

The City of Seattle

Landmarks Preservation Board

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

Landmark NOMINATION Application

Original Name: Golden Rule Dairy
Current Name: Stoneway Electric Supply

Original Uses: Dairy
Current Use: Electrical Supply Warehouse

Year Built: 1945 – 1946

Address: 3665 Stone Way North, Seattle, Washington 98103

Assessor's File No.: 803370-0100

Legal Description: Lots 1, 2, 3, 4 and 5, in Block 3 of C.P. Stone's Home Addition to the City of Seattle, according to the plat thereof recorded in Volume 9 of Plats, Page 93, in King County, Washington; together with that portion of Stone Way adjoining said lots on the east, vacated by Ordinance No. 37655 of the City of Seattle. Situate in the County of King, State of Washington.

Original Owner: Golden Rule Bakery & Dairy, Incorporated

Original Designer: M.O. Sylliaasen

Original Builder: Atherton Construction Company

Current Owner: Sealib Properties LLC
Registered Agent: Winston & Cashatt, Lawyers; Attention: Elizabeth A. Tellessen
Address: 601 West Riverside Avenue, Suite 1900, Spokane, Washington 99201
Telephone: (509) 838-6131

Owner's Representative: Kinzer Partners; Attention: Adam P. Brenneman
Address: 801 Blanchard Street, Suite 200, Seattle, Washington 98121
Telephone: (206) 452-1560

Submitted by: Marvin Anderson Architects PLLC, Attention: Adam S. Alsobrook, AIA
Address: 1108 Nineteenth Avenue East, Seattle, Washington 98112
Telephone: (206) 525-5054

Date: August 6, 2019

Reviewed: _____ Date: _____
Historic Preservation Officer

SEALIB PROPERTIES, LLC

601 W. Riverside Ave., Suite 1900
Spokane, WA 99201

July 31, 2019

Erin Doherty
Department of Neighborhoods
Coordinator, Historic Preservation
600 4th Avenue, 4th Floor
Seattle, WA 98104

Re: Stone Way Electric (3665 Stone Way North, Parcel Number 803370-0100)

Dear Erin:

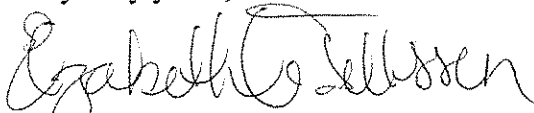
Sealib Properties, LLC ("Sealib") is the owner of the above referenced property. I am the manager and authorized agent of Sealib. Sealib has authorized Carmel Partners, LLC ("Carmel") to facilitate the landmark nomination and designation process for the property.

Carmel has contracted with Adam Alsobrook of Marvin Anderson Architects, PLLC to prepare the landmark nomination documentation. Mr. Alsobrook will submit the nomination for consideration to the Landmarks Preservation Board.

Sealib authorizes Carmel and Mr. Alsobrook to represent its interests in the landmark process. In the event Carmel or Mr. Alsobrook cease to have an interest in the landmark process Sealib will notify the City of its representatives or assigns that are authorized to proceed.

In conjunction with this authorization, you should continue to identify Sealib as the property owner, and provide copies of all notices and information to the above address, or by email to eat@winstoncashatt.com.

Very truly yours,



ELIZABETH A. TELLESSEN

cc: Carmel Partners, LLC
Adam Brenneman, Kinzer Partners



Stone Way Electric Supply Building

3665 Stone Way North, Seattle, Washington

Seattle Landmark Nomination
August 6, 2019

MARVIN ANDERSON ARCHITECTS PLLC

1108 Nineteenth Avenue East ▪ Seattle, Washington 98112 ▪ 206-525-5054 ▪ marvinandersonarchitects.com

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I. INTRODUCTION

This report was prepared in order to determine the historic status of the subject property prior to a potential redevelopment of the property.

This report was researched and written by Adam S. Alsobrook, AIA of Marvin Anderson Architects PLLC, Seattle, Washington. All photographic images date from March and July 2019, unless noted otherwise.

Supplementary information and images in this report were provided courtesy of Ms. Susan Boyle of BOLA Architecture + Planning, Seattle, Washington, who furnished the author with a copy of the landmark nomination she prepared for the subject property in December 2018. Please note that this previous landmark nomination was received after the first draft of this current report was completed on July 22, 2019.

Sources used for researching this report include:

- Documents held by the City of Seattle Department of Construction and Inspections (SDCI) microfilm library, including building permit records and copies of construction drawings.
- King County tax assessor records, including current tax records accessed online and historic tax records held at the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.
- Historic photographs of the subject property to assess changes made to the exterior of the building over time, including the historic tax assessor photos from the Real Property Record Card held at the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.
- Newspapers, books, periodicals, city directories, maps, and other reference materials, accessed either online or at the Seattle Public Library.
- Pacific Coast Architecture Database (PCAD), accessed online.
- City of Seattle Landmark nomination documents for other properties and buildings, accessed online.
- City of Seattle Historical Resources Survey Database accessed online.
- On-site photographs and inspection made of the building by the author.

References to sources are in footnotes throughout this report. For a full list of the sources used by the author in the preparation of this report, please refer to the bibliography located at the end of this document.

SEATTLE'S LANDMARK PROCESS

The following section gives an overview of the City of Seattle's local landmark designation procedures and is provided for readers who may be unfamiliar with this process.

Historic landmarks are properties that have been determined to be significant cultural resources to the community, city, state, or nation. These landmarks are designated at the local, state, and national levels. Listing in the State or National Register of Historic Places recognizes historic properties at the state and national levels, and the City of Seattle is responsible for the designation of historic landmarks at the local level.

The City of Seattle Landmarks Preservation Board is responsible for determining which properties meet the standards for landmark designation. This board is quasi-judicial and issues rulings of its determinations and decisions. The landmark designation has three sequential steps: nomination, designation, and the negotiation of the controls and incentives agreement between the Owner and the City of Seattle's Historic Preservation Office, followed by its approval by the board. The final step in this process occurs when the Seattle City Council passes the designation ordinance. Public meetings occur at all four steps of the landmark process to allow comment on the landmark nomination from the property owner, applicant, members of the public, and other interested parties.

The City of Seattle Landmarks Preservation Ordinance (SMC 25.12.350) requires that potential landmarks be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or Nation." It must also possess integrity, or its ability to convey its significance. The Landmarks Preservation Ordinance also requires that a potential landmark meet one or more of the six designation criteria:

Criterion A: *It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or*

Criterion B: *It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or*

Criterion C: *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or*

Criterion D: *It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or*

Criterion E: *It is an outstanding work of a designer or builder; or*

Criterion F: *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.*

A landmark nomination may be prepared by anyone. The Landmark Preservation Board's review does not consider land use issues such as future changes or uses. If a property owner proposes a substantial development of a property through the Master Use Permit process, the Seattle Department of Construction and Inspections (SDCI) and Department of Neighborhoods (DON) has an integrated review process of potential landmarks under SEPA and Master Use Permit procedures. This policy states that a landmark nomination may be required for buildings that are over 50 years old or those that have been surveyed and previously recommended as eligible for landmark status.

II. BUILDING INFORMATION

Original Name: Golden Rule Dairy

Current Name: Stoneway Electric Supply

Year Built: 1945-1946

Street & Number: 3665 Stone Way North

Assessor's Parcel Number: 803370-0100

Original Owner: Golden Rule Dairy

Current Owner: Sealib Properties LLC
Registered Agent:
c/o Winston & Cashatt, Lawyers
601 W. Riverside Ave., Suite 1900
Spokane, WA 99201
Attention: Elizabeth A. Tellessen
Telephone: 509-838-6131
Email: eat@winstoncashatt.com

Owner's representative:
Kinzer Partners
801 Blanchard Street, Suite 200
Seattle, WA 98121
Attention: Adam P. Brenneman
Telephone: 206-452-1560
Email: adam@kinzer.com

Original Use: Dairy

Current Use: Electrical Supply Warehouse

Original Designer: M.O. Sylliaasen

Original Builder: Atherton Construction Company

Plat / Block / Lot: C. P. Stone's Home Addition / Block: 3 / Lot: 1-5

Legal Description: Lots 1, 2, 3, 4 and 5, in Block 3 of C. P. Stone's Home Addition to the City of Seattle, according to the plat thereof recorded in Volume 9 of Plats, Page 93, in King County, Washington; together with that portion of Stone Way adjoining said lots on the east, vacated by Ordinance No. 37655 of the City of Seattle. Situate in the County of King, State of Washington.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood Context

This report provides information about an existing warehouse building situated at the southwest corner of Stone Way North and North 38th Street in Seattle. The subject property consists of a parcel roughly rectangular in plan that measures approximately 213 by 140 feet which is oriented north-south along Stone Way North. The rear paved portion of the site located to the west of the existing building on the property is generally flat, though the grade on the south paved portion of the site slopes down approximately 8 feet in a west-to-east direction. Additionally, the grade along the eastern façade of the existing building slopes down approximately 8 feet from the north property line to the south property line. There is not an alley adjacent to the site. **[Figure 110]**

The neighborhood in which the subject property is located currently consists of a mixture of modest one and two-story commercial and industrial buildings built during the early-to-mid 20th century **[Figures 10 - 13]** and large four-story and five-story mixed-use buildings constructed within the last ten to fifteen years. Building materials represented in the structures adjacent to the subject property include concrete, steel, glass, aluminum, and cement board on the more recently constructed buildings, painted wood siding and wood shingles on the early-20th century single-family residential structures, and brick veneer on the circa 1920s apartment buildings and circa 1950s commercial buildings.

There is a large five-story mixed use building located across North 38th Street to the north of the subject property. This L-shaped building was constructed in 2015 and occupies approximately two-thirds of the block bounded by North 39th Street to the north, Stone Way North to the east, North 38th Street to the south, and Woodland Park Avenue North to the west.

A one and two-story building located across Stone Way North to the northwest of the subject property is currently used as an automotive repair shop. This irregularly shaped building was constructed circa 1953 and occupies approximately one-quarter of the block bounded by North 39th Street to the north, Interlake Avenue North to the east, North 38th Street to the south, and Stone Way North to the west.

Immediately across the Stone Way North to the east of the subject property is a two-story building currently used for medical offices. The north portion of the building was constructed circa 1940, while the south portion of the building was constructed in 2001. A four-story mixed-use building constructed in 2015 is located immediately to the south of the medical office building. A small one-story restaurant is located just to the south of the mixed-use building. This small building is bordered on the east and south by a large, three-story mini-storage warehouse constructed in 1991. These buildings occupy the west side of the block bounded by North 38th Street to the north, Interlake Avenue North to the east, North 36th Street to the south, and Stone Way North to the west. The east side of this same block is occupied by a small group of early-20th century single-family residences at the northeast corner of the block, with a recently constructed three-story residential building to the south. Low two-story commercial warehouse and office buildings are located mid-block, with recently constructed residential townhouses just south of the commercial buildings at the southeast corner of the block.

Directly to the south of the subject property sits a four-story mixed-use building constructed in 2016. A one-story warehouse built circa 1953 and a one-story restaurant built circa 1950 are located immediately south of the mixed-use building. A circa 1963 one-story bank building with a large surface parking lot and drive-through teller window sits at the corner of Stone Way North and North 36th Street.

The Shannon & Wilson Office Building is located directly to the west of the subject property at the southeast corner of North 38th Street and Woodland Park Avenue North. **[Figure 15]** This building was constructed in 1960 and is designated as a City of Seattle landmark. The remainder of this block to the south of the Shannon & Wilson Office Building is occupied by a mixture of two-story apartment buildings, two-story single-family residences, and two-large, recently constructed four-story apartment buildings.

Designated City of Seattle landmarks located within a quarter-mile radius of the subject property include the following:

1. Shannon & Wilson Office Building (NBBJ, 1960), 3652-3670 Woodland Park Ave North
2. Fremont Library (Daniel Huntington, 1921), 731 N 35th Street
3. B.F. Day School (J. Parkinson, 1892; James Stephen, 1901; Edgar Blair, 1916), 3921 Linden Avenue North
4. Fremont Hotel (1906), 3425 Fremont Avenue North
5. George Washington Memorial “Aurora” Bridge (Washington State Highway Department, 1932), Aurora Avenue North / North 34th Street
6. Fremont Bridge (F.A. Rapp, A.H. Dimock, D.R. Huntington; 1917), Fremont Avenue North / North 34th Street
7. Bleitz Funeral Home (1921), 316 Florentia Street
8. Fremont Trolley Barn/Red Hook Ale Brewery (1905), 3400 Phinney Avenue North
9. Hamilton Middle School (Floyd Naramore, 1923-1927), 1610 North 41st Street
10. Lincoln High School (James Stephen, 1906; Edgar Blair, 1914 and 1920; Floyd Naramore, 1930), 4400 Interlake Avenue North
11. Gas Works Park (1906), 1901 North Northlake Way

Currently, this building is neither located within a local historic district nor within an historic district listed in the National Register of Historic Places (NRHP). In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Fremont neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the subject property was identified as a “building group” with the adjacent Shannon & Wilson Office Building to the west and another unidentified commercial building to the west across Woodland Park Avenue North. These three buildings were described as only “significant to the community,” and not as “significant to the city.”¹

In the 2006 City of Seattle Department of Neighborhoods Historic Resources Survey Database, the current historic status classification of the subject property is listed as “no – altered.”²

¹ Nyberg, Folke, and Victor Steinbrueck, for the Historic Seattle Preservation and Development Authority. “Fremont: An Inventory of Buildings and Urban Design Resources.” Seattle: Historic Seattle, 1975.

² City of Seattle Department of Neighborhoods Seattle Historical Sites Survey, 3665 Stone Way North, Seattle, Washington, King County Assessor #803370-0100, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=87278050>, accessed February 28, 2019.

According to the Seattle Historic Resources Survey Glossary of Terms, this classification status is defined as follows:

“These are properties with physical features so altered that there is a loss of integrity and physical fabric that no further study is warranted. These are also properties that represent no distinctive architectural style and no further study is warranted.”³

B. Building Description

SITE

The subject building was built in 1945-1946 as a dairy products processing plant. The primary structure of the building is reinforced concrete, with a reinforced concrete foundation. The building is one-story tall, with a partial basement located at the southeast corner of the building. The footprint of the subject building measures approximately 160 by 100 feet, with the long axis of the building running in a north-south direction. The main mass of the building is set back about 4 feet from the north property line and about 4 feet from the east property line, but there is a central portion of the building about 55 feet long that is built out to the east property line. There are no other built structures on the subject property. There is a concrete paved parking, driveway, and vehicle loading zone located between the building and the west property line. The concrete paving wraps around to the south side of the building, and the entire area between the building and the south property line is paved in concrete. At the southeast corner of the building the concrete paving slopes down from the level of the parking area down to the street grade. A reinforced concrete retaining wall about six feet tall is located along the property lines at the southeast portion of the parcel. The existing landscaping consists of a grass strip between the north building face and the sidewalk, and the planting strip between the sidewalk and street curb is also grass. There is a small strip of grass and unplanted bare soil between the east building face and the sidewalk, and there is also a combination of grass and bare soil between the sidewalk and the street curb. There are five medium-size Cleveland Norway Maple (*Acer platanoides* ‘Cleveland’) street trees also located in the planting strip,⁴ and eight medium-sized deciduous trees located on the adjacent property just to the west of the west property line. [Figures 49 - 55]

OVERVIEW OF BUILDING

Structural engineer Melvin Oliver Sylliaasen designed the subject building in a spare, plain Modern style, with nothing in the way of ornamentation. The Modern architectural style is discussed in greater detail later in this report. The primary massing of the building consists of a one-story main volume that contains the former milk product processing and manufacturing spaces. There is a low-slung, one-story wing of administrative office spaces at the northwest corner of the building, and at approximately the midpoint of the east face of the building there is a tower mass that projects approximately seven to eight feet above the horizontal plane of the main flat roof over the building. As the grade slopes down from north to south along the east building face, the one-story mass appears taller, which allowed for the creation of a partial daylight basement at the southeast corner of the building. The primary three façades of the building facing north, east,

³ City of Seattle Historic Resources Survey Glossary of Terms <https://wayback.archive-it.org/all/20141218035231/www.seattle.gov/neighborhoods/preservation/glossary.htm>, accessed March 11, 2019.

⁴ City of Seattle Department of Transportation, Seattle Street Trees: <http://web6.seattle.gov/SDOT/StreetTrees/>, accessed July 22, 2019.

and south are clad in red-colored Roman split-face or “ruffled” brick laid up throughout in a modified running bond pattern, also known as third bond. The brick masonry veneer is laid over a hollow-clay tile masonry backing located within the open webs of the reinforced concrete building frame. The more utilitarian secondary façades of the building facing west are simply clad in painted hollow-clay tile masonry units. The building is not listed on the City of Seattle’s list of unreinforced masonry (URM) buildings.⁵

NORTH BUILDING ELEVATION

The north face of the building features ten regularly spaced window openings. These window openings measure approximately five feet wide by 10 feet tall and are each infilled with 77 glass blocks measuring about 8 inches by 8 inches. There is a vent opening with horizontal louvers located within the window opening immediately above the area of glass blocks. There is a continuous cast-in-place reinforced concrete sill that runs horizontally below each of the windows, and there is also a continuous cast-in-place reinforced concrete brow above the group of window openings and which extends approximately two feet beyond the window openings at each end of the window grouping. There is a reinforced concrete parapet cap at the top of the wall, which is currently clad in bronze-painted metal flashing. **[Figures 82 and 83]**

EAST BUILDING ELEVATION

The east façade of the main mass of the former milk processing and manufacturing portion of the building features eleven regularly spaced window openings. The heads of these window openings align with the heads of the windows on the north façade, but while they have the same cast-in-place reinforced concrete sill, this group of windows lack the continuous concrete brow. The low-slung, one-story administrative office wing is located at the northeast corner of the building. There is an entrance door and group of windows at the north end of the office wing, however both the windows and the door are replacements of the original units at this location. This portion of the building once served as the office for milk truck drivers. **[Figure 56]** There is a smaller window on the east face of the office wing that formerly provided light and ventilation to a restroom at this location that is no longer extant. There is a four-foot-deep projection just south of this window that was once fully glazed from the windowsill height to just under the roof projection. However, the windows in this projection have been completely altered with non-operable insulated glass units with a plastered wall above that conceals the dropped acoustical tile ceiling in the office spaces beyond. **[Figure 57]** The roof of this portion of the building is located about three feet below the sills of the clerestory windows at the east face of the main building mass beyond.

FORMER LOCATION OF MAIN ENTRANCE

The former main entrance to the building occurs at the approximate midpoint of the east building façade. The recessed entrance consists of three concrete steps with two decorative metal handrails leading from the sidewalk level up to the level of the former main office spaces beyond. The same brick veneer on the façade wraps the walls and returns about six feet to the face of the entrance wall. This entire entrance was once fully glazed, but has been modified with modern, non-operable, insulated glass windows and a solid core stained wood door that operates as an exit for the current office spaces beyond. Again, the plastered wall above the windows conceals the dropped acoustical

⁵ City of Seattle Department of Construction and Inspections, Unreinforced Masonry Buildings-Project Documents, <http://www.seattle.gov/Documents/Departments/SDCI/Codes/ChangesToCodes/UnreinforcedMasonry/ConfirmedURMList.pdf>, accessed July 22, 2019.

tile ceiling in the office spaces beyond. **[Figure 58]** Immediately to the south of the recessed entrance, there is a brick masonry planter box within a two-foot-deep wall recess. This planter rises about five feet above grade. There is a window opening sill approximately five feet above the top of the brick planter box. This window opening extends the full width of the wall recess and runs up to the underside of the roof overhang. The window opening is infilled with a combination of 8 inch by 8-inch glass blocks, with a bank of painted metal horizontal louvers above. A portion of the glass block has been removed and a modern painted metal window unit has been inserted into the middle of the glass block glazing. This window opening provides light and air to the current employee break room space beyond, which was formerly the dairy testing laboratory. **[Figure 59]** The flat roof above the recessed entrance and former laboratory spaces is raised above the adjacent flat roof to the north and is just below the sill level of the clerestory windows in the east face of the main building mass beyond. The east edge of this overhanging roof once featured a sign for the Golden Rule Dairy, but this sign is no longer extant.

EAST BUILDING ELEVATION SOUTH OF FORMER MAIN ENTRANCE

South of the main entrance volume is a taller portion of the east façade of the building that rises about seven to eight feet above the height of the main horizontal roof plane. There are two tall window openings in this volume that measure approximately five feet wide by about twenty-one feet tall. These openings are recessed slightly from the adjacent brick masonry veneer walls and are infilled with glass block measuring approximately 8 inches by 8 inches. **[Figures 60 - 61]** Immediately under these two windows are two smaller window openings measuring approximately five feet wide by three feet tall. These two windows are part of a group of ten regularly spaced windows along the southeast portion of the main building mass that once provided light and air to the daylight basement spaces beyond, such as the men's and women's restrooms, maintenance storage room, and boiler room. The top of the reinforced concrete foundation serves as the sill of this band of windows, and the window lintels are flat painted steel. Five of these window openings are blocked over with painted panels, and the remaining five are modern painted metal replacement window units. **[Figures 62 – 68]**

Five window openings are in the wall above the band of basement windows. These window openings measure approximately five feet wide by ten feet tall and are infilled with glass blocks. There are painted metal louvered vents above the glass block infill panels. The two northernmost windows appear to be in their original condition, but the three windows just to the south of those windows have been modified with modern painted metal replacement window units. The southernmost window opening was modified into an exit door by Golden Rule Dairy in 1963. This is also the same time that the exterior painted steel exit stair was added to the east façade of the building. This group of window openings has a continuous cast-in-place reinforced concrete sill like the group of windows on the north façade and features a similar continuous cast-in-place reinforced concrete brow. At the southeast corner of the building, there is a small concrete areaway accessed by a flight of five steps. The areaway is protected by a painted metal pipe railing. The painted metal exit door at this location once served as boiler room ingress and egress.

SOUTH BUILDING ELEVATION

Moving to the south elevation of the building, there is a large metal roll-up door measuring about ten feet wide by ten feet tall. Immediately to the west of this door are four window openings measuring about five feet wide by about three feet tall. This group of four regularly spaced window openings are cast into the reinforced concrete foundation and feature apparently original steel

factory sash windows. The brick masonry veneer starts at the lintel height of these windows. There is an additional bank of windows to the west of these windows, but this window appears to have replaced a large bank of ventilation louvers that served the refrigeration equipment compressor room that was formerly at this location. Higher up in the south elevation are five window openings that measure approximately five feet wide by ten feet tall and are infilled with glass block. There are painted metal louvered vents above the glass block infill panels. The easternmost window opening has been modified by the addition of a modern painted metal window unit. The cast-in-place sill detail at these windows is a continuation of the same sill condition at the windows on the east elevation, which wraps around the southeast corner of the building. The concrete brow detail is also like the other ones found on the other elevations of the building. **[Figures 69, 70, and 71]**

There is currently an outdoor storage area at the southwest corner of the building that is covered with a painted corrugated metal roof and is enclosed on the south side with the same painted metal material as the roof. **[Figure 72]** There is a chain link fence on the west side of this enclosure that is about eight feet tall and topped with barbed wire. This roofed enclosure obscures the west elevation and south of the main building volume, which forms an 'L' shape at this area. The window openings facing into this enclosed area appear to be either the original steel factory sash windows or glass block infill windows, apart from the door opening and flanking windows at the east end of the roofed enclosure, which appear to have been modified. **[Figure 73]**

WEST BUILDING ELEVATION

In general, the west façade is clearly secondary to the other three primary building elevations. The walls are painted hollow clay tile masonry units laid up in common, or American bond. Two short wings of the main building mass extend to the west and enclose the loading dock area in the shape of an inverted 'C.' This loading dock area between the two wings is covered with a painted corrugated metal roof that is approximately fifteen feet deep and supported with painted metal pipe columns. The two window openings on the west face of the south projecting wing measure approximately five feet wide by ten feet tall and feature the glass block infill and louvered vent at the top of the opening typical of the rest of the building. There are two similar sized window openings on the north side of this projecting wing; one appears to feature the typical glass block infill and the other appears to have a different type of steel factory sash window that does not appear to be original to the building. The west wall of the main building mass facing the loading dock area shows that there have been numerous changes made to the window and door openings over time. The current entrance into the warehouse sales counter space is currently located at the approximate midpoint of this elevation. The south elevation of the north projecting wing features what may be an original steel factory sash window, but the entrance doors at this location appear to be modern mill-finish aluminum storefront door units. The two window openings on the west face of the north projecting wing, and both window openings appear to feature the glass block and louvered vent detail typical of the other window openings on the building. **[Figures 74 – 81]**

ROOF OF BUILDING

The roof is a combination of flat roof panels and five sawtooth roof monitors, all constructed of cast-in-place reinforced concrete. The window openings of these roof monitors face south. The original steel factory sash windows in all five monitors have been completely replaced with aluminum window frames and what appears to be a translucent polycarbonate glazing to help mitigate the harsh southern light that typically streams into the building through those large

window openings. A tall brick masonry chimney that once served the boiler plant in the basement was removed at some point in the past and is no longer extant. There are currently wood picket enclosures mounted on the roof at intervals to conceal roof-mounted air conditioning equipment, which have deteriorated significantly since they were installed.

INTERIOR OF BUILDING

The interior spaces of the building have been substantially altered from their original condition. Virtually all the original partition walls in the main processing and manufacturing areas of the building have been completely removed. The reinforced concrete structure is typically painted throughout, and the ceiling may still have its original institutional mint green coat of paint. The existing light fixtures in the main warehouse space appear to be modern florescent tube fixtures. Electrical conduits and telecommunications wiring have been added on an ad-hoc basis over the past several decades and run everywhere throughout the current main warehouse space. A portion of the warehouse space is used as a combination electrical equipment sales office and showroom. A modern glass and wood office enclosure occupies a corner of what was once a large milk storage room at the west side of the building, and the showroom occupies what was once butter and ice cream storage spaces. Both the office and showroom have suspended acoustical tile ceilings with modern florescent light fixtures. Practically every square foot of the former dairy processing areas of the building is now occupied by warehouse storage shelving and electrical supplies. **[Figures 98 – 109]**

The original public entry lobby to the dairy office area has been closed off and modified, and this area is now a private office. **[Figure 84]** The rest of the former dairy office spaces still serve as administrative office space for the electrical warehouse company, but these spaces have been extensively remodeled, and no original finishes are present. These spaces now have typical modern office finishes, such as low-pile carpet, rubber cove base, painted gypsum board walls, suspended acoustical tile ceilings, stained wood trim, and stained wood doors. The main office space was once divided from the former driver's office, but these partitions have long since been removed, along with a small restroom that was once located in this area. **[Figures 85 – 87]** There was a plant manager's office located just off the main administrative office and accessible up a short flight of stairs. This office featured a large glass bay window that looked out into the former bottling and capping room, but this office has also been long since removed and currently looks like the other office spaces in the building. The former dairy testing laboratory was once just south of the plant manager's glass-enclosed office, and now has also been extensively remodeled and currently serves as the employee kitchen and break room. **[Figures 88 and 89]**

The spaces in the daylight basement are accessible via a flight of stairs located just outside the former laboratory space. **[Figure 90]** There is a small patch of apparently original red acid-resistant floor tile at the top of this stair, which appears to be the only remaining finish material related to the dairy operations that ceased fifty-five years ago. The spaces in the daylight basement are utilitarian and feature the same modern finish materials as the administrative office spaces upstairs. At this level there are two office spaces that are currently utilized for records storage, a women's restroom, and a men's restroom. Farther down the corridor to the south is a small paint storage room with what appears to be an original metal-clad fire door. The former boiler room and refrigeration plant compressor rooms are located at the southeast corner of the basement. The boilers and refrigeration machinery are no longer extant. Most of these spaces are currently used

as storage, but a portion of the former boiler room is currently used as a conference room. **[Figures 91 – 95]**

There is a small mezzanine office space located immediately above the former boiler room and refrigeration equipment spaces in the basement. This office area is accessed via a short flight of concrete stairs from the main level of the current warehouse space. The finishes in this office area also are like the modern finishes found in the other administrative office spaces and support spaces located elsewhere in the building. **[Figures 96 and 97]**

C. Summary of Alterations

The subject building has been substantially altered over time. Here is a list of known major permitted alterations to the subject property:

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
369135	1945	\$103,000	Build dairy building
BN-13635	1963	\$800	Construct steel stair on existing building
BN-26009	1966	\$3,500	Remove non-bearing walls from existing building
BN-26463	1966	\$150	Erect two non-illuminated metal signs on roof
BN-29678	1967	\$250	Erect one sign over public property
BN-30305	1967	\$165	Erect one non-illuminated metal sign
BN-44854	1972	-----	Occupy NW part of building as food processing plant
BN-45519	1972	\$5,000	Occupy entire building as food processing plant
45671	1972	\$20,000	Install seven grain storage bins
657079	1991	\$7,100	Install 4-ton AC unit on roof and ductwork per plans
-----	2013	-----	Roof replaced

Historic photographs from the Real Property Record Card and an original artistic rendering of the building provide additional information about the alterations that have been made to the building since it was constructed. Based on building permit research, it appears that many of the more recent alterations made to the building have been done without permits. The major alterations that have been observed include:

- The tall brick masonry chimney that once served the boiler plant in the basement has been removed.
- All the original steel factory sash windows on the five roof monitors have been completely replaced with aluminum frames with translucent polycarbonate glazing.
- The original ‘Golden Rule Dairy’ sign located on the edge of the roof immediately above the original main entrance to the building facing Stone Way has been removed, most likely when the company went out of business in 1964.
- The original storefront windows and door at the main office entry lobby facing Stone Way North have been removed and replaced with modern painted metal window units, a stained wood slab door, and plaster coated walls to conceal the dropped ceilings on the interior. The main entry to the building is now located on the west side of the building at the loading dock.

