



**Architects and
Modern Preservationists**

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Date: December 30, 2020

Sarah Sodt & the Seattle Landmarks Preservation Board
Seattle Department of Neighborhoods
600 Fourth Avenue
Seattle, WA 98104
Sarah.Sodt@seattle.gov

Dear Ms. Sodt and Members of the Landmarks Preservation Board:

On December 1, 2020, the Landmarks Preservation Board met to consider the nomination of the Hahn Building, the former Hotel Elliot, located at First Avenue and Pike Street.

During the hearing, it was erroneously stated that former nomination reports did not discuss the building typology or architectural designers of the building. The nomination report presented in 2014 was prepared Larry E. Johnson and me, under the name of The Johnson Partnership, the predecessor company to Studio TJP. I have attached the report to this letter.

The discussion of “Building Typology: Small Mixed-Use Worker Hotels,” begins on page 10 of the report. The discussion of “Building Architect: Kingsley & Bittman,” begins on page 14 of the report. Other context discussed in the report includes the development of the neighborhood, the history of the building, the context of eclectic commercial architecture, the history of the original building owner, later building developers, and subsequent building owners.

I believe this report was thorough and consistent with our professional standards. Both Larry and I take pride in our work, and I believe we added information to the historic record on several points through our report.

Under a separate letter I will be addressing another question the Board asked regarding the Market boundaries.

Sincerely,

Ellen F. C. Mirro, AIA,
Principal and Architectural Historian

Attachment: Landmark Nomination Report for Hahn Building August 2014.



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Name Hotel Elliott / Hahn Building Year Built 1897, 1908
(Common, present or historic)

Street and Number 103 Pike Street, Seattle, WA 98101

Assessor's File No. 1975700540

Legal Description See Below

Plat Name: A.A. Denny addition Block 26 Lot 1

LOT 1, BLOCK 26, PLAT OF AN ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 33, IN KING COUNTY WASHINGTON; EXCEPT PORTION HERETOFORE APPROPRIATED BY THE CITY OF SEATTLE FOR STREET PURPOSES.

Present Owner: Marketview Place Associates, L.L.C. Present Use: Retail and hotel

Address: 5350 Carillon Point, Kirkland, WA 98033

Original Owner: Robert E. Hahn and descendants

Original Use: Retail and hotel

Architect: unknown

Builder: unknown

Photographs



Submitted by: Douglas J. Buck, Marketview Place Associates L.L.C.

Address: 5350 Carillon Point, Kirkland, WA 98033

Phone: 561-568-7004 Date July 14, 2014

Reviewed: _____ Date _____
Historic Preservation Officer

Hahn Building

Landmark Nomination Report
103 Pike Street, Seattle, WA
August 2014

Prepared by:
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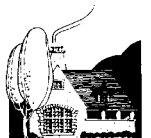


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Hahn Building Landmark Nomination Report

AUGUST 2014

1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the Hahn Building, located at 103 Pike Street, in Seattle, Washington. The Johnson Partnership prepared this report at the request of Marketview Place Associates, L.L.C., the current building owner. The building was previously Nominated and denied Designation due to lack of significant associations, architectural characteristics, and prominence in the neighborhood on August 8, 1999.

1.1 Background

The City of Seattle's Department of Planning and Development (DPD), through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. Because any proposed demolition of the subject building described within this report will require a permit from DPD, Marketview Place Associates, L.L.C., is providing the following report to the staff of the Seattle Landmarks and Preservation Board to resolve the property's status prior to any proposed redevelopment.

1.2 Methodology

Research and development of this report was completed between May 2014 and June 2014 by Larry E. Johnson, AIA, Principal, and Ellen Mirro of The Johnson Partnership, 1212 N.E. 65th Street, Seattle, WA. Research included a review of King County tax files from the Washington State Puget Sound Regional Archives. Other research was undertaken at the Seattle Public Library and the University of Washington's Library, Special Collections. Research also included a review of Internet websites. The site and building were inspected and photographed in June 2014 to document the building's existing condition.

2. PROPERTY DATA

Historic Building Names/Present Building Name: Hotel Elliott / Hahn Building.

Address: 103 Pike Street, Seattle, WA 98101.

Location: Central Business District, Seattle, WA.

Assessor's File Number: KC# 1975700540.

Legal Description: LOT 1, BLOCK 26, PLAT OF AN ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A. A. DENNY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 33, IN KING COUNTY WASHINGTON; EXCEPT PORTION HERETOFORE APPROPRIATED BY THE CITY OF SEATTLE FOR STREET PURPOSES.

Date of Construction: 1897, 1908, renovation 1981-82.

Original/Present Use: Retail and hotel / Retail and hotel

Original/Present Owner: Robert E. Hahn and descendants / Marketview Place Associates, L.L.C.

Present Owner Contact Information: 5350 Carillon Point, Kirkland, WA 98033, Telephone 561-568-7004.

Original Architect/Designer: 1897, Unknown; 1908, Kingsley & Bittman.

Later Architect/Designer: Bassetti Norton Metler, Architects.

Original Contractor: Unknown.

Property Size: 6,271 square feet

Building Size: 21,270 net square feet

3. ARCHITECTURAL DESCRIPTION

3.1 Location and Neighborhood Character

The subject building is located in Seattle's Central Business District. The city's major commercial and financial business buildings, as well its governmental buildings (city, county, and federal) and some cultural institutions (Seattle Art Museum and Benaroya Hall) are located to the south of the site. Major retail stores (Macy's, Nordstrom, and Banana Republic) are located to the east of the site. The Pike Place Public Market Historic District is located to the west of the site. The immediate area has experienced major redevelopment, with two high-rise residential projects including upscale ground-level retail completed in 2007 and 2008. *See figures 1-9.*

3.2 Site

The Hahn Building is located on southeastern corner of the intersection of First Avenue and Pike Street. The building covers nearly the entire site, which measures 111 feet east-west and 56 feet 5 inches north-south. The site slopes down approximately 5 feet from north to south. An open parking lot is on the adjacent property to the south. The building fronts on both First Avenue and Pike Street with paved sidewalks on both frontages. An alley, News Lane, borders the eastern property line. *See figure 10.*

3.3 Building Structure and Exterior Features

The Hahn Building is a three-story structure with a partial basement. The building was constructed in 1887 as a one story unreinforced brick masonry structure, and then was reconstructed in 1908 as a three-story structure with completely reconfigured storefronts. The construction is of unreinforced masonry with masonry column or unreinforced masonry walls originally supporting wood-framed beams and 2x wood joists for all floors and the roof. Wood joists typically run north-south. The building's structure was majorly augmented and seismically upgraded in the early 1980s, with steel columns, beams, and wood-framed shear walls and floor diaphragms.

The building is generally rectangular. The ground floor covers approximately 98% of the underlying property, measuring 111 feet east-west and 56 feet 5 inches north-south. The floor plate is recessed on the southern wall approximately in the center of the building, the recess measuring approximately 35 feet east-west and 4 feet north-south. The upper two floors have two shallow, north-south running light wells providing light and ventilation to the upper hotel rooms. The building has four north-south beam or column lines irregularly spaced across the width of the building. The northern and western façades are primary, with the eastern utilitarian façade fronting an alley and the southern façade, originally abutting another building, facing on to an on-grade parking lot. The building is 46 feet tall from its low point at the southern end of its First Avenue frontage to the top of its parapet. Floor-to-floor heights are approximately 17 feet 4 inches from the first floor to the second floor, 11 feet from the second floor to the third floor, and 10 feet to the roof. The building's roof is flat and is covered with membrane roofing. *See figures 11-12, 17-19.*

The building's northern façade is primary. The façade is classically composed with a base, shaft, and crown, more specifically with street-level storefronts and a central entry, a projecting second floor sub-cornice band, a brick masonry two-story shaft, and a non-original EIFS upper projecting cornice. The non-original street-level storefronts are distinctly different on either side of the projecting central entry with its non-original central door. This entry lost its original pedimented entry roof and supporting Classical columns. The eastern storefronts, presently a coffee shop and a small café, share a flat EIFS (Exterior Insulation and Finish Systems) exterior face that extends from street level to the mid-level cornice band. The EIFS surface is accented by gold-colored horizontal metal construction joints. A projecting metal canopy extends over both storefronts. The two recessed entries, with aluminum storefront doors, are grouped on the western side and there are four large plate-glass windows. The western storefronts, presently an apparel shop and a small café, are more traditionally styled, with recessed entries, green tile base walls, and wood-framed storefront windows with wood mullions and

divided-light transoms. A projecting metal canopy extends over both storefronts and returns around the western side of the building. The projecting second floor sub-cornice band is painted terra cotta and is composed of a lower band egg-and-dart motif, a horizontal band topped by an ovolo moulding, and capstone. The upper two floors of the façade are of red pressed brick and have five irregularly spaced bays, with the eastern, smaller central, and western bays projecting forward slightly, each framed with projecting brick quoins. The bays all have non-original, wood-clad, double-hung windows. There are two window sizes, the larger being 42 inches x 72 inches and the smaller being 24 inches x 48 inches. All window openings retain their original terra cotta sills, with the second story having a tripartite keystone, and the third-floor windows generally have a simple single keystone, with the exception of the third-floor window above the central entry, which has a tripartite keystone. The window composition for the upper floors is identical (only the second floor will be described), with the easternmost bay having two smaller central windows flanked by two larger windows, the next bay to the west has a pair of larger windows, the central bay has a grouped pair of smaller windows, the next bay to the west has a single larger window on the eastern side and a single larger window flanked by smaller windows, and the westernmost bay has a central smaller window flanked by larger windows. A row of tie-rod rosettes are located at the third-floor line. The upper, non-original cornice is composed of EIFS mouldings, with a simple ogee architrave, a simple frieze, space corbels, and an upper capstone with an ovolo moulding. *See figures 11-16.*

The western façade is also primary and is composed similarly to the northern storefront. The street level has two storefronts, a T-shirt shop on the northern side and a tobacco shop on the southern side, separated by a plastered wall with lower green tile wainscot. The southern storefront leads down to a non-original, basement-level retail area. Projecting metal canopies extend over both storefronts, with the northern one returning around to the three irregularly spaced bays, with the northern and southern bays projecting forward slightly, each framed with projecting brick quoins. The bays all have non-original, wood-clad, double-hung windows, all being 42 inches x 72 inches. The window composition for the upper floors is identical (only the second floor will be described). The northern bay has a single window on its northern side and a recessed egress door with metal fire escape on its southern side. The smaller central bay has a pair of windows and the southern bay has a central grouped pair of windows. *See figure 17.*

The southern façade is utilitarian, and consists of common brick masonry walls, partially parged, with some concrete block on the first floor on the eastern side. This side of the building is punctuated by various vents and utility conduits. There is single window on the second and third floors of the easternmost portion of the façade. *See figure 18.*

The eastern façade is utilitarian, abutting an alley, and consists of common brick walls with some concrete block on the first floor on the southern side. The alley level has two egress doors on its southern end. There are larger double-hung windows at each side of the façade on the upper floors. A recessed central egress doorway on each floor leads to a metal fire escape. Two large ventilation stacks run vertically up this side of the building to the building roof. *See figure 19.*

3.4 Plan & Interior Features

The main floor's interior floor plan is currently configured with two retail spaces within the eastern bays, the hotel entrance vestibule leading to a stairway accessing the second-floor hotel, and two retail spaces in the western bays. A basement retail area is accessed by a non-original stairway located at the building's southwestern corner. All retail spaces have been remodeled numerous times and contain no original building fabric. The hotel vestibule may retain its original stairway, however, the wood wainscot and entry door are not original. The upper-floor hotel, presently the Green Tortoise Hostel, has also been reconfigured over the years, presently containing approximately 30 small rooms, most without connecting baths. *See figures 20-25, and Appendix 2.*

3.5 Documented Building Alterations (not including signage or electrical)

The building was constructed in 1887 as a one story unreinforced brick masonry structure, and then was reconstructed in 1908 as a three-story structure with completely reconfigured storefronts. The storefronts were remodeled and reconfigured numerous times with the change of tenants, including a major remodel in 1920 when the Owl Drug store moved in and again in 1932 when Block's shoe store became a tenant.

Alterations to the street-level exteriors include several alterations undertaken prior to the 1980s. The original cornice and architrave at the cornice were removed prior to 1981. Beginning in 1981, the building received extensive structural improvements, addressing both vertical load and seismic deficiencies. All ground-floor areas were stripped to bare structure and new storefronts were constructed on the northern and western sides, with a new basement-level retail space added. New blue-and-white hexagonal tile floors were added to each storefront entry. The building's exterior masonry was cleaned and a new upper cornice, similar to the original but made of Exterior Insulation Finishing System (EIFS), was constructed at the building's parapet. New metal canopies were mounted to the building's northern and western street fronts. The building's original pedimented entry roof and supporting Classical columns were destroyed during construction, and replaced by a similar entry feature. All windows were replaced with non-original, wood-clad windows. The stairway newels and handrails leading to the upper floors was also replaced with similar code-compliant elements.

The second and third floors were altered in 2005, decreasing the number of rooms from 48 to 30, to accommodate more restroom facilities and to add kitchen and eating spaces. Although the floor plan retains its basic circulation pattern, there has been some repartitioning. The entry roof to the hotel on the second and third floors was replaced in 1980, and then recently removed.

