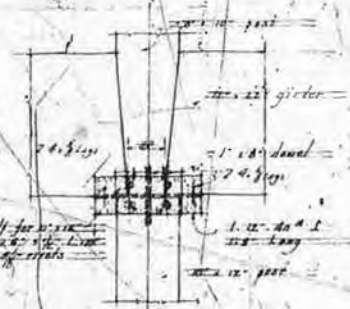
FACTORY BUILDING FOR J. J. WITTEWERS ESQ
10TH CORNER RAINFALL AVENUE AND LAKE STREET
SEATTLE, WASHINGTON

DATE	SCALE	NO.	REVISION
JULY 14	1/4" = 1'-0"	1	PRELIMINARY PLAN
AUG 11			
SEPT 1			
OCT 1			
NOV 1			
DEC 1			
JAN 1			
FEB 1			
MAR 1			
APR 1			
MAY 1			
JUN 1			
JUL 1			
AUG 1			
SEPT 1			
OCT 1			
NOV 1			
DEC 1			
TOTAL			

#223003 - 30 Apr 23

STEEL LINVELLS

I	2" x 4" x 1/2" Standard I-beam	
B	2" x 4" x 1/2" Standard I-beam	
C	2" x 4" x 1/2" Standard I-beam	
D	2" x 4" x 1/2" Standard I-beam	
E	2" x 4" x 1/2" Standard I-beam	



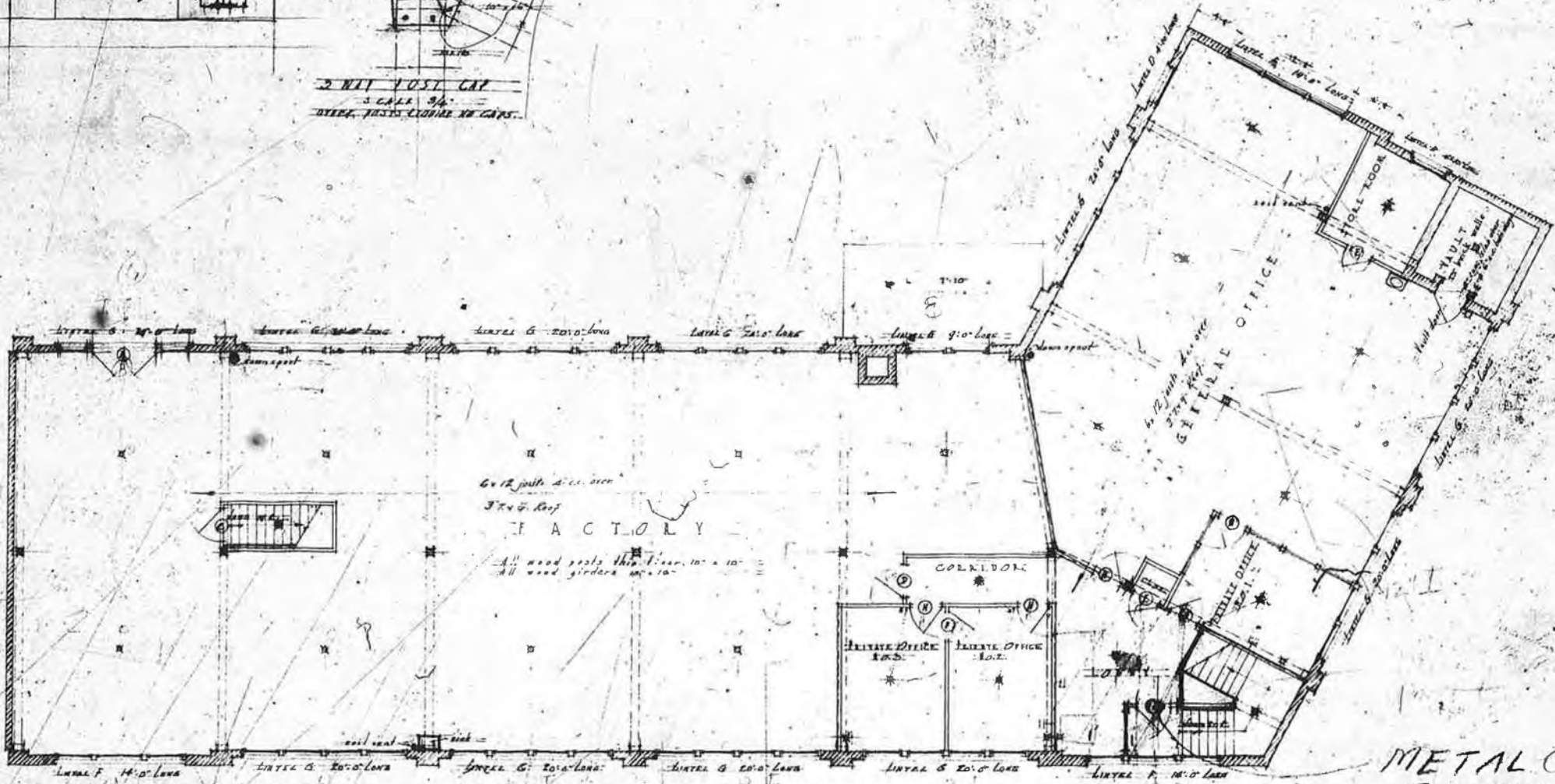
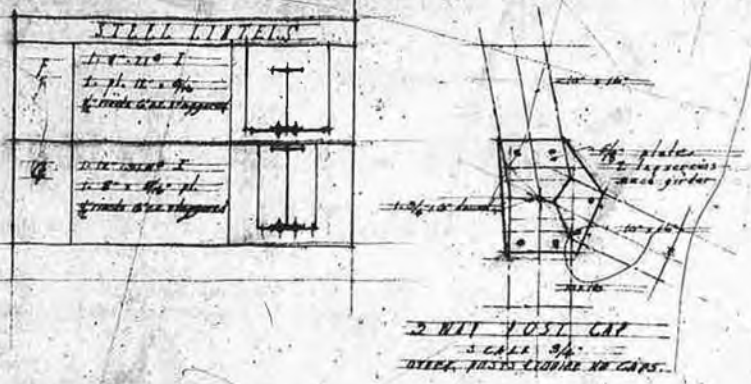
ALL PARTITIONS Mill Construct