- The original windows at the administrative office facing Stone Way have been removed and replaced with modern painted metal window units and plaster coated walls to conceal the dropped ceilings on the interior.
- The new primary entry into the building is located on the west wall of the building at the loading dock. This storefront features painted wood storefront windows and a pair of painted wood doors with glazed half-lites.
- The original window at the former administrative office restroom has been removed and replaced with a modern painted metal window unit.
- The original storefront windows and door at the former driver's office space at the northeast corner of the building has been removed and replaced with modern painted metal window units, a painted wood and glass door, and plaster coated walls to conceal the dropped ceilings on the interior.
- The original window at the testing laboratory space just south of the original main entry has been partially altered with the addition of a modern painted metal window unit inset within the glass block glazing.
- Five of the ten windows at the daylight basement spaces facing Stone Way North have been replaced with modern painted metal window units. The other five windows have been blocked over with painted panels.
- Three of the six large window openings above the daylight basement windows have been partially altered with the insertion of modern painted metal window units inserted into the glass block glazing. Two of the six windows remain unaltered, and the sixth window opening was modified into an exit doorway in 1963. The painted steel stairway on the east façade of the building was added at the same time.
- One of the five large window openings on the south façade of the building has been partially altered with the insertion of a modern painted metal window unit into the glass block glazing.
- The original door and flanking windows on the west elevation of the building immediately south of the projecting wing at the southwest corner of the building have been modified from their original condition.
- The glass block glazing in one of the original window openings on the north side of the projecting wing on the south end of the loading dock has been replaced at some point with a steel factory sash window.
- Several of the original door openings on the west wall of the building at the loading dock have been blocked up with concrete masonry units. Some of these areas of blocked up doors now have newer mill-finish aluminum windows inserted within the masonry wall.
- A large original opening on the south wall of the projecting wing located north of the loading dock has been blocked up with concrete masonry units and a modern mill-finish aluminum storefront double-door has been inserted here to allow public access to a restroom and vending machine area.

IV. HISTORICAL CONTEXT

A. The Development of the Neighborhood

The subject property is in the geographic area of Seattle located north of the ship canal and south of Bridge Way North, and between Stone Way North and Aurora Avenue North. Once considered part of Fremont until the George Washington Bridge was constructed in 1932, this area of the city is now usually associated with the lower part of the Wallingford neighborhood. This part of the city was included in the Fremont neighborhood survey conducted by Nyberg and Steinbrueck in 1975. Recent historic resources survey efforts concentrated on the areas located to the east of Stone Way North and west of Aurora Avenue North.⁶

This area developed late in the 19th century after Corliss P. Stone purchased about 232 acres of land on the north shore of Lake Union located west of present-day street Albion Place North in 1884. Stone was a native of Vermont and early Seattle settler and mayor, and the namesake of Stone Way North. Fremont was annexed by Seattle in 1891, and property was donated for the location of a new school at 39th Avenue North and Linden Street North. The B.F. Day School was built in 1892 and sits approximately five blocks to the northwest of the subject property.

In 1887, the Seattle, Lake Shore and Eastern Railway laid tracks from the waterfront on Elliott Bay in downtown Seattle to Ballard, Fremont, and eastward along the north shore of Lake Union toward the future location of the University of Washington. The construction of this railroad line spurred industrial development along its route, particularly in Ballard, Fremont, and the north shore of Lake Union. **[Figure 1]** By the early 1900s, an electric street railway line extended from Fremont eastward into the neighborhood, and then turned north toward Green Lake on Woodland Park Avenue. In the days before private automobile ownership was common, this convenient transportation service linked the neighborhood with other parts of the city, spurring residential development along the streetcar lines during the first decades of the 20th century. According to the Fremont survey, by 1905 the densest areas of development were along Linden, Aurora, and Whitman Avenues.⁷ The unusually wide paved right-of-way of Woodland Park Avenue North was a result of the streetcar line that operated on the street until Seattle's streetcar system was dismantled in 1941 and replaced with buses. In fact, the Seattle Electric and Power Company constructed the nearby Fremont Street Railway Substation in 1902 at 3650 Albion Place North, which was demolished in 2006.

Freight transportation links continued to improve after the Northern Pacific Railway built a new railroad line and drawbridge between 1914 and 1916. The easy access to freight carriers helped the industries in the area to grow. Between the 1910s and 1930s lumber and shingle mills were commonplace, as were such businesses as an iron works, tannery, machine shops. There were also retail business establishments that were conveniently located to the residents of the neighborhood.

⁶ Veith, Thomas. A Preliminary Sketch of Wallingford's History: 1855-1985. Thomas Veith: 2005; and Krafft, Kathryn H. Historic Resources Survey Report: Fremont Neighborhood Residential Buildings, Seattle, Washington. Report prepared for the Fremont Neighborhood Council and funded by the City of Seattle and 4Culture. 2010.

⁷ Krafft, pp.13-15.

In addition to the streetcar, residents of the area could catch the electric interurban car and travel south to Seattle or as far north as Everett.⁸

The continued development of Aurora Avenue North (Washington State Highway 99) as a major north-south vehicular thoroughfare after the construction of the George Washington Bridge in 1932 helped to further encourage additional residential development to the north of the city. Aurora Avenue eventually became lined with businesses designed to cater to the needs of motorists, including gas stations, repair shops, used car dealers, auto wrecking yards, and lodging, such as motels. North of North 36th Street, the highway runs at grade and severely curtailed connectivity between the neighborhoods to the east and west of the highway, but connectivity on the streets south of where the bridge rose above the street level was maintained. Pedestrian overcrossings were eventually provided over Aurora in 1936 to further mitigate the divisive nature of the at-grade road.

Woodland Park Avenue was one of the primary north-south arterials to the east of Aurora Avenue, likely due to the presence of wetlands and streambed that was located approximately where Stone Way North is currently located. Businesses clustered along the waterfront and in the 1920s included such industries as Stoneway Hay and Grain, Edgewater Fuel Company, and Bellingham Coal. There was also a stone distribution yard located at North 36th Street and Stone Way **[Figure 2]** and a gravel extraction yard on North 34th Street and Interlaken Avenue, which later became a waste transfer station for the City of Seattle. In the 1930s into the 1950s, Stone Way North, along with North 34th and North 35th Street, became home to gas stations, auto repair garages, and light industries such as bakeries.

Heavy industrial activity occurred south of Wallingford along the shores of Lake Union, including the coal gasification works of the Seattle Gas Light Company, which operated from 1906 to 1956. Pollution and odors from this plant helped maintain the working-class feeling of the south and southwest portions of Wallingford well into the 1970s. **[Figure 3]** A large Safeway supermarket opened on North 40th Street after World War II **[Figure 14]**, and gradually Stone Way North evolved into a magnet for drive-through services, such as fast food restaurants, dry cleaners, and banks, and also businesses that supplied the construction industry. Some of these construction supply houses remain, but over the past decade many of the small-scale residential, commercial, and industrial buildings in the area have been replaced with large five and six story, mixed-use and multi-family buildings. **[Figures 4 - 6]**

B. Neighborhood Plat and Early Development of Property

The plat for C.P. Stone's Home Addition to the City of Seattle was filed on April 6, 1901, relatively late compared to adjacent plats:⁹ Stone's Edgewater Addition to the east was platted on June 22, 1889 and George Bowman's Edgemont Addition to the west was platted on January 1, 1890. Fremont Christian Church must have been among the first owners of property in the plat for on November 2, 1902 they held dedication services for their new building at the southwest corner of

⁸ The Seattle-Everett Interurban Railway Routes, Then and Now.

<https://snohomishcountywa.gov/DocumentCenter/View/9686/Seattle-to-Everett-Map-Then-and-Now?bidId=>, accessed July 18, 2019.

⁹ Plat map accessed at King County Recorder's Office website.

N.38th St. and Stone Avenue, one block east of the popular streetcar line.¹⁰ Under the ministry of Rev. B.H. Lingenfelter the church thrived and soon outgrew their building, prompting them to meet on January 1, 1908 to review and approve plans for a new \$10,000 church.¹¹ This structure, which appears on the 1912 Baist map **[Figure 7]** and whose architect is unknown, was dedicated on May 31, 1908.¹² In April 1914 Fremont Christian Church changed their name to Central Christian,¹³ and later that year hired architect J.W. Baker to design a new building at 4233 Densmore Ave.,¹⁴ which the congregation dedicated on July 5, 1914.¹⁵ Sometime between 1914 and 1919 the church building either burned or was razed for the 1919 Sanborn fire insurance maps show the parcel empty of structures. **[Figure 8]** King County Assessor's property record cards and City of Seattle Permit records indicate the property remained vacant until Golden Rule Dairy began construction of their building in 1945.

C. Dairies and Milk Dealers in Seattle

SEATTLE DAIRIES AND MILK DEALERS, 1920 - 1930

Fifty-eight individual dairies and milk dealers were listed in the 1920 Seattle city directory.¹⁶ These dairy operations ranged from small family dairy farms to larger, well-established dairies, such as Kristoferson's Dairy, established in Seattle by Alfred Kristoferson in the late 1800s and supplied by his farmstead on Mercer Island.¹⁷ By 1930, the number of dairies and milk dealers in the city dropped by almost half, down to 27.¹⁸ The apparent reasons for this dramatic decline appear to be two-fold: the dairy industry in Seattle and the greater Pacific Northwest appears to have generally trended toward consolidation during the decade of the 1920s,¹⁹ and the increase in Federal, state, and local regulations governing the safety and quality of milk products during the same decade also appears to have helped spur mergers and the creation of dairy cooperatives.²⁰

EARLY MERGERS AND CONSOLIDATIONS OF DAIRIES AND MILK DEALERS

The merger and consolidation trend began in the late 1910s continued into the early 1920s. Since Washington State's first creamery was founded in 1880, the dairy industry's steady, rapid growth meant that by the 1910s, milk supplies typically far exceeded the consumption demands within the state. Washington State was the nation's third largest producer of condensed milk, thirteenth largest butter producer, and the fifteenth largest cheese producer by 1909. In 1918, five dairy cooperatives formed the United Dairymen's Association (UDA) to help create new markets to absorb surplus capacity at times when milk supply exceeded demand. Not long after, the UDA

¹⁰ "Church Notes," *Seattle Star*, November 2, 1902, p. 2.

¹¹ *Pacific Builder & Engineer*, January 4, 1904, p. 12.

¹² "Will Dedicate a New Church," *Seattle Star*, May 16, 1908, p. 7.

¹³ *Seattle Star*, April 4, 1914, p. 4.

¹⁴ "Plans for \$60,000 Church Completed," *Seattle Daily Times*, April 19, 1914, p. 28.

¹⁵ "First Unit of New Church Dedicated," *Seattle Daily Times*, July 6, 1914, p. 17.

¹⁶ R.L. Polk & Company, *Seattle City Directory*, 1920, pp. 1977 and 2084.

¹⁷ "The Name Kristoferson and the Milk Supply of a Great City," *The Seattle Daily Times*, May 4, 1927, p. 15.

¹⁸ R.L. Polk & Company, *Seattle City Directory*, 1930, pp. 1985, 1986, and 2069.

¹⁹ "Kristoferson Absorbs Two Other Dairies in Seattle," *Western Milk Dealer and Dairy Counselor*, April 1929, p. 14; and "Three Seattle Creameries Merged with Consolidated," *Western Milk Dealer and Dairy Counselor*, August 1929, p. 18.

²⁰ "Compulsory Pasteurization of Seattle's Milk Now Before City Council For Decision," *Western Milk Dealer and Dairy Counselor*, March 1927, p. 8; and "Seattle's New Milk Ordinance As Amended Goes Into Effect July 8th, Next," *Western Milk Dealer and Dairy Counselor*, June 1927, p. 8.

hired Umberto M. Dickey, a Seattle food broker, to help develop new markets for milk products produced by members of the association.²¹ Dickey figured prominently in the uniting the dairy industry in the Pacific Northwest. In 1920, he founded the Consolidated Dairy Products Company (CDP).²² CDP operated as a “jobbing” dairy, meaning that the company purchased finished dairy products from other producers and then sold them to retailers. By 1923, other Seattle dairies and milk dealers such as Central Dairy, Inc., Kristoferson’s Dairy, Pure Milk Dairy, and Turner & Pease Co., Inc., had joined the Pacific Northwest Milk Dealers’ Association, another trade organization like the UDA that was formed to promote the interests of dairies and milk dealers.²³ However, one company continued to operate and grow independently during this period of consolidation. Carnation, which began manufacturing condensed milk in 1899 at their plant in Kent, Washington, entered the fresh milk business in June 1924.²⁴

OVERVIEW OF MILK SAFETY REGULATIONS IN THE 1920S AND 1930S

The increase in Federal, state, and local milk regulations during the 1920s and into the 1930s also helped change the landscape of dairies and milk dealers in the Pacific Northwest. As Seattle, like other large cities in the United States, became more urbanized during the late 1800s and early 1900s, the small dairy farms that were once located in the cities were increasingly pushed out to rural areas out of town. This lengthened the amount of time it took for the unrefrigerated milk to reach the consumer, which unfortunately also increased the amount of time to cultivate pathogens that can proliferate in raw milk.²⁵ Diseases such as tuberculosis, brucellosis, diphtheria, and scarlet fever, and bacteria such as *Salmonella* and *Listeria*, among other pathogens, can all be found in improperly-handled raw milk.²⁶ Scientists in Europe during the 1870s and 1880s developed and perfected processes to pasteurize raw milk, and these methods gradually came to be adopted on a limited basis by the United States during the 1890s and early 1900s. Pasteurization was unfortunately slow to catch on in the United States, even despite prominent proponents, such as Macy’s department store proprietor Nathan Straus and his wife Lena, who had lost two children to tuberculosis contracted from milk. Many physicians also opposed pasteurization, claiming that it reduced the nutritional value of milk. However, over time the practice became more widespread, and by 1911, the cities of Chicago and New York mandated that cow’s milk be pasteurized.²⁷

PASTEURIZATION OF MILK PRODUCTS

Pasteurization was also slow to be adopted in the rest of the United States, including the Pacific Northwest. Following waves of disease outbreaks in the 1920s, including a 1922 outbreak that killed twenty-two people and sickened nearly 500 more in Portland, Oregon, pasteurization began

²¹ Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019.

²² “Darigold Celebrates 100th,” *Lynden Tribune* online, July 11, 2018, accessed July 16, 2019.

²³ “Directory,” *Western Milk Dealer and Dairyman*, May 1923, p. 28; and “Directory,” *Western Milk Dealer and Dairyman*, June 1923, p. 28.

²⁴ “Carnation Plans to Enter The Fresh Milk Business,” *Western Milk Dealer and Dairyman*, June 1924, p. 16.

²⁵ <https://en.wikipedia.org/wiki/Pasteurization>, accessed July 16, 2019.

²⁶ “Raw Milk Questions and Answers,” Centers for Disease Control and Prevention, <https://www.cdc.gov/foodsafety/rawmilk/raw-milk-questions-and-answers.html>, accessed July 16, 2019.

²⁷ “A Brief History of Milk Hygiene and Its Impact on Infant Mortality from 1875 to 1925 and Implications for Today: A Review,” *Journal of Food Protection*, October, 2018, <https://jfoodprotection.org/doi/full/10.4315/0362-028X.JFP-18-186> accessed online July 16, 2019.

to be required by larger municipalities.²⁸ Continued discussion and action amongst dairy industry experts, bacteriologists, and public health officials paved the way for changes to the Washington State Dairy Code in 1923,²⁹ followed by milk safety ordinances in Portland, Oregon in 1926 and in Seattle in 1927.³⁰ By 1915, most cow's milk was pasteurized in major cities in the United States, and by 1936, 98% of milk in major cities was pasteurized.³¹ Some of the primary reasons usually cited for the delay in the milk industry adopting the established techniques of pasteurization include general resistance to additional Federal, state, or local regulations; the cost of the equipment, including the heating vats and rapid cooling apparatus required by the pasteurization process; the cost of refrigerating the treated milk products; the increased number of dairy plant personnel necessary for performing the work; and the costs related to the continuous testing of the processed milk to assure quality control.

CONSTRUCTION OF MODERN MILK PLANTS IN SEATTLE IN THE 1920S AND 1930S

The rise in milk safety regulations and the increase in consolidations and mergers among the Seattle dairies and milk dealers also appeared to encourage the design and construction of large, modern milk processing plants in Seattle during the 1920s and into the 1930s. For example, in June 1924, Arden Farms Company opened a new ice cream plant at the southwest corner of Fourth Avenue South and Atlantic Streets. **[Figure 21]** This plant reportedly cost \$500,000 (about \$7.5 million in 2019 dollars), and had a capacity of 15,000 gallons of ice cream per day.³² Pure Milk Dairy constructed a new plant designed by architect Warren H. Milner at the northeast corner of Fifth Avenue and Harrison Street in 1925-1926.³³ **[Figure 16]** Mayflower Dairy announced in February, 1926 that they would construct a new dairy plant, fronting 256 feet along Mercer Street and extending the entire length of the block between Second and Third Avenues.³⁴ West Seattle Dairy's new plant at 4551 38th Avenue SW opened in July, 1927.³⁵ **[Figure 17]** Consolidated Dairy Products opened their new plant in 1929 on Elliott Avenue West, a \$300,000 (almost \$4.5 million in 2019 dollars) building attributed to architect John Graham, Senior, that could produce two million pounds of butter annually.³⁶ **[Figure 18]** Finally, the September, 1929 issue of the *Western Milk Dealer and Dairy Counselor* magazine announced that several new independent milk

²⁸ "Raw milk outbreaks on the rise, CDC warns," The Oregonian online, https://www.oregonlive.com/health/2014/05/raw_milk_outbreaks_on_the_rise.html, May 13, 2014, accessed July 16, 2019.

²⁹ "Detailed Summary of Changes in Washington Dairy Code," *Western Milk Dealer and Dairyman*, June 1923, p. 10.

³⁰ "Portland's New Milk Ordinance Now In Force And Seattle Has One Under Way," *Western Milk Dealer and Dairy Counselor*, May 1926, p. 1.

³¹ A Brief History of Milk Hygiene and Its Impact on Infant Mortality from 1875 to 1925 and Implications for Today: A Review," *Journal of Food Protection*, October, 2018, <https://jfoodprotection.org/doi/full/10.4315/0362-028X.JFP-18-186> accessed online July 16, 2019.

³² "New \$500,000 Ice Cream Plant Is Opened in Seattle," *Western Milk Dealer and Dairyman*, June 1924, p. 17.

³³ "Pure Milk Dairy At Seattle To Have New Home," *Western Milk Dealer and Dairyman*, May 1925, p. 11; and

"New Home of Pure Milk Dairy Products Company," *Western Milk Dealer and Dairy Counselor*," June 1926, p. 10.

³⁴ "Mayflower Dairy of Seattle To Build Wonderful New Milk Plant," *Western Milk Dealer and Dairyman*, February 1926, p. 6.

³⁵ "New Home of Bryan's West Seattle Dairy One of the Finest on the Pacific Coast," *Western Milk Dealer and Dairy Counselor*, July 1927, pp. 6 – 10; and R.L. Polk and Company's *Seattle City Directory*, 1928, p. 1880.

³⁶ Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019; and Pacific Coast Architecture Database (PCAD), <http://pcad.lib.washington.edu/building/17664/>, accessed July 16, 2019.

processing plants had recently opened in Seattle, including new plants belonging to Paramount Dairy, Apex, Franklin, and Charmed Land.³⁷

FURTHER CONSOLIDATIONS AND MERGERS OF DAIRIES AND MILK DEALERS, LATE 1920S

Consolidations and mergers among Seattle dairies and milk dealers continued during the late 1920s. Kristoferson's Dairy acquired Rainier Valley and La Villa Dairies in April, 1928.³⁸ In August of the same year, the Bradner, American, and Red Shield creameries merged into the Consolidated Dairy Products Company.³⁹ By September, 1929, both Western Dairy Products Company and Carnation Farms Products Company had both completed mergers with other local dairies.⁴⁰ It was reported in September, 1929 that the bulk of the milk market in Seattle was being handled by three or four large distribution organizations.⁴¹ According to contemporary documents, these distributors were the CDP organization, the Carnation Farms Products Company, A. Kristoferson, Inc., and Western Dairy Products Company.⁴² These distributors accounted for over half of the milk distribution delivery routes by 1932, with other independent outfits accounting for the balance of the 372 routes operated at that time.⁴³ By 1930, there were only 27 dairies and milk dealers listed in the Seattle city directory, a decrease of almost 50 percent from the number in 1920.⁴⁴ This is a snapshot of the milk distribution market that the Golden Rule Bakery & Dairy Company encountered when they entered the dairy product distribution business around 1930 or 1931. When Golden Rule entered the dairy business, they operated a small dairy processing plant on the ground floor of the 1926 two-story building that they constructed at the southeast corner of North 38th Street and Stone Way North, immediately across the street to the east of the subject building at 3665 Stone Way North. Further discussion of the various locations of the Golden Rule Bakery & Dairy Company is provided later in this report.

BIRTH OF DARIGOLD AND OTHER SEATTLE DAIRIES, 1925 - 1940

Dickey's CDP organization began using "Darigold" as the brand name on all their products in 1925, and by the next year, Dickey had registered use of the Darigold trademark in the United States and six other countries in Asia, Europe, and North America. The construction of their new plant on Elliott Avenue in 1930 allowed his company to provide all the processing, distribution, and marketing services for the 12,500 farms that shipped their milk products to the CDP.⁴⁵ Dickey sold his CDP organization to the UDA in 1930, though he continued to lead the CDP until 1939 as a wholly owned subsidiary of the UDA. By World War Two, the UDA represented about forty independent groups of dairy farmers, including about 40,000 small dairy farm members across the

³⁷ "New Independent Plants for Seattle in Spite of Merger Trend," *Western Milk Dealer and Dairy Counselor*, September 1929, pp. 10-11.

³⁸ "Kristoferson Absorbs Two Other Dairies in Seattle," *Western Milk Dealer and Dairy Counselor*, April 1929, p. 14.

³⁹ "Three Seattle Creameries Merged With Consolidated," *Western Milk Dealer and Dairy Counselor*, August 1929, p. 18.

⁴⁰ "New Independent Plants for Seattle in Spite of Merger Trend," *Western Milk Dealer and Dairy Counselor*, September 1929, pp. 10-11.

⁴¹ "New Independent Plants for Seattle in Spite of Merger Trend," *Western Milk Dealer and Dairy Counselor*, September 1929, pp. 10-11.

⁴² Robb, W.V. *Report of Survey of Seattle Market Milk Industry*, 1932, pp. 44 and 45.

⁴³ Robb, W.V. *Report of Survey of Seattle Market Milk Industry*, 1932, pp. 44 and 45.

⁴⁴ R.L. Polk & Company, *Seattle City Directory*, 1920, pp. 1977 and 2084; and 1930, pp. 1985 and 1986.

⁴⁵ Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019.

states of Washington, Oregon, Idaho, and Montana.⁴⁶ Around this same time, there were 44 dairies and milk dealers listed in the 1940 Seattle city directory, an increase from the 27 listed in 1920.⁴⁷ By 1940, these 44 Seattle dairies and milk dealers operated dairy processing plants all at locations within the City of Seattle. Some of the larger plants operated during this period include the Apex Dairy at 3 West Cremona; Arden Farms at 1501 Fourth Avenue South; the Carnation Farms Products Company at 400-415 Fifth Avenue North (formerly the Pure Milk Dairy, constructed 1925-1926); Consolidated Dairy Products Company at 635 Elliott Avenue West; Golden Rule Dairy at 3670 Stone Way North; the Issaquah Creamery Co., Inc. at 4058 Rainier Avenue South; A. Kristoferson's Dairy at 1300 Rainier Avenue South [Figure 19]; and the West View Dairy at 4711 42nd Avenue Southwest.⁴⁸

SEATTLE DAIRIES AND MILK DEALERS DURING WORLD WAR TWO, 1940 - 1945

World War Two dramatically increased the demand for dairy products, and Washington State's dairy production during those years set records, with approximately 331,000 cows in the state's total dairy herd.⁴⁹ Milk production in Washington State increased from 1,663,000,000 pounds in 1930 to 1,964,000,000 pounds in 1940, and the production peak during the war years came in 1941, when 2,018,000,000 pounds of milk were produced in the state. By 1945 production had retracted slightly, down to 1,947,000,000 pounds.⁵⁰ Production stabilized and then declined in the postwar years, which fell to a low of 1,660,000,000 pounds in 1951. This brief era of increased demand provides the backdrop for the construction of the Golden Rule Dairy plant at 3665 Stone Way North in 1945, which is discussed in greater detail later in this report. However, like local dairy industry conditions in the 1920s, consolidations and mergers continued once again in the late 1940s and into the 1950s. There were 46 dairies and milk dealers operating in Seattle by 1948-1949,⁵¹ and by 1955 only 28 dairies were operating in the City of Seattle.⁵² This number held steady in 1960,⁵³ but by 1965 the number of dairies and milk dealers dropped to 17.⁵⁴ The number of dairies and milk dealers decreased even as dairy production increased in the state during the 1950s, which rose steadily from 1,674,000,000 pounds of milk in 1952 to 1,911,000,000 pounds

⁴⁶ Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019.

⁴⁷ R.L. Polk & Company, *Seattle City Directory*, 1940, pp. 2662 and 2749.

⁴⁸ R.L. Polk & Company, *Seattle City Directory*, 1940, p. 2662.

⁴⁹ Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019.

⁵⁰ Total Milk Production: Washington, 1930-2010. United States Department of Agriculture, National Agricultural Statistics Service, Washington Field Office, https://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Historic_Data/index.php#dairy, accessed July 17, 2019.

⁵¹ R.L. Polk & Company, *Seattle City Directory*, 1948-1949, pp. 2076 and 2130.

⁵² R.L. Polk & Company, *Seattle City Directory*, 1955, pp. 2507 and 2542.

⁵³ R.L. Polk & Company, *Seattle City Directory*, 1960, pp. 257 and 305.

⁵⁴ R.L. Polk & Company, *Seattle City Directory*, 1965, pp. 242 and 281.

in 1960.⁵⁵ This increase in production represented about an \$11,500,000 increase in the value of production between 1950 and 1960.⁵⁶

NEW DAIRY PLANTS IN SEATTLE AND BELLEVUE, 1955-1957

During the mid to late 1950s, two major dairy processing plants were constructed in the Seattle region, the first plants built in the area since the Golden Rule Dairy was constructed in 1945. The first was the new Carnation plant at 2746 East 45th Street, built between 1955 and 1957 by the J.C. Boespflug Construction Company. **[Figure 24]** This state-of-the-art modern milk processing plant replaced Carnation's plant at 400-415 Fifth Avenue North.⁵⁷ The second was the new plant and distribution complex for the Lucerne Milk Company at 1469 124th Avenue NE in Bellevue, Washington, in 1957, designed by Leo A. Daly, Architects to replace Lucerne's existing plant at 1440 Jackson Street in Seattle. Once the Lucerne plant was completed it served as the sole distribution center for all dairy products sold at the then-147 Safeway grocery store outlets across the Pacific Northwest.⁵⁸ These two new plants appear to be bellwethers for milk distribution trends in Seattle during the late-1950s into the mid-1960s, which include the decline of home delivery of dairy products and the increased availability of dairy products at dairy stores, grocery retail outlets, and supermarket chain stores. Carnation was among the pioneers of the paper milk carton, and Lucerne is a prime example of a dairy distributor working exclusively on behalf of a large supermarket chain.

GOLDEN RULE DAIRY SOLD TO VITAMILK DAIRY, 1964

Golden Rule Dairy was sold to Vitamilk Dairy, Inc. on July 1, 1964.⁵⁹ Edwin Alfred Teel, founder of Vitamilk, started a milk delivery business in 1934 while he was a student at Seattle Pacific College (now Seattle Pacific University). Using a single truck, his first delivery route covered Queen Anne Hill. After graduating with a mathematics degree in 1936, Teel began processing milk at a small plant he started on a local farm. By the beginning of World War Two, he moved his Vitamilk milk-processing plant to 427 NE 72nd Street in the Green Lake neighborhood of Seattle.⁶⁰ **[Figure 23]** Edwin Teel also was president of the local Food Giant grocery store chain from the 1960s until it was sold to Quality Food Centers (QFC) in 1996. Vitamilk Dairy closed in 2003.⁶¹

⁵⁵ Total Milk Production: Washington, 1930-2010. United States Department of Agriculture, National Agricultural Statistics Service, Washington Field Office, https://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Historic_Data/index.php#dairy, accessed July 17, 2019.

⁵⁶ Milk: Marketings, Income, and Value, Washington. United States Department of Agriculture, National Agricultural Statistics Service, Washington Field Office, https://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Historic_Data/index.php#dairy, accessed July 17, 2019.

⁵⁷ "Milk Company to Have New Plant on 45th," *The Seattle Sunday Times*, July 24, 1955, p. 20; and "Milk Plant Dedicated," *The Seattle Daily Times*, July 22, 1957, p. 2.