Recorded Building Permits (Not including Mechanical, Electrical, and Signs)

Date	Architect	Description
1901		Alter front doors & screen (permit # 11148)
1902		Alter partition (permit # 16411)
1904		Construct banana room (permit # 25821)
1908	Unknown	Alter (permit # 65965) (9/9/1908)
1908	Unknown	Alter (permit # 70590)
1909	Beck & Bull	Build Platform (permit # 81253)
1910		(permit # 86368)
1934	H. A. Moldenhour	Extend basement area for 10 x 16 toilet (permit # 310748)
1937		Alter partitions and rearrange toilets, Existing Beer Parlor (permit # 324871)
1954		Remove sheet metal coping cornice from existing building, plaster (430726)
1958		Alter exist. bldg. per plan (permit # 462913)
1959		Alter storefront (permit # 479835)
1959		Occupy exist. store as restaurant & install range hood & vent (480250)
1965		Repr. quake damage to ex. Bldg. (512791)
1965		Alt. store front (permit # 514275)
1965		Const. int. balcony in ex. bldg. (permit # 515063)
1972		Install sprinkler system (permit # 229916) bakery
1973		Alter por. 1 st fl. & mezz. (541708)
1981	Bassetti Norton Metler, Architects	Alterations (permit # 599959)
198x		Change partitions in fast-food restaurant (permit # 8301639)
1984	Reid A. Morgan	Alter storefront & expand Marquee per plan (permit # 286525),

		store
1984	Reid A. Morgan	Remodel Interior street-level floor space and occupy as fast-food restaurant (permit # 8401056) (Burger King)
1987		Construct demising wall and restrooms per plans (permit # 8707778)
1987		Restaurant remodel STFI (permit #8707994)
1987		Interior tenant improvements & change use of portion of 1 st floor from fast-food restaurant, per plans (permit # 8708503)
1988		Replace four windows with one window on front façade, STFI (permit # 8806298)
1993		Relocate non-structural alterations to bathrooms of existing restaurant STFI (permit # 9303795)
2004		Interior alterations to restaurant per floor plan STFI (permit # 2402922)
2005		Substantial alt for convert 2 nd & 3 rd flrs from 48-rm hotel to 30-room hostel at hotel use and occupy, per plans (permit # 2407433)

4. SIGNIFICANCE

4.1 Historic Site Context: Development of Seattle's Early Northern Commercial District

In the early twentieth century there was a gradual expansion of the business community northward from its origins in Pioneer Square to major focal points along Second Avenue. Spurred by the economic boom, a direct result of the 1897 Alaska Gold Rush, Seattle's population rose dramatically—growing from 43,000 in 1890 to 80,000 in 1900 to over 240,000 by 1910. Economic and population growth stimulated building development at the end of Seattle's commercial spine along Second Avenue. *See figures 26-27.*

Before 1904, downtown commercial expansion had essentially stopped just north of Pike Street due to the abrupt grade change as Second Avenue ran into Denny Hill, essentially making Pike Street the “end of town,” with the Bon Marché department store at the southwestern corner of Second Avenue and Pike Street (1901, Charles W. Saunders), the six-story Eitel Building (1904, W. D. Van Sicken) on the northwestern corner of Second Avenue and Pike Street, and the Masonic Temple (ca. 1890, possibly W. E. Boone) on the northeastern corner of Second Avenue and Pike Street marking its terminus. As the bluff overlooking Elliott Bay halted development west of First Avenue and southward development was limited by the Duwamish tidal estuary, commercial development generally moved eastward to Third Avenue and then to Fourth Avenue. *See figures 28-29.*

When Seattle's illuminati envisioned a shortage of land for new development, they turned to engineers to remake the landscape. Denny Hill with its crowning Victorian edifice, the Denny Hotel, was shoveled and sluiced away beginning in 1905 under the direction of City Engineer R. H. Thompson and the Duwamish tidal areas to the south of town were systematically filled with soil from the Jackson Street Regrade and the Dearborn Cut beginning in 1907, increasing available land for industrial development. *See figure 30.*

The first phase of the Denny Regrade, from Second Avenue to Fourth Avenue, was completed in 1910; over three million cubic yards of soil were removed. Land values in the area rose dramatically, e.g., lots valued at \$2,500 before the regrade subsequently rose to \$15,000.¹

As regrade work progressed, buildings were built on Second Avenue north of Pike Street, including Peoples Bank (1906, Bebb and Mendel), which replaced the Masonic Temple on the northeast corner of Second Avenue and Pike Street; the nine-story Standard Furniture Building (1905-07, A. Warren Gould) at Second Avenue and Pine Street; the seven-story Moore Theater and Hotel (1908, E.W. Houghton) at Virginia Street; and the New Hotel Washington (1906-1908, Eames & Young, now Josephinum), at Second Avenue and Stewart Street. Stirrat and Goetz pushed the commercial district eastward with their initially six-story Northern Bank and Trust Building (1906, W. D. Van Sicken, now Seaboard Building) at Fourth Avenue and Pine Street. *See figures 31-35.*

The opening of the Pike Place Market in 1907 stimulated development around the intersection of First Avenue and Pike Street. Shortly thereafter, architect Harlan Thomas executed his design for the Corner Market Building (1911-12). *See figures 36-37.*

The development of the area north of Virginia Street, however, would go largely unfulfilled, with major development through the late 1920s focusing on what was considered the new commercial core, extending eastward from Second Avenue to Sixth Avenue. McDougal and Southwick located their new department store on the southeastern corner of Second Avenue and Pike Street in 1914. Architect John Graham's Joshua Green Building (1912) at Fourth Avenue and Pike Street, his new Bon Marché building at Third Avenue and Pine Street, and Bebb & Gould's Times Square Building (1913-15) at Fourth Avenue and Stewart Street were among the first major north downtown

¹ Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 15-21.

developments as development shifted eastward. Henry Bittman's Terminal Sales Building (1923) at First Avenue and Virginia Street, his Northwestern Mutual Building (1928-31, now known as the Olympic Tower) at Third Avenue and Pine Street, Victor W. Vorhees' Joseph Vance Building (1927) at Third Avenue and Union Street, and the eleven-story Republic Building (1927) at Third Ave and Pike Street were some of the last projects built in the area before the Depression. **See figures 38-41.**

The Pike Place Market thrived in 1920s, becoming associated with a "lively mix of Japanese and Italian American farmers, struggling artists, political radicals, and eccentrics."²

Beginning in the late 1930s, the area around First Avenue and Pike Street generally declined and became the home of marginal businesses with shady reputations. Major urban renewal proposals of the late 1960s were eventually defeated with a public vote in 1971 that created the City of Seattle Pike Place Market Historic District. Recent major commercial redevelopment patterns in some ways are similar to historical growth with new projects replacing older buildings at the northern end of town, although the area remains somewhat blighted with semi-derelict buildings and marginal retail stores.³ The recent redevelopment of the former Rhodes Building at Second Avenue and University Street with the Washington Mutual Tower (2005, NBBJ) and 1521 Second Avenue (2009, Weber + Thompson) represents the current trend for taller buildings in the vicinity.

4.2 Hahn Building

The southeastern corner of First Avenue and Pike Street was originally a portion of Arthur A. Denny's land claim. Robert Ernest Hahn purchased the property around 1868.⁴ He opened a saloon and beer garden on the property around 1884, living in the same building.⁵ On June 6, 1889, the day that great fire that destroyed much of Seattle's commercial district, Hahn's establishment, apparently then operated by Herman C. Schacht & Oswald F. Meyer, was the only place where men could buy a beer as all the city's saloons and other beer gardens were located within the area destroyed by the fire.⁶

A one-story brick building was built on the site around 1897.⁷ Among the tenants occupying the building were Shutie's Barbershop and Bath House (1898, 105 Pike Street), Charles Dietz's saloon (1434 1st Avenue, 1898), the Palace Saloon (1434 1st Avenue, 1900), Nicholas Petsas's restaurant (1904), and Inch & Cook realtors (1906-1907, 107 Pike Street).⁸ **See figures 42-44.**

In 1908, the 1897 building was generally taken down to its foundation on the northern and western sides, and a three-story brick masonry building was built, with the Elliott Hotel (105 ½ Pike Street), operated by John P. Brill, occupying the upper two floors.⁹ Some rooms were used for business purposes, including a series of dentists occupying the northwest corner of the building on the second floor (1909).

² PikePlaceMarket.org, "History," <http://www.pikeplacemarket.org/history>, accessed June 30, 2014, p.1.

³ Alex Fryer, "One bad block," *Puget Sound Business Journal*. December 9, 1996.

<http://seattle.bizjournals.com/seattle/stories/1996/12/09/story2.html>. Accessed April 4, 2006.

⁴ GGLO, "The Hahn Building," Landmark Nomination Report, 1999, p. 1.

⁵ The industrial World, *City Directory 1884-'85 of Seattle, Washington*, p. 113.

⁶ *Seattle Daily Times*, "Do You Remember: Way Back When, March 8, 1934, p. 1. R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1884*, p. 227. R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1889*, p. 561.

⁷ GGLO, "The Hahn Building," Landmark Nomination Report, 1999, p. 1.

⁸ R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1898*, pp. 1,070, and 1,160. R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1900*, p. 1,246. R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1904*, p. 1,401. GGLO, "The Hahn Building," Landmark Nomination Report, 1999, p. 1.

⁹ *Seattle Daily Times*, "Hotel Elliot," October 19, 1909, p. 15.

Street-level tenants around that time included the Palace Bar (1909, 101 Pike Street), the Palace Liquor Company (1909, 105 Pike Street), both operated by Henry A. Beck; and the Sunset Market (1909-1933, 109 Pike Street, later Raab's Sunset Market).¹⁰

The Market Blouse Shop moved into the building for a few years (1919-1923, 107 Pike Street) before being replaced by another clothing retailer, Conner's Apparel (1923-1927, 107 Pike Street).¹¹ Anderson's Food Store later occupied the same space.¹²

T. H. Daniels' apparel store (1917-1920, 105 Pike Street) moved into the space between the corner and the hotel entrance in 1917.¹³ The Chandler Bros. shoe store (1917, 103 Pike Street, later Chandler & Hahn (1921), later W. L. Douglas Shoes) was located at 103 Pike Street, replacing Palace Liquors, which had shut down due to Prohibition.¹⁴

The White Cow Butter store opened in the building around 1918 (1918, 111 Pike Street).¹⁵

In 1920, the Owl Drug Company opened its third branch at the northeastern corner of the building (101-103 Pike Street), competing with Bartell No. 3 located directly across First Avenue to the west.¹⁶ **See figures 45-46.**

Max Block opened his eleventh shoe store there in the building in 1932 (1932-36, 107 Pike Street).¹⁷

Oliver's Meats took over the Raab's Sunset Market space (109 Pike Street) around 1932 and operated there until the mid-1980s.¹⁸

In 1933, Ernest Hahn opened his Pub No. 2 (1933-1982, 105 Pike Street, later the Palace Tavern), obtaining one of the first beer-by-the-glass licenses in Seattle after prohibition was repealed in 1933.¹⁹ The tavern would continue operating under different ownerships until 1982.²⁰

In 1936, Max Block signed a long-term lease for the corner of the building (103 Pike Street) for his 17th retail outlet.²¹ This storefront would remain a shoe store until as late as 1959, when Gallen Kamps operated it. **See figure 47.**

Doc Roe's Dairy Café, specializing in donuts, moved into the building around 1944 (1944-45, 107 Pike Street).²² The Van de Kamps bakery chain opened a store in the same space in 1947 (1947-1965, 107 Pike Street).²³

Guenter Mannhault operated the International Donut Shop at the corner location (103 Pike Street) from 1960 to 1980, when he received six concurrent life sentences for drug trafficking and a prostitution ring run out of his shop.²⁴ **See figure 48.**

In 1982, the Seattle architectural firm of Bassetti Norton Metler, Architects prepared plans for a series of renovations to the building that included period-appropriate exterior additions including a new upper cornice, some storefront re-glazing, the addition of a storefront leading to a basement retail space on First Avenue, the addition of steel canopies, extensive structural upgrades, and mechanical, electrical, and plumbing upgrades to the main floor. The upper two floors of the Hotel

¹⁰ R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1910*, p. 1,727.

¹¹ *Seattle Daily Times*, Ad, August 6, 1919, p. 14. *Seattle Daily Times*, Ad, January 7, 1927, p. 13.

¹² *Seattle Daily Times*, Ad, February 4, 1927, p. 22.

¹³ *Seattle Daily Times*, Ad, December 6, 1917, p. 18.

¹⁴ *Seattle Daily Times*, Ad, November 25, 1917, p. 8. *Seattle Daily Times*, Ad, July 21, 1921, p. 8.

¹⁵ *Seattle Daily Times*, Ad, November 18, 1918, p. 16.

¹⁶ *Seattle Daily Times*, "Third Store In Seattle," October 29, 1920, p. 7.

¹⁷ *Seattle Daily Times*, "Max Block To Open Another Shoe Store," November 4, 1932, p. 13.

¹⁸ R.L. Polk & Company, Inc., *Polk's Seattle Washington City Directory 1933*, p. 1,727.

¹⁹ *Seattle Daily Times*, "Rainier District Objecting To Beer Sale Ban," June 13, 1933, p. 4.

²⁰ GGLO, p. 1.

²¹ *Seattle Daily Times*, "Block Planning New Shoe Store On Pike Street," June 21, 1936, p. 42.

²² *Seattle Daily Times*, Ad, October 12, 1944, p. 23.

²³ *Seattle Daily Times*, Ad, May 29, 1947, p. 12.

²⁴ GGLO, p. 1.

Elliott were also renovated into 48 low-income SRO (single room only) units utilizing a \$310,000 federal “Block Grant” loan.²⁵ *See figures 48-51.*

In 1983, the Sea Tac Restaurant Management Corporation applied for a building permit to build a Burger King fast-food restaurant on the main floor (103 Pike Street). Architect Reid A. Morgan prepared plans that included extensive interior renovations and exterior re-glazing. Strong opposition to the project was expressed during the review process, although after an initial denial, plans were approved and the restaurant opened, only to be closed within a short period of time.²⁶

The building was sold to the present owners, Marketview Place Associates, LLC, in 1986.²⁷

Around 1988, the Turf Restaurant (107 Pike Street) moved into the eastern storefronts, operating there until around 2003, when the fast-food chain Johnny Rockets opened a branch there in 2004.²⁸ Other street-level spaces were occupied in 1999 by the Seattle Shirt Company (103 Pike Street corner), The Tropical Deli (105 Pike Street), and Smoke Plus (1432 First Avenue, basement).²⁹

In 2005, the Hotel Elliott on the second and third floors of the building was converted into the 30-room Green Tortoise hostel.³⁰

Current tenants include the Seattle Coffee Works (107 Pike Street), Pho Mililani (105 Pike Street), The Green Tortoise (105 Pike Street), the Seattle Shirt Company (103 Pike Street), and Smoke Plus (1432 First Avenue, basement).