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

RAINIER AVENUE
PRELIMINARY PLAN
NOT CHECKED, FINAL
PLAN TO BE SUBMITTED

DOOR SCHEDULE

No.	Symbol	Description
1		1st fl. Transom over
2		1st fl. Transom over
3		1st fl. Transom over
4		1st fl. Transom over
5		1st fl. Transom over
6		1st fl. Transom over
7		1st fl. Transom over
8		1st fl. Transom over
9		1st fl. Transom over
10		1st fl. Transom over



Handwritten notes:
 fire had been destroyed
 1 1/2\"/>

SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

PRELIMINARY PLAN.
 Not checked. Final
 plan to be submitted.

METAL COVERED
 FIRE DOOR

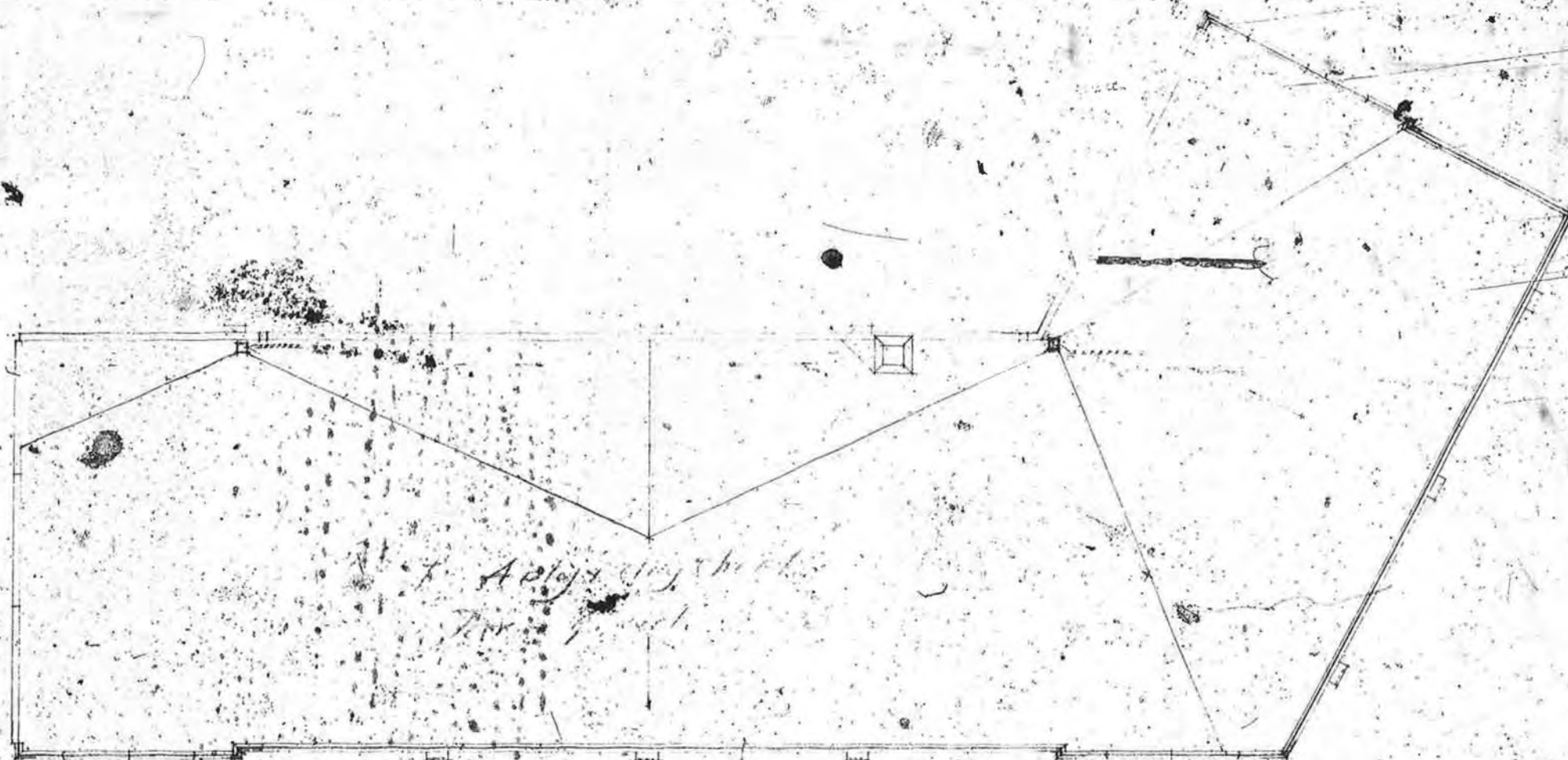
ALL PARTITIONS
 MILL CONSTRUCTED.