⁵⁸ "Work on New Bellevue Milk Plant to Begin," *The Seattle Daily Times*, June 19, 1957, p. 14.

⁵⁹ Golden Rule Bakery Out of Business. *Seattle Daily Times* (published as *The Seattle Daily Times*), July 13, 1964, p. 8.

⁶⁰ "Edwin Teel, Founded Vitamilk Dairy," *The Seattle Times* online, March 5, 1997, accessed July 17, 2019.

⁶¹ "Got milk? After 6 decades, local dairy will be saying 'no,'" *The Seattle Post-Intelligencer* online, August 15, 2003, accessed July 17, 2019.

LEGACY MILK PRODUCERS AND DISTRIBUTORS IN SEATTLE, 1964 – PRESENT DAY

Carnation Farms Products Company acquired the Albers Milling Company in 1929 and entered the cereals and animal feed market. After acquiring Albers, the company diversified into producing dog and cat food in addition to their established line of dairy products. One of their pet food ventures included the Friskies brand.⁶² Carnation developed a wide range of milk products for consumers from the 1920s into the 1960s, including malted milk, instant milk, and instant breakfast mix. Nestle S.A. purchased Carnation in 1985.⁶³

The Darigold brand name was trademarked in 1932. By 1941, the United Dairymen's Association (UDA) represented over 40 cooperatives across Washington, Oregon, Idaho, Montana, and North Dakota. The 600 producers of the Washington Milk Producer's Association joined the UDA in 1950. Eight UDA cooperatives in the Seattle milk market formed the Northwest Dairymen's Association (NDA) in 1961, which would eventually become Darigold Farms in 1989. In 1974, the Darigold farmers produced an astonishing 1,054,000,000 pounds of raw milk, and by 1992 Darigold shipped about 95 million pounds of powdered milk to over a dozen countries and represented almost half of United States dairy exports. By 2017, annual production stood at 8,400,000,000 pounds of milk produced by almost 500 dairy farmers. The company celebrated its 100th anniversary in 2018.⁶⁴ Darigold is headquartered in Seattle and operates a large distribution warehouse complex at 4058 Rainier Avenue South in Seattle.

D. The Development of the Subject Building

FORMATION AND EARLY YEARS OF THE GOLDEN RULE BAKERY, 1917 – 1936

William H. Pemberton established the Golden Rule Bakery in 1917, which later became the Golden Rule Bakery and Dairy Company, Inc. Arthur J. Mitchell established the Fremont Bakery at 4450 Fremont Avenue in Seattle around 1911.⁶⁵ The 1912, 1914, and 1915 Seattle directories identify Mitchell as the operator of the bakery, but the 1913 directory lists H.C. Jensen as the proprietor, and the 1916 directory identifies Lewis Bevens as the business operator.⁶⁶ William H. Pemberton is listed as a baker at this address in 1917, and by 1918 the business name was changed to the Golden Rule Bakery, with Pemberton listed as manager of the wholesale and retail bakery business.⁶⁷ Born in Dublin, Ireland on December 13, 1888,⁶⁸ William Henry Pemberton arrived in Seattle from Victoria, British Columbia in 1917.⁶⁹ His sister, Maud, also a native of Dublin,

⁶² Carnation Farms History, <https://carnationfarms.org/our-story/our-story-slide-4/>, accessed July 17, 2019.

⁶³ Carnation (brand), [https://en.wikipedia.org/wiki/Carnation_\(brand\)](https://en.wikipedia.org/wiki/Carnation_(brand)), accessed July 17, 2019.

⁶⁴ Our History: A Timeline of the Northwest Dairy Association and Darigold, <https://www.darigold.com/about/our-history/>, accessed July 17, 2019; and Darigold, Inc. – Company Profile, Information, Business Description, History, Background Information, <https://www.referenceforbusiness.com/history2/12/Darigold-Inc.html>, accessed July 16, 2019.

⁶⁵ “Baker’s Helper Wanted,” *The Seattle Daily Times*, June 6, 1911, p. 16.

⁶⁶ R.L. Polk & Company, *Seattle City Directory*, 1912, p. 1890; 1913, p. 1825; 1914, p. 1835; 1915, p. 1664; and 1916, p. 1669.

⁶⁷ R.L. Polk & Company, *Seattle City Directory*, 1917, p. 1278; 1918, p. 816.

⁶⁸ U.S., World War I Draft Registration Cards, 1917-1918 for William Henry Pemberton, Ancestry.com, accessed July 15, 2019.

⁶⁹ “W.H. Pemberton, Baker, Is Dead,” *The Seattle Sunday Times*, May 10, 1936, p. 19.

Ireland, arrived in Seattle the same year,⁷⁰ and she is listed as the business operator in the 1919 and 1920 directories.⁷¹

WILLIAM H. PEMBERTON AS CONSCIENTIOUS OBJECTOR TO MILITARY SERVICE

Not long after his arrival in Seattle, William H. Pemberton filed a draft registration card with the local military draft board, which clearly stated that he was an alien residing in the United States.⁷² According to widely published newspaper accounts, he was ordered to report to the local draft board on March 29, 1918 for departure to Camp Lewis, Washington. He refused, claiming that to fight for the United States as an Irishman would be aiding England in the war effort. He was also accused of boldly stating that he “would rather wear a convict’s uniform than that of a United States soldier.” He was arrested in Seattle on March 29, 1918 and taken to Camp Lewis under guard, where he was court-martialed for his alleged offences.⁷³ He was convicted on April 23, 1918 and sentenced to life imprisonment three days later. Pemberton was sent to the U.S. Penitentiary at McNeil Island, Washington to serve his sentence.⁷⁴ He was later transferred to the Pacific Branch, U.S. Disciplinary Barracks for the U.S. Army at Fort Alcatraz, San Francisco, California.⁷⁵

CONSCIENTIOUS OBJECTORS IN WORLD WAR ONE

According to military records, Pemberton appears to have been one of 450 “absolutist” conscientious objectors to military service that were tried by military courts-martial and then had their cases and harsh sentences reviewed by a specially appointed board of review. Of these 450 men, seventeen were originally sentenced to death, 142 to life imprisonment, 57 to 25 years’ imprisonment, 73 to 20 years, and 89 to 10 years. The review boards commuted the death and life sentences, and ultimately, none of the exceedingly long sentences were fully carried out. A first group of conscientious objectors was released from military prisons in January 1919, followed by gradual releases of other prisoners. However, the final group of 31 inmates was not released until November 23, 1920, almost two years after the end of World War One.⁷⁶ In summary, it appears that his incarceration as a conscientious objector accounts for his absence from the Seattle city directories in 1919 and 1920, when his sister was listed as the proprietor of the bakery.

EARLY PRODUCTION CAPACITY AND GROWTH OF THE GOLDEN RULE BAKERY

In 1920, the Golden Rule Bakery reportedly possessed one oven and was capable of producing approximately 15,000 pounds of bread per 24-hour day, which equated to about 10% of Seattle’s

⁷⁰ Declaration of Intention for Maud Pemberton, May 23, 1917. Ancestry.com, accessed July 15, 2019.

⁷¹ R.L. Polk & Company, *Seattle City Directory*, 1919, p. 806; and 1920, p. 822.

⁷² U.S., World War I Draft Registration Cards, 1917-1918 for William Henry Pemberton, Ancestry.com, accessed July 15, 2019.

⁷³ “Draft Deserter Gets Life Term,” *The Semi-Weekly Spokesman-Review* (Spokane, Washington), June 20, 1918, p. 5.

⁷⁴ McNeil Island, Washington, U.S. Penitentiary, Photos and Records of Prisoners Received, 1887-1939, Identification Photos of Prisoners, Year Range 1918-1918, Inmate #s 3036-3185, United States National Archives and Records Administration, Ancestry.com, accessed July 15, 2019.

⁷⁵ McNeil Island, Washington, U.S. Penitentiary, Photos and Records of Prisoners Received, 1887-1939, Records of Prisoners, 1918, Inmate #3183, Pemberton, Wm. H., United States National Archives and Records Administration, Ancestry.com, accessed July 15, 2019.

⁷⁶ “Contentious Objection to War, CQ Researcher, August 17, 1939, <https://library.cqpress.com/cqresearcher/document.php?id=cqresrre1939081700>, accessed July 15, 2019.

daily bread consumption at that time.⁷⁷ One of the first advertisements for the bakery in 1920 highlighted their “quality bread” and “Irish Bread” as products that could be obtained on request from retail grocers.⁷⁸ Another advertisement from 1922 touted their “Certified 100% Whole Wheat” bread loaf,⁷⁹ and their new “Milkmaid” white bread was advertised in 1923.⁸⁰ This apparent increase in funds available for newspaper advertising copy appears to go hand-in-hand with expansions to the company’s facilities during the early-to-mid 1920s. According to one source, in 1920 Maud Pemberton constructed an additional story to the existing bakery building at 4450 Fremont Avenue, at a reported cost of \$3,000 (about \$38,000 in 2019 dollars).⁸¹ She was also granted a building permit in March 1922 to erect a 100 foot by 50 foot garage building at 708 Allen Place, which appears to have been immediately adjacent to the bakery at 4450 Fremont Avenue.⁸² Golden Rule Bakery was granted another building permit in September, 1926 to build a \$15,000 (about \$217,000 in 2019 dollars) mill construction bakery building at 3670 Stone Way.⁸³

COMPANY MANAGEMENT DURING THE 1920S AND 1930S

Between 1921 and 1924, William H. Pemberton is listed alternately as either manager or president of the Golden Rule Bakery.⁸⁴ In 1925, the company had been incorporated, and his sister Maud is listed as secretary-treasurer of the company for the first time, with William H. Pemberton as president and manager.⁸⁵ In a dramatic incident in August 1925, William H. Pemberton was robbed at gunpoint by two bandits at Fifth Avenue and Virginia Street in downtown Seattle, losing \$1,272 in cash and checks, an amount that would be roughly \$18,600 in 2019 dollars.⁸⁶ John Noser is listed as vice-president of the Golden Rule Bakery starting about 1927 or 1928, and William H. Pemberton remained president of the until his death in 1936.⁸⁷ After William H. Pemberton’s death, Noser ascended to the presidency of the company in 1937, and Maud Pemberton remained in the position of secretary and treasurer.⁸⁸ The year 1937 also marks the first time that the Golden Rule Dairy appears in the Seattle directory.⁸⁹

LABOR UNION DISPUTES, 1925 – 1936

After the stock market crash of 1929 and the subsequent onset of the Great Depression in the United States, labor unrest erupted in Seattle throughout the 1930s. Relations between employers and employees were strained severely during this period, as local labor unions gained members and companies became either unionized workplaces or “open shops,” where employees are not required to join a labor union. Based on numerous newspaper accounts, the Golden Rule Bakery appears to have struggled with labor relations throughout the early-to-mid 1930s, and some sources

⁷⁷ “Strong Language,” *The Seattle Sunday Times*, May 9, 1920, p. 35.

⁷⁸ “Golden Rule Bakery,” *The Seattle Star*, February 7, 1920, p. 14.

⁷⁹ “Rob the Wheat and You Cheat the Child,” *The Seattle Star*, April 29, 1922, p. 12.

⁸⁰ “Introducing Milkmaid, the Loaf Supreme,” *The Seattle Daily Times*, March 4, 1923, p. 12; and “Bread Prices Reduced,” *The Seattle Daily Times*, October 27, 1923, p. 3.

⁸¹ *Western Baker*, April 1920, p. 52.

⁸² “Building Permits,” *The Seattle Daily Times*, March 29, 1922, p. 18.

⁸³ “Building Permits,” *The Seattle Daily Times*, September 17, 1926, p. 31.

⁸⁴ R.L. Polk & Company, *Seattle City Directory*, 1920, p. 822; 1921, p. 661; 1922, p. 680; 1924, p. 650.

⁸⁵ R.L. Polk & Company, *Seattle City Directory*, 1925, p. 627.

⁸⁶ “Armed Men Take Cash From Baker And Escape,” *The Seattle Daily Times*, August 3, 1925, p. 1.

⁸⁷ R.L. Polk & Company, *Seattle City Directory*, 1928, p. 724; and “W.H. Pemberton, Baker, Is Dead,” *The Seattle Sunday Times*, May 10, 1936, p. 19.

⁸⁸ R.L. Polk & Company, *Seattle City Directory*, 1937, p. 601.

⁸⁹ R.L. Polk & Company, *Seattle City Directory*, 1937, p. 601.

indicate that the Golden Rule Bakery was notoriously anti-labor union since at least 1925.⁹⁰ The physical facilities of the company appear to have been the targets of incendiary or bomb plots in 1930. William H. Pemberton told the *Seattle Daily Times* in February, 1931 that the company had been the target of attacks since the spring of the previous year, when phosphorus bombs were thrown on the roofs of both his bakery plants.⁹¹ The *Seattle Daily Times* reported a few days later that that the bakery had been embroiled in labor troubles for several years and had been operated as an “open shop,” and Pemberton alleged the plots were attempts to “terrorize” the company into becoming a union shop.⁹²

BOMB PLOTS

Another plot to bomb both bakery locations at 4450 Fremont Avenue and 3670 Stone Way on February 22, 1931 was foiled by the night watchman.⁹³ The bakery offered a reward of \$1,000 for any information leading to the arrest and conviction of the “gangsters” who perpetrated the attack on their bakery plants.⁹⁴ It was reported on February 26, 1931 that Ed Hagan, an ex-policeman, was held on suspicion of attempting to blow up the bakery buildings.⁹⁵ On the evening of February 27, 1931, at about 10:07 p.m., another attempt was made to bomb the Golden Rule Bakery at 4450 Fremont Avenue, however, unlike the previous attempt a few days prior, this one was successful. The explosion injured one person and wrecked one concrete wall of the building and threw concrete and brick debris into the interior of the bakery building. The *Seattle Daily Times* went on to report that the police detectives had linked the bakery bombing cases with the theft of 100 pounds of the high-explosive trinitrotoluene (T.N.T.) from the Seattle Naval Air Station at Sand Point a few days prior to the attack.⁹⁶ The explosion also revealed an unrelated liquor bootlegging operation when police officers entered a house adjacent to the bakery and found a large stash of illegal, counterfeit liquor.⁹⁷ The bakery printed a large advertisement in this same issue of the newspaper loudly declaring that the bomb attack did not vitally damage their bakery operation and would not affect the service to their patrons.⁹⁸ On March 1, 1931, William H. Pemberton announced he was offering a reward of \$5,000 for the arrest and conviction of the perpetrators of the bomb attacks. The company also took out a full page advertisement in the *Seattle Sunday Times* announcing the increased reward amount.⁹⁹ Mayor Frank Edwards declared about a week later that the City of Seattle was offering an additional \$500 reward for the apprehension and conviction of the bakery bombers.¹⁰⁰ Ed Hagen was released from jail on July 31, 1931 when a state witness failed to appear at his trial for the attempting bombing of the Golden Rule Bakery at 4450 Fremont

⁹⁰ “Golden Rule’s War On Labor Ends,” *Washington State Labor News*, June 5, 1936, available online at The Great Depression in Washington State: Pacific Northwest Labor & Civil Rights Projects, University of Washington, <http://depts.washington.edu/depress/yearbook1936.shtml>, accessed July 11, 2019.

⁹¹ “Fire, Bomb Plot At Bakery Fails; Two Men Sought,” *The Seattle Daily Times*, February 23, 1931, p. 7.

⁹² “Bomb Suspect Sighted Near Blasted Shop,” *The Seattle Daily Times*, February 27, 1931, p. 3.

⁹³ “Fire, Bomb Plot At Bakery Fails; Two Men Sought,” *The Seattle Daily Times*, February 23, 1931, p. 7.

⁹⁴ “Will Seattle Tolerate Racketeering?,” *The Seattle Daily Times*, February 24, 1931, p. 17.

⁹⁵ “Dynamite Stick Found Near Scene of Blast Attempt,” *The Seattle Daily Times*, February 26, 1931, p. 2.

⁹⁶ “Bomb Suspect Sighted Near Blasted Shop,” *The Seattle Daily Times*, February 27, 1931, p. 3.

⁹⁷ “Bakery Bombing Leads To Liquor Seizure,” *The Seattle Daily Times*, February 27, 1931, p. 27.

⁹⁸ “Business As Usual,” *The Seattle Daily Times*, February 27, 1931, p. 12.

⁹⁹ “\$5,000 Reward Now Offered By Bombed Bakery,” *The Seattle Sunday Times*, March 1, 1931, p. 7; and “Does the Northwest Want FREEDOM...or dictatorship through terrorism?,” *The Seattle Sunday Times*, March 1, 1931, p. 16.

¹⁰⁰ “City To Give \$500 More In Bomb Reward,” *The Seattle Daily Times*, March 10, 1931, p. 4.

Avenue.¹⁰¹ It does not appear that the perpetrators of the successful bomb attack on the bakery were ever apprehended, and the whole episode appears to have faded into obscurity.

VIOLENCE CONTINUES

Sporadic acts of violence and mayhem continued to plague the operations of the company during the early 1930s. The Golden Rule Bakery and Dairy in Snoqualmie, Washington was the target of a kerosene incendiary bomb in February, 1932, and company president William H. Pemberton immediately blamed the incident as “another of several racketeer outrages directed against the company.”¹⁰² About two weeks later a Snoqualmie garage was the target of another arson plot, and the owner of the garage blamed the attempted arson on the fact he serviced Golden Rule Dairy trucks. The management of the Golden Rule Dairy and Bakery in Snoqualmie reportedly erected barbed wire entanglements and installed flood lights around their building to deter further attacks.¹⁰³ Unfortunately these efforts seem to have been for naught, since their installation at Snoqualmie was dynamited in the early morning hours of November 28, 1933. This attack wrecked the entire front of the building and caused an estimated \$12,000 in damages to their equipment and furnishings, including the expensive ice machine under which the bomb had been planted. This attack angered King County Prosecutor Robert M. Burgunder, who promised tough punishment to the perpetrators if they were apprehended.¹⁰⁴ In March 1934, a truck carrying milk from the Golden Rule Dairy in Snoqualmie bound for Seattle was held up by two gunmen. The gunmen held captive the driver and passengers for a brief period, and then sent the truck over a steep embankment, wrecking it.¹⁰⁵

AUTHORITIES INTERVENE

This escalating violence between the Golden Rule Bakery and Dairy Company and the forces of the labor unions did not escape the attention of the authorities. Seattle Police Chief W.B. Kirtley advised the warring parties that both union and non-union truck drivers and other personnel caught carrying concealed weapons would be immediately arrested.¹⁰⁶ King County Prosecutor Warren G. Magnuson announced two days later that he had brokered a peace deal between representatives of the Golden Rule Dairy and the Milk Wagon Drivers Union. The Golden Rule drivers agreed to not carry firearms, and the union officials swore that their operatives would not interfere with the dairy drivers. However, union members apparently kept up their harassment of the Golden Rule drivers, including an August 1935 incident where union officials followed a Golden Rule driver on his delivery route, asking his customers to not take his milk. This incident erupted into a fight between the driver and the unionists using milk bottles as weapons. Prosecutor Magnuson once again called both sides into his office and again brokered a short-lived truce.¹⁰⁷

¹⁰¹ “Ed Hagen Freed of Bomb Charge,” *The Seattle Daily Times*, July 31, 1931, p. 17.

¹⁰² “Dairy Bombers At Snoqualmie Elude Cordon,” *The Seattle Daily Times*, February 13, 1932, p. 1.

¹⁰³ “Arson Plot Endangers Snoqualmie,” *The Seattle Daily Times*, March 1, 1932, p. 1.

¹⁰⁴ “Mystery Bomb Blasts Dairy,” *The Seattle Daily Times*, November 28, 1933, p. 1; and “Burgunder To Fight Bombers,” *The Seattle Daily Times*, November 29, 1933, p. 2.

¹⁰⁵ “2 Men Sought In Hold-Up, Wreck Of Milk Truck,” *The Seattle Daily Times*, March 1, 1934, p. 18.

¹⁰⁶ “Chief Warns Men In Labor Dispute,” *The Seattle Sunday Times*, April 14, 1935, p. 4.

¹⁰⁷ “Dairy Dispute Truce Called,” *The Seattle Daily Times*, August 22, 1935, p. 26.

LABOR UNIONS STEP UP PRESSURE ON GOLDEN RULE

During 1935 and 1936 the labor unions stepped up their organized pressure on the Golden Rule operations. In April 1935, unionized Seattle milk wagon drivers picketed the Golden Rule Dairy, and the dairy hired “scabs,” or strike-breaker drivers to continue deliveries. The union newspaper alleged that the scabs brandished guns and even shot at the picketers.¹⁰⁸ Unknown vandals threw stones through the window of the Golden Rule Bakery on Fremont Avenue in September, 1935,¹⁰⁹ and in October of the same year, a Golden Rule Bakery truck was ambushed and fired upon on the Pacific Highway between Seattle and Everett at least three times in the span of as many weeks.¹¹⁰ A Golden Rule Dairy delivery truck parked in front of the driver’s home was wrecked by a dynamite bomb in late November, 1935.¹¹¹ In February, 1936, Seattle labor unions continued to apply even more pressure on the company, actively preventing the transportation and sale of the company’s merchandise and pressuring drivers for the company to quit in March and April.¹¹² And in March, 1936, another Golden Rule Bakery truck driver was pulled from his truck and beaten by unknown assailants.¹¹³ This same driver was attacked again three days later by another truck driver, who attacked and verbally abused him.¹¹⁴ Strikebreakers continued to clash with the picketers in late April, 1936, including at least two incidents where Golden Rule employees threatened the picketers with guns.¹¹⁵ By mid-May, thirty-two labor organizations, virtually the entire labor union movement in Seattle, was allied against the Golden Rule Bakery and Dairy and their alleged unfair business practices.¹¹⁶

However, it appears that throughout the labor conflict company employees also took the occasional opportunity to go on the offensive. In June, 1935, a driver for the Golden Rule Dairy was accused of throwing milk bottles at a crowd of picketers and for throwing a tear gas bomb in a picketer’s automobile.¹¹⁷ In March, 1936, a truck driver for the bakery was charged with second-degree assault for throwing a milk bottle through the windshield of an automobile occupied by four members of the Teamsters’ Union.¹¹⁸ And in April, 1936, the company also brought a \$15,000 damage action in King County Superior Court against the Teamsters’ Union, alleging “a scheme, plan or conspiracy to bring financial ruin and complete destruction” to the Golden Rule Bakery.¹¹⁹

GOLDEN RULE BAKERY ENTERS THE DAIRY BUSINESS, CIRCA 1931

The Golden Rule Bakery appears to have been a relative latecomer to the milk distribution business in Seattle. A 1923 advertisement for their Milkmaid bread listed the ingredients as “Kristoferson’s fresh whole milk; Gold Medal flour, blended with the finest Washington Bluestem flour;

¹⁰⁸ “Pickets Face “Scab” Guns,” *Washington State Labor News*, April 12, 1935, p. 3.

¹⁰⁹ “Racketeers Sought After Stoning Of Seattle Plants,” *The Seattle Daily Times*, September 21, 1935, p. 3.

¹¹⁰ “Bakery Truck Is Fired Upon For Third Time,” *The Seattle Daily Times*, October 12, 1935, p. 12.

¹¹¹ “Bomb Wrecks Dairy Truck In North End,” *The Seattle Daily Times*, November 21, 1935, p. 1.

¹¹² “Golden Rule Feels Labor’s Might,” *Washington State Labor News*, February 14, 1936, p. 1; “Two Golden Rule Drivers Quit,” *Washington State Labor News*, March 27, 1936, p. 3; and “Entire North End Organizing,” *Washington State Labor News*, April 10, 1936, p. 3.

¹¹³ “Bakery Truck Driver Slugged And Kicked,” *The Seattle Daily Times*, March 28, 1936, p. 2.

¹¹⁴ “Bakery Driver Causes Arrest,” *The Seattle Sunday Times*, April 5, 1936, p. 14.

¹¹⁵ “Increased Activity Noted In Battle With Golden Rule,” *Washington State Labor News*, April 24, 1936, p. 3.

¹¹⁶ “Entire City Is Now in Fight On Golden Rule,” *Washington State Labor News*, May 15, 1936, p. 3.

¹¹⁷ “Repeated Attacks On Union Pickets Result In Arrest,” *Washington State Labor News*, June 21, 1935, p. 3.

¹¹⁸ “Golden Rule Bakery Driver Faces Charge,” *The Seattle Daily Times*, March 26, 1936, p. 8.

¹¹⁹ “Bakery Charges Union With Plot,” *The Seattle Daily Times*, April 17, 1936, p. 13.

Fleishmann's Yeast; Cudahy's Pure Lard, and Diamond Crystal Salt...sugar and malt,"¹²⁰ so it appears unlikely that they were engaged in the dairy business at this point, since they proudly proclaimed that they used milk from Alfred Kristoferson, one of Seattle's oldest dairy distributors, who had been in the milk distribution business since the late 1800s.¹²¹ The Golden Rule Dairy filed an amendment to their state incorporation papers in 1930 increasing their capital from \$50,000 to \$99,000.¹²² Due to the increase in laws governing safe milk-handling practices at the local, state, and Federal levels during the entire decade of the 1920s, one may surmise that this increase in capital may be related to the company entering the milk distribution business, though additional research would be needed to confirm this.

The first published mention of the Golden Rule Dairy operating in Seattle is contained within a 1932 report of the Seattle milk industry.¹²³ This report states that Golden Rule Dairy was a relatively small milk distributor as of 1931 and operated only two distribution routes, compared with the 285 distribution routes operated by the top ten dairy distributors in Seattle in that same year.¹²⁴ In contrast to its modest milk distribution business, by its own account Golden Rule Dairy operated a fleet of 101 delivery trucks for its bakery business in 1931.¹²⁵ Advertisements for the Golden Rule Bakery and Dairy appeared in the *Seattle Sunday Times* in June and July, 1935, but these advertisements mentioned only Milk Maid bread and not any specific dairy products.¹²⁶ The first listing for the Golden Rule Dairy in the Seattle directory appeared in 1937, when they offered milk, cream, butter, and cottage cheese via home delivery service. The Golden Rule Dairy operated out of their existing bakery plant at 3670 Stone Way, which had apparently also been the location of their company garage since about 1928.¹²⁷

WILLIAM H. PEMBERTON DIES AND LABOR DISPUTES END

William H. Pemberton died after a one-month long illness on May 9, 1936 at the age of 47.¹²⁸ The company board of directors appointed John Noser acting president of the bakery and dairy company, with Maud Pemberton acting as manager and secretary-treasurer.¹²⁹ On June 1, 1936, the 165 employees of the bakery and dairy voted to completely unionize the entire company, ending what the labor union newspaper described as eleven years of strife and turmoil between the company and the labor unions.¹³⁰ However, it appears that not long after the cessation of hostilities between Golden Rule and the labor organizers, another type of trouble arose. Mrs. Olive Mary Pemberton, the widow of William H. Pemberton, filed a complaint in King County Superior Court against her sister-in-law Maud Pemberton in August 1936, requesting that the entire stock of the company be turned over to her. The complaint claimed that Maud Pemberton had taken from

¹²⁰ "Introducing Milkmaid, the Loaf Supreme," *The Seattle Daily Times*, March 4, 1923, p. 12.

¹²¹ "The Name Kristoferson and the Milk Supply of a Great City," *The Seattle Daily Times*, May 4, 1927, p. 15.

¹²² "Incorporations," *The Seattle Daily Times*, March 26, 1930, p. 27.

¹²³ Robb, W.V. *Report of Survey of Seattle Market Milk Industry*, 1932, pp. 44 and 45.

¹²⁴ Robb, W.V. *Report of Survey of Seattle Market Milk Industry*, 1932, pp. 44 and 45.

¹²⁵ "Business As Usual," *The Seattle Daily Times*, February 27, 1931, p. 12.

¹²⁶ "Golden Rule Bakery and Dairy," *The Seattle Sunday Times*, June 30, 1935, p. 28; July 7, 1935, p. 23; July 14, 1935, p. 23; July 21, 1935, p. 23; and July 28, 1935, p. 40.

¹²⁷ R.L. Polk & Company, *Seattle City Directory*, 1928, p. 724; 1934, p. 599.

¹²⁸ "W.H. Pemberton, Baker, Is Dead," *The Seattle Sunday Times*, May 10, 1936, p. 19.

¹²⁹ "Bakery Labor Trouble Ends," *The Seattle Daily Times*, June 2, 1936, p. 3.

¹³⁰ "Bakery Labor Trouble Ends," *The Seattle Daily Times*, June 2, 1936, p. 3; and "Golden Rule's War On Labor Ends," *Washington State Labor News*, June 5, 1936, p. 1.

William H. Pemberton's desk 373 shares of preferred and common stock in the company, with a par value of \$13,650 (over \$250,000 in 2019 dollars), giving her control of the company. This claim by Mrs. Olive Pemberton was reportedly denied by the Golden Rule attorneys.¹³¹ Surprisingly, research has not been able to reveal the outcome of this claim.