4.3.1 Building Typology: Small Mixed-Use Worker Hotels

The Hahn Building was built as a mixed-use building with street-level retail/commercial spaces, with upper floor areas used as a working-class hotel.

Small worker hotels, sometimes referred to as SROs (single room occupancy), were common in Seattle and other pioneer western towns and cities during the latter part of the 19th and early 20th centuries. As opposed to mixed-use buildings originally built to accommodate offices or larger hotels that included amenities such as lobbies, restaurants, and room suites with individual unit bathrooms, the smaller worker hotels included only a single sleeping room without kitchens or bathrooms. Several rooms on each floor shared toilet and bathing rooms, although individual rooms often had sinks. The sleeping rooms received natural light and ventilation from windows in exterior walls, or through windows opening onto exterior or interior light wells. As opposed to daily rentals associated with transient hotels that were located adjacent to transportation hubs, occupants of worker hotels usually rented their rooms on a weekly or monthly basis, often paying their rent to a manager working at one of the street-front commercial businesses. These main-floor commercial uses catered to single workingmen’s needs and included such businesses as saloons, cafés, barber shops, clothing stores, and laundries. Although single men working at saw mills, shipyards, marine terminals, mines, building sites, and other businesses and services were the primary tenants, prostitutes also rented SRO rooms. *See figures 52-54.*

Worker hotels were clustered either in industrial areas or along streetcar routes leading to them. These clusters included, but were not limited to, older commercial neighborhoods in Seattle including Pioneer Square, the International District, Belltown, Fremont, Ballard, and the Cascade Neighborhood. The buildings themselves were from two to four stories and were built of either frame or brick masonry construction. Well-known extant worker hotels include the Scargo Hotel and New Latona Hotel (now the Ace Hotel) in Belltown, and the Eastern Hotel (also known as the O.K. Hotel, City of Seattle Landmark) in the International District. Upscale hotels, serving wealthy

²⁵ GGLO, pp. 1-2.

²⁶ GGLO, p. 1.

²⁷ GGLO, p. 2.

²⁸ GGLO, p. 1. Johnny Rockets Restaurant, floor plans, City of Seattle Department of Planning and Development, pp.A1-A6.

²⁹ GGLO, “The Hahn Building,” Landmark Nomination Report, 1999, p. 1.

³⁰ City of Seattle building permit # 2407433.

visitors and residents included the Cadillac Hotel and the Butler Hotel. *See figures 55-59.*

Building/fire code changes including requirements for sprinklers, fire doors, and other changes, enacted by the Seattle City Council subsequent to a deadly fire on March 20, 1970, at the 60-room Ozark Hotel in the Denny Triangle Neighborhood, directly led to the closing of many worker hotels.³¹ As many had marginal income, many owners were unwilling to upgrade, either abandoning rooms or converting the space to office use, or demolishing the buildings. Others that survived were converted to higher-end hotel use by joining rooms and installing individual bathrooms, and apartment use by adding both bathrooms and kitchens. Of the few remaining operating larger SRO hotels, most are located in the International District.

4.3.2 Historical Architectural Context: Eclectic Commercial Architecture

Late nineteenth and early twentieth century American architects were traditionally trained to articulate larger buildings in the three-part Classical manner of base, shaft, and capital, with a base of one story, a shaft of two or three stories, and a capital of one story. At the turn of the last century, the Richardsonian aesthetic was firmly entrenched in the minds of local architects, all of whom had arrived in this “distant corner” of the country to find new opportunities to develop their practices. The Pioneer Building (1889-91, Elmer H. Fischer) is probably the best extant example of a traditional masonry building in Seattle with the heavy rusticity of this style.

When steel-framed construction was pioneered in Chicago in the 1890s, architects were free to increase the size of windows in commercial buildings, resulting in increased façade transparency and higher interior light levels, as well as allowing retail merchants “show windows” on the street-level façades.³² At the same time, and as a direct consequence of several disastrous downtown fires throughout the United States, building codes were developed, initially to protect property and eventually to save lives. After a major fire had destroyed Seattle’s nascent central business district in 1889, fire-proof construction was mandated for new buildings in downtown Seattle.

Free from the limitation of load-bearing masonry construction, architects employed Classical revival styles, particularly Renaissance Revival, which provided architects with the opportunity to dress their buildings with florid ornamentation utilizing versatile, relatively light terra cotta, rather than heavier carved stone. Charles W. Saunders was among the first Seattle architects to explore steel-frame construction with the original Bon Marché Store (1900-02, Saunders & Lawton, destroyed) on the southwestern corner of Second Avenue and Pike Street and the Lumber Exchange Building (1902-03, Saunders & Lawton, destroyed) at the southwestern corner of Second Avenue and Seneca Street. The Alaska Building (1903-04, Eames and Young) is thought to be the first “skyscraper” built in Seattle.³³ *See figure 50.*

Around 1920, terra cotta became the preferred cladding material for exterior wall surfaces because of its durability, lighter weight, and visual lightness. Using this material, Seattle architects designed dozens of downtown buildings that became a “source of splendor, richness and architectural variety that contributes to Seattle’s vibrant architectural urban environment.”³⁴ Exceptional extant buildings from this period include, but are not limited to, the Arctic Club, (1914-17, A. Warren Gould), The Times Square Building (1915, Bebb & Gould), the Coliseum Theater (1916, B. Marcus Priteca, now Banana Republic), the Doyle Building (1919, Doyle & Merriam), the Decatur Building (1921, Henry Bittman), the Dexter Horton Building (1922, John Graham, Sr.), Eagle’s Auditorium (1924-25, Henry Bittman), and the Olympic Tower (1929, Henry Bittman). *See figures 60-63.*

4.4.1 Original Building Owner: Robert Ernest Hahn (1841-1915)

Robert Ernest Hahn was born on March 13, 1841, in Chemnitz, Saxony, Germany, the son of

³¹ Don Duncan, *Washington: The First One Hundred Years: 1889-1989*, (Seattle, WA: *Seattle Times*, 1989), p. 108.

³² R. Furneaux Jordan, *A Concise History of Western Architecture*. London: Thames and Hudson Limited, 1969. pp. 308.

³³ Jeffrey Karl Ochsner. “Charles W. Saunders.” In *Shaping Seattle Architecture: A Historical Guide to Architects*. Edited by Jeffrey Karl Ochsner, (Seattle, WA: University of Washington Press, 1994), pp. 34-39.

³⁴ Lydia Aldredge. *Impressions of Imagination: Terra-cotta Seattle*. Seattle, WA: Allied Arts of Seattle. 1986. Preface. P. 10.

Friedrich Hahn.³⁵ He immigrated to the United States at age 25, arriving on June 25, 1866, aboard the *US New York*.³⁶ At that time he listed his occupation as “weaver.” *See figure 64.*

Hahn may have settled first in Chicago, apprenticing as a painter, before stopping briefly in California. He arrived in the Northwest around 1868, purchasing a property at what would become the southeastern corner of First Avenue (Front Street) and Pike Street. Hahn established a decorating and painting business there. By 1884, he was also running a popular saloon and beer garden based from his property at First Avenue and Pike Street. Besides his decoration business, Hahn invested in multiple properties within the area and was able to retire to Newsack (sic, Nooksack), Washington, around 1891.³⁷ *See figure 65.*

Hahn married Amelia Schneider in 1891.³⁸ The couple had seven children: Ernest A. (1893-1990), Albert F. (1893-abt. 1901), Flora I. (1896-1942, later Dean), Oscar W. (1897-1906), August F. (1900-1975), Elsie M. (1899-1980, later De Boer), and Helen (1903-1918).³⁹

The couple moved to Seattle in 1902 after building a house at 2536 14th Avenue S (demolished).⁴⁰ Hahn passed away in Seattle on April 20, 1915.⁴¹

4.4.2 Later Building Developers: Henry A. Beck (1868-1955) and John P. Brill (1865-1954).

Henry A. Beck and John P. Brill were responsible for building the 1908 Hahn Building, probably holding leasing the property from the Hahn family.⁴²

Henry A. Beck, was born in Council Bluff, Iowa, in 1868. He arrived in the Seattle area in 1888, working as a carpenter. He was a member of the volunteer fire crew that fought the fire of 1889 that destroyed Seattle’s commercial district.⁴³

By 1899, Beck was the proprietor of the Palace Saloon, at the southeastern corner of 1st Avenue and Pike Street.⁴⁴ By 1906, he also owned the Abbott Saloon at 3rd Avenue and Pike Street.⁴⁵ In 1906, Beck unsuccessfully ran for state representative, as a Republican, but was defeated possibly due to resistance from the Anti-Saloon League.⁴⁶

John Peter Brill, was born in 1865 in Luxembourg, Begium. He arrived in the Northwest around 1882, coming to Seattle a year later. He was a brew master before and after the 1889 fire, where he served as a member of the volunteer fire crew that fought the fire.⁴⁷

In 1905, Brill was the owner of the Summit Saloon at 1606 1st Avenue.⁴⁸

Both Henry Beck and John Brill were some of the earliest members of the Seattle Aerie No. 1 Eagles, founded in Seattle in 1898.⁴⁹

³⁵ Clarence B. Bagley, “Amos Brown,” in *History of Seattle, Washington, Vol. III*, (Chicago-Seattle: S.J. Clarke, 1916), p. 230.

³⁶ Passenger manifest, *US New York*, June 25, 1866.

³⁷ Bagley, p. 206.

³⁸ Bagley, p. 206. Hahn had been previously married to Minna Srillhof between 1881 and 1884.

³⁹ United States of America, Bureau of the Census; “Twelfth Census of the United States (1900), Schedule No. 1—Population, New Whatcom, Whatcom County, Washington, Enumeration District No. 244;” sheet 9B. United States of America, Bureau of the Census; “Thirteenth Census of the United States, 1910—Population, Seattle, King County, Washington, Enumeration District No. 76,” sheet 3B.

⁴⁰ *Seattle Daily Times*, “Building Permits,” April 5, 1903, p. 10. *Seattle Daily Times*, “Now Is The Time (Ad),” June 14, 1904, p. 8.

⁴¹ Washington State, Death Records, {ED59BF42-FC90-4689-8D14-7497B174C786}.

⁴² *The Seattle Times*, “New York Financial Troubles Cause No Uneasiness Here,” October 27, 1907, p. 39.

⁴³ *The Seattle Times*, “Rites Set For Henry Beck, Pioneer Here,” December 5, 1955, p. 44.

⁴⁴ *The Seattle Times*, “Henry A. Beck,” February 25, 1906, p. 7.

⁴⁵ *The Seattle Times*, “New York Financial Troubles Cause No Uneasiness Here,” October 27, 1907, p. 39.

⁴⁶ *The Seattle Times*, “Will Oppose All Liquor Men” September 14, 1906, p. 7.

⁴⁷ *The Seattle Times*, “John P. Brill, Father of Coroner, Dies,” November 24, 1954, p. 31.

⁴⁸ *The Seattle Times*, “Brill Comes to Time,” October 27, 1905, p. 9.

⁴⁹ *The Seattle Times*, “Rites Set For Henry Beck, Pioneer Here,” December 5, 1955, p. 44. *The Seattle Times*, “John P. Brill, Father of Coroner, Dies,” November 24, 1954, p. 31.

In September of 1907, Beck and Brill announced that they would make \$7,000 in modifications to their building at First Avenue and Pike, using Carkeek & Shephard as designer/builders.⁵⁰ The following month they filed plans for a \$25,000 addition to their building using plans prepared by architects Kingsley and Bittman.⁵¹ The upper two floors contained the Elliott Hotel, which Beck and Brill opened in 1908, and operated together for several years.⁵²

Beck later helped direct the construction of the Eagles Temple (1924-25, Henry W. Bittman) and later managed the property for a number of years.⁵³ Beck unsuccessfully ran for County Commissioner in 1932.⁵⁴ He later was deputy liquidator of the Home Savings & Loan Association.⁵⁵ Beck passed away on December 3, 1955.⁵⁶

Brill was appointed King County road foreman in 1920, and later was a county appraiser for several years.⁵⁷ Brill passed away on November 23, 1954.⁵⁸

4.4.3 Subsequent Building Owners: Ernest A. Hahn (1892-1990), Elsie M. (Hahn) De Boer (1899-1980), and August F. Hahn (1900-1975).

The Hahn family retained ownership of the building until 1986 when it was sold to the current owners, Marketview Place Associates, L.L.C.⁵⁹

Besides retaining ownership, none of the family appears to have taken an interest in the building, with the exception of Ernest A. Hahn, Robert E. Hahn's eldest son.

Ernest August Hahn was born on November 14, 1892, in Nooksack, Washington.⁶⁰ He appears to have attended school through the seventh or eighth grade. He worked as a plumber in Seattle in 1910 before working as a logger in British Columbia, Canada, between 1917 and 1918.⁶¹ He served briefly in the United States Army during World War I.⁶² He married Myrtle M. Hopkins in 1922. Around 1921, Hahn gained an interest in a retail shoe business in his family's commercial property at 103 Pike Street.⁶³ Hahn formed Hahn's Sporting Good Store around 1924 in the new Medical-Dental Building.⁶⁴ Hahn operated the store there until 1930 after which he became retail manager at Piper & Taft and later Ben Paris's sporting goods store at Fourth Avenue and Pine Street, where Hahn, along with Deskin Reid, came up with the idea of a salmon derby in the early 1930s.⁶⁵ After Prohibition was abolished in 1933, Hahn applied for permits to open a tavern (Pub No. 2, Palace Tavern) at 105 Pike Street, re-establishing a business his grandfather had started in the 1880s in that location.⁶⁶ Hahn appears to have retired around 1950.⁶⁷ Ernest A. Hahn passed away on October 11, 1990, in Mercer Island.⁶⁸

⁵⁰ *The Seattle Times*, "Real Estate News," September 15, 1907, p. 31.