DOOR SCHEDULE	
No.	Description
1	12' x 6' Metal Covered Fire Door
2	6' x 6' Metal Covered Fire Door
3	6' x 6' Metal Covered Fire Door
4	6' x 6' Metal Covered Fire Door
5	6' x 6' Metal Covered Fire Door

SCHACK YOUNG & MYERS
 ARCHITECTS & ENGINEERS
 630 CENTRAL BUILDING
 SEATTLE WASHINGTON

FACTORY BUILDING FOR J. J. WITWER, ESQ.
 NORTHEAST CORNER RAINIER AVENUE & LAKE ST.
 SEATTLE WASHINGTON

DATE	REVISION



Adapt gable to floor plan

ROOF PLAN

SCALE 1/8" = 1'-0"

SCHACK, YOUNG & MYERS
 ARCHITECTS & ENGINEERS
 636 CENTRAL BUILDING
 SEATTLE, WASHINGTON

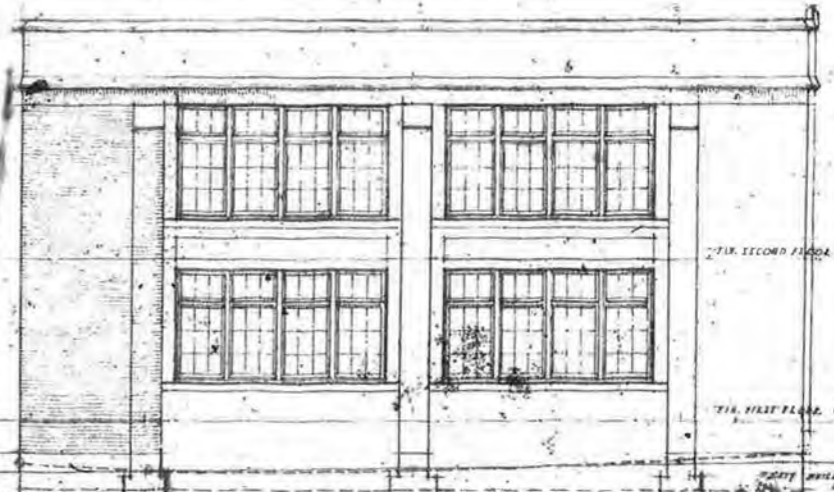
FACTORY BUILDING FOR J. J. WITTMER, ESQ.