GOLDEN RULE DURING THE GREAT DEPRESSION AND WORLD WAR TWO

Other than city directory listings, relatively little is currently known about the company's operations between 1936 and 1945.¹³² After the tumultuous period of labor unrest that ended in 1936, it appears that the company quietly continued to run their nascent dairy operation out of their existing bakery plant at 3670 Stone Way, which included the production and distribution of cottage cheese. Cottage cheese, originally known as the "curds and whey" made famous in an old nursery rhyme, had its roots in simple cheeses made by farmers with fermented sour milk, a product that went by names such as "Dutch cheese" in late 19th century Minnesota and "homesteader's cheese" in early 20th century British Columbia.¹³³ Touted by the United States Department of Agriculture as an alternative to meat proteins during World War 1, by 1928 87 million pounds of cottage cheese were being produced annually by dairies across the country.¹³⁴ The popularity of this product as an alternative to meat protein continued throughout the 1930s, likely due to its relatively inexpensive cost during the remaining years of the Great Depression. In Seattle markets between 1930 and 1939, it appears that the cost of cottage cheese hovered at about 10 cents per pound, which was less than half the cost of ham (about 20 to 22 cents per pound) and cut beef steaks (about 28 cents per pound).¹³⁵ The company also appears to have briefly experimented with a chocolate milk product called Green Spot in June and July, 1937, though at a cost of 5 cents for a half-pint, which was half the cost of a full-quart of regular milk at the time, it is unclear how popular this particular product was with cost-conscious consumers during the Great Depression.¹³⁶

In July, 1941, the Golden Rule Bakery obtained a building permit to build an addition to their existing plant at 3670 Stone Way, but it is not known if this was related to their bakery business, dairy business, or both.¹³⁷ In January, 1943, the Golden Rule Bakery & Dairy joined 13 other small dairies in Seattle in an appeal to the United States Government Office of Price Administration (OPA) to raise the retail price ceiling of milk by two cents, citing higher labor costs associated with operating their businesses during wartime.¹³⁸ Less than two weeks later, four more dairies filed appeals with the agency, for a total of 17 dairies. Of these, only two applicants were large dairy concerns: Alpine Dairy and A. Kristoferson, Inc. Carnation Company, another of the large distributors, did not join the effort.¹³⁹ The outcome of this case is not known.

¹³¹ "Bakery Control Is Up To Court," *The Seattle Daily Times*, August 24, 1936, p. 4.

¹³² R.L. Polk & Company, *Seattle City Directory*, 1936, p. 621; 1937, p. 601; 1938, p. 590; 1939, p. 558; 1940, p. 622; 1941, p. 646; 1942, p. 410; and 1943-1944, p. 426.

¹³³ https://en.wikipedia.org/wiki/Cottage_cheese, accessed July 12, 2019.

¹³⁴ https://en.wikipedia.org/wiki/Cottage_cheese, accessed July 12, 2019.

¹³⁵ Sampling of Pike Place Market grocery advertisements in *The Seattle Daily Times*, February 14, 1930, p. 30; February 20, 1930, p. 25; and December 7, 1939, p. 31. Retail prices at neighborhood grocery stores may have been slightly higher or lower.

¹³⁶ Green Spot Advertisements in *The Seattle Daily Times*, June 18, 1937, p. 16; June 25, 1937, p. 20; July 2, 1937, p. 25; July 9, 1937, p. 36; July 16, 1937, p. 24; and July 23, 1937, p. 23.

¹³⁷ "Building Permits," *The Seattle Daily Times*, July 8, 1941, p. 15.

¹³⁸ "14 Dairies Here Ask O.P.A. For 2-Cent Boost," *The Seattle Daily Times*, January 6, 1943, p. 1.

¹³⁹ "Arden Joins 16 Other Dairies In Milk-Price Plea," *The Seattle Sunday Times*, January 17, 1943, p. 10.

GOLDEN RULE BAKERY & DAIRY IN THE POST-WORLD WAR TWO YEARS, 1945 – 1964

At about the same time that World War Two hostilities came to an end in Europe, notice appeared in the April 13, 1945 *Seattle Daily Times* that the vacant southwest corner of North 39th Street [sic] and Stone Way had been rezoned from business to a commercial district, and that construction of a dairy plant was approved by the City Planning Commission.¹⁴⁰ The first public announcement of the company's plans for the site came in early September, 1945, just days after the Japanese surrendered on the battleship *U.S.S. Missouri* in Tokyo Bay. The article in the September 9, 1945 *Seattle Sunday Times* quoted Miss Maude [sic] Pemberton that construction of a modern dairy plant for the Golden Rule Dairy Company would begin immediately at the southwest corner of North 38th Street and Stone Way. The building would be of reinforced concrete construction and faced with brick and extend 161 feet along Stone Way and 101 feet along North 38th Street. The building would feature facilities for handling both Grade A and Grade B milk, manufacture ice cream, cheese, and butter, and refrigerated storage facilities for the dairy products. Details such as the proposed acid-proof tile flooring in the work areas and asphalt tile floors in the office were reported as well. The large yard area around the building would be used to park their fleet of delivery trucks. The article also identifies Melvin Oliver Sylliaasen as the consulting structural engineer, with Atherton Construction Company as general contractor. The building was slated to be completed by January 1, 1946. The building would be in addition to plants Golden Rule Dairy already operated at Tacoma, Bremerton, Everett, Mount Vernon, and Olympia.¹⁴¹

CONSTRUCTION OF THE GOLDEN RULE DAIRY BUILDING, 1945 - 1946

The September 22, 1945 issue of the *Construction News Bulletin* announced that plans were complete for the construction of a new dairy plant at North 38th Street and Stone Way, and that construction would begin immediately. This publication also identifies M.O. Sylliaasen as the consulting structural engineer, and the Atherton Construction Company as general contractor.¹⁴² City of Seattle building permit number 369135 was issued on October 30, 1945, with an estimated project cost of \$103,000 (about \$1.4 million in 2019 dollars).¹⁴³ The microfilm copies of the project construction drawings show the names of both Atherton Construction Company and M.O. Sylliaasen. It does not appear an architect was involved with the original construction of the dairy building.¹⁴⁴ The anticipated completion date of January 1, 1946 seems to have been exceeded by the builders, since a May 12, 1946 article in the *Seattle Sunday Times* described how the new Golden Rule Dairy plant was in the process of being built across from their old bakery plant at 3670 Stone Way. This article also explained that the Golden Rule Dairy was a joint enterprise with the Golden Rule Bakery, owned by Maud Pemberton, and that even though they had two stores, one at 4450 Fremont Avenue and another at 4912 Phinney Avenue, they primarily conduct their business as house-to-house delivery.¹⁴⁵ Their location at 4912 Phinney Avenue appears only in the 1948 and 1951 city directories, and does not appear in the 1943-1944 and 1953 directories.¹⁴⁶ Their

¹⁴⁰ "Rezoning Approved," *The Seattle Daily Times*, April 13, 1945, p. 13.

¹⁴¹ "Golden Rule Dairy to Build In North End," *The Seattle Sunday Times*, September 9, 1945, p. 32.

¹⁴² "Dairy Plant – Plans Compl.," *Construction News Bulletin*, published by *Pacific Builder and Engineer, Inc.*, Volume 51, Number 29, September 22, 1945, p. 7.

¹⁴³ City of Seattle Department of Construction and Inspections Microfilm Records for "3665 Stoneway [sic] N. aka 1115-25 N. 38th St."

¹⁴⁴ City of Seattle Department of Construction and Inspections Microfilm Records for "3665 Stoneway [sic] N. aka 1115-25 N. 38th St."

¹⁴⁵ "Fremont: A District That Thrives," *The Seattle Sunday Times*, May 12, 1946, p. 51.

¹⁴⁶ R.L. Polk & Company, *Seattle City Directory*, 1943, p. 426; 1948, p. 495; 1951, p. 472; and 1953, p. 509.

existing plant at 3670 Stone Way, constructed in 1926, was altered and repaired in late 1946,¹⁴⁷ and directory listings show this building as the company's "Cake Department" from 1948 to 1956.¹⁴⁸ The last listing for the 3670 Stone Way plant is in the 1956 directory.¹⁴⁹

POST-WAR YEARS

The late 1940s and the decade of the 1950s appear to have been relatively peaceful and steady years for the Golden Rule Bakery & Dairy Companies. A 1947 advertisement for the new Totem Café-Lounge at 5th Avenue and Pike Street touted that they served Golden Rule Dairy "All-Jersey [cow] Milk."¹⁵⁰ Golden Rule Dairy moved to the new "definite day" milk delivery system in late 1949, along with virtually all the other Seattle dairies. This system allowed customers to receive milk products on defined days of the week: either Monday, Wednesday, and Friday or Tuesday, Thursday, and Saturday, with no Sunday deliveries.¹⁵¹ A wider variety of dairy products began to appear as well. Throughout the early part of 1948 and well into the early 1950s, Golden Rule Dairy frequently advertised a new chocolate-flavored dairy drink called Krim-Ko, though the newspapers are mute as to whether or not this product was better received than their first foray into chocolate milk back in the late 1930s.¹⁵² Starting in 1951 Golden Rule Dairy began to offer "Dr. Gaymont's Yogourt [sic]" and Reddi-Wip whipped cream dessert topping for sale, along with several other Seattle dairy companies.¹⁵³

GOLDEN RULE DAIRY SOLD TO VITAMILK AND GOLDEN RULE BAKERY OUT OF BUSINESS

The company appears to have stopped advertising in the *Seattle Daily Times* after 1952, and nothing is mentioned about the company in the press until 1958. That year United States Government authorities fined the company officials \$1,000 for violations of the Food, Drug, and Cosmetic Act over the alleged transportation of adulterated pastries from Seattle to Idaho and Oregon in unsanitary conditions. The firm was fined \$600, Maud Pemberton was fined \$200, and Ned N. Leedle, superintendent of the corporation, was also fined \$200. The alleged sanitation issues were reportedly corrected promptly and to the satisfaction of the Federal officials.¹⁵⁴ One advertisement for the Golden Rule Bakery & Dairy appears in an April, 1960 issue of the *Seattle Daily Times*, but the company appears to have not done any advertising other than large listings in the city directory classified "Buyers' Guide" in the late 1950s and early 1960s.¹⁵⁵

The dairy plant was abruptly sold to the Vitamilk Dairy on July 1, 1964, and the bakery division of the company went out of business about two weeks later. Maud Pemberton, president of the 47-year-old corporation, cited heavy indebtedness to suppliers as the chief reason for closing the business. She went on to explain that the indebtedness was due to Canadian bakeries offering bread

¹⁴⁷ "Building, Repair Permits O.K'd," *The Seattle Daily Times*, September 26, 1946, p. 10.

¹⁴⁸ R.L. Polk & Company, *Seattle City Directory*, 1948, p. 495; 1951, p. 472; 1953, p. 509; 1955, p. 520; and 1956, p. 526.

¹⁴⁹ R.L. Polk & Company, *Seattle City Directory*, 1956, p. 526.

¹⁵⁰ "Seattle's Brilliant New Center," *The Seattle Daily Times*, May 6, 1947, p. 2.

¹⁵¹ "NOW...I'll Bring Your Milk on the Same Days Each Week," *The Seattle Daily Times*, November 28, 1949, p. 8.

¹⁵² "When Children Refuse Milk," *The Seattle Daily Times*, February 11, 1948, p. 30.

¹⁵³ "Now You Can Have the Priceless Benefits of the Food..." *The Seattle Daily Times*, March 15, 1951, p. 34; and "Make Pumpkin Pie Doubly Glamorous with Reddi-Wip," *The Seattle Sunday Times*, November 18, 1951, p. 86.

¹⁵⁴ "Judge Fines Bakery, Two Officials," *The Seattle Daily Times*, September 10, 1958, p. 28.

¹⁵⁵ "Golden Rule Bakery and Dairy," *The Seattle Daily Times*, April 25, 1960, p. 16.

in Seattle stores for 20 to 25 cents, when most Seattle retail grocery outlets sold domestically produced bread for around 59 cents a loaf. The newspaper article also cited the impracticality of home delivery of bakery and dairy products at that point in time. The company's buildings were mortgaged to the Peoples National Bank and the equipment was mortgaged to the Seattle Association of Credit Men.¹⁵⁶ About one month after closing down the business, equipment from all their locations including, Bellingham, Bremerton, and Tacoma, were all brought to the plant building at 3665 Stone Way and auctioned off, along with all their buildings, equipment, and fleet of delivery trucks.¹⁵⁷

MAUD PEMBERTON DIES

Maud Pemberton passed away in her Seattle home on June 2, 1966, at the age of 81. One of her survivors was her son, Harry I. Davison, who had served as vice-president of the company from about 1957 until the business closed in 1964.¹⁵⁸ The Golden Rule Dairy does not appear in the Seattle city directory after 1964, and the last listing for the Golden Rule Bakery appears in 1965, when Edith Seslar is identified as the manager of the store at 4450 Fremont Avenue North.¹⁵⁹

OWNERS AND OCCUPANTS OF THE SUBJECT PROPERTY, 1964 – PRESENT DAY

Since the Golden Rule Bakery & Dairy went out of business in 1964, there have been several owners and occupants of the building. Directory listings suggest that the building was vacant from 1964 until about 1968.¹⁶⁰ However, building permit records appear to indicate that the building was also used as a wholesale distribution warehouse during the mid to late 1960s. In 1966, the Virho Company was indicated as the owner of the building, with offices at 8 Nickerson Street. The company received a permit to remove non-bearing walls from the existing building and occupy it as a wholesale warehouse in August, 1966.¹⁶¹ Later that same year, another company, Gensco, Inc. is identified as the owner of the building and received a permit for two 4 foot by 10 foot non-illuminated signs on the property. Gensco was based in Tacoma, Washington, and was a wholesale distributor of heating equipment.¹⁶² Finally, the Lou Johnson Company, distributor of Norge brand appliances, received a permit to build a 6 foot projecting sign off the front face of the building in September, 1967.¹⁶³ It is currently not known exactly when the Lou Johnson Company vacated the building, but in September, 1972 Harvest Farms, Inc. received a permit to occupy the northwest portion of the existing building as a food processing plant. The Arcadia Printing Company and Pacific Mailing Service are also listed at 3665 Stone Way North from 1969 to 1973.¹⁶⁴

Harvest Farms, Inc., received a permit for occupying the entire building as a food processing plant in December, 1972, so it appears that Arcadia Printing Company and Pacific Mailing Service had

¹⁵⁶ "Golden Rule Bakery Out Of Business," *The Seattle Daily Times*, July 13, 1964, p. 8.

¹⁵⁷ "Auction," *The Seattle Sunday Times*, August 16, 1964, p. 60.

¹⁵⁸ "Miss Maud Pemberton," *The Seattle Times*, June 4, 1966, p. 10.

¹⁵⁹ R.L. Polk & Company, *Seattle City Directory*, 1964, p. 513; and 1965, p. 449.

¹⁶⁰ R.L. Polk & Company, *Seattle City Directory*, 1966, p. 621; 1967, p. 618; and 1968, p. 609.

¹⁶¹ City of Seattle Department of Construction and Inspections Microfilm Records for "3665 Stoneway [sic] N. aka 1115-25 N. 38th St."

¹⁶² Articles of Incorporation for Gensco, Inc., June 28, 1948, Washington State Digital Archives Online, <https://www.digitalarchives.wa.gov>, accessed July 15, 2019.

¹⁶³ City of Seattle Department of Construction and Inspections Microfilm Records for "3665 Stoneway [sic] N. aka 1115-25 N. 38th St."

¹⁶⁴ R.L. Polk & Company, *Seattle City Directory*, 1969, p. 616; 1970, p. 606; 1971-1972, p. 565; and 1973, p. 571.

vacated the premises by this time.¹⁶⁵ Harvest Farms, Inc. did business under the Manna Milling name. Manna Milling was founded by Edward R. Hyatt in 1971¹⁶⁶ and went out of business in 1974.¹⁶⁷ The building was once again listed as vacant in the 1974 directory, however this appears to reflect the condition of the building in 1973, since Stoneway Electric Supply Company moved into the building in early 1974.¹⁶⁸

Stoneway Electric Supply Company was founded in 1974 by John Uruquhart, Byron Falk, James Muscatell, and Karine J. Stanness. The new wholesale electrical distribution business listed its headquarters as 3665 Stone Way North.¹⁶⁹ One of the first advertisements of the company operating at this location appears in the February, 1974 *Seattle Times*.¹⁷⁰ John Uruquhart served as president of the company until 1983, when Edward E. Ralph became president.¹⁷¹ Ralph served as president until his retirement in May, 2004, and Clifton “Cliff” Kelly became president and Chief Executive Officer.¹⁷² Crescent Electric Supply Company of East Dubuque, Illinois, acquired Stoneway Electric in September, 2012. Stoneway Electric had approximately 210 employees at 16 branch locations in Washington, Idaho, and Oregon when the company was purchased.¹⁷³ Now headquartered in Spokane, Washington, Stoneway Electric currently operates as a subsidiary of the Crescent Electric Supply Company with over 200 employees at 19 locations in Washington, Idaho, Oregon, and Montana.¹⁷⁴ In Washington State, the company maintains branches in Everett, Kent, Lynnwood, North Seattle, South Seattle, Tacoma, Totem Lake, Arlington, Bellingham, Moses Lake, Richland, Spokane, Walla Walla, Wenatchee, Pullman, and Yakima.¹⁷⁵ The company has operated their North Seattle location at 3665 Stone Way North since 1974. The property has been owned by Sealib Properties LLC since January 28, 2000.¹⁷⁶

E. The Designer, M.O. Sylliaasen

Melvin Oliver Sylliaasen was born on November 1, 1890 in Yankton, South Dakota.¹⁷⁷ His father was Christian Torgerson Sylliaasen, who was born in Lillehammer, Norway, in 1860 and

¹⁶⁵ City of Seattle Department of Construction and Inspections Microfilm Records for “3665 Stoneway [sic] N. aka 1115-25 N. 38th St.”

¹⁶⁶ “He makes his flour old-fashioned way,” *The Seattle Times*, October 11, 1972, p. 35.

¹⁶⁷ “Auction,” *The Seattle Times*, March 28, 1974, p. 46.

¹⁶⁸ R.L. Polk & Company, *Seattle City Directory*, 1974, p. 551.

¹⁶⁹ Articles of Incorporation of the Stoneway Electric Supply Co., File Number D235701, February 11, 1974, Washington State Secretary of State Corporations and Charity Filing System, <https://ccfs.sos.wa.gov/#/BusinessSearch/BusinessFilings>, accessed July 15, 2019.

¹⁷⁰ “Electrical Supplies – Lighting Sales,” *The Seattle Times*, February 14, 1974, p. 49.

¹⁷¹ Change of Registered Agent, November 1, 1983, Washington State Secretary of State Corporations and Charity Filing System, <https://ccfs.sos.wa.gov/#/BusinessSearch/BusinessFilings>, accessed July 15, 2019.

¹⁷² “Ralph Retires From Stoneway Electric Supply,” *Electrical Marketing* online, May 27, 2004, <https://www.electricalmarketing.com/news/ralph-retires-stoneway-electric-supply>, accessed July 15, 2019.

¹⁷³ “Crescent Buys Stoneway Electric,” *Electrical Marketing* online, November 1, 2012, <https://www.ewweb.com/news-watch/crescent-buys-stoneway-electric>, accessed July 15, 2019.

¹⁷⁴ <https://www.indeed.com/cmp/Stoneway-Electric-Supply-Co./about>, accessed July 15, 2019.

¹⁷⁵ Company Overview of Stoneway Electric Supply Company, <https://www.bloomberg.com/research/stocks/private/snapshot.asp?privcapId=46989579>, accessed July 15, 2019.

¹⁷⁶ King County Department of Assessments, Parcel #803370-0100, <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=8033700100>, accessed July 15, 2019.

¹⁷⁷ U.S., World War I Draft Registration Cards, 1917-1918 for Melvin Oliver Sylliaasen, <https://www.ancestry.com/interactive/6482/WA-1991890->

immigrated to the United States in 1881, where he settled in South Dakota. Christian married his wife Johanna Pedersen Sylliaasen in 1886, who was also originally from Norway and immigrated to the United States in 1873.¹⁷⁸ Christian Sylliaasen worked as a building contractor in Yankton, South Dakota for twenty years before relocating his family to Seattle in 1901, where he formed a partnership with Magnus Sando.¹⁷⁹ Christian Sylliaasen was the senior partner in the building contracting firm of Sylliaasen & Sando, a partnership that lasted 32 years until Christian's death on September 4, 1933.¹⁸⁰

Melvin Sylliaasen was raised in his family's home at 15 Ward Street on Queen Anne Hill.¹⁸¹ He attended Lincoln High School from 1905 to 1909.¹⁸² While attending Lincoln, he played on the football and basketball teams, served as Treasurer of the Athletic Association, and also was a member of the Debating Club.¹⁸³ After graduating from high school, he studied civil engineering at the University of Washington from 1909 to 1913, when he graduated with a degree in Civil Engineering.¹⁸⁴ While at the University of Washington he was a member of the Tau Beta Pi and Sigma Xi engineering honor societies.¹⁸⁵

On June 23, 1913, not long after his graduation from the University of Washington, Sylliaasen was hired as a structural draftsman with the City of Seattle. He was promoted about one year later and given a small raise about six months after that. While employed at the City of Seattle, Sylliaasen married Bertha J. Sande on August 19, 1914 at the Immanuel Lutheran Church in Seattle.¹⁸⁶ Newspaper accounts from 1932 indicate that while working for the city he was involved in the construction of the Ballard, Fremont, and University bridges, and also the Lake Union steam power plant for City Light.¹⁸⁷ On February 6, 1917 he abruptly went on leave from the City of Seattle for nine months.¹⁸⁸

During his nine-month leave from the City of Seattle, Sylliaasen filed an application for registration as a native citizen at the office of the Consulate General of the United States on June 4, 1917. This application states that he left Seattle on February 7, 1917 and arrived in Vancouver, British Columbia the following day. His application indicates that he worked as a civil engineer for V.D. Simons, an American company with offices at 1212 Standard Bank Building, Vancouver, British Columbia. Sylliaasen does not appear in either the 1917 or 1918 directories for Vancouver, though on his application for registration he lists his temporary local address as 3450 8th Avenue

0476?pid=27093825&treeid=&personid=&rc=&usePUB=true&_phsrc=Zsn24&_phstart=successSource, accessed June 18, 2019.

¹⁷⁸ 1920 United States Federal Census for Christian T. and Johanna Sylliaasen, https://www.ancestry.com/interactive/6061/4390829_00515?pid=13529009&treeid=&personid=&rc=&usePUB=true&_phsrc=Zsn187&_phstart=successSource, accessed July 8, 2019.

¹⁷⁹ "C.T. Sylliaasen, N. W. Builder, Is Called by Death," *The Seattle Daily Times*, September 5, 1933, p. 2.

¹⁸⁰ "C.T. Sylliaasen, N. W. Builder, Is Called by Death," *The Seattle Daily Times*, September 5, 1933, p. 2.

¹⁸¹ R.L. Polk & Company, *Seattle City Directory*, 1908, p. 1259.

¹⁸² *Lincolnia*, Volume 1, 1909, p. 55. Ancestry.com, accessed July 8, 2019.

¹⁸³ *Lincolnia*, Volume 1, 1909, p. 94. Ancestry.com, accessed July 8, 2019.

¹⁸⁴ *Totem*, 1913, Central Publishing Company, Seattle, p. 92.

¹⁸⁵ *The Tyee*, 1913, p. 90. Ancestry.com, accessed July 8, 2019.

¹⁸⁶ Marriage Certificate for Melvin Oliver Sylliaasen and Bertha J. Sande, August 19, 1914, King County, Washington. Ancestry.com, accessed July 8, 2019.

¹⁸⁷ "Sylliaasen Is Given Approval," *The Seattle Daily Times*, July 19, 1932, p. 7.

¹⁸⁸ City of Seattle Personnel Card for Melvin O. Sylliaasen

West, Vancouver, British Columbia.¹⁸⁹ His listing in the 1917 membership directory of the American Society of Civil Engineers (ASCE) also lists this same Vancouver address, and his title with V.D. Simons is given as “designing engineer.”¹⁹⁰

Upon his return from leave in November 1917 he was assigned to the City of Seattle Building Department as a Temporary Structural Plan Examiner, a position that was made permanent in July 1918. In February 1920 he was classified as a Structural Engineer, though he resigned about two months later on April 12, 1920.¹⁹¹

After Sylliaasen’s brief career in Vancouver and longer tenure at the City of Seattle, directories indicate that around 1919 he was associated with Sylliaasen & Sando, his father’s building contracting company.¹⁹² By 1920, his occupation is simply listed as “civil engineer” in the Seattle directory, and there is no listing for him in the 1921 Seattle directory.¹⁹³ However, it appears that between approximately 1920 and 1922 Sylliaasen was working with his father in Memphis, Tennessee at the general contracting company of Sylliaasen, Sando & Gilbertson, which was apparently a partnership created with Harry J. Gilbertson for building projects in Memphis. Neither Christian T. Sylliaasen or Melvin Sylliaasen appear in the 1920 Memphis directory, but they both appear in the 1921 and 1922 Memphis directories.¹⁹⁴ The directory entries for Sylliaasen, Sando & Gilbertson suggest that while Christian Sylliaasen, Melvin Sylliaasen, and Harry Gilbertson were in Memphis, Magnus Sando remained in Seattle to manage business affairs in that city.¹⁹⁵

According to published accounts, Sylliaasen, Sando & Gilbertson constructed three buildings in Memphis, including the Pantages Theater (1919-1921, demolished 1968; B. Marcus Priteca, architect), a Greek Orthodox Church (1920, likely demolished; Mahan & Broadwell, architects), and a Methodist Hospital building (1920, status unknown; architect unknown).¹⁹⁶ By 1923 both Christian and Melvin Sylliaasen disappear from the Memphis directories, and Harry J. Gilbertson is listed as a partner in the H. J. Gilbertson Construction Company, along with W. R. Ferguson.¹⁹⁷

After returning to Seattle sometime in 1922, Melvin Sylliaasen joined the office of architect John Graham, Senior. For the next ten years, city directories indicate his position at John Graham’s office as either “civil engineer,” or “structural engineer,” or simply as “engineer.” A 1929 advertisement for the office of John Graham, A.I.A. lists M.O. Sylliaasen as head of structural engineering. **[Figure 34]** The advertisement includes a list of some of the buildings designed by

¹⁸⁹ U.S., Consular Registration Applications, 1916-1925 for Melvin O. Sylliaasen

¹⁹⁰ *Proceedings of the American Society of Civil Engineers*, Volume 43, 1917, p. 278.

¹⁹¹ City of Seattle Personnel Card for Melvin O. Sylliaasen

¹⁹² R.L. Polk & Company, *Seattle City Directory*, 1919, p. 1708.

¹⁹³ R.L. Polk & Company, *Seattle City Directory*, 1920, p. 1728; and 1921, p. 1391.

¹⁹⁴ R.L. Polk and Company, *1920 Memphis City Directory*, p. 1417; R.L. Polk and Company, *1921 Memphis City Directory*, p. 1498; and R.L. Polk and Company, *1922 Memphis City Directory*, p. 1087.

¹⁹⁵ R.L. Polk and Company, *1921 Memphis City Directory*, p. 1498; and R.L. Polk and Company, *1922 Memphis City Directory*, p. 1087.

¹⁹⁶ *The Clay Worker*, Volume 72, July 1919, p. 273; *Manufacturers Record Exponent of America*, September 2, 1920, Baltimore, Maryland, p. 165; and *Manufacturers Record Exponent of America*, September 30, 1920, Baltimore, Maryland, p. 102.

¹⁹⁷ R.L. Polk and Company, *1923 Memphis City Directory*, p. 1100; R.L. Polk and Company, *1923 Memphis City Directory*, p. 449.

the firm, but attempts to confirm exact projects in which Sylliaasen may have been involved have so far been fruitless. In addition to his work with John Graham between 1922 and 1932, his City of Seattle personnel card indicates that he was hired twice by the city as a structural engineer on a temporary basis, once for four days in March, 1927, and again for about two weeks in May, 1927.

On July 12, 1932, after his first three nominees were rejected by the City Council, Mayor John F. Dore nominated Sylliaasen for the position of City Engineer.¹⁹⁸ Sylliaasen was confirmed by the City Council one week later.¹⁹⁹ As his first act as City Engineer, the Board of Public Works adopted a resolution to bury overhead telephone and power lines along Aurora Avenue from the north end of the Aurora Bridge to North 72nd Street.²⁰⁰ A few days later, Sylliaasen announced a slate of pending projects that would proceed if loan funding was successfully obtained from the U.S. Government, including the Ballard trunk sewer, reconstruction of the Ballard bridge, extension of the trunk sewer from the Duwamish Valley to the south business district, repair of Cedar River pipe lines Numbers 1 and 2, rearrangement of the Lake Washington sewer system, and an extension of Empire Way.²⁰¹

On the same day of this announcement of pending projects, the newspaper reported that the State of Washington decided to back \$600,000 of the city's bonds to help finance the proposed Railroad Avenue improvement project.²⁰² These bonds had been approved by Seattle voters in March, 1932.²⁰³ The railroad companies and property owners opposed several aspects of the proposed paving of Railroad Avenue and construction of a seawall from the north side of Madison Street to the north side of Bay Street.²⁰⁴ The City Engineer's office worked to smooth out opposition to the proposed plans, which were rapidly developed and submitted to the City Council in September, 1932, at which point the project cost was estimated at \$1,200,000, of which half would be bonded debt.²⁰⁵ Negotiations with property owners continued until November, 1933, when a funding agreement was struck between the City of Seattle and the property owners.²⁰⁶ Calls for project bids in April, 1933 and January, 1934 went unanswered, chiefly due to an innovative design of the seawall that general contractors viewed as a risky venture.²⁰⁷ The City of Seattle decided to manage the construction project directly, which began with the letting of the first contracts in January, 1934 and ended with the completion of the project in December, 1936.²⁰⁸ **[Figure 35]**

Sylliaasen oversaw the seawall construction project until June, 1934, when he retired from the position of City Engineer after Mayor John F. Dore was defeated at the polls by Charles L. Smith.²⁰⁹ Newspaper accounts from August, 1934 and December, 1934 indicate that not long after his retirement Sylliaasen was hired by the City of Seattle as an advisor and expert witness to bolster

¹⁹⁸ "Sylliaasen Now Runs Gantlet of Councilmen," *The Seattle Daily Times*, July 12, 1932, p. 3.