⁵¹ *The Seattle Times*, "New York Financial Troubles Cause No Uneasiness Here," October 27, 1907, p. 39.

⁵² *The Seattle Times*, "Rites Set For Henry Beck, Pioneer Here," December 5, 1955, p. 44. *The Seattle Times*, "John P. Brill, Father of Coroner, Dies," November 24, 1954, p. 31.

⁵³ *The Seattle Times*, "Rites Set For Henry Beck, Pioneer Here," December 5, 1955, p. 44.

⁵⁴ *The Seattle Times*, "Henry, Not Dave Beck Has Eyes On County Job," July 10, 1932, p. 3.

⁵⁵ *The Seattle Times*, "Rites Set For Henry Beck, Pioneer Here," December 5, 1955, p. 44.

⁵⁶ Washington State, Death Records, {EAA28A4D-90A7-4021-B306-109BCFCB78DC4}.

⁵⁷ *The Seattle Times*, "John P. Brill, Father of Coroner, Dies," November 24, 1954, p. 31.

⁵⁸ Washington State, Death Records, {947F3EED-6C44-4DF7-8C62-4479496C2EF0}.

⁵⁹ GGLO, p. 2.

⁶⁰ United States, Draft Registration Card, "Ernest August Hahn," December 22, 1917.

⁶¹ Canada, "Application for Registration-Native Citizen, Ernest August Hahn," January 29, 1918, p. 1.

⁶² United States, Veterans' Affairs, World War I Service Statement Cards, 1917-1919, Reference Code AR118-5-6-16860.

⁶³ *Seattle Daily Times*, "Ad," July 21, 1925, p. 8.

⁶⁴ *Seattle Daily Times*, "With The Anglers," August 20, 1925, p. 22. *Seattle Daily Times*, "Awaiting That Goose Sign Are Fishermen And Duck Hunters," October 6, 1925, p. 25.

⁶⁵ *Seattle Daily Times*, "New Store To Open On Fifth Avenue Today," April 10, 1930, p. 31. *Seattle Daily Times*, "In Washington, Where Fishing Is Not an Elbow-to-Elbow Game," August 25, 1937, p. 40.

⁶⁶ *Seattle Daily Times*, "Rainier District Objecting To Beer Sale Ban," June 13, 1933, p. 4.

⁶⁷ *Seattle Daily Times*, "More Wagering Stamps Issued In City, County," June 26, 1952, p. 40.

⁶⁸ United States, "Social Security Death Index-Washington," Ernest A Hahn.

4.5 Building Architect: Kingsley & Bittman (1907-1908)

The architect of the subject building was the Seattle architectural firm of Kingsley & Bittman.⁶⁹

William Kingsley, was born in Massachusetts around 1858.⁷⁰ Before moving to Seattle around 1901, he was the superintendent of building in St. Paul, Minnesota.⁷¹ In partnership with Joseph Anderson they designed the National Building (1904-05, National Historic Register), a large six-story warehouse for the National Grocery Company in the commercial district.⁷² In partnership with Henry W. Bittman between 1906 and 1908, they designed the three-story Hahn building at the southeastern corner of Pike Street and First Avenue.⁷³ Kingsley is thought to have practiced alone after 1908. Kingsley designed the Orpheum Theater (1911, demolished 1949), for John W. Considine.⁷⁴ In 1912, he was hired by the Seattle Times to design their new building at Times Square (1912, uncompleted project) in 1912.⁷⁵ Kingsley also worked on a few out of town projects with other architects including the Royal theater in Victoria British Columbia with Rochfort and Eben W. Sankey in 1912, and a third floor addition on the Van Gilder Hotel in Seward Alaska in 1916.⁷⁶ Kingsley was granted an architectural license by the State of Washington in 1924.⁷⁷ Kingsley died on May 16, 1929.⁷⁸

Henry Weiss Bittman was born in Brooklyn, New York, NY, on July 15, 1882, the son of John Bittman (1850-1909), an interior decorator, and Dina Weiss Bittman.⁷⁹ It is unclear where Henry obtained his early training, but in 1900 when he was just 17, Henry listed his occupation as architect.⁸⁰

Henry attended two structural engineering classes in 1905, at the Armour Institute in Chicago, Illinois, and briefly practiced structural engineering and taught drafting before moving to Seattle in 1906.⁸¹ He then formed a brief partnership with architect William Kingsley (1857-1915), before

⁶⁹ *The Seattle Times*, "New York Financial Troubles Cause No Uneasiness Here," October 27, 1907 p. 39.

⁷⁰ United States Department of the Census, "Thirteenth Census of the United States: 1910, Washington State, King County, Seattle," n.p.

⁷¹ *Architect and Engineer*, "Passing of Architects," July, 1929, n.p.

⁷² *Wikipedia*, National Building, http://en.wikipedia.org/wiki/National_Building, accessed September 11, 2014, p. 2.

⁷³ *The Seattle Times*, "New York Financial Troubles Cause No Uneasiness Here," October 27, 1907, p. 39.

⁷⁴ Eric Flom, "Seattle's Orpheum Theatre opens at 3rd Avenue and Madison Street on May 11, 1911," Historylink.org, September 20, 2003, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=4247, accessed September 11, 2014, p. 1. It was reported at the time that Kingsley was select over Edwin W. Houghton by a flip of a coin by Considine.

⁷⁵ *The Pacific Coast Architect*, "Seattle," (Portland, OR: Coast Publishing Company, Publishers, June 1912) p. 435. *Seattle Daily Times*, "Splendid New Home of the Times Erected in Times Square," August 18, 1912, p. 5.

⁷⁶ Dave Obee, "Royal Theatre's history spans theatre, music and film" *Times Colonist*, May 9, 2014

<http://www.timescolonist.com/royal-theatre-s-history-spans-theatre-music-and-film-1.1055152>, accessed September 15, 2014 and [vanguilderhotel.com](http://www.vanguilderhotel.com/history.htm) "The History of The Van Gilder Hotel," <http://www.vanguilderhotel.com/history.htm>, accessed September 15, 2014.

⁷⁷ *Seattle Daily Times*, "Architects Admitted To Practice in State," July 4, 1924, p. 2.

⁷⁸ Washington State, Death Records, {7D513AB0-0B2D-4569-9AC3-11C2CB6DA8D3}.

⁷⁹ United States, Selective Service System, World War I Draft Registration Card, "Henry Bittman, September 12, 1918. United States, Bureau of the Census, "Twelfth Census of the United States, 1900," New York State, Kings, City of New York, Brooklyn, B, Sht. 1.

⁸⁰ United States, Bureau of the Census, "Twelfth Census of the United States, 1900," New York, Kings, City of New York, Brooklyn, B, Sht. 1. City Directory, Brooklyn Borough, 1902, p. 8. Although some biographers claim that Bittman attended or graduated from Cooper Union, the college does not have any records of Henry W. Bittman graduating. Cooper Union does have records of Henry H. Bittman (1855-) graduating from the college in 1877, with a five-year Scientific Course from the College's Night School. Henry H. Bittman was the brother of John Bittman, Henry W. Bittman's father. Henry H. Bittman listed his occupation in the 1898 Brooklyn City Directory as structural engineer. Henry H. Bittman's son, Walter H. Bittman (1885-1970), also attended Cooper Union's Night School, graduating in 1906, with a Bachelor of Science degree (later dentist and physician). (Mitsuko Brooks, Cooper Union Archive Assistant, e-mail communication with Larry E. Johnson, October 28, 2013.)

⁸¹ Ralph Pugh, Assistant University Archivist and Adjunct Instructor, Illinois Institute of Technology, e-mail communication with Larry E. Johnson, October 29, 2013. Chicago Daily Tribune, "Young Men—to Learn Structural drafting," June 21, 1905.

starting his own consulting engineering practice in 1908.⁸² Bittman married (Lena) Jessie Saunders (1885-1965) on January 28, 1908, in Vancouver, B.C.⁸³ By 1910, the couple was living in Kenneydale, WA, with Henry working as a structural engineer.⁸⁴ In 1914, Bittman designed an English Tudor home (4625 Eastern Avenue) in the Wallingford neighborhood, where the couple lived for the rest of their lives. Jessie used the home as a base for an extensive social life.⁸⁵

Bittman worked as a consulting structural engineer, specializing in steel frame construction, acting as the structural engineer for architect Henderson Ryan's Blaine Building (demolished) containing the Liberty Theater in 1914.⁸⁶ Bittman also was consulting engineer for Bebb & Gould on the original University of Washington Stadium. He was a representative of the Alaska Powder Company, an explosive manufacturing company based in Everett, from 1914 to 1919, after which he practiced solely as a structural engineer, with offices in the Securities Building.⁸⁷ He obtained his Washington State architectural license on June 12, 1920.⁸⁸

Bittman developed a successful commercial architectural firm. Over the years, Bittman's firm attracted several talented architects and designers over the years, including Harold Wallace Adams (1885-1954), who previously worked for John Graham Sr. on the Frederick and Nelson Department Store project, joined the firm in 1924.⁸⁹ Paul Thiry (1904-1993) and Paul H. Kirk (1914-1995) both worked briefly for Bittman in their early careers.⁹⁰

Bittman's firm was very prolific, being responsible for the design of several dozen projects throughout the Northwest. The firm's projects ranged from commercial store and loft blocks, apartment buildings, hotels, civic buildings, and theaters. Some notable projects initiated prior to the 1930 Depression are:

- The Decatur Building (1921-22, 1521 6th Avenue, City of Seattle Landmark-1985) – The building is a four-story mid-block Renaissance Revival building clad with white terra cotta. The street level base is rusticated with arched storefront, while the upper office floors have tripartite windows between gigantic-scale rectangular pilasters. *See figure 50.*
- Terminal Sales Building (1923-25, 1932 1st Avenue, City of Seattle Landmark-1989) – The eleven-story building reinforced concrete office tower has applied Jacobean Revival ornamentation. The building has a two-story white terra cotta base supporting vertical structural bays clad in brick. White terra cotta spandrels separate glazed openings of industrial sash windows with central awnings. The upper two stories are stepped back one bay on the north and south, and crowned with a white terra cotta parapet.
- Fraternal Order of Eagles (1924, 1416 7th Avenue, now Act Theater, altered, City of Seattle Landmark-1985) – The seven-story white terra cotta clad Renaissance Revival building was built with street-level retail storefronts with arched second floor/mezzanine windows,

⁸² Catherine Provost, "Henry W. Bittman," in *Shaping Seattle Architecture*, Jeffrey Karl Ochsner, ed. (Seattle, WA: University of Washington Press, 1994), p. 192.

⁸³ British Columbia, Canada, Marriage Index, 1872-1935.

⁸⁴ United States, Bureau of the Census, "Thirteenth Census of the United States, 1910," Washington State, King County, Kenneydale, Sht. 12A.

⁸⁵ Provost, pp. 192-193. Washington State Archives, King County Assessor Real Property Records, Record Group KG3117/1-4. A general search in the Seattle Times historical Archives revealed numerous citations for Mrs. Henry Bittman.

⁸⁶ Provost, p. 192. Puget Sound Organ Society, "Liberty Theater,"

<http://www.pstos.org/instruments/wa/seattle/liberty.htm>, accessed April 7, 2010. pp. 1-6.

⁸⁷ Provost, p. 192. R. L. Polk Co., Polk's Seattle City Directory, 1915, p. 402. R. L. Polk Co., Polk's Seattle City Directory, 1918, p. 420.

⁸⁸ Michael Houser, Department of Archaeology and Historic Preservation, e-mail communication with Larry E. Johnson, October 29, 2013.

⁸⁹ Pacific Coast Architecture Database, Adams, Harold, <https://digital.lib.washington.edu/architect/architects/2153/>, accessed October 29, 2013, p. 1.

⁹⁰ Marga Rose Hancock, "Thiry, Paul (1904-1993), History Link .org Essay 9383, April 10, 2010, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=9383, Accessed October 29, 2013, p. 2. David A. Rash, Paul Hayden Kirk," in *Shaping Seattle Architecture*, Jeffrey Karl Ochsner, ed. (Seattle, WA: University of Washington Press, 1994), p. 252.