10TH ST. CORNER LAINTER AVENUE & LAKE STREET
 SEATTLE, WASHINGTON

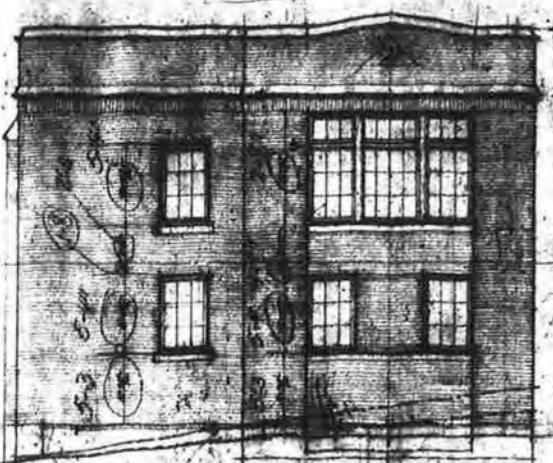
DATE	SCALE: 1/8" = 1'-0"	NO. 1227
PROJECT	REVISIONS	
BY	4	



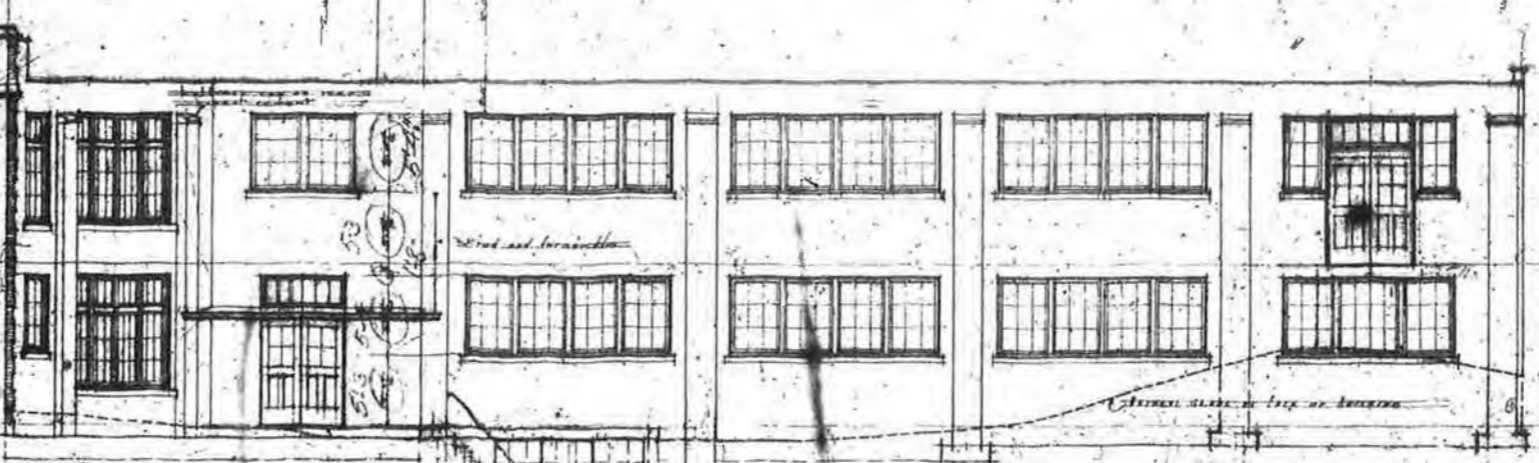
RAINIER AVE. ELEVATION
SCALE 1/8" = 1'-0"



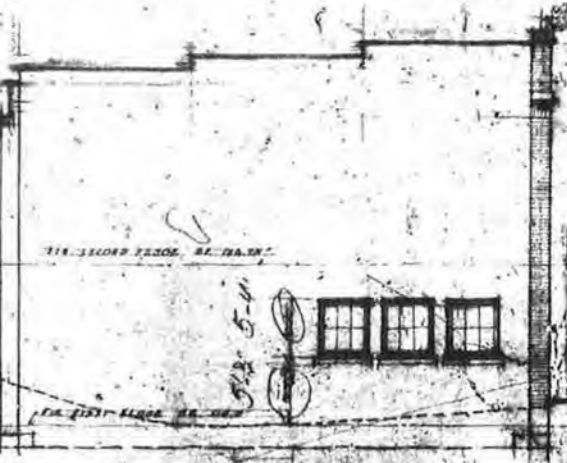
LAKE STREET ELEVATION
SCALE 1/8" = 1'-0"



RAINIER AVE. ELEVATION
SCALE 1/8" = 1'-0"



LAKE STREET ELEVATION
SCALE 1/8" = 1'-0"



NORTH WALL ELEVATION
SCALE 1/8" = 1'-0"

SCHACK, YOUNG & MYERS
ARCHITECTS & ENGINEERS
356 CENTRAL BUILDING
SEATTLE, WASHINGTON

FACTORY BUILDING FOR J. D. WINTNER, ESQ.
NORTHEAST CORNER RAINIER AVE & LAKE ST.
SEATTLE, WASHINGTON

DATE	SCALE	NO. OF SHEETS	TOTAL SHEETS
DESIGNED BY	1/8" = 1'-0"	1	1
CHECKED BY			
DATE			
YEAR			

5