¹⁹⁹ "Efficiency Committee Ends Work; Cost \$5,000," *The Seattle Daily Times*, July 19, 1932, p. 1.

²⁰⁰ "North Aurora to Outlaw Phone and Light Poles," *The Seattle Daily Times*, July 21, 1932, p. 3.

²⁰¹ "Thousands to Get Jobs If U.S. Loan Is Obtained," *The Seattle Daily Times*, July 26, 1932, p. 1.

²⁰² "_,," *The Seattle Daily Times*, July 26, 1932, p. 1.

²⁰³ "Alaskan Way Seawall (Seattle)." <https://www.historylink.org/File/10807>, accessed July 9, 2019.

²⁰⁴ "Army Engineer Calls Hearing on Railway Avenue Job," *The Seattle Daily Times*, November 16, 1932, p. 11.

²⁰⁵ "Seawall Plans Will Be Before Council Today," *The Seattle Daily Times*, September 12, 1932, p. 4.

²⁰⁶ "Alaskan Way Seawall (Seattle)." <https://www.historylink.org/File/10807>, accessed July 9, 2019.

²⁰⁷ "Alaskan Way Seawall (Seattle)." <https://www.historylink.org/File/10807>, accessed July 9, 2019.

²⁰⁸ "Alaskan Way Seawall (Seattle)." <https://www.historylink.org/File/10807>, accessed July 9, 2019.

²⁰⁹ "_,," *The Seattle Daily Times*, June 11, 1934, p. 13.

the City of Seattle's defense against \$500,000 in landslide damage claims brought by property owners across the city.²¹⁰

Relatively little is known about Sylliaasen's career as an engineer during the period 1935 to 1941. Directory entries between 1935 and 1941 indicate that he was in business as an independent "construction engineer," though his directory entry in 1937 also shows him briefly in the employ of the Austin Company.²¹¹ In 1938, Sylliaasen was the structural engineer of record on the Swimming Pool and Men's Physical Education Building at the University of Washington.²¹² **[Figure 36]** He was also once again briefly hired by the City of Seattle in December, 1938 as a consulting engineer for the reconstruction of the approaches to the Ballard Bridge.²¹³ He was also appointed as chairman of a traffic safety study group in 1938 under the auspices of the Seattle Traffic and Safety Council, tasked with studying the layout of arterial roads.²¹⁴ In 1939, Sylliaasen was structural engineer for a one-story concrete building designed by architect Donald N. McDonald for the Pacific Warehouse Company at the southwest corner of Western Avenue and Bay Street.²¹⁵ In the late 1930s he was involved in the design of the City of Seattle's Henderson Street Sewage Treatment Plant, a topic which he spoke publicly about in 1939 and 1941.²¹⁶ He also wrote an article about the plant in 1940 for the trade publication *Sewage Works Journal*.²¹⁷

Soon after the decade of the 1940s began, Sylliaasen became involved in a series of partnerships with other engineers and architects. The 1942 Seattle directory indicates that he was associated with Charles Herbert Bebb, John Paul Jones, and Lincoln Bouillon as the firm of Sylliaasen, Bebb, Jones, and Bouillon, architects and engineers.²¹⁸ The 1943-1944 Seattle City Directory listed Sylliaasen as a consulting engineer with offices in Room 986 of the Dexter Horton Building.²¹⁹

It appears that by 1943-1944 Charles Bebb had moved on to another firm, and Paul Albert Thiry, Senior became a partner in a new firm named Jones, Bouillon, Thiry and Sylliaasen, Architects.²²⁰ Paul Thiry had previously worked as part of the firm Jones, Thiry & Ahlson, which designed the Holly Park Public Housing Complex in Seattle (1941-1942; demolished).²²¹ In 1942, Howard S. Wright & Company and L.H. Hoffman built a 2,650 unit housing project on a 300-acre parcel located between Manchester and Port Orchard, Washington, which was designed by Jones, Bouillon, Thiry and Sylliaasen.²²² This was but one phase of a much larger public housing project constructed between 1940 and 1944, which eventually included six thousand dwellings and

²¹⁰ "Two Former City Engineers in Slide Defense," *The Seattle Daily Times*, August 15, 1934, p. 13; and "Strolling Around the Town," *The Seattle Daily Times*, December 23, 1934, p. 17.

²¹¹ R.L. Polk & Company, *Seattle City Directory*, 1935-1941,

²¹² City of Seattle Landmark Nomination for the Pavilion Pool, September 7, 2018, BOLA Architecture + Planning.

²¹³ "Sylliaasen Hired for Ballard Bridge Work," *The Seattle Daily Times*, December 8, 1938, p. 23.

²¹⁴ "5 Traffic Study Groups Named," *The Seattle Sunday Times*, April 3, 1938, p. 8.

²¹⁵ "Glaser Building To Cost \$28,000," *The Seattle Sunday Times*, June 11, 1939, p. 31.

²¹⁶ "Sewage Development Topic," *The Seattle Sunday Times*, November 26, 1939, p. 11; and "Sewage Group Opens Session," *The Seattle Daily Times*, May 7, 1941, p. 21.

²¹⁷ "Seattle's Henderson Street Sewage Treatment Plant," *Sewage Works Journal*, Volume 12, Number 6, November 1940, pp. 1150-1163.

²¹⁸ R.L. Polk & Company, *Seattle City Directory*, 1942, p. 1103.

²¹⁹ R.L. Polk & Company, *Seattle City Directory*, 1943-1944, p. 1156.

²²⁰ PCAD, accessed July 9, 2019.

²²¹ *Shaping Seattle Architecture*, p. 416.

²²² "Seattle Firm Shares Project in Port Orchard," *The Seattle Daily Times*, November 19, 1942, p. 1.

community facilities.²²³ Jones, Bouillon, Thiry and Sylliaasen also designed two school buildings at the same site in 1944.²²⁴ The firm went on to design military facilities such as the Tacoma Naval Advance Base Depot in Lakewood (1943-1944; demolished), and a plan for the new town of Hanford, Washington (1944).²²⁵

Sylliaasen remodeled the structure of Pier 55 on the Seattle waterfront in 1945, and just after the conclusion of World War Two designed the structure of the Golden Rule Dairy in September of the same year.²²⁶ Sylliaasen was also engineer of record for the Link-Belt Company complex (now the Alaskan Copper Works complex), which was constructed in 1946 and is still extant.²²⁷ **[Figure 37]** Sylliaasen designed two 40,000-square-foot tilt-up concrete warehouses in 1952 for the Whitmac Corporation and Lepac Corporation located in the 3400 block of Fourth Avenue South, which are both still extant.²²⁸ **[Figure 38]**

Sylliaasen was a life member of the American Society of Civil Engineers (ASCE). He was also active in the Seattle Engineers Club and Norwegian Commercial Club of Seattle and served as president of both organizations. An avid singer for most of his life, Sylliaasen was a longtime member and past president of both the Norwegian Male Chorus and the Pacific Coast Norwegian Male Chorus Association. He passed away in Seattle on July 29, 1956 at age 66.²²⁹

F. The Builders, Atherton Construction Company

Both the building permit and the title block on the construction drawings indicate that the builder of the Golden Rule Dairy was the Atherton Construction Company. Founded by Arthur L. Atherton, Senior, this construction company was active in Seattle and elsewhere in the Pacific Northwest between circa 1938 and 1963.

Arthur Lee Atherton, Senior was born on April 27, 1899 in Skidmore, Missouri.²³⁰ By 1910 his family had relocated to Lancaster, Nebraska.²³¹ He was living in Lincoln, Nebraska and working as a truck driver when he registered for the draft in September, 1918.²³² Unfortunately, research has not revealed details about his whereabouts, education, or occupation between 1918 and 1930. By 1930 he was living with an uncle in Tacoma, Washington and was working as a construction engineer for an unknown construction company.²³³ Atherton's location of residence in 1931 is unknown, but he and his wife Leona appear in the 1932 directory for Albuquerque, New Mexico.²³⁴ They both then appear in the 1933 directory for Long Beach, California, where

²²³ *Shaping Seattle Architecture*, p. 291.

²²⁴ "Contractor Notices," *The Seattle Daily Times*, June 28, 1944, p. 17.

²²⁵ "Thiry, Paul Albert (1904-1993)," <https://www.historylink.org/File/9383>, accessed July 9, 2019.

²²⁶ Seattle Historic Sites Database, 1201 Alaskan Way, Parcel #766620-2485, accessed June 13, 2019.

²²⁷ Seattle Historic Sites Database, 3405 6th Avenue, Parcel #766620-4155, accessed June 13, 2019.

²²⁸ "New Warehouses," *The Seattle Sunday Times*, June 29, 1952, p. 14.

²²⁹ "Rites Set for M.O. Sylliaasen, Ex-City Engineer," *The Seattle Daily Times*, July 30, 1956, p. 33.

²³⁰ World War II Draft Registration Cards

²³¹ 1910 United States Federal Census for Arthur L Atherton. Ancestry.com, accessed July 10, 2019.

²³² U.S., World War I Draft Registration Cards, 1917-1918 for Arthur Lee Atherton. Ancestry.com, accessed July 10, 2019.

²³³ 1930 United States Federal Census for Arthur L Atherton. Ancestry.com, accessed July 10, 2019.

²³⁴ Hudspeth Directory Company, Albuquerque, New Mexico, Directory, 1932, p. 100.

Atherton is listed as a superintendent for the builder Wilbur R. Kimball.²³⁵ Atherton's definitive whereabouts between 1934 and 1936 are also unknown, though his census return in 1940 indicates that he and his wife and son resided in Kelso, Washington in 1935.²³⁶

In 1937, Atherton was listed in the Seattle directory as district purchasing agent for the Austin Company. The following year his listing indicates that he was a building contractor, and the Atherton Construction Company appears in the directory the following year.²³⁷ However, there appear to be some overlap in these dates, since Atherton's obituary states that he founded his construction company in 1936.²³⁸ One of the first published accounts of Atherton's work was in 1939, when the company built a one-story concrete building designed by architect Donald N. McDonald for the Pacific Warehouse Company at the southwest corner of Western Avenue and Bay Street (extant, altered). Melvin O. Sylliaasen was identified as the engineer for this project.²³⁹

Significant structures constructed by the Atherton Construction Company in Seattle include an addition to a machine shop for the Markey Machinery Company (1941; designer unknown; extant, altered) at 85 Horton Street;²⁴⁰ a dormitory for the Northern Pacific Railroad (1943; designer unknown; likely demolished) at 2706-16 Occidental Avenue;²⁴¹ a kiln building for the University of Washington (now the Wilson Ceramic Laboratory) (1945-1946; Paul Albert Thiry, Senior; extant);²⁴² **[Figure 39]** Golden Rule Dairy (1945; Melvin O. Sylliaasen, engineer; extant) at 3665 Stone Way North;²⁴³ Pier 88 reconstruction for Great Northern Railway Company (now Louis Dreyfus Corporation grain elevator terminal) (1947; designer unknown; extant) at 955 Alaskan Way West;²⁴⁴ **[Figure 40]** Briarcliff Primary Center (1948; George Washington Stoddard, architect; demolished) at 3901 West Dravus Street;²⁴⁵ Dover Primary Center / Genesee Hill School (1948; George Washington Stoddard, architect; demolished) 5012 SW Genesee Street;²⁴⁶ Arbor Heights Primary Center (1948; George Washington Stoddard, architect; demolished) 3701 SW 104th Street;²⁴⁷ grocery warehouse for the Union Pacific Railroad and American Wholesale Grocery Company (1950; designer unknown; status uncertain) Third Avenue South and Hudson Street;²⁴⁸ meat processing plant for the George A. Hormel Company (1951; designer unknown; demolished) 1229 Sixth Avenue South;²⁴⁹ construction of gun revetment for the United States Air Force at Boeing Field (1952; designer unknown; status uncertain).²⁵⁰

²³⁵ R.L. Polk & Company, *Polk's Long Beach, California, City Directory*, 1933, p. 933; and p. 323.

²³⁶ 1940 United States Census

²³⁷ R.L. Polk & Company, *Seattle City Directory*, 1938, p. 71; and 1939, p. 71.

²³⁸ "Arthur L. Atherton dies; ex-contractor," *The Seattle Times*, November 16, 1973, p. 15.

²³⁹ "Glaser Building To Cost \$28,000," *The Seattle Sunday Times*, June 11, 1939, p. 31.

²⁴⁰ "Building Permits," *The Seattle Daily Times*, March 26, 1941, p. 19.

²⁴¹ "Building Permits," *The Seattle Daily Times*, September 21, 1943, p. 23.

²⁴² "Campus Building Contracts Let," *The Seattle Daily Times*, July 11, 1945, p. 9.

²⁴³ "Golden Rule Dairy To Build in North End," *The Seattle Sunday Times*, September 9, 1945, p. 32.

²⁴⁴ "G.N. Terminal Being Rebuilt," *The Seattle Daily Times*, December 12, 1947, p. 35.

²⁴⁵ "Contracts Let for 2 Schools," *The Seattle Daily Times*, May 27, 1948, p. 45.

²⁴⁶ "Contracts Let for 2 Schools," *The Seattle Daily Times*, May 27, 1948, p. 45.

²⁴⁷ "Extra Vacation for Some Pupils," *The Seattle Daily Times*, September 4, 1948, p. 2.

²⁴⁸ "Big Warehouse Being Built For Grocery Company," *The Seattle Sunday Times*, June 25, 1950, p. 17.

²⁴⁹ "Hormel Will Dedicate New Plant Today," *The Seattle Sunday Times*, January 21, 1951, p. 35.

²⁵⁰ "Bids Received on Boeing Buildings," *The Seattle Daily Times*, August 21, 1952, p. 56.

Outside the City of Seattle, the Atherton Construction Company built such structures as a frozen food plant for S.A. Moffett Company (later Polar Frosted Foods Inc.) (1940; designer unknown; status unknown) at Mount Vernon, Washington;²⁵¹ new ways, docks, and buildings for Lake Washington Shipyards (1941; designer unknown; status unknown) at Houghton (Kirkland), Washington;²⁵² five ammunition magazines at the United States Naval Auxiliary Air Station (1944; designer unknown; demolished) at Arlington, Washington;²⁵³ a Diesel locomotive maintenance shop for the Northern Pacific Railway (1944; designer unknown; demolished) at Auburn, Washington;²⁵⁴ repairs and alterations at the Bangor Naval Ammunition Depot for the United States Navy (1952; designer unknown; status unknown);²⁵⁵ construction of the United States Naval Radio Station [as a joint venture with Campbell Construction Company and Pomeroy Electrical Contractors, Inc., both of San Francisco, California, for the Radio Corporation of America (RCA) on behalf of the United States Navy] (1952; extant) at Jim Creek Valley, Washington;²⁵⁶ and a motor maintenance and paint spray shop at the Auburn General Depot for the Seattle District, United States Army Corps of Engineers (1954; designer unknown; status unknown) at Auburn, Washington.²⁵⁷

It appears that sometime during the late 1950s the name of the company changed to Atherton & Son, Inc. when Atherton's son, Arthur Lee Atherton, Junior, became Vice President of the company. Atherton & Son, Inc. appears to have ceased business operations by 1966. Arthur Lee Atherton, Senior was past president of the Seattle-Northwest Chapter of the Associate General Contractors of America and was also a national officer of the same organization. He was also past president of the Seattle Engineers Club, board member of the Seattle Chamber of Commerce, and a member of the Society of Military Engineers. Atherton worked as a surety consultant until his death in Seattle on November 13, 1973.²⁵⁸

G. Overview of Design-Build Project Delivery

Historical evidence suggests Sylliaasen and Atherton Construction Company worked closely throughout design and construction of the Golden Rule Dairy, a method of project delivery now commonly known as 'design-build.' According to historian Alfred Willis, "design-build is a mode of building procurement combining the tasks of designing and building an edifice under a single responsibility, thus allowing a close integration of the properly architectural and properly constructive work."²⁵⁹ As Willis and others have shown, 'design-build' is as old as construction

²⁵¹ "Big New Plant For Mt. Vernon," *The Seattle Sunday Times*, March 10, 1940, p. 23.

²⁵² "63 New Homes In County To Cost \$194,940," *The Seattle Sunday Times*, April 20, 1941, p. 44.

²⁵³ <https://www.arlingtonwa.gov/187/Airport-as-a-US-Naval-Auxiliary-Air-Stat>, accessed June 19, 2019

²⁵⁴ *Railway Age*, Volume 116, June 3, 1944,

<https://books.google.com/books?id=UH9CAQAIAAJ&lpg=PA1094&ots=FyMPaMZWHX&dq=atherton%20construction%20seattle&pg=PA1094#v=onepage&q=atherton%20construction%20seattle&f=false>, accessed June 19, 2019.

²⁵⁵ "7 Firms Get \$2,500,000 In Contracts," *The Seattle Daily Times*, July 11, 1952, p. 5.

²⁵⁶ <http://www.navy-radio.com/commsta/jimcreek.htm>, accessed June 19, 2019.

²⁵⁷ "Construction," *The Seattle Daily Times*, October 5, 1954, p. 29, and "Test-Drilling Bids for Eagle Gorge Dam Opened," *The Seattle Daily Times*, October 16, 1954, p. 11.

²⁵⁸ "Arthur L. Atherton dies; ex-contractor," *The Seattle Times*, November 16, 1973, p. 15.

²⁵⁹ Alfred Willis. "Design-build and building efficiency in the early twentieth century United States." *Proceedings of the First International Congress on Construction History*, Madrid, 20th-24th January 2003, ed. S. Huerta, (Madrid: I. Juan de Herrera, SEdHC, ETSAM, A. E. Benvenuto, COAM, F. Dragados, 2003): p. 2119.

itself, dating to ancient Egypt and Greece, and is also frequently referred to in history as the “master builder” concept.²⁶⁰ In the United States, popularity of design-build procurement systems was widespread from 1900 onward, frequently chosen for perceived benefits in efficiency and cost control.²⁶¹

Early examples of design-build project delivery in Seattle are found in the practice of twin brothers Michael Beezer (1869-1933) and Louis Beezer (1869-1929) who established a thriving practice in the Northwest after moving from Pennsylvania in 1907. In work for both private clients and the Catholic Church throughout Washington, Oregon, Idaho and Montana, the Beezer Brothers were often both architects and contractors, especially for their many hospitals in small towns and rural areas.²⁶² Often, as in the case of Stone & Webster, a large engineering services company based in Stoughton, Massachusetts known for operation of Seattle streetcar lines as well as construction of the White, Henry and Cobb Buildings, ‘design-build’ firms would pair with known architects and engineers for some buildings while producing others solely with in-house staff.²⁶³

The popularity of design-build grew during World War II, when many structures needed to be constructed quickly, and persisted throughout the postwar years. The Austin Company, for example, designed and built numerous structures at the Sand Point Naval Air Station, including additions to two hangers (building 30, 1940 and building 2, 1941) and in 1943 more than a dozen buildings including barracks, officers’ quarters, and a mess hall.²⁶⁴ As noted elsewhere, Sylliaasen worked for the Austin Company in 1937 alongside Arthur Lee Atherton, who may have modeled the design-build practice of Atherton Construction after that of the Austin Company.

H. Modern-Style Industrial Architecture in Seattle

The Golden Rule Dairy building is but one of many examples of Modern-style, post-war industrial architecture in Seattle. The Modern style emerged in Europe during the early-20th century in response to the various historical revival styles popular at the time. This ideological and philosophical movement was partly influenced by the Chicago and Prairie schools of architecture in the United States and found inspiration in the emerging scientific and industrial technologies of the era. The leading Modernist theorists of Europe believed that this new style of architecture

²⁶⁰ Robert F. Cushman and Michael Loulakis. *Design-Build Contracting Handbook*. (Gaithersburg: Aspen Law & Business, 2001): p. 6-8

²⁶¹ On the history of design-build in the United States, see in addition to Willis and Cushman, Amy Slaton, *Reinforced concrete and the modernization of American building* (Baltimore: Johns Hopkins, 2001) and Roberto Pietroforte and John B. Miller, “procurement methods for US infrastructure: historical perspectives and recent trends,” *Building Research and Information*, 30:6 (2002): pp. 425-434.

²⁶² David A. Rash, “Beezer Brothers,” in *Shaping Seattle Architecture*, edited by Jeffrey Ochsner (second ed., Seattle: University of Washington Press, 2014): pp. 174-179. The Beezers’ design-build work can also be found in Seattle at the O.D. Fisher residence (1909, 1047 Belmont Place E.) and O.W. Fisher residence (1913, 1039 Belmont Place E.) both in the Harvard-Belmont Historic District.

²⁶³ For an overview of Stone & Webster’s many activities in the Pacific Northwest, see in particular *Stone & Webster Public Service Journal, Puget Sound Supplement* (June 1912). See also David Neal Keller, *Stone & Webster, 1889-1989: a century of integrity and service* (New York: Stone & Webster, 1989).

²⁶⁴ Lynn Ferguson, “Landmark Nomination Report for Naval Air Station Seattle,” pp. 29, 38, 39. The Austin Company was incorporated in 1904 in Cleveland, Ohio and is known for their design-build work throughout the United States; see Willis, p. 2120 and Martin Greif, *The New Industrial Landscape: The Story of the Austin Company* (Clinton: Main Street Press, 1978).

would be a revolutionary break with the sentimentality and nationalism embodied in previous, highly ornamented architectural styles. European Modernists also promoted the growth of an interdisciplinary building culture among artists, craftsmen, engineers, and architects to help create a new light and economic architecture for the masses. The great lights of Modernist architecture, such as Ludwig Mies van der Rohe, Walter Gropius, and Le Corbusier revered the direct relationship between the use of the building and the materials used to construct it.

Proponents of the new style believed that utility was beautiful, and the popularity of Modernism began to spread around the world during the 1920s and 1930s. The famous 1932 exhibition of Modern style buildings at the Museum of Modern Art in New York helped to spread the gospel of this revolutionary architectural style, which became known as the International Style after the exhibition. The architectural ideals of the movement included features such as open plans, cubic massing, flat roofs, thin columns known as *piloti*, horizontal and vertical compositions of windows, and typically were constructed with manufactured materials such as brick, steel, glass, and concrete. Architects in the United States began to experiment more and more with Modernist architecture, typically at the residential scale, and began to gradually move past the Art Deco and Art Moderne styles popular during the 1920s and 1930s. Even the iconoclastic Frank Lloyd Wright, whose dramatic Fallingwater of 1935 boldly expressed vertical and horizontal forms rendered in native materials such as stone, helped to popularize the emergence of Modern architectural forms across the United States.

The Modern style was relatively slow to catch on in the Pacific Northwest, due to a combination of the Great Depression, provincial tastes, and the continued popularity of the Art Deco and Art Moderne styles. Modernism was introduced to Seattle through pioneering residential projects by architects such as Paul Thiry, and larger public-housing projects such as Yesler Terrace. Large military projects in Seattle during World War Two also helped introduce the Modern style to the region. After the end of World War Two, demand for quickly constructed, functional designs grew rapidly, as did the demand for buildings that could be constructed from “off-the-shelf” mass-produced components, including products made from war-surplus materials such as aluminum.

Economic prosperity of the United States during the post-World War Two era encouraged the rapid spread of the Modernist style of building. Much has been written about the work of architects such as Paul Thiry and Pietro Belluschi, who transformed International Style Modernism into a regional “Northwest Style,” particularly for residential architecture in the rapidly expanding suburban developments around Seattle during the post-war period. Modernist design principles were also popular among the architects and engineers who designed the industrial buildings to serve a growing Seattle, such as automotive repair shops, mills, foundries, workshops, laundries, dairies, bottling plants, and warehouses.

Large commercial and industrial buildings constructed in Seattle during the 1930s and in the first years of World War Two were often Art Deco and Art Moderne examples, such as the Mill and Mine Supply Building (1930; Earl A. Roberts, architect; extant) at 2700 4th Avenue South; the Seattle Times Office Building (1930-1931; Robert C. Reamer, architect; demolished) at 1120 John Street **[Figure 25]**; the Washington State Highway Department complex (1931; D.H. Moodhe, architect; extant) at 450 South Spokane Street; the Consolidated Dairy Products Company building (1931; John Graham, Sr., architect; demolished) at 635 Elliott Avenue West **[Figure 18]**; the

Oregon & Washington Railroad Warehouse/Westinghouse Electric Company building (1939; S. Murray, engineer; extant) at 1041 1st Avenue South **[Figure 26]**; and the Seattle Labor Temple (1942, McClelland and Jones, with later additions; extant) at 2800 1st Avenue.

Due to restrictions on building materials and other resources during World War Two, relatively few large private industrial or commercial buildings were constructed in Seattle between about 1941 and 1945. The exception is government-funded buildings, such as the U.S. Army Terminal Warehouse (1941; designer unknown) at 1561 Alaskan Way South **[Figure 27]** is an early example of a large Modern-style industrial building, with its massive reinforced concrete construction and horizontal bands of windows with pronounced sills.

Starting just after the end of the war, the easing of restrictions on building materials and demand for buildings to house growing industries led to a boom in the construction of Modern-style commercial and industrial buildings across the city. Modern-style buildings constructed during the post-war era include the Connoisseur Wineries Building (1946; designer unknown; demolished) at 1143 Elliott Avenue West **[Figure 28]**; the Wilderman Refrigeration Building (1945; McClelland and Jones; extant) at 300 Dexter Avenue; the Newell Brothers/Overall Laundry Building (1946; Max van House, architect; extant) at 2724 4th Avenue South; the Equipment Engineers Building (1946; designer unknown; extant) at 2535 Airport Way South; the Lee & Eastes Building (1948; Young and Richardson, architects, with Bliss Moore, Jr., associate architect; extant) at 2326 Airport Way South **[Figure 29]**; the Marine Firemen's Union Building (1948; Young and Richardson, architects; extant) at 2333 Western Avenue **[Figure 30]**; the Northwest Motor Parts Corporation Building (1948; Donald Dwight Williams; extant) at 2922 6th Avenue South **[Figure 31]**; the Langendorf United Bakeries/Gai's/Franz Bakery Building (1952; Henry Bittman, engineer; extant) at 2901 6th Avenue South **[Figure 32]**; the Alaska Copper & Brass Company (1953; Marshall and Barr, structural engineers; extant) at 3223 6th Avenue South **[Figure 37]**; and the Scientific Supplies Building (1954; Albin Shay, architect; extant) **[Figure 33]**.

The main massing of the Stoneway Electric Supply Building consists of a 1-1/2 story block, rectangular in plan, which encloses the large working spaces within the building. The composition of the building takes advantage of the sloping topography along Stone Way North, and allowed the original designer to tuck a partial basement space under a raised mezzanine space at the southeast corner of the building. The basement once contained the boiler room and refrigerating equipment room for the building when it served as a milk processing plant. An administrative office wing is appended onto the east side of the building facing Stone Way North, and a taller vertical form to the south of the office wing contains the stairs connecting the main level of the building with the mezzanine space and the service spaces in the daylight basement. In addition to serving as the connection between these three separate levels of the building, this volume also once contained large condensing units related to the processing of milk, but these machines have long been removed. Comparing this building to other examples in Seattle, the Lee & Eastes Building and Marine Firemen's Union Building mentioned above also appear to utilize this "split-level" arrangement of spaces.

The arrangement of the office wing on the front of the larger working space beyond recalls the classic form of railway stations in the late 19th and early 20th centuries, with an administrative

“headhouse” located at the front of the larger, open train shed beyond. Some of the earlier examples of large commercial and industrial buildings in Seattle during the 1920s and 1930s utilized this basic form, with the front-of-house functions located along the public right-of-way and the working back-of-house spaces situated beyond the front office. Later examples of commercial and industrial buildings in the post-war era used this arrangement as well, and there are also contemporary examples of this archetype in abundance. Some examples of the headhouse-and-shed form in Seattle include the Newell Brothers/Overall Laundry Building, the Northwest Motor Parts Corporation Building, the Langendorf United Bakeries/Gai’s/Franz Bakery Building, the Alaska Copper & Brass Company, and the Scientific Supplies Building, which are noted above.

The building utilizes materials typical of the Modern-style in Seattle, including red-colored Roman split-face or “ruffled” brick, reinforced concrete, glass block glazing, metal louvers, and steel factory sash windows. Other examples of the use of the Roman brick include the Marine Firemen’s Union Building, the Lee & Eastes Building, the Langendorf United Bakeries/Gai’s/Franz Bakery Building, and the Alaska Copper & Brass Company Building. Glass block glazing was used in buildings such as the Connoisseur Wineries Building, Paul Thiry’s Kiln Building (1942) at the University of Washington. **[Figure 39]**, the Marine Firemen’s Union Building, and the Northwest Motor Parts Corporation Building, among others.