- gigantic-scale rectangular pilasters supporting a seventh floor crown and heavy decorative cornice. The building had several interior assembly rooms and a large assembly room/ballroom seating 3,000. *See figure 51.*
- Mann Building (1925-26, 1411 3rd Avenue, altered, City of Seattle Landmark-1990) – The building is a two-story, white terra cotta eclectic building with a mixture of Gothic and Renaissance Revival style ornamentation. The lower floor has arched storefront openings and the upper floors are tripartite. *See figure 52.*
 - Monte Cristo Hotel (1925; 1507 Wall Street, Everett; with A. H. Albertson, NHR) – The five-story hotel building is clad with brick masonry with cast-stone corner quoins and vaguely Georgian Revival style ornamentation. *See figure 53.*
 - Tyee Building (1925, now Centennial Building, 410 Stewart Street) – A two-story reinforced concrete building with street-level retail and second floor offices. The exterior is clad with white terra cotta with a decorative parapet frieze. The second floor windows are tripartite with operable outer windows, typical of most store and loft buildings.
 - Music Box Theater (1927-28, 1414 5th Avenue, demolished-1987) – The Spanish Baroque Revival theater building was designed for theater promoter John Hamrick and resembled the larger Sherwood A. Ford’s Fox Theater (1929, demolished) on 7th Avenue)
 - Volker Building (1928, 2101 9th Avenue, now Cornish College of the Arts, NHR #83004236) – This brick-clad five-story building was designed for Missouri based businessman and philanthropist William Volker to house his Seattle branch. It was designed as an Art Deco industrial building, with industrial steel-sash windows. *See figure 54.*
 - Von Herberg Building (1928-30, 1520 6th Avenue, demolished-ca. 1952) – The four-story building designed for theater promoter John G. von Herberg (aka Peter Coyle), and was located diagonally across the street from the new Frederick and Nelson Department Store. The building featured elaborate applied terra cotta Baroque spandrel and parapet ornamentation. The upper floors were leased to the Seattle Recreation Company and included billiard rooms and bowling alleys.
 - United Shopping Tower (1928-31, 217 Pine Street, now Olympic Tower, City of Seattle Landmark-1987) – This 12-story terra cotta clad retail tower was designed in the Art Deco style with its tower stepped back from its two-story base. *See figure 55.*
 - King County Courthouse Addition (1929-31, 516 3rd Avenue) – Bittman’s firm sympathetically added six additional stories to architect August W. Gould’s King County Courthouse building completed in 1916.

Bittman’s firm suffered from lack of projects during the Depression years, and never regained its former strength in the post-World War II era. One the firms’ last major commissions included acting as the associate architect and resident engineer for the new Seattle Post-Intelligencer Building (1947, 521 Wall Street, with Lockwood & Greene, altered, now City University). By the 1930s and 1940s, Bittman’s firm had shifted away from historical eclecticism to popular designs in the Moderne and International Styles.

Bittman continued his practice until his death in Seattle in 1953.⁹¹ At that time the firm was succeeded by the firm of Bittman, Adams and Sanders, composed of Harold W. Adams; Herbert J. Bittman (1926-), Bittman’s nephew; and Dean Harris Sanders (1914-1987).⁹² Adams passed away in 1954, causing the firm to be renamed to Bittman and Sanders. David Hasson (1938-) became a partner in 1970, and the firm was renamed Bittman, Sanders, Hasson & Associates.⁹³ Hasson left the

⁹¹ *Seattle Times*, “Henry Bittman Rites to Be Tomorrow,” November 18, 1953, p. 40.

⁹² *Seattle Times*, Insurance Firm Builds New Office, February 21, 1954, p. 47.

⁹³ *Seattle Times*, “David Hasson,” January 18, 1970, p. 61.

firm around 1980, with firm's name returning to Bittman and Sanders. Dean Sanders retired in 1982, ending the company.⁹⁴

4.6 Building Contractor

Unknown

⁹⁴ *Seattle Times*, "Realtors, engineers, others honored," October 17, 1982, p. 58.

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- . Ad. November 18, 1918, p. 16.
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Prepared for Marketview Place Associates L.L.C. by:
Larry E. Johnson, AIA
The Johnson Partnership
1212 NE 65th Street, Seattle, WA 98115
206-523-1618

APPENDIX 1
FIGURES

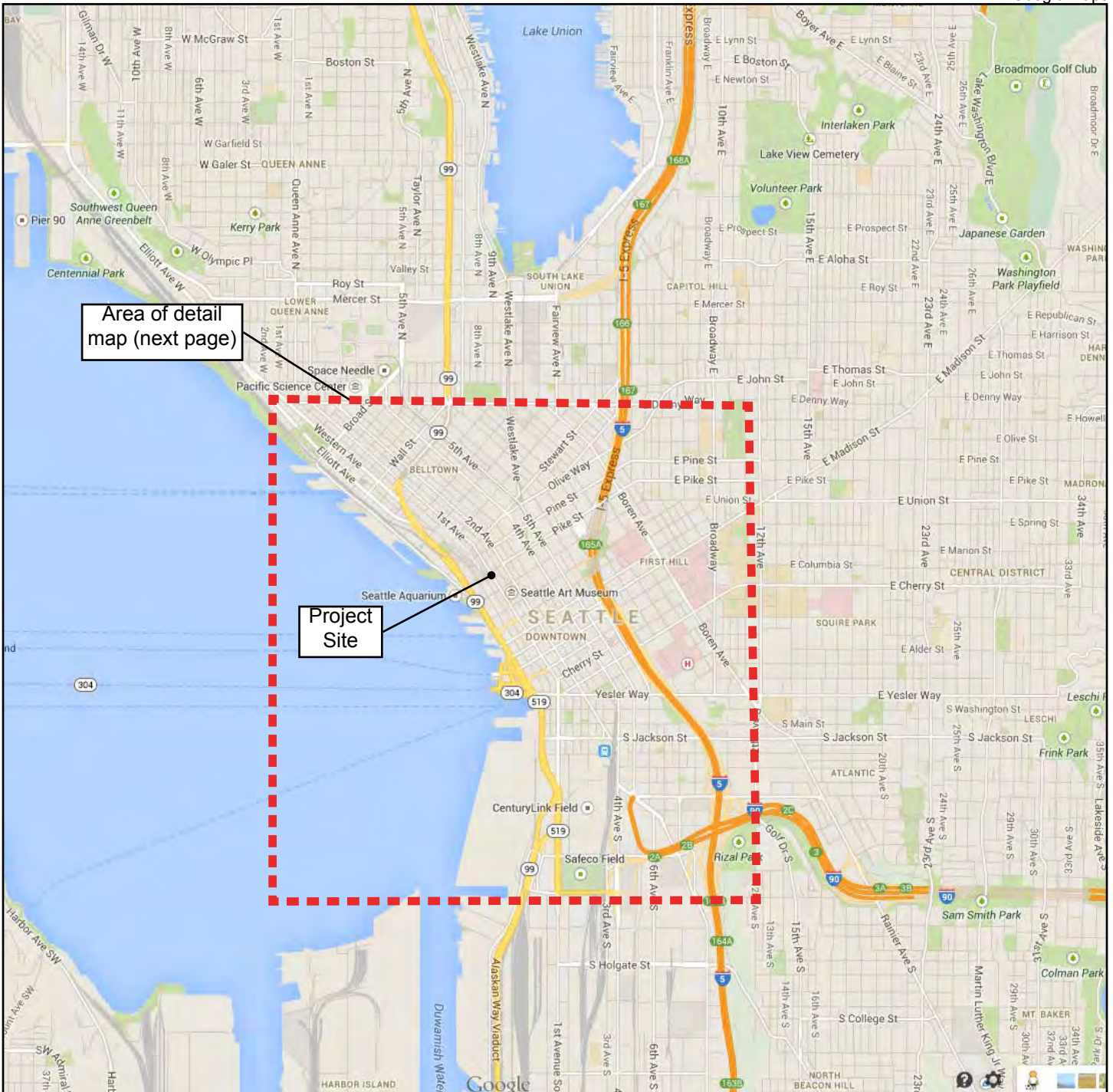


Figure 1. Location Map

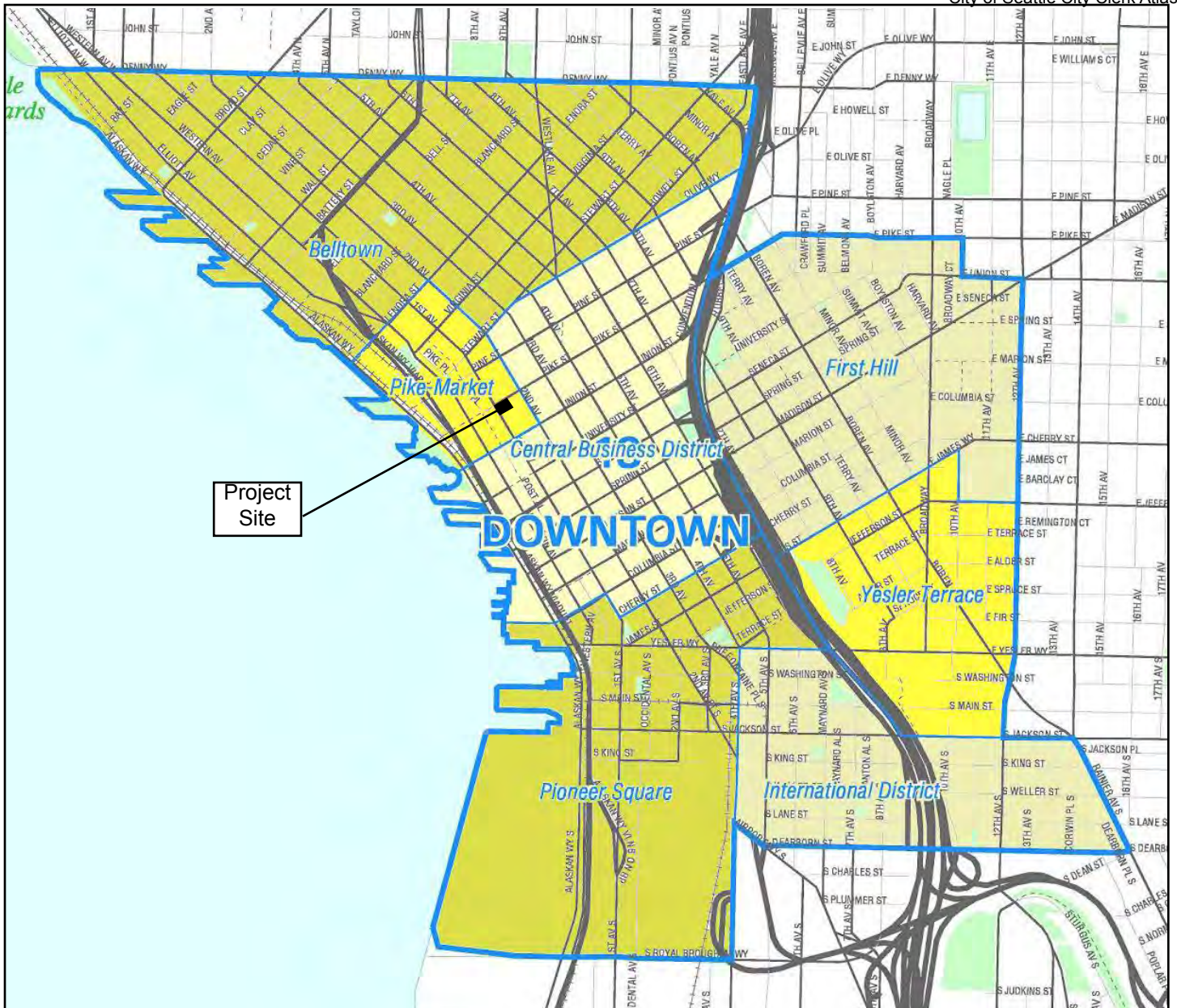


Figure 2. Downtown Neighborhood Map



Figure 3. Neighborhood Aerial

view referenced in this document





Figure 4. View A—Viewing west down Pike Street



Figure 5. View B—Viewing southeast from Market to subject building



Figure 6. View C—Viewing south down First Avenue



Figure 7. View D—Viewing north up First Avenue



Figure 8. View E—Viewing northeast at subject building from First Avenue



Figure 9. View F—Viewing northwest at the intersection of First Avenue and Pike Street

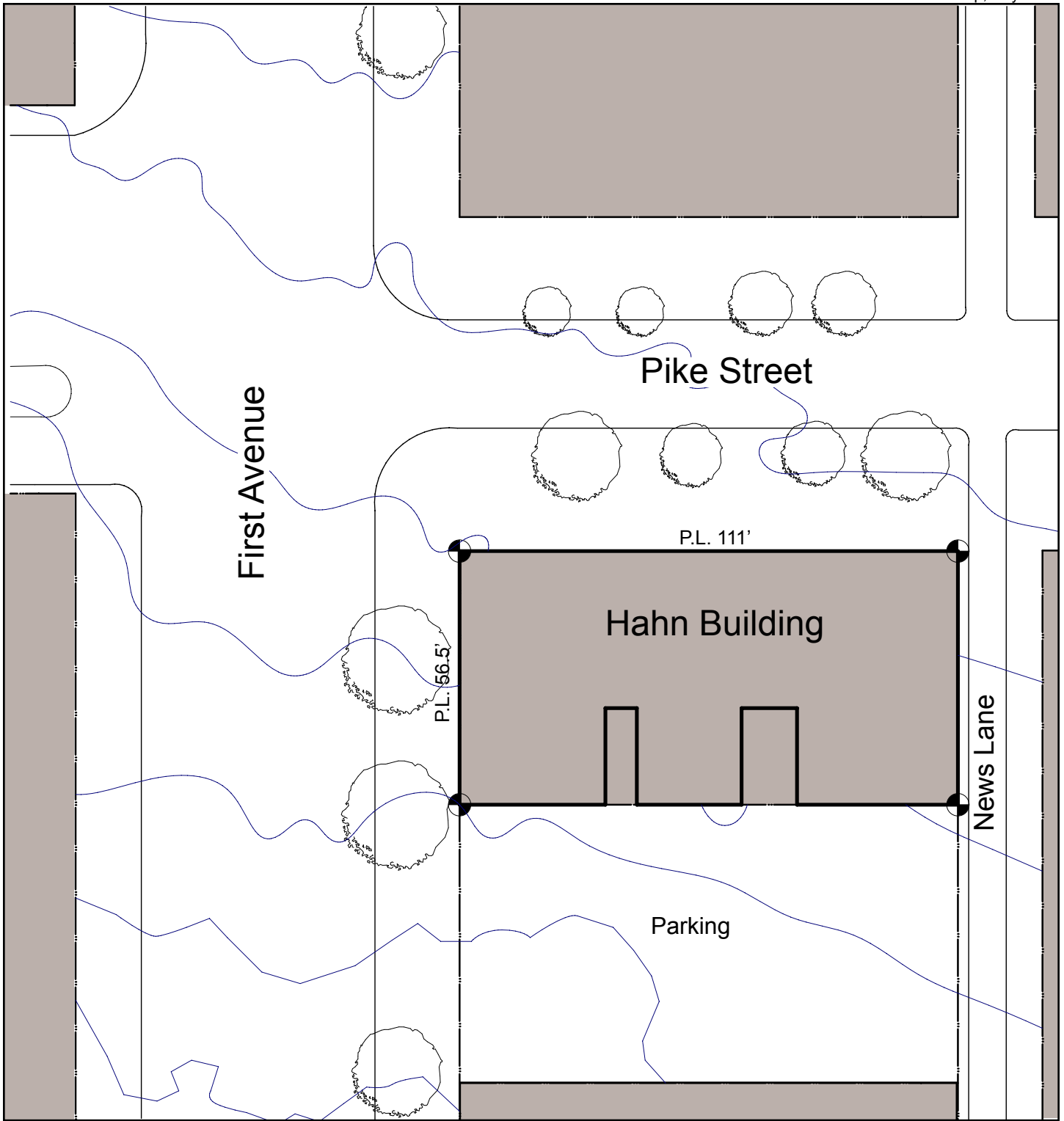


Figure 10. Site Plan

project north

true north

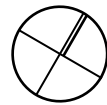
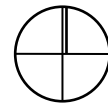