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Development of the Neighborhood



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Figure 2: Below left, view looking east of a stone yard and coal supply business formerly near North 36th Street and Stone Way North, 1938 (Seattle Municipal Archives [SMA] 38948)

Figure 3: Below right, January 1961 view looking southwest on Bridge Way from Stone Way and North 40th Street (SMA 66202)



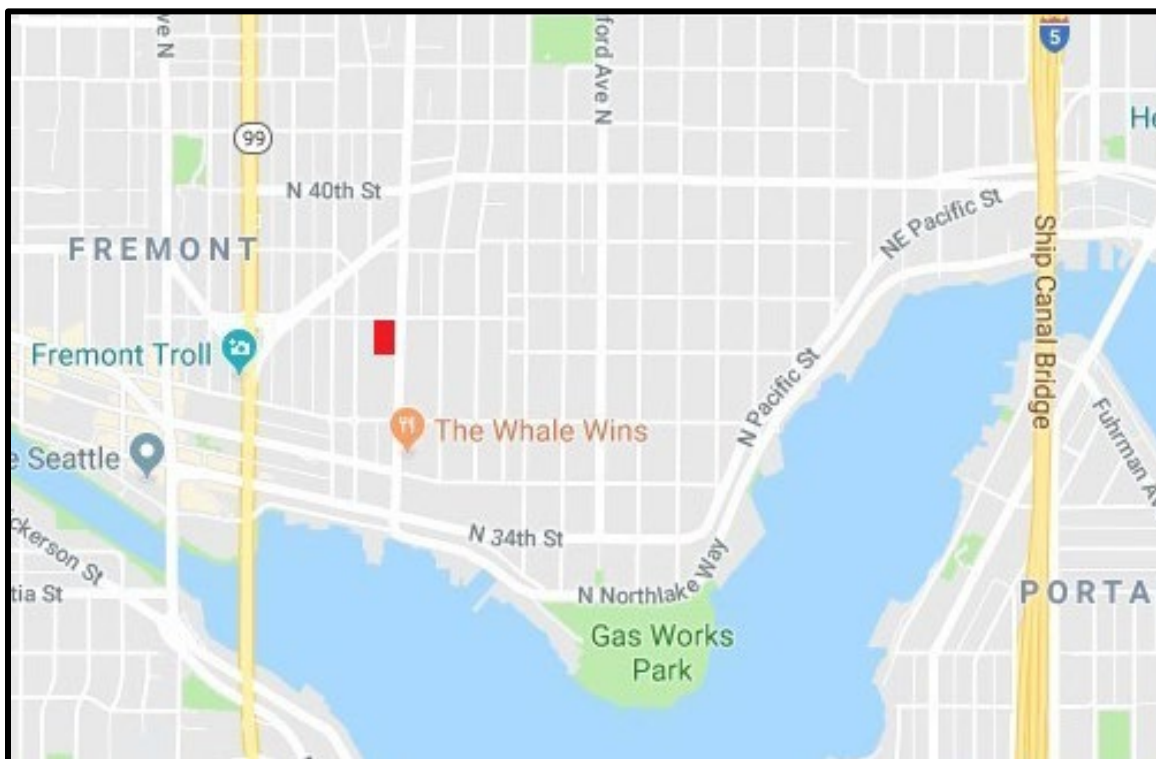


Figure 4: Map of the neighborhood in 2018. Top of map is north.
Subject property is indicated by red box. (Google Maps)

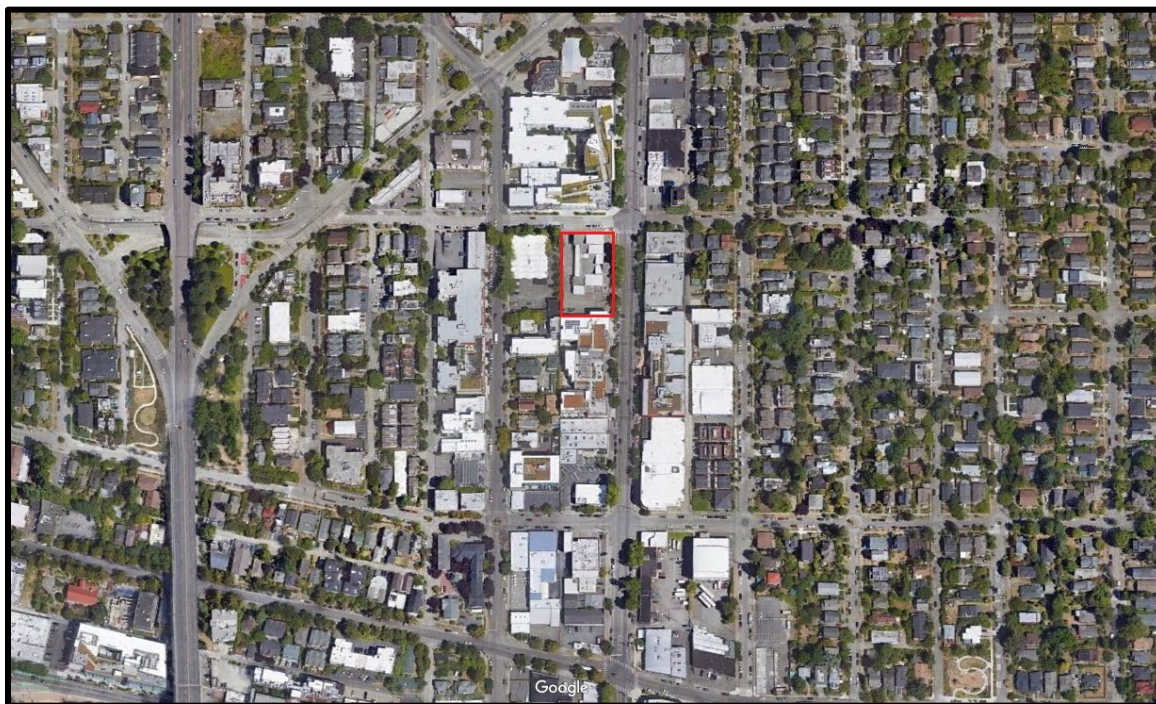


Figure 5: Aerial photograph of the neighborhood. Top of map is north.
Subject property is indicated by red box. (Google Earth)



Figure 6: Aerial photograph of the neighborhood. Top of map is north.
Subject property is indicated by red box. (Google Earth)

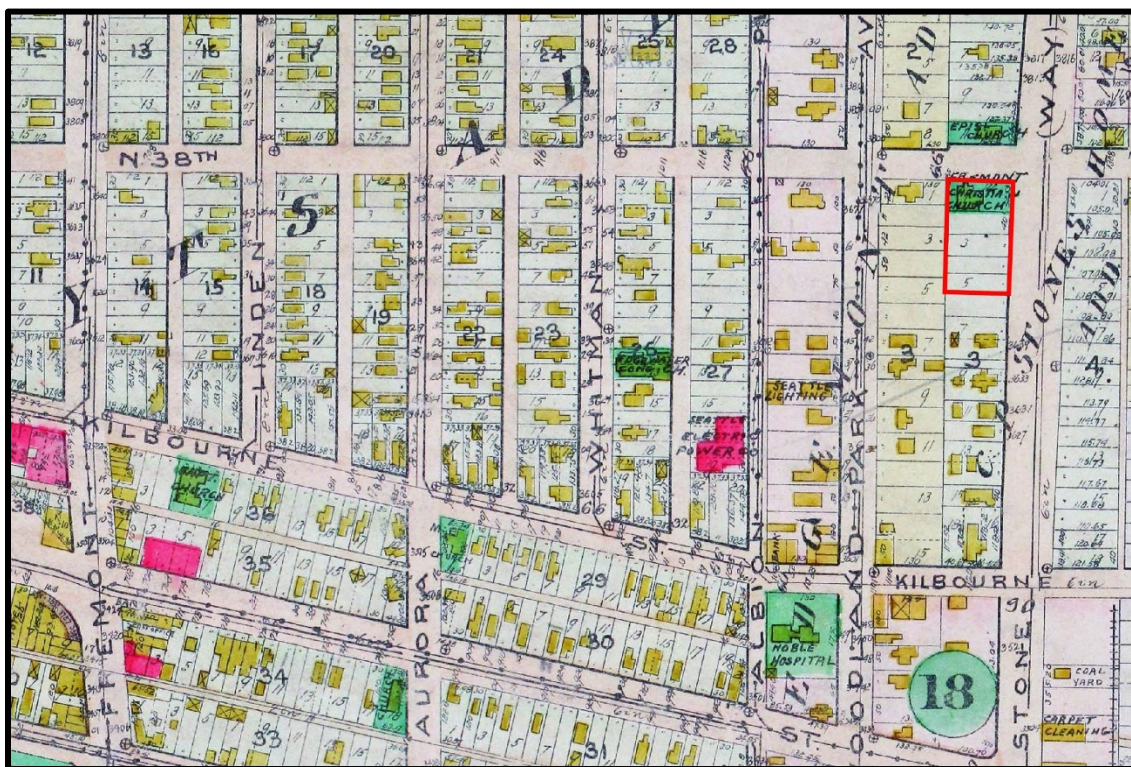


Figure 7: 1912 Baist Map, Plate 13. Top of map is north. Subject property is indicated by red box.

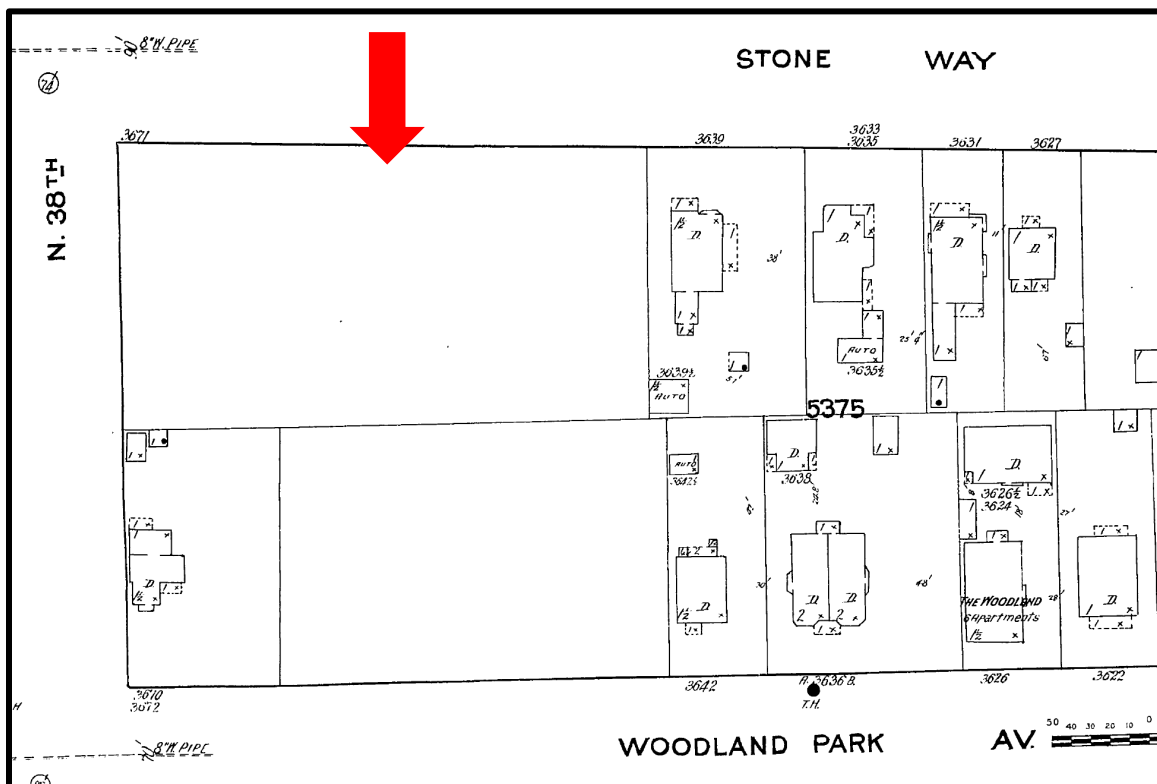


Figure 8: 1919 Sanborn map. Left side of map is north. Subject property is indicated by red arrow.

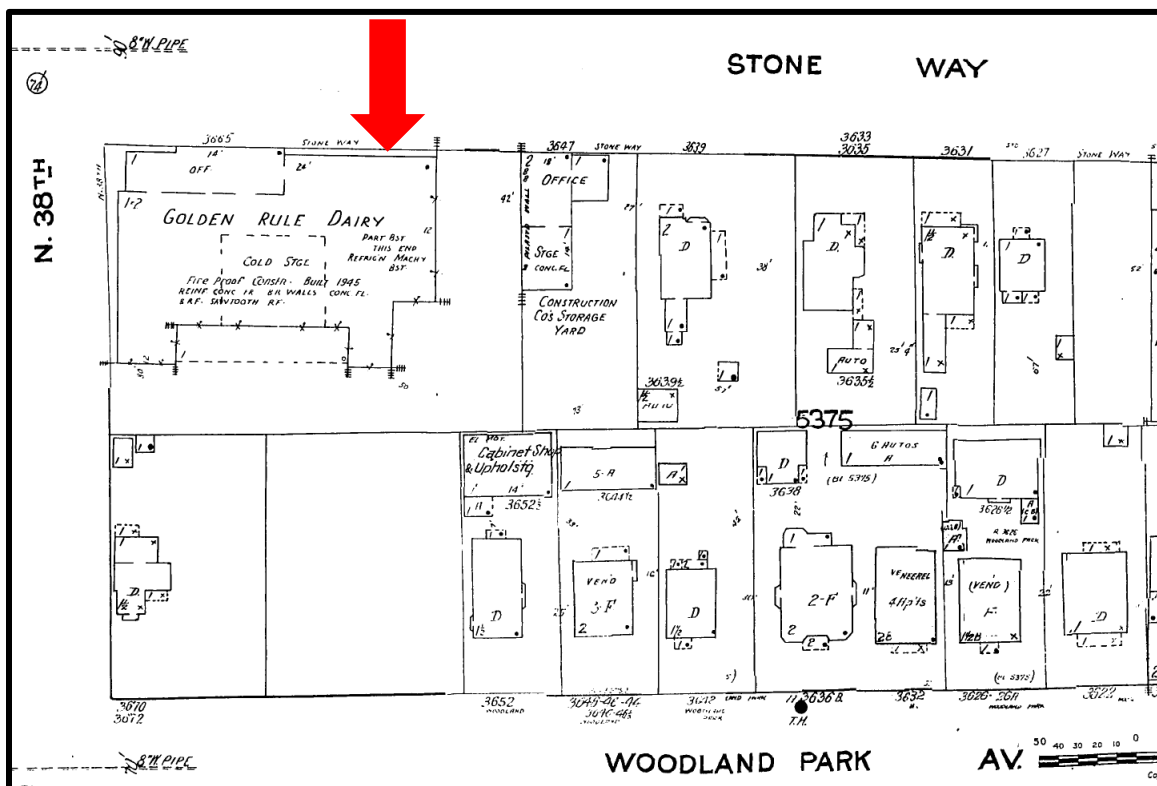


Figure 9: 1950 Sanborn map. Left side of map is north. Subject property is indicated by red arrow.

Other Post-War Commercial Buildings in the Vicinity



Figures 10 and 11: Above left and right, L & O Distributors Building, 1320 North 35th Street (1946) (left, Google, 2016, and right, DON historic survey photo, 2001, both courtesy of BOLA)



Figures 12 and 13: Above left, 4200 Stone Way North (1965) (Courtesy of BOLA), above right, 3668 Albion Place North (1960) (KCA, PSRA, courtesy of BOLA)



Figures 14 and 15: Above left, Safeway, shown circa 1961 Stone Way North and North 40th Street (1951, demolished 2001) (SMA 66200) and above right, the Shannon and Wilson Building (1960), circa 2016 (Courtesy of BOLA)

Examples of Dairy Buildings in Seattle

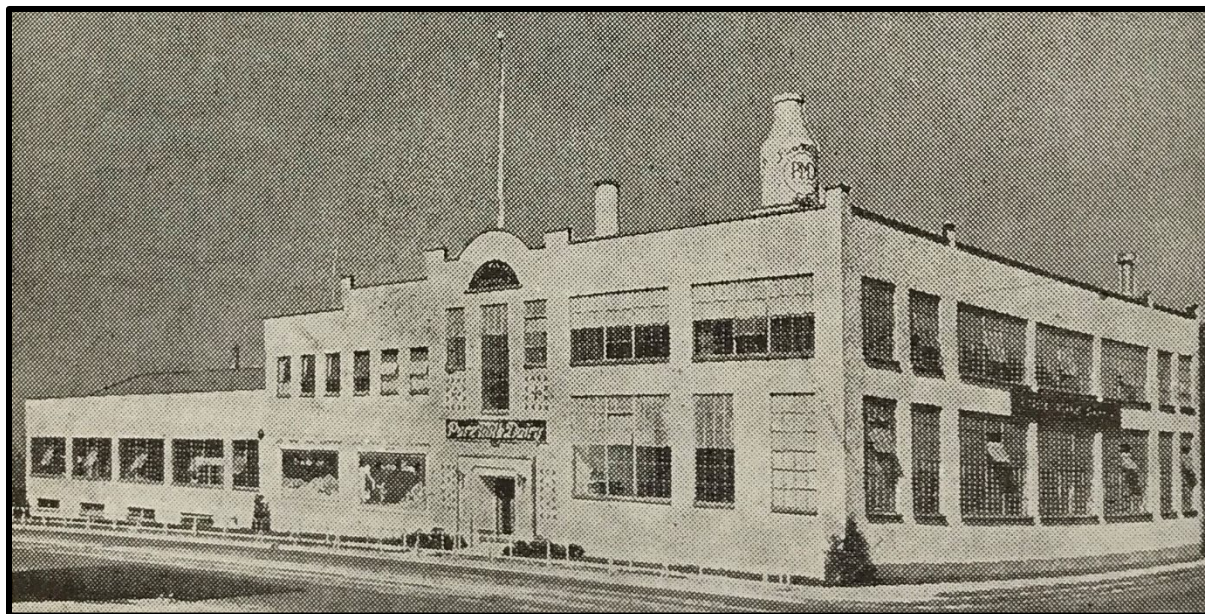


Figure 16: Pure Milk Dairy, Fifth Avenue and Harrison Street, circa 1926 (*Western Milk Dealer and Dairy Counselor* [WMDDC] June 1926)

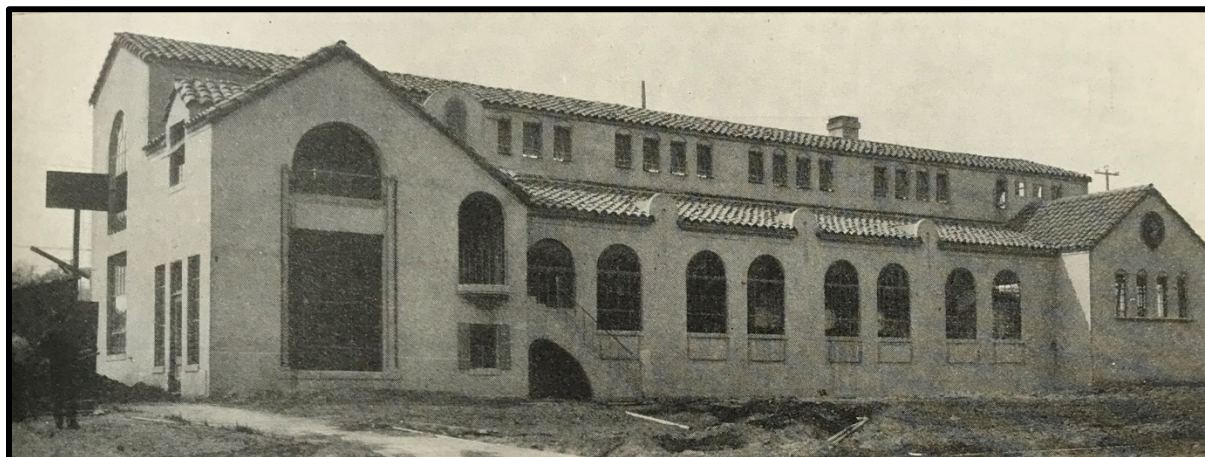


Figure 17: West Seattle Dairy, 4551 38th Avenue SW, circa 1927 (WMDDC June 1927)



Figure 18: Consolidated Dairy Products Building, 635 Elliott Avenue West, circa 1930 (Courtesy of Darigold webpage)

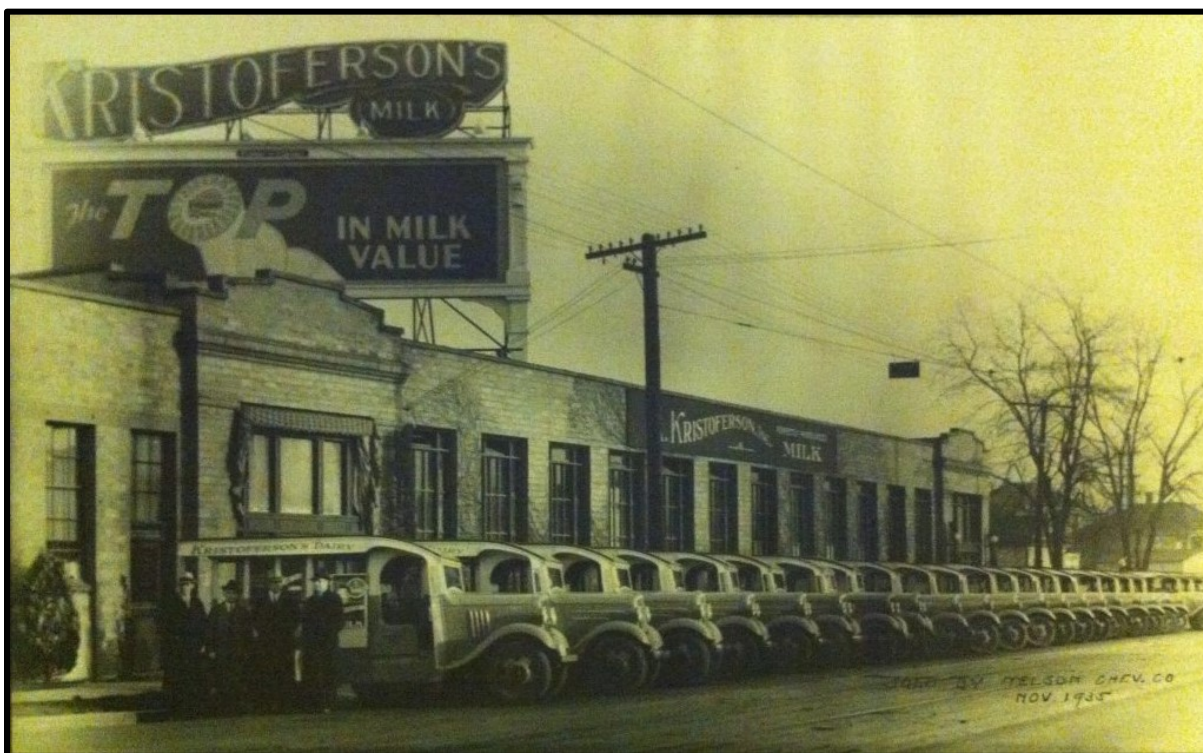


Figure 19: The Kristoferson Dairy at 1300 Rainier Avenue South in 1935 (Courtesy of Kristoferson Farms webpage)



Figure 20: Seattle Ice Cream Company, concrete frame building with large steel factory sash windows, circa 1939 (MOHAI 1983.10.13944.1)



Figure 21: The Arden Farms Company plant at Fourth Avenue South and Massachusetts Street, circa 1945 (MOHAI 1983.10.15526)

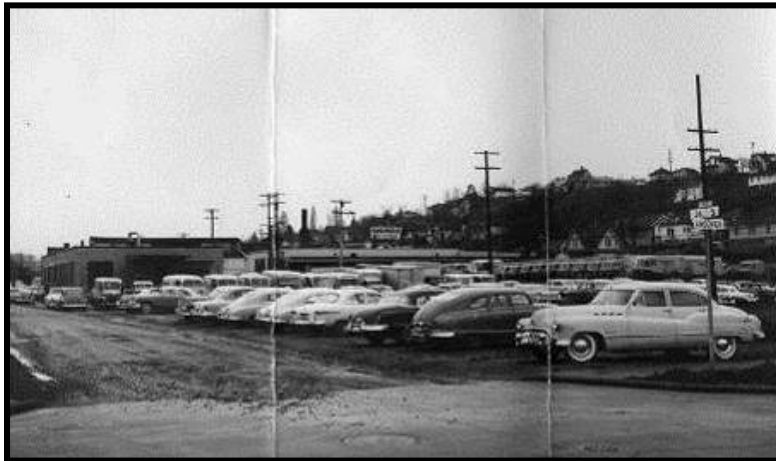


Figure 22: Darigold plant at 36th Avenue South between Andover and Dakota Streets, circa 1958 (SMA 76734)

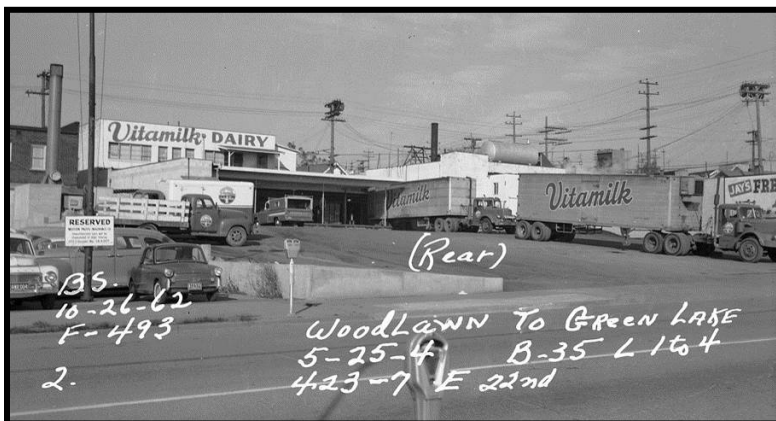


Figure 23: Vitamilk Dairy in Green Lake, Seattle, October 1962 (King County Assessor [KCA] at Puget Sound Regional Archives [PSRA], courtesy of BOLA Architecture + Planning [BOLA])



Figure 24: Carnation Dairy at University Village, Seattle, circa 1970 (SMA 177197)

Modern Commercial and Industrial Buildings in Seattle



Figure 25: The Seattle Times Office Building (1930-1931), 1120 John Street, circa 1972 (SMA 175426)



Figure 26: Oregon & Washington Railroad/Westinghouse Electric Company Building (1939). 1041 1st Avenue South (Google)



Figure 27: U.S. Army Terminal Warehouse (1941), 1561 Alaskan Way South (Google)



Figure 28: Connoisseur Wineries Building (1946, demolished), 1143 Elliott Avenue West (Google)



Figure 29: Lee & Eastes Building (1948), 2326 Airport Way South (Google)



Figure 30: Marine Firemen's Union Building (1948), 2333 Western Avenue (Google)



Figure 31: Northwest Motor Parts Corporation Building (1948), 2922 6th Avenue South



Figure 32: Langendorff United Bakeries/Gai's/Franz Bakery Building (1952), 2901 6th Avenue South



Figure 33: Scientific Supplies Building (1954)

Select Work by Structural Engineer Melvin Oliver Sylliaasen

HORACE L. BUSHNELL
General Superintendent

SIDNEY S. BERGSETH Architectural C. H. KNOWLES Mechanical Engineering M. O. SYLLIAASEN Structural Engineering

FRANCIS W. GRANT Contracts and Specifications ALICE BARNARD Office Manager

JOHN GRAHAM, A. I. A.
ARCHITECT AND ENGINEER
DEXTER HORTON BUILDING, SEATTLE

Some of the Buildings Designed by This Office:

Bank of California, Seattle	Exchange Building
Bank of California, Tacoma	P-I Building
Bellingham National Bank	Plymouth Congregational Church
Washington Mutual Savings Bank	St. James Cathedral Restoration
Dexter Horton National Bank	University Temple
Pacific Marine Supply Building	Sacred Heart Orphanage
Physics Hall, University of Washington	St. Vincent's Home
Aeronautics Hall, University of Washington	St. Peter's Hospital, Olympia
Western Dairy Products Plant	Providence Hospital, Everett
Consolidated Dairy Products Plant	Providence School of Nursing, Seattle
Frederick & Nelson Department Store	Virginia Mason Hospital Addition
Montague & McHugh Department Store, Bellingham	St. Paul's Infants' Home
Joshua Green Building	Victoria Apartments
Dexter Horton Building	Spring Apartments
	Seattle Yacht Club
	Broadmoor Golf Club

Figure 34: 1929 advertisement for the office of John Graham, AIA (*Seattle Daily Times*)