Figure 11. Hahn Building, northern façade



Figure 12. Hahn Building, northern façade

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Figure 13. Hahn Building, northern façade storefront, western end



Figure 14. Hahn Building, northern façade storefront, eastern end



Figure 15. Hahn Building, northern façade detail of upper floors

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Figure 16. Hahn Building, northern façade entry to Hostel



Figure 17. Hahn Building, western façade



Figure 18. Hahn Building, southern façade

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Figure 19. Hahn Building, eastern façade

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Figure 20. Hahn Building, interior at Hostel entry



Figure 21. Hahn Building, interior at Hostel hallway



Figure 22. Hahn Building, interior stairs to lower level

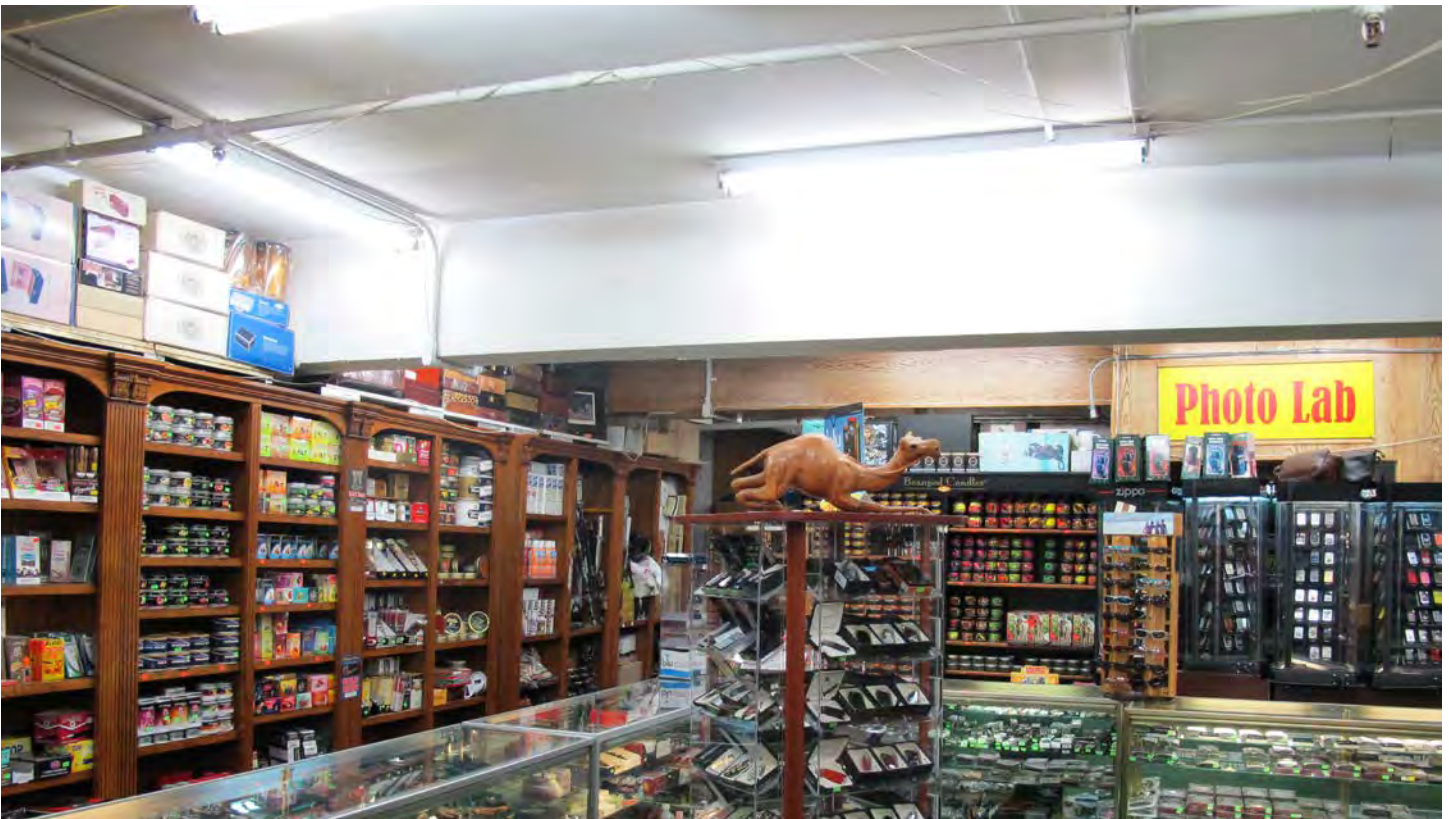


Figure 23. Hahn Building, interior at Tobacconist Shop



Figure 24. Hahn Building, interior at restaurant

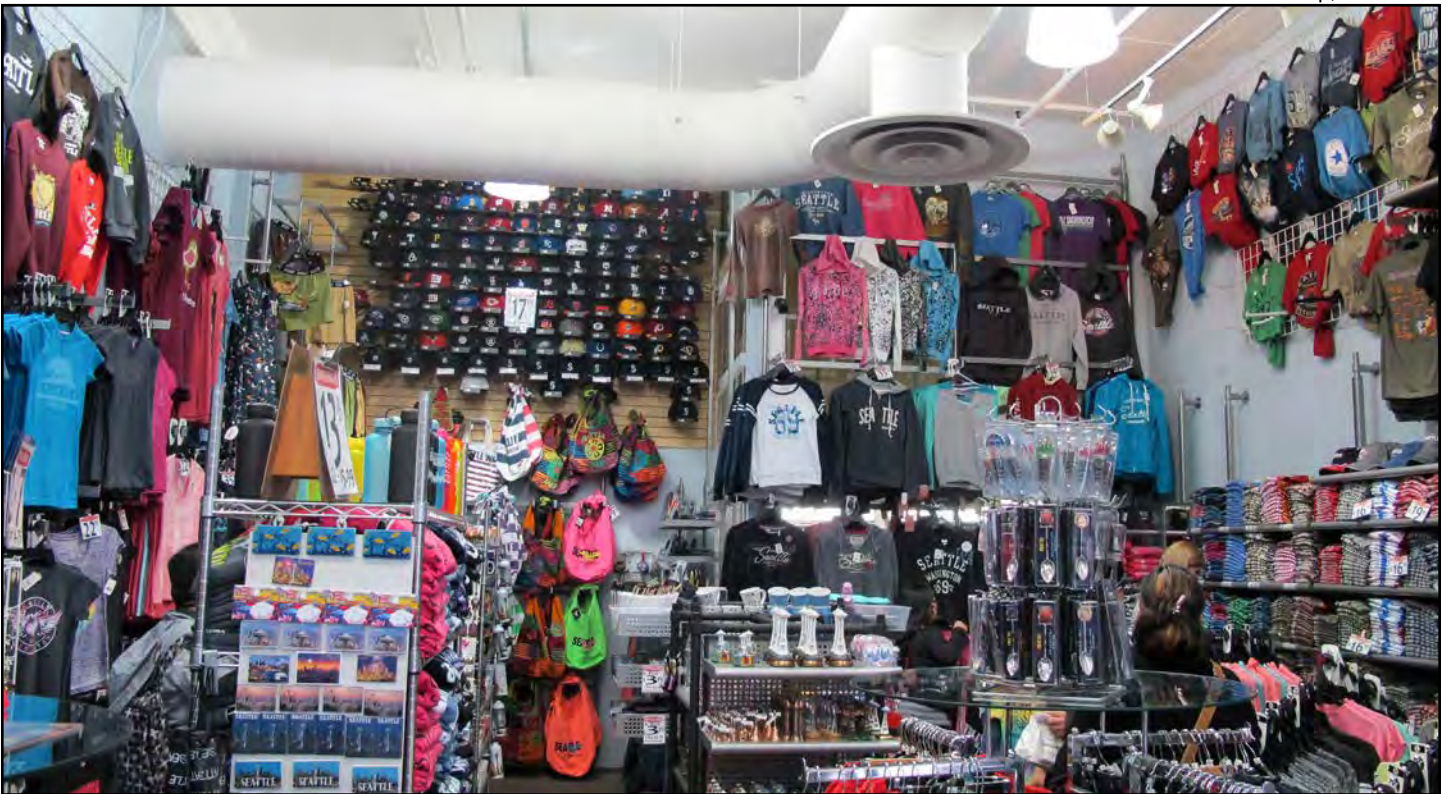


Figure 25. Hahn Building, interior at storefront shop

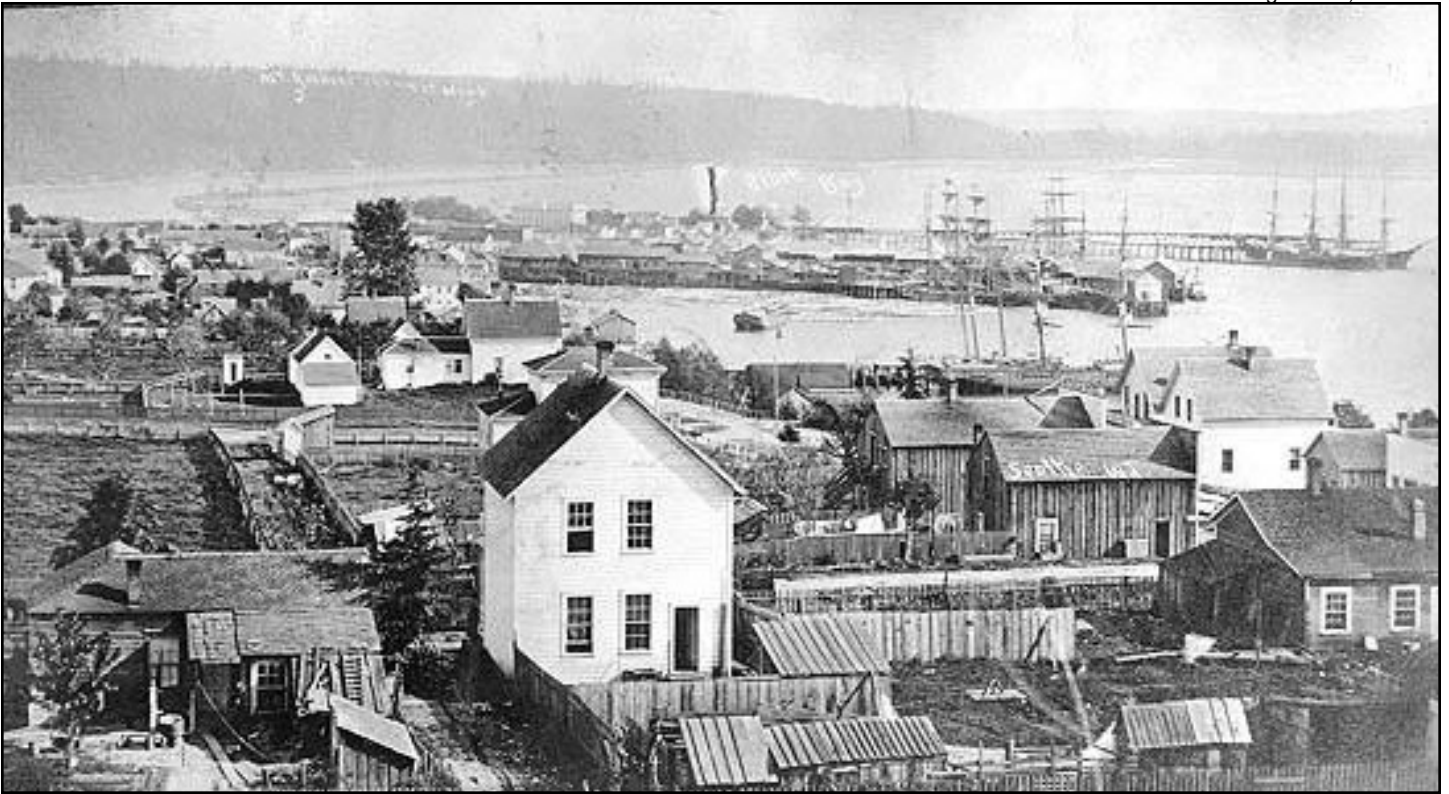


Figure 26. View from Second Avenue and Pike Street, 1878 (subject site is off the view to the right)



Figure 27. First Avenue and Pike Street, 1889



Figure 28. Bon Marché department store Second Avenue and Pike Street (1901, Charles W. Saunders)



Figure 29. Eitel Building (1904, W. D. Van Siclén)



Figure 30. The Denny Hotel, 1906, showing the Denny Regrade



Figure 31. Peoples Bank (1906, Bebb and Mendel) on the northeast corner of Second Avenue and Pike Street



Figure 32. Standard Furniture Building (1905-07, A. Warren Gould) at Second Avenue and Pine Street



Figure 33. Moore Theater and Hotel (1908, E.W. Houghton) at Virginia Street



Figure 34. New Hotel Washington (1906-1908, Eames & Young, now Josephinum) at Second Avenue and Stewart Street

MOHAI 1983.10.9010



Figure 35. Northern Bank and Trust Building (1906, W. D. Van Siclen, now Seaboard Building) at Fourth Avenue and Pine Street

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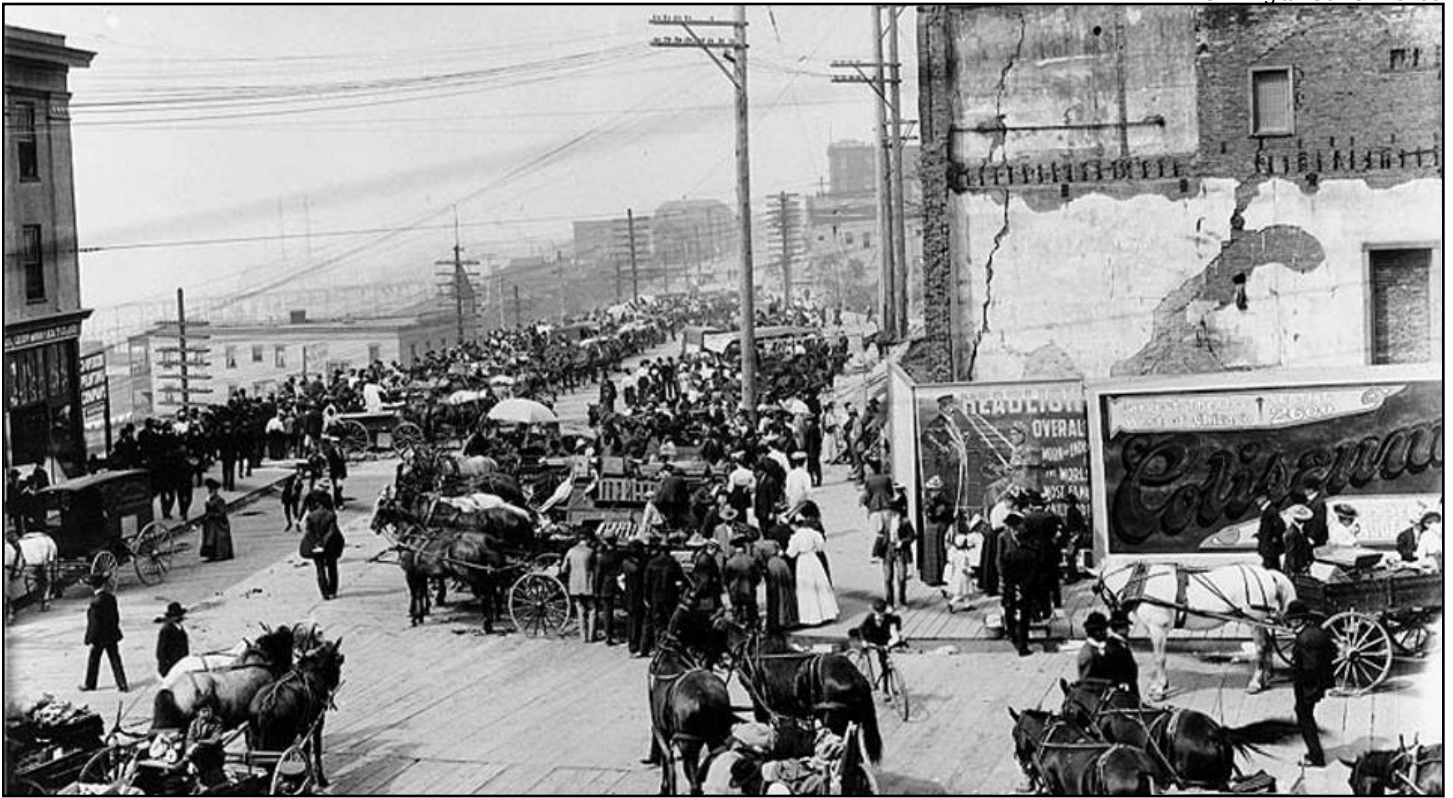


Figure 36. Pike Place Market, 1908



Figure 37. Corner Market Building (1911-12, Harlan Thomas)



Figure 38. The Joshua Green Building (1912, John Graham Sr.) at Fourth Avenue and Pike Street



Figure 39. Times Square Building (1913-15, Bebb & Gould) at Fourth Avenue and Stewart Street



Figure 40. Northwestern Mutual Building (1928-31, now known as the Olympic Tower) at Third Avenue and Pine Street



Figure 41. Republic Building (1927) at Third Avenue and Pike Street



Figure 42. Hahn Building under construction, ca. 1897

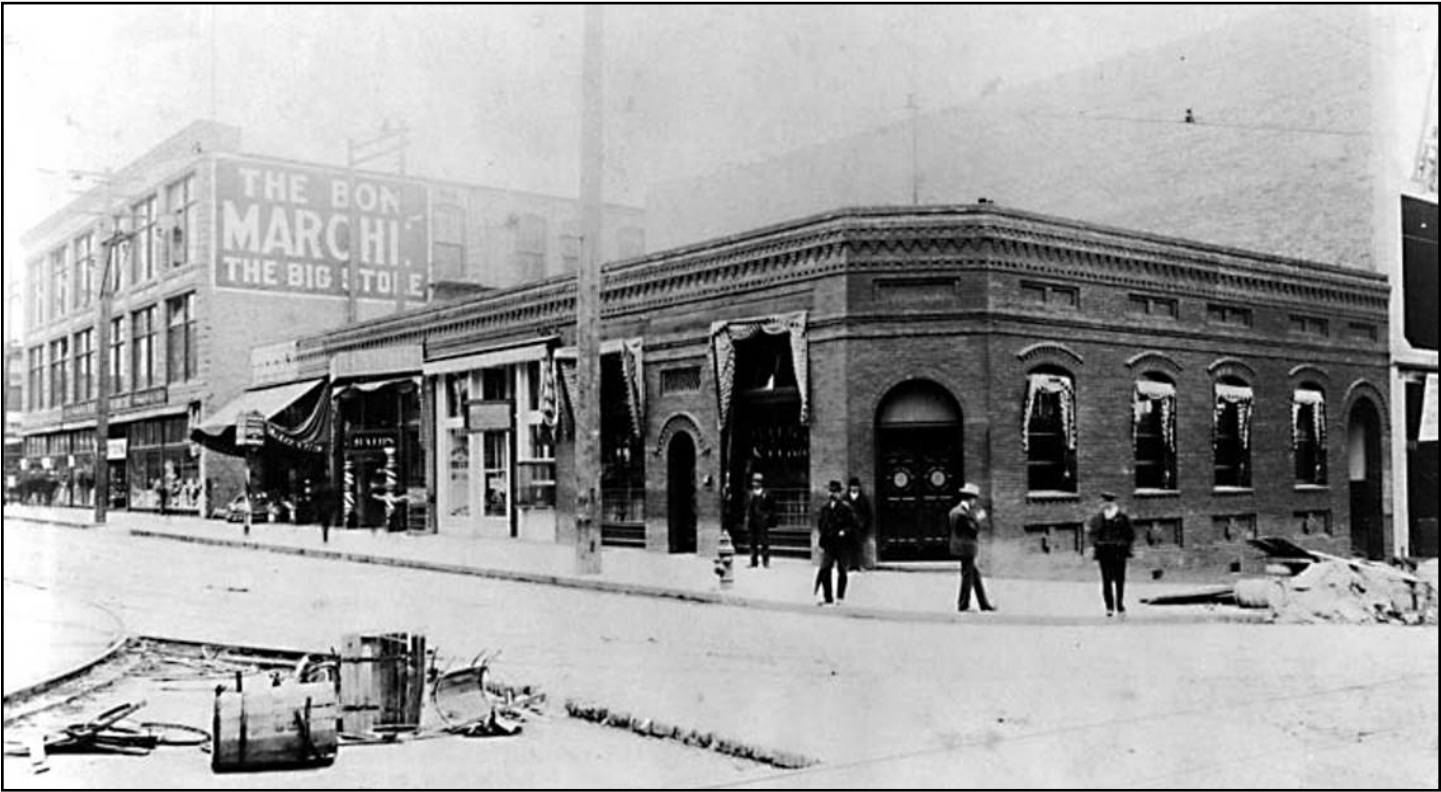


Figure 43. Hahn Building, ca. 1900

Hahn Building
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Figure 44. Viewing from the Market east up Pike Street, ca. 1907

Paul Dorpat

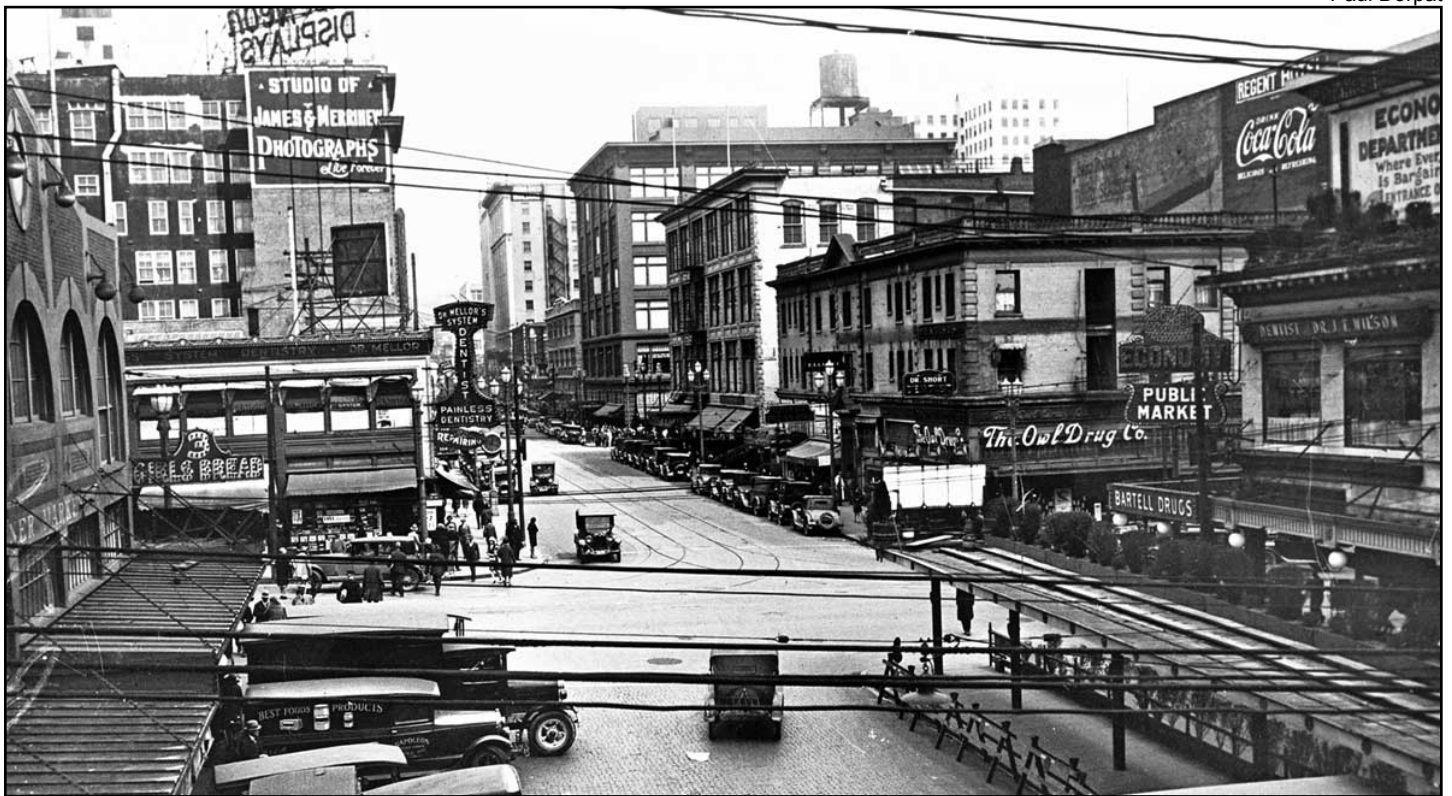


Figure 45. Viewing from the Market at the Hahn Building, ca. 1920

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Figure 46. The Owl Drug Company in the Hahn Building, ca. 1930