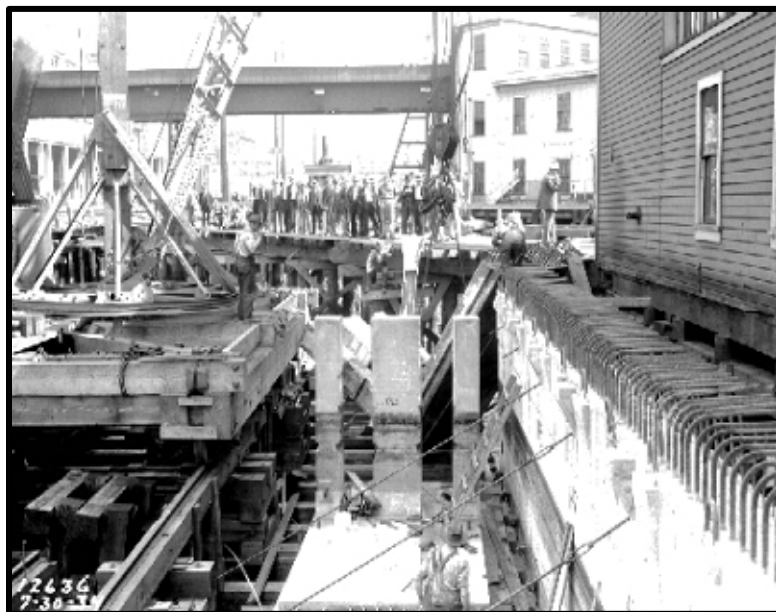


Figure 35: Laying slabs on July 30, 1934 for the Railroad Avenue Seawall at Pier 14. This city project was overseen by M.O. Sylliaasen during his time as City Engineer, 1932-1934 (SMA 9014)

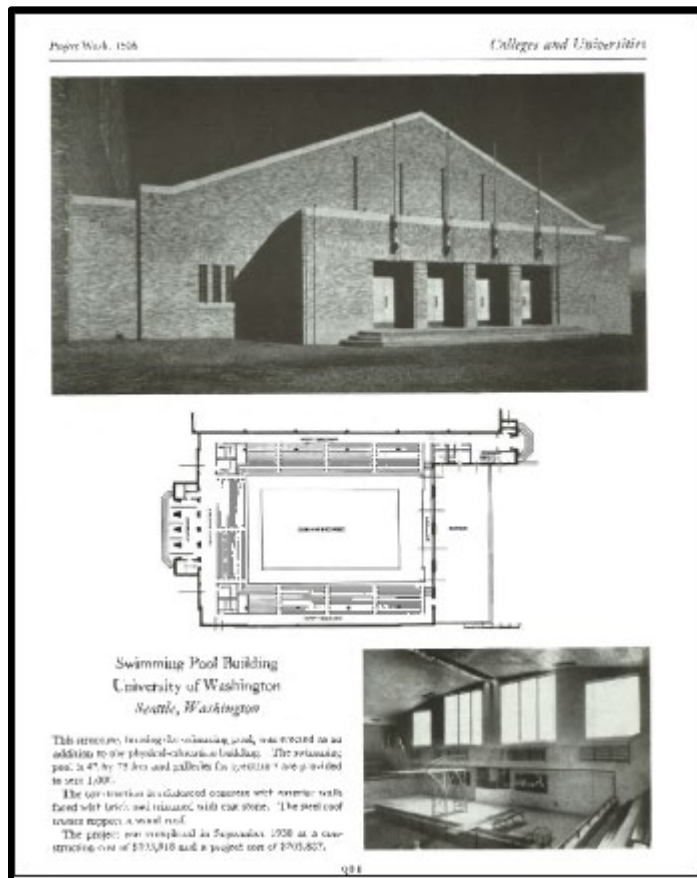


Figure 36: The Pavilion Pool at the University of Washington, Bebb and Gould, architects, with M.O. Sylliaasen, structural engineer (Contemporary publication courtesy of BOLA)

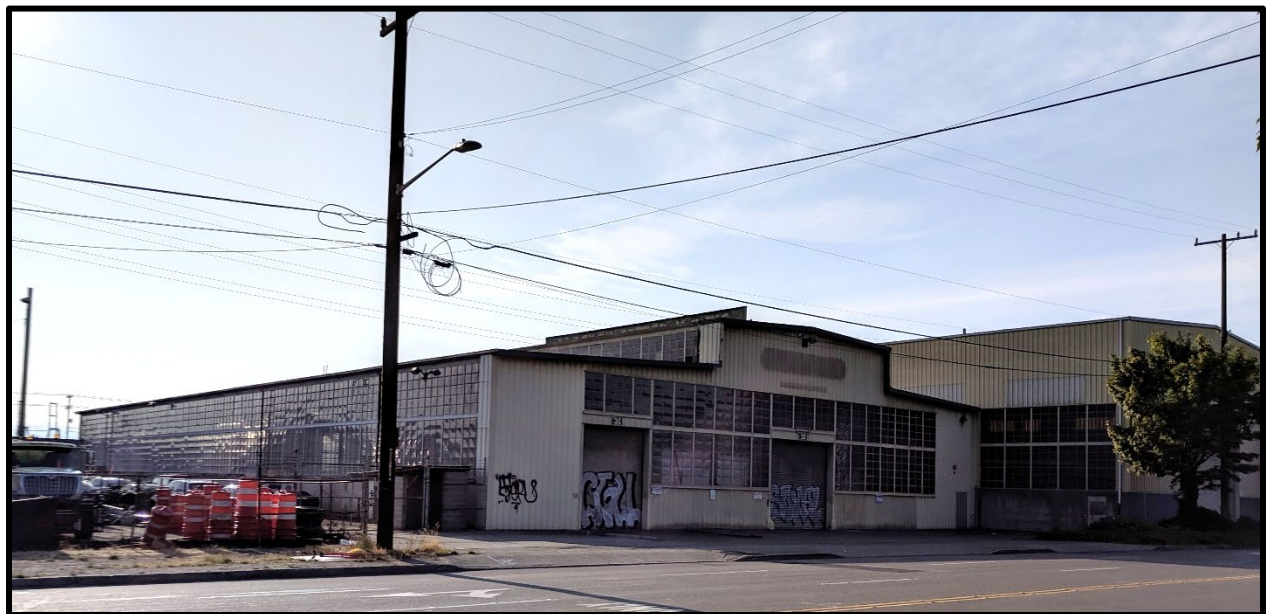


Figure 37: The Alaskan Copper Works Building of 1946, M.O. Sylliaasen, structural engineer.



Figure 38: The Whitmac Corporation and Lepac Corporation Warehouse, 1952, M.O. Sylliaasen, structural engineer.

Selected Buildings Built by the Atherton Construction Company



Figure 39: Kiln Building/Wilson Ceramic Laboratory, 1945-46, Paul Thiry, Sr., architect



Figure 40: Pier 88/Great Northern/Louis Dreyfus grain elevator terminal, 1947 (Google)

Figure 41: Real Property Record Card (KCA PSRA)

FOLIO 1352
 PERMIT No. 364135
 DATE 10-30-48
 ADDITION C.P. Stone's Home
 also 2 to 5 same
 3665 Stone Way.
 For Owner Golden Rule Dairy
 Condition of Exterior RF Interior RF Foundation 1A
 USE DAIRY
 No. Stories 1
 No. Rooms 3
 Basement 1
 No. Office 2
 No. Apartments 1
 1 rm. 2 rm. 3 rm.
 4 rm. 5 rm. 6 rm.
 TYPE OF CONSTRUCTION
 Frame Single Double
 Ordinary Masonry
 Mill Construction
 Class A Rein. Con.
 Stru. Steel and Con.
 Tile Brick
 Con. Rein. Con.
 Good V.C. Med. Cheap
 FOUNDATION
 Mud Sills
 Post and Pier
 Brick
 Concrete
 Pile
 BASEMENT 400 sq. ft. 2880 sq. ft.
 Full Sub-Basement
 Size 2880 sq. ft.
 Garage No. Cars
 Plastered
 Living Rooms
 Service Rooms
 EXTERIOR WALL CONSTR.
 Single Double
 2" x 4" Stud Walls
 2" x 6" Stud Walls
 Brick Walls
 Brick With Pilasters
 Concrete Walls
 Con. With Pilasters
 Tile Walls
 Rein. Con. Slab
 Filler Walls
 Laminated Walls
 INTERIOR WALLS
 Stud and Plaster
 Lam. Plastered
 Ply Wood
 Ceiled
 Plaster Board
 Painted
 Stain Varnish
 Kalsomine
 Whitewashed
 Unfinished
 GAS STATIONS
 Frame Metal Masonry
 Plastered or Ceiled
 Floors
 SERVICE BUILDING
 Frame Metal Masonry
 Plastered or Ceiled
 Floors
 TANKS, ETC., LIST
 Hoists: Elect. Hyd.
 DOCKS AND PIERS
 Treated Piles and Timbers
 Untreated
 Treated Piles only
 Average Length
 Paved
 C.H.
 GROUND FLOOR AREA
 TOTAL FLOOR AREA
 SEE FOLIO FOR NEW DIAGRAM
 Other Buildings Construction Floor Roof Stories Dimensions S.F. Area Factor Value % Dep. Deprec. Net Value
 Garage

[illegible]

Historic Photographs from Real Property Record Card



Figure 43: Historic photograph from Real Property Record Card, May 28, 1947. (KCA PSRA)



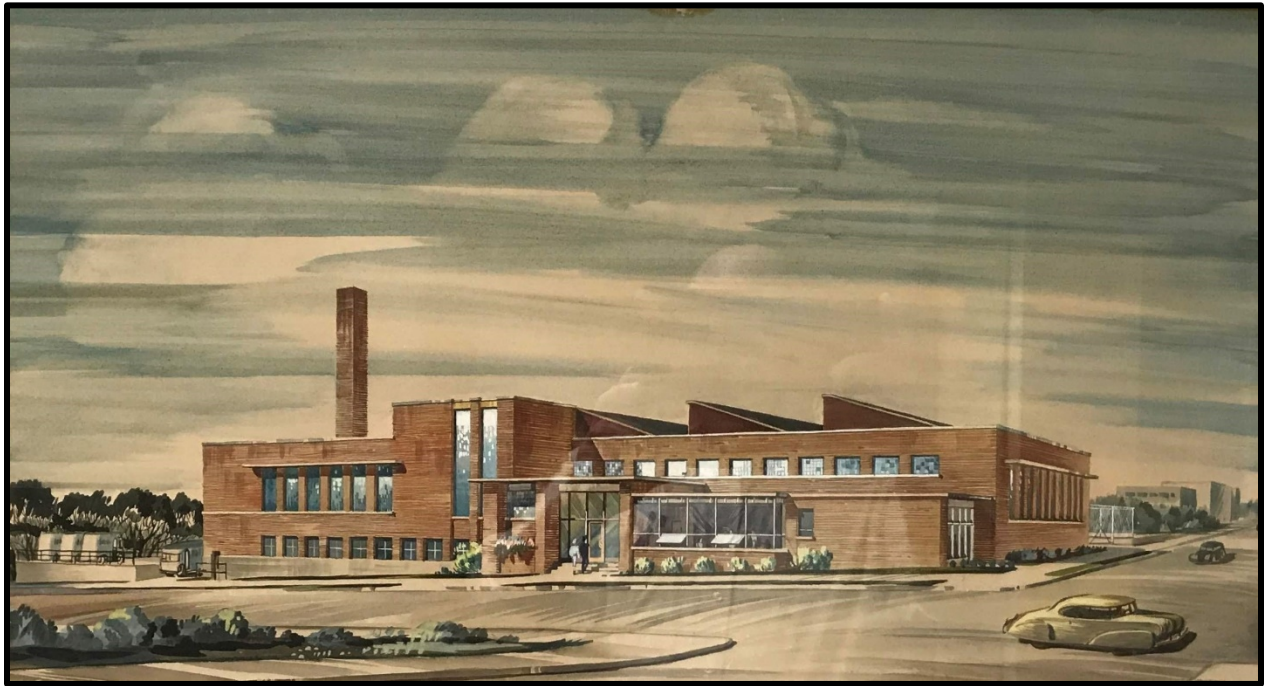
Figure 44: Historic photograph from Real Property Record Card, May 28, 1947. (KCA PSRA)

Historic Images



Figures 45 and 46: Above and below, views taken in 1959 looking southeast during the construction of the adjacent Shannon & Wilson office building directly to the west of the subject building. Part of the west elevation of the Golden Rule Dairy is visible in the middle left part of the above photos. As of this date the hollow clay tile masonry has not been painted. Also visible in the photo below are part of the north elevation of the Golden Rule Dairy and the earlier Golden Rule Bakery & Dairy building across the street at 3670 Stone Way North. (Photographs courtesy of the Shannon & Wilson Company and BOLA)





Figures 47 and 48: Artist's rendering of the subject building, circa 1945, along with the printed title block identifying M.O. Sylliaasen as the engineer and Atherton Construction Company as the general contractor (Courtesy Stoneway Electric Supply)





Figure 49: Looking southwest toward subject building.



Figure 50: Looking west toward subject building.



Figure 51: Looking west toward subject building.



Figure 52: Looking west toward subject building.



Figure 53: Looking west toward subject building.



Figure 54: Looking west toward subject building.



Figure 55: Detail of former entrance to driver's office at northeast corner of subject building.



Figure 56: Detail of modified windows on subject building.



Figure 57: Detail of former entrance to office lobby at east side of subject building.



Figure 58: Detail of modified window at former testing laboratory space.



Figure 59: Detail of glass block glazing at central mass of subject building.



Figure 60: Looking southwest toward subject building from Stone Way North.



Figure 61: Detail of modified windows at east façade of subject building.



Figure 62: Detail of modified windows at east façade of subject building.



Figure 63: Detail of modified windows at east façade of subject building.



Figure 64: Detail of modified windows at east façade of subject building.



Figure 65: Detail of modified windows at east façade of subject building.



Figure 66: Detail of modified windows at east façade of subject building.



Figure 67: Looking northwest toward subject building.



Figure 68: Looking north toward subject building.



Figure 69: Detail of windows at daylight basement and former boiler room.



Figure 70: Detail of modified window at south elevation of subject building.



Figure 71: Looking northwest at corrugated metal storage enclosure.



Figure 72: Looking east at corrugated metal storage enclosure and south projecting wing of subject building.



Figure 73: Looking northeast toward loading dock at west side of subject building.



Figure 74: Detail view of loading dock at west side of subject building.



Figure 75: Looking south toward south projecting wing of subject building.



Figure 76: Looking toward main entrance to sales office and showroom of subject building.



Figure 77: Detail view of loading dock and west wall of building.



Figure 78: Looking north toward north projecting wing of subject building.



Figure 79: Looking east toward north projecting wing of subject building.



Figure 80: Looking east toward north projecting wing of subject building.



Figure 81: Looking southeast toward north side of subject building.



Figure 82: Looking southeast toward subject building with parking area to the west.



Figure 83: Interior view of office in former entry lobby.



Figure 84: Interior view of administrative office space, looking south.



Figure 85: Interior view of administrative office space, looking south.



Figure 86: Interior view of administrative office space, looking north.



Figure 87: Interior view of former testing laboratory space looking east.

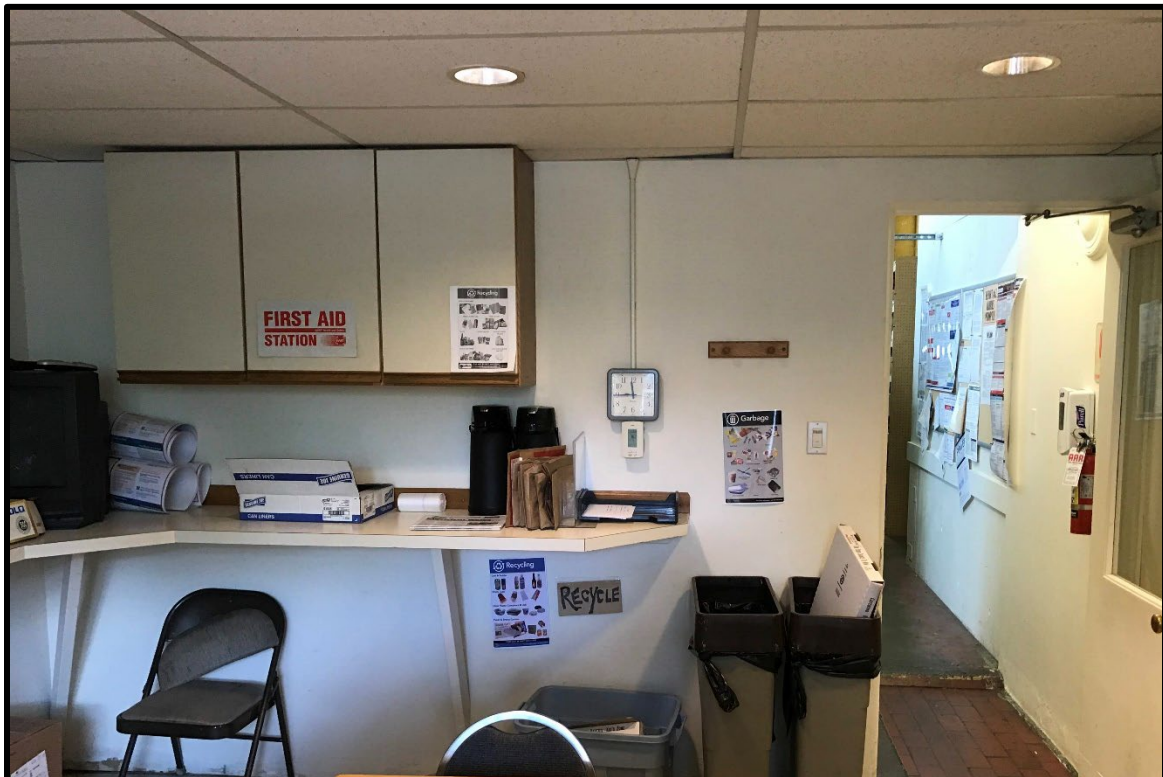


Figure 88: Interior view of former testing laboratory space, looking west.



Figure 89: Interior view of stairway from main level down to basement level, looking north.



Figure 90: Interior view of basement corridor, looking south.



Figure 91: Interior view of basement corridor, looking north.



Figure 92: Interior view of basement former boiler room space, looking north.



Figure 93: Interior view of basement former boiler room space, looking east.

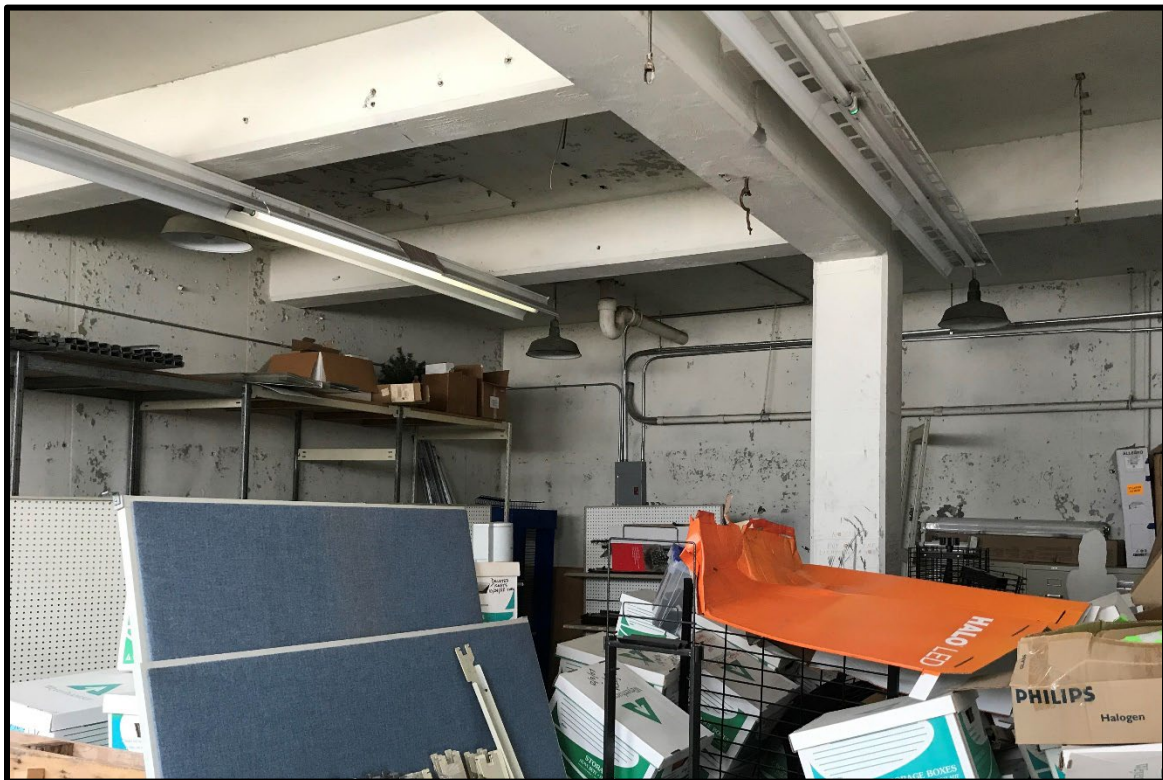


Figure 94: Interior view of basement former refrigerating machinery space, looking north.



Figure 95: Interior view of mezzanine office space, looking north.

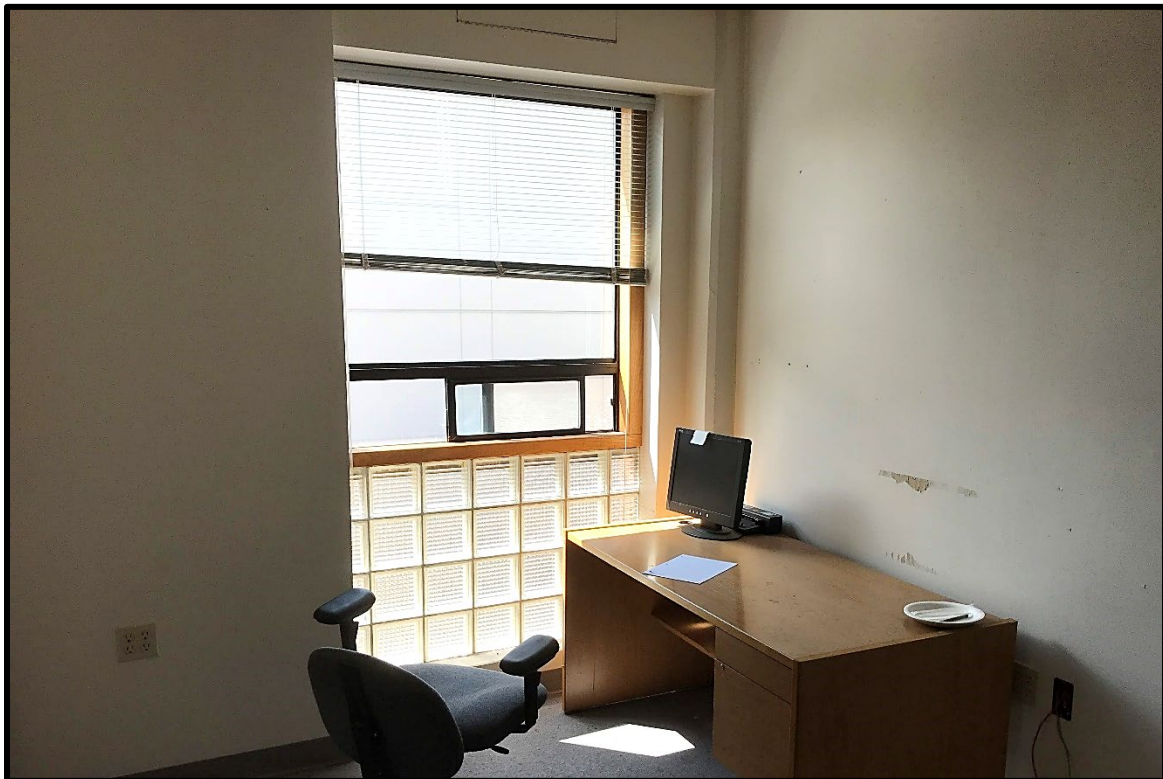


Figure 96: Interior view of mezzanine office space, looking south.



Figure 97: Interior view of warehouse space, looking northwest.

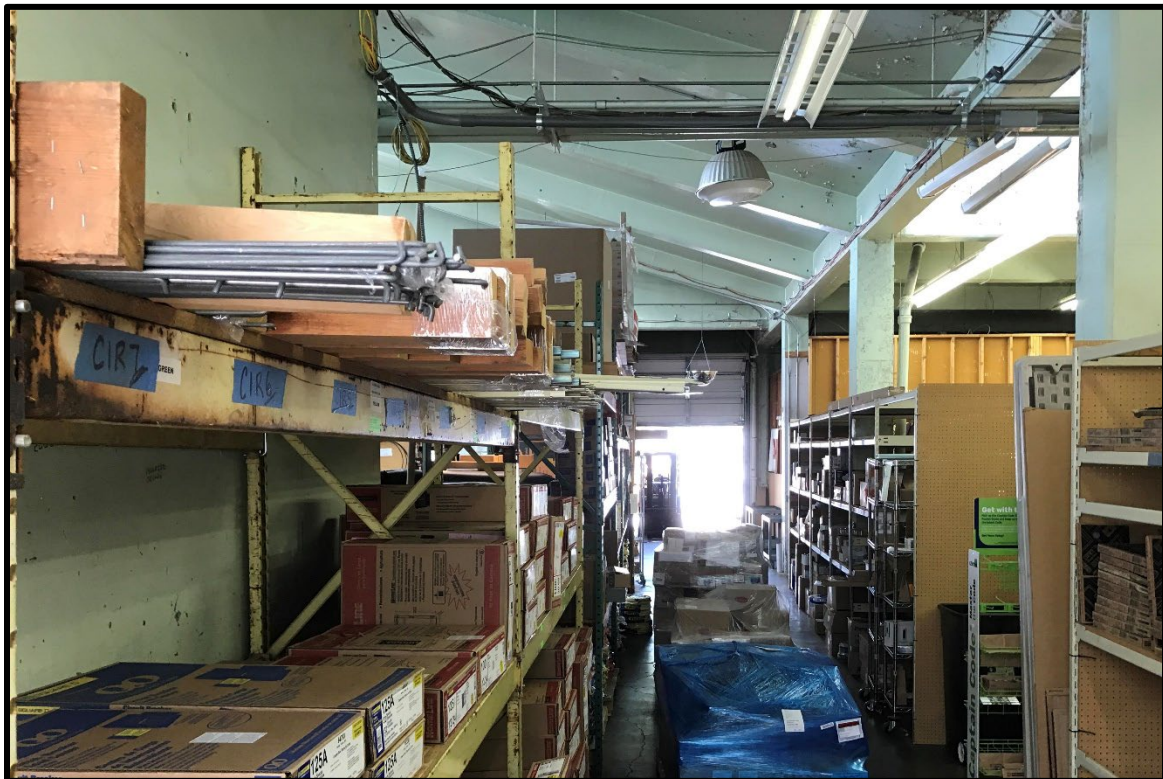


Figure 98: Interior view of warehouse space, looking west.



Figure 99: Interior view of warehouse space, looking west.



Figure 100: Interior view of warehouse space, looking east.



Figure 101: Interior view of warehouse space, looking west.

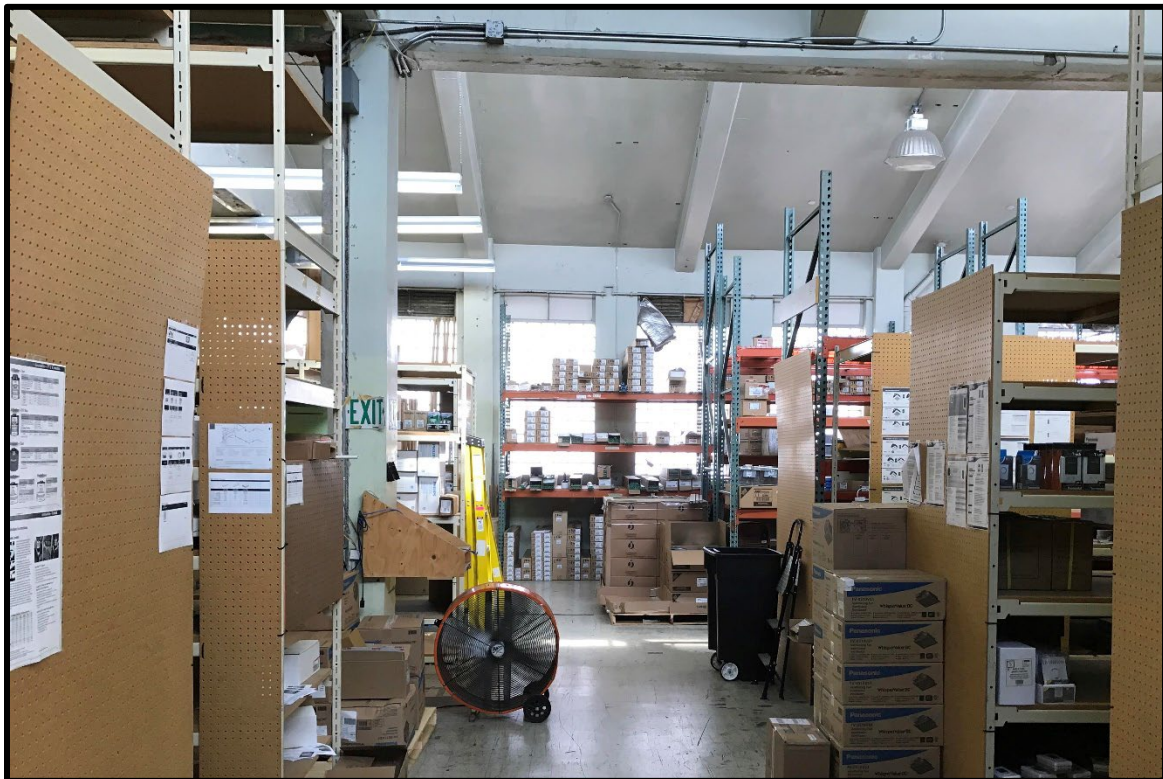


Figure 102: Interior view of warehouse space, looking north.