Puget Sound Regional Archives



Figure 47. Hahn Building Tax Photo, 1937

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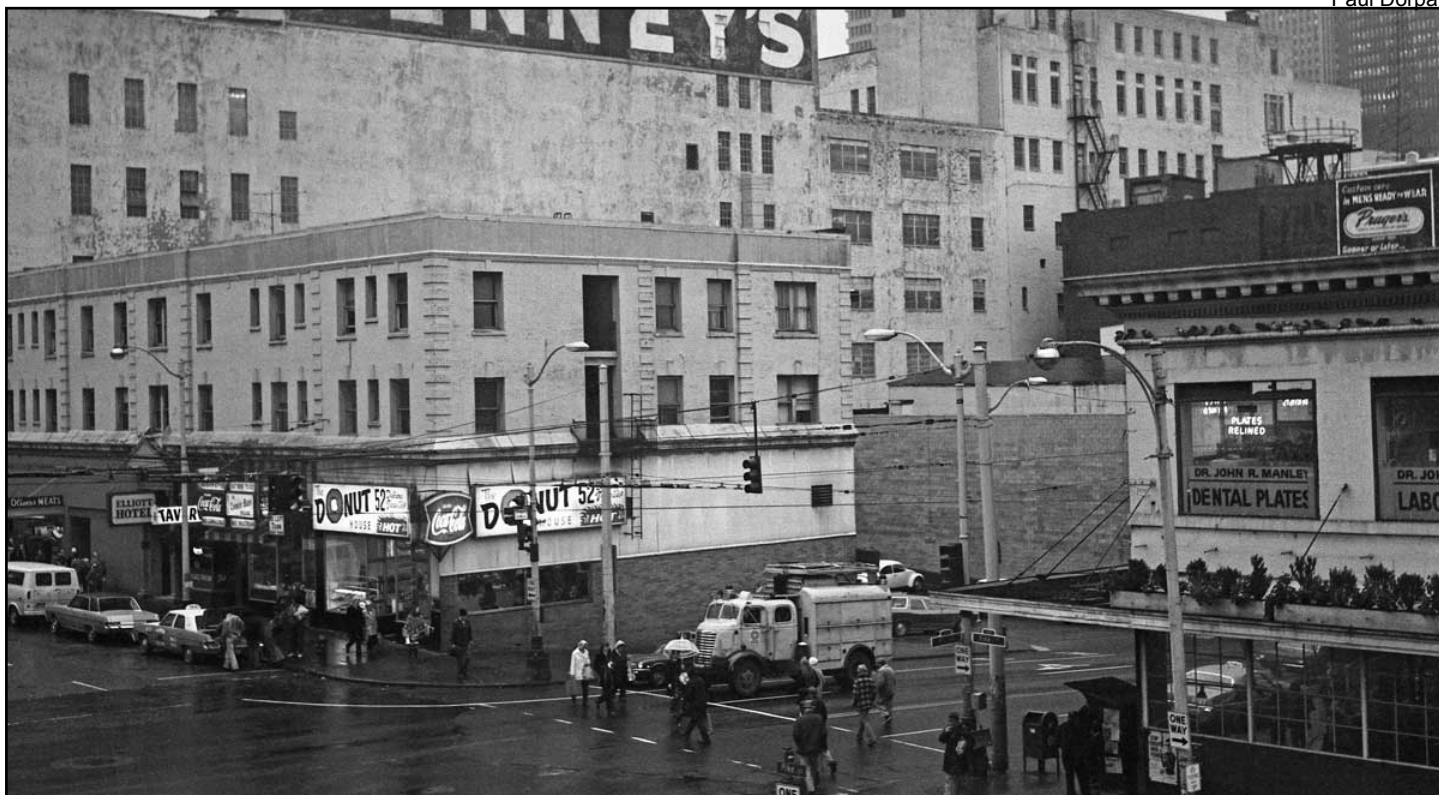


Figure 48. Donut Shop in the Hahn Building, ca. 1980



Figure 49. Hahn Building, 1981

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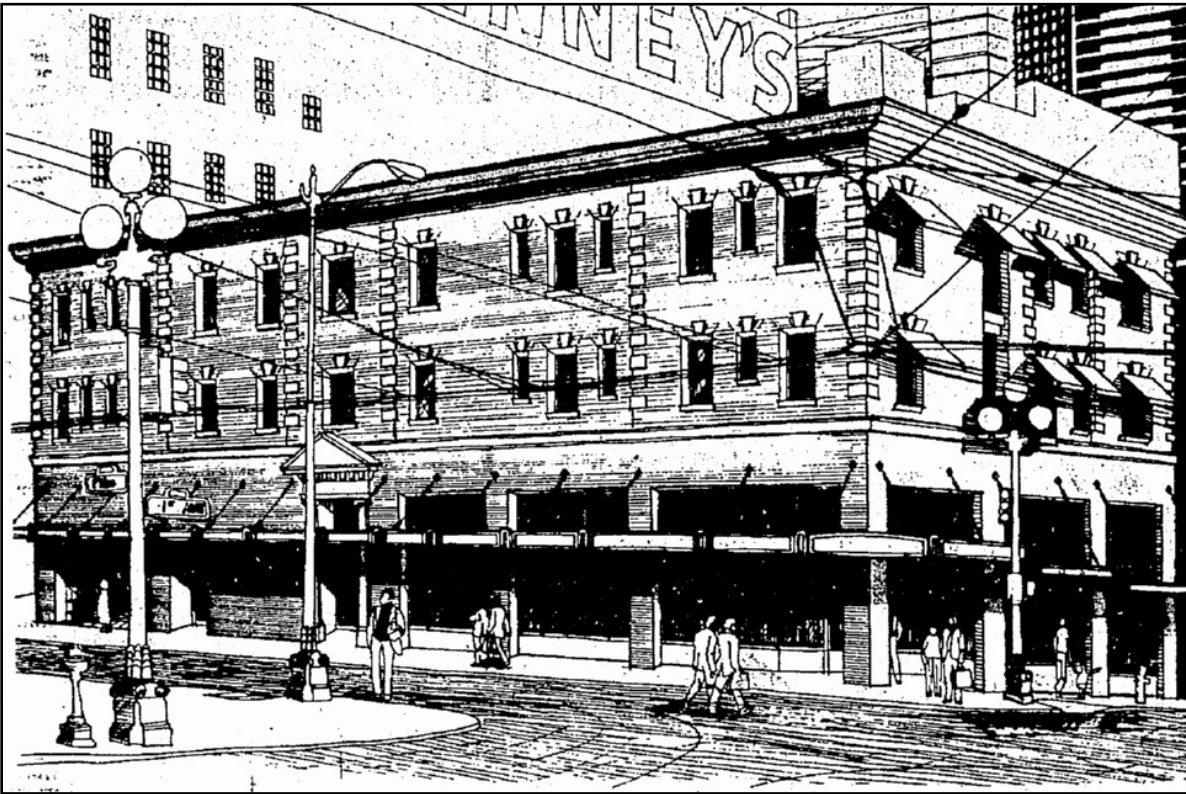


Figure 50. Rendering of the Hahn Building by Bassetti Norton Metler, Architects, 1982



Figure 51. Viewing east up Pike from First Avenue, 1992



Figure 52. First Avenue between Main and Yesler with hotels on either side of the street, 1881



Figure 53. Colonnade Hotel at First Avenue and Pike Street, 1904



Figure 54. Worker hotels with jitney buses, 1918

Puget Sound Regional Archives



Figure 55. Scargo Hotel, 1937



Figure 56. New Latona Hotel, now the Ace Hotel, 1937

Joe Mable 2008



Figure 57. Eastern Hotel (1909-1911, David Dow, also known as O.K. Hotel and Kanagawa Hotel, City of Seattle Landmark)

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Figure 58. Hotel Cadillac at Second Avenue S and Jackson Street, n.d.

Times Print Co.



Figure 59. Hotel Butler, 1900



Figure 60. Pioneer Building (1889-91, Elmer H. Fischer)



Figure 61. Alaska Building (1903-04, Eames and Young)



Figure 62. Coliseum Theater (1916, B. Marcus Priteca, now Banana Republic)

UW Digital Coll. CUR1503



Figure 63. Dexter Horton Building (1922, John Graham, Sr.)

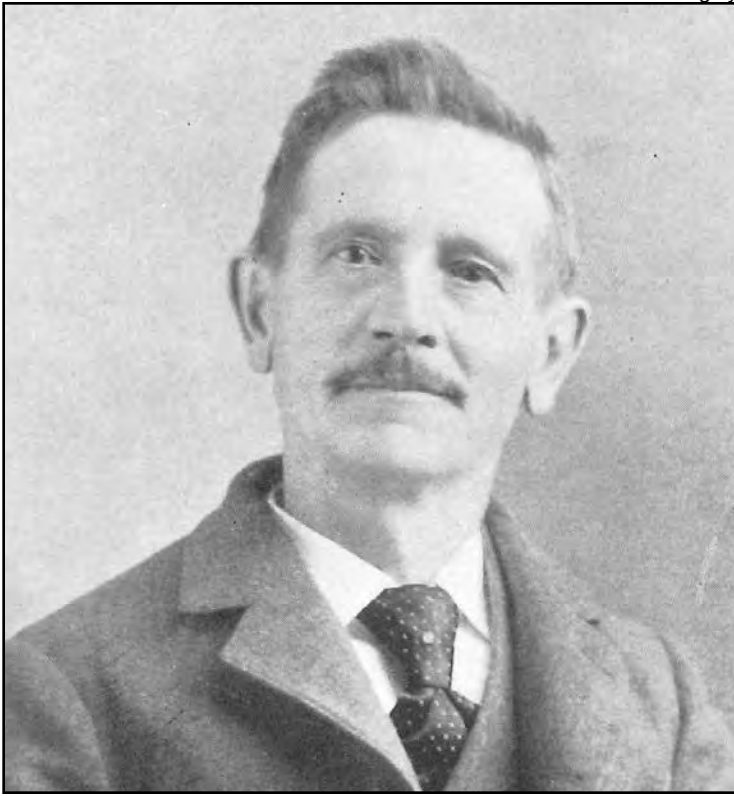


Figure 64. Robert Hahn



Figure 65. Hahn at his Beergarden prior to 1895. With Albert Braun, (first name unknown) Michel, Karl Fickerson (waiter), August Melhorn, Fritz Heuss, Will Decker, Charles Lauterbach, Herman Schact, and Albert Osthoff.



Figure 66. National Building (1904-05, Kingsley & Anderson, National Historic Register)



Figure 67. Orpheum Theater (1911, William Kingsley)



Figure 68. The Decatur Building, 1521 6th Avenue (1921-22, Henry W. Bittman, City of Seattle Landmark)



Figure 69. Fraternal Order of Eagles 1416 7th Avenue, now Act Theater (1924, Henry W. Bittman, altered, City of Seattle Landmark)

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Figure 70. Mann Building, 1411 3rd Avenue (1925-26, Henry W. Bittman altered, City of Seattle Landmark)

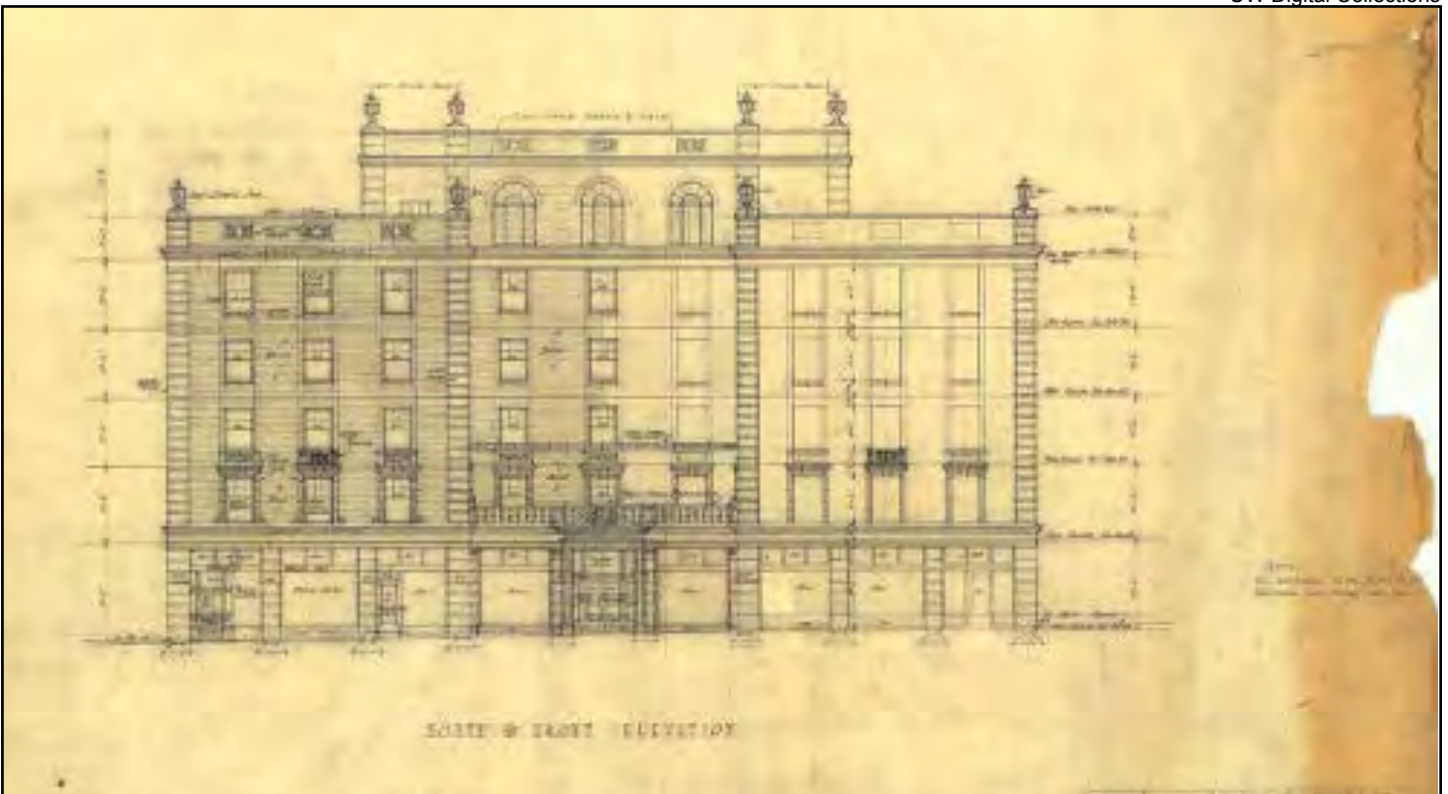


Figure 71. Monte Cristo Hotel 1507 Wall Street, Everett (1925, Henry W. Bittman with A. H. Albertson, National Heritage Register)

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Figure 72. Volker Building 2101 9th Avenue, now Cornish College of the Arts (1928, Henry W. Bittman, National Heritage Register)



Figure 73. United Shopping Tower, 217 Pine Street, now Olympic Tower (1928-31, Henry W. Bittman, City of Seattle Landmark)

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