Figure 103: Interior view of warehouse space, looking south.

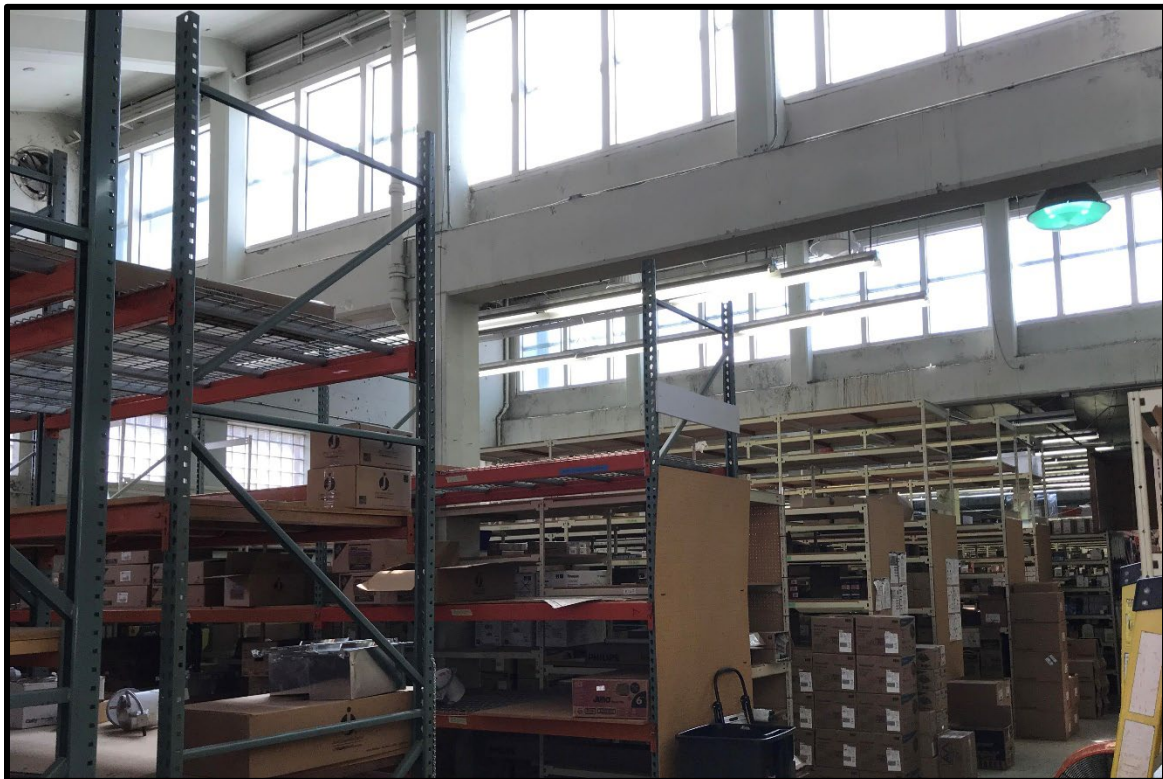


Figure 104: Interior view of warehouse space, looking southeast.



Figure 105: Interior view of warehouse space, looking east.



Figure 106: Interior view of sales showroom, looking southwest.

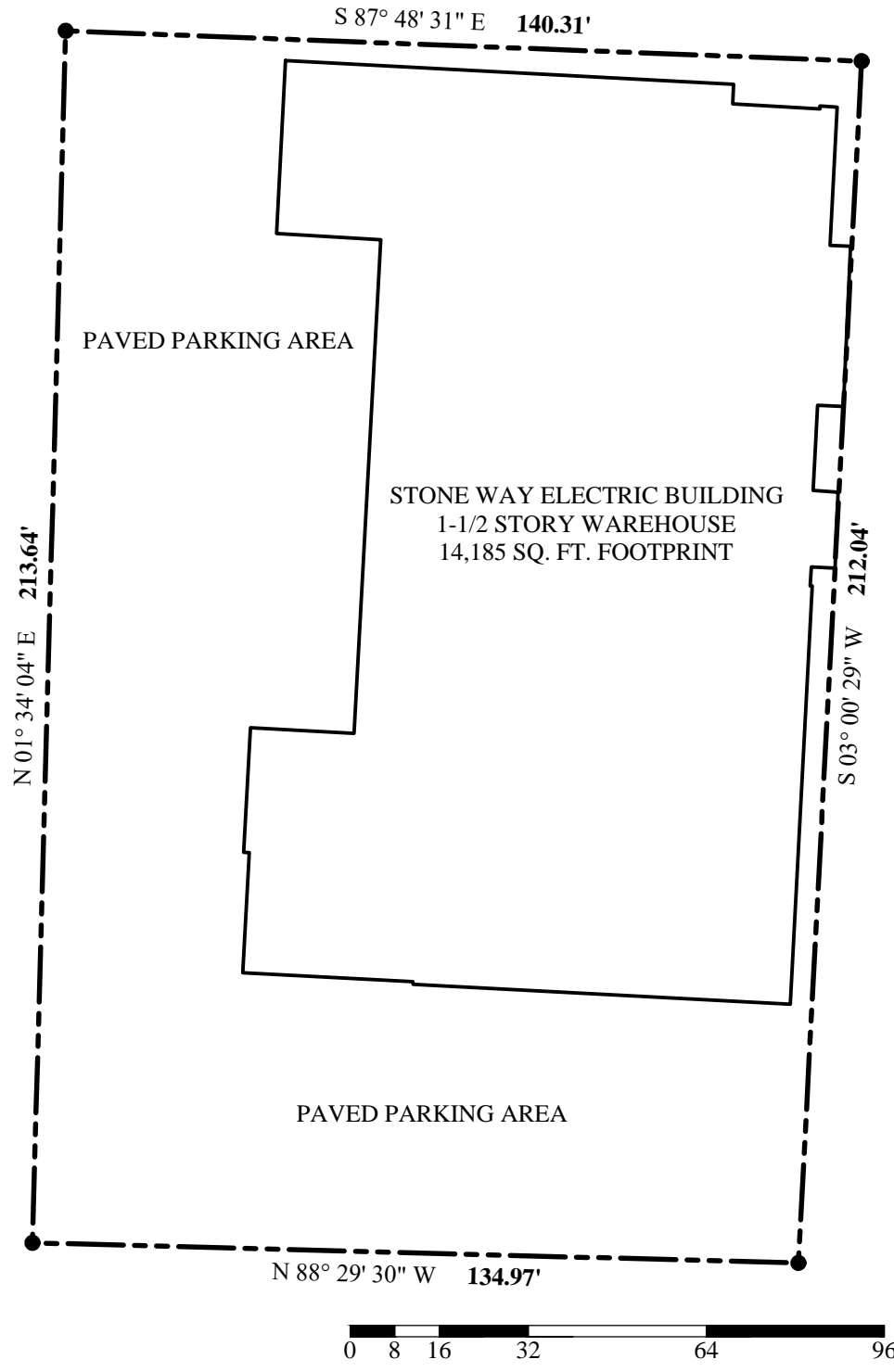


Figure 107: Interior view of sales office, looking west.



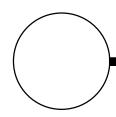
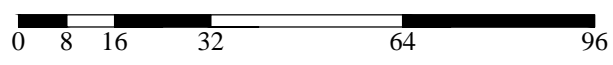
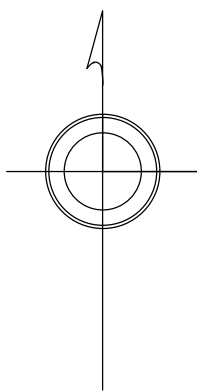
Figure 108: Interior view of inside of sales office, looking west.

N. 38TH STREET



STONE WAY NORTH

N



SITE PLAN

SCALE: 1/32" = 1'-0"

SCHEDULE OF INTERIOR ROOM FINISH

GROUND FLOOR SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	TRIM
1	COMPRESSOR ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
2	BOILER ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
3	CONDENSING ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
4	ICE CREAM MIX ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
5	LABORATORY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
6	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
7	GENERAL OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
8	DRIVER'S OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
9	LOBBY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT

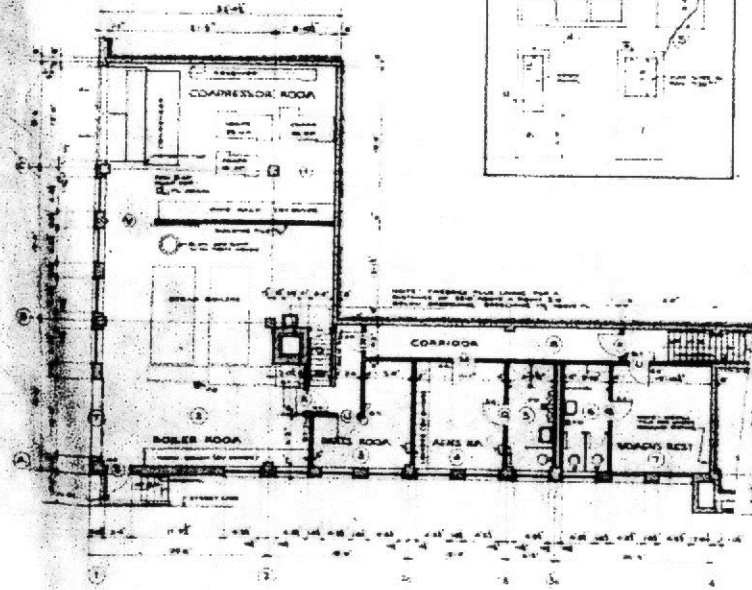
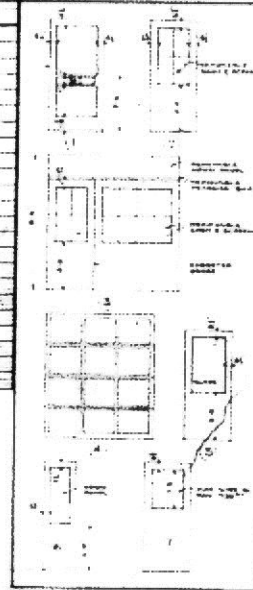
FIRST FLOOR SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	TRIM
101	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
102	ICE CREAM MIX ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
103	CONDENSING ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
104	LABORATORY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
105	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
106	GENERAL OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
107	DRIVER'S OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
108	LOBBY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
109	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
110	ICE CREAM MIX ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
111	CONDENSING ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
112	LABORATORY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
113	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
114	GENERAL OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
115	DRIVER'S OFFICE	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
116	LOBBY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
117	STORAGE ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
118	ICE CREAM MIX ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
119	CONDENSING ROOM	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT
120	LABORATORY	CONCRETE	CONCRETE	PLASTER	PLASTER	PAINT

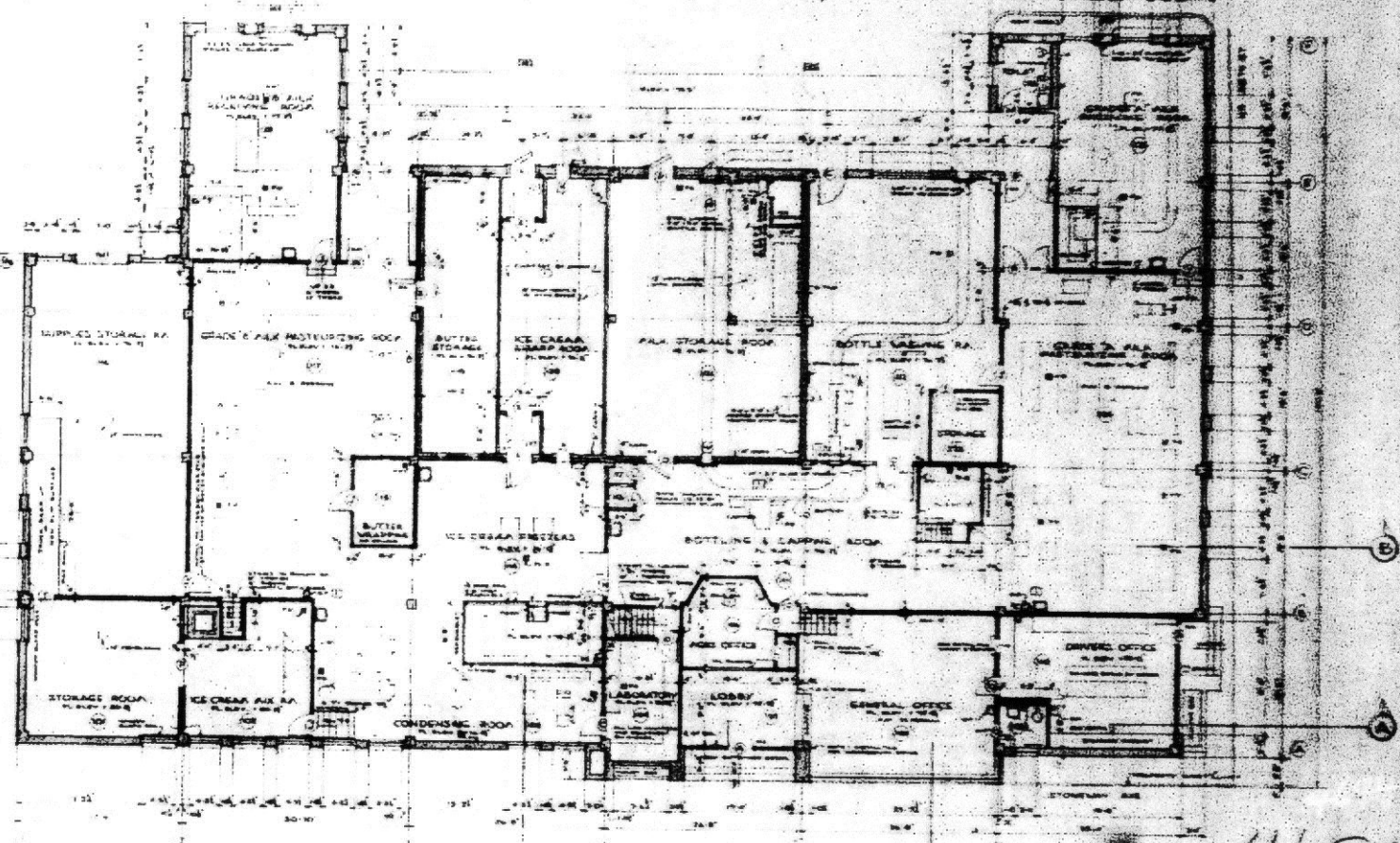
DOOR SCHEDULE

NO.	SIZE	THICKNESS	TYPE	CLASS	REMARKS
1	3'6" x 7'6"	2"	1	CRYSTAL SW	SEE ENTRANCE DETAILS
2	3'6" x 7'6"	2"	2	CLEAR	ADMITTED DOOR
3	3'6" x 7'6"	2"	3	CLEAR	
4	3'6" x 7'6"	2"	4	CLEAR	
5	3'6" x 7'6"	2"	5	CLEAR	
6	3'6" x 7'6"	2"	6	CLEAR	
7	3'6" x 7'6"	2"	7	CLEAR	
8	3'6" x 7'6"	2"	8	CLEAR	
9	3'6" x 7'6"	2"	9	CLEAR	
10	3'6" x 7'6"	2"	10	CLEAR	
11	3'6" x 7'6"	2"	11	CLEAR	
12	3'6" x 7'6"	2"	12	CLEAR	
13	3'6" x 7'6"	2"	13	CLEAR	
14	3'6" x 7'6"	2"	14	CLEAR	
15	3'6" x 7'6"	2"	15	CLEAR	
16	3'6" x 7'6"	2"	16	CLEAR	
17	3'6" x 7'6"	2"	17	CLEAR	
18	3'6" x 7'6"	2"	18	CLEAR	
19	3'6" x 7'6"	2"	19	CLEAR	
20	3'6" x 7'6"	2"	20	CLEAR	

DOOR TYPES



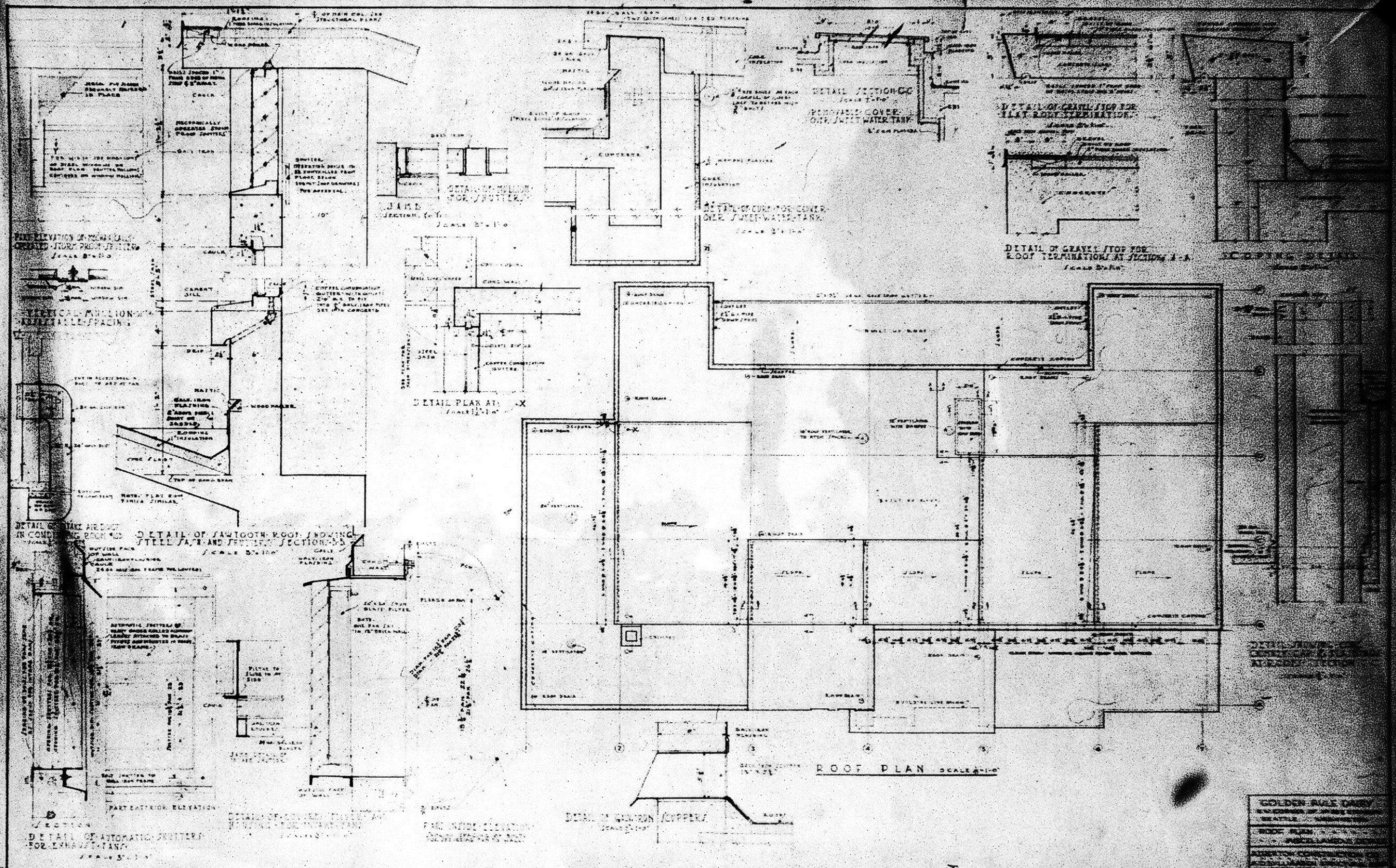
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



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

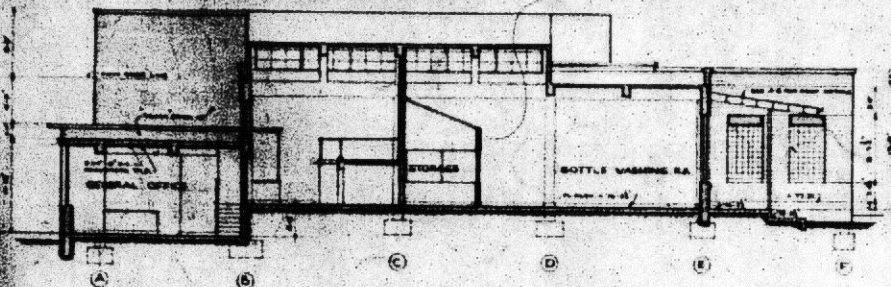
GENERAL NOTES	ABBREVIATIONS	REVISIONS
1. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	1. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	1. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.
2. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	2. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	2. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.
3. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	3. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	3. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.
4. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	4. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.	4. ALL FINISHES TO BE IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.

4694

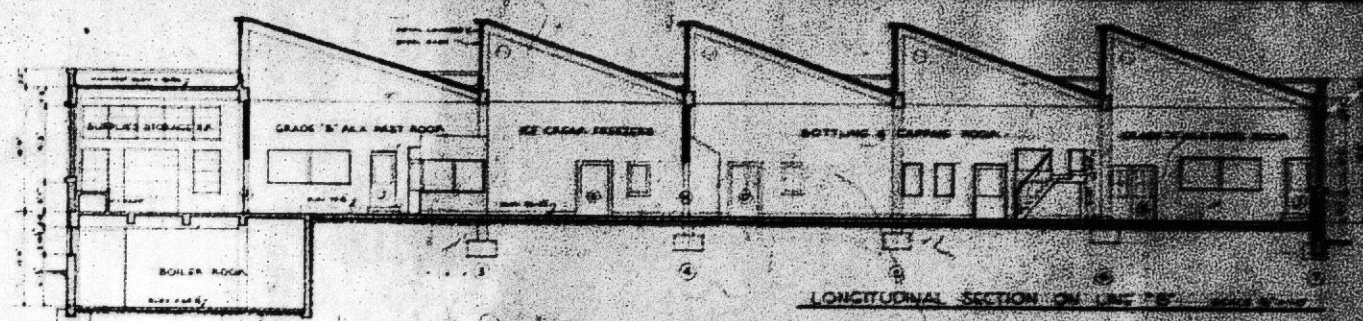


GOLDEN RULE DAILY
ENGINEER OF PUBLIC WORKS
SEATTLE, WASHINGTON
ROOF PLAN SCALE 1/4" = 1'-0"
ATHERTON CONSTRUCTION COMPANY
ATHERTON CONSTRUCTION COMPANY
ATHERTON CONSTRUCTION COMPANY

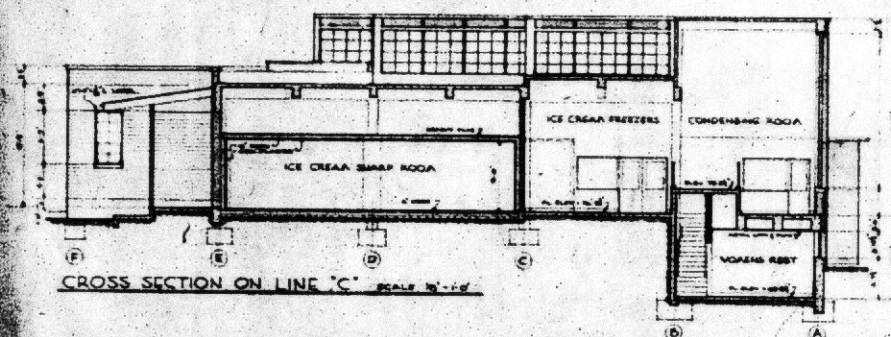
1945 - Roof Plan and Details
Atherton Construction Company and M.O. Sylliaasen, Structural Engineer



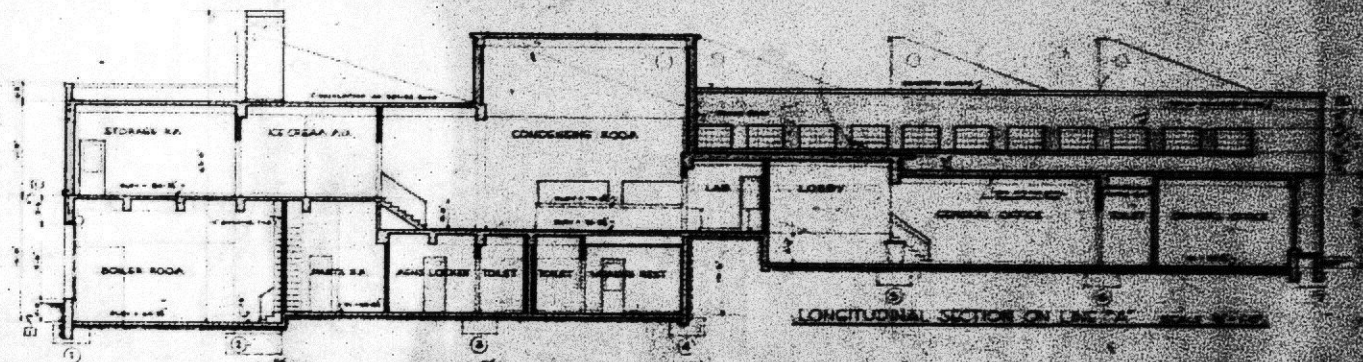
CROSS SECTION ON LINE "D" SCALE 3/4" = 1'-0"



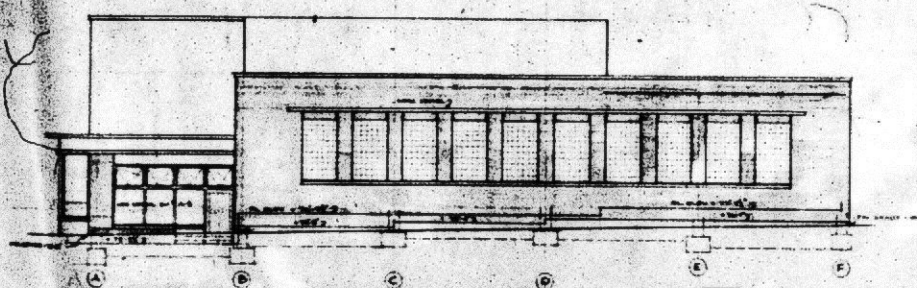
LONGITUDINAL SECTION ON LINE "E" SCALE 3/4" = 1'-0"



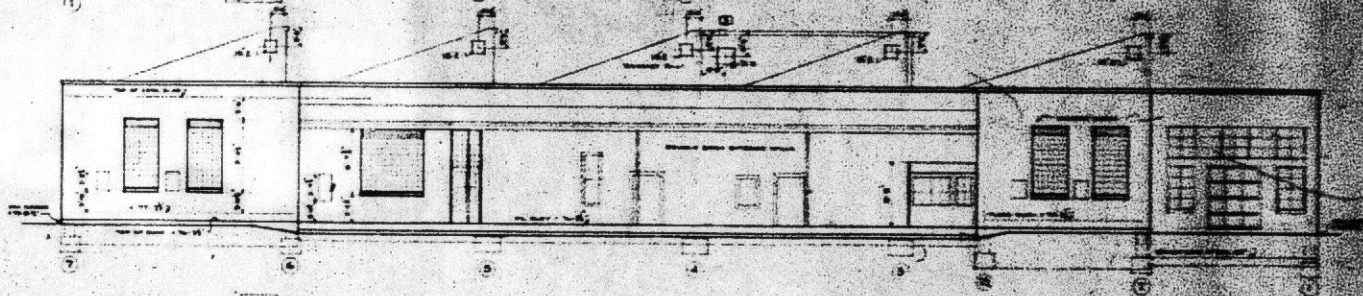
CROSS SECTION ON LINE "C" SCALE 3/4" = 1'-0"



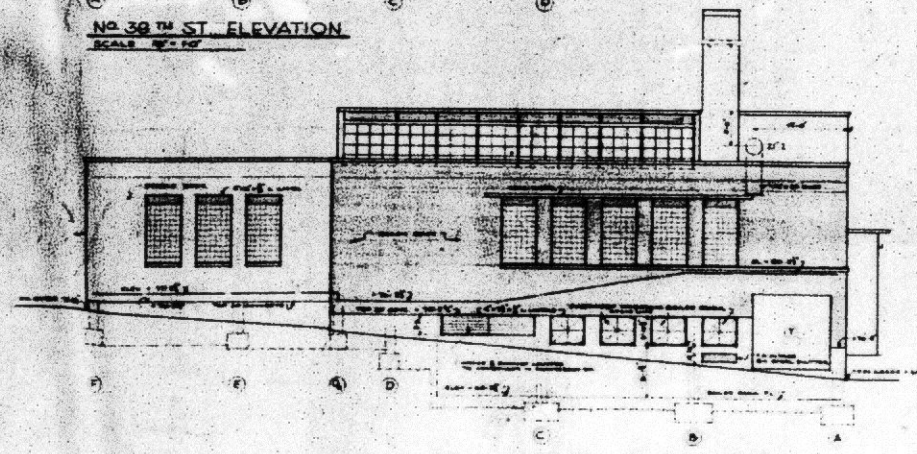
LONGITUDINAL SECTION ON LINE "A" SCALE 3/4" = 1'-0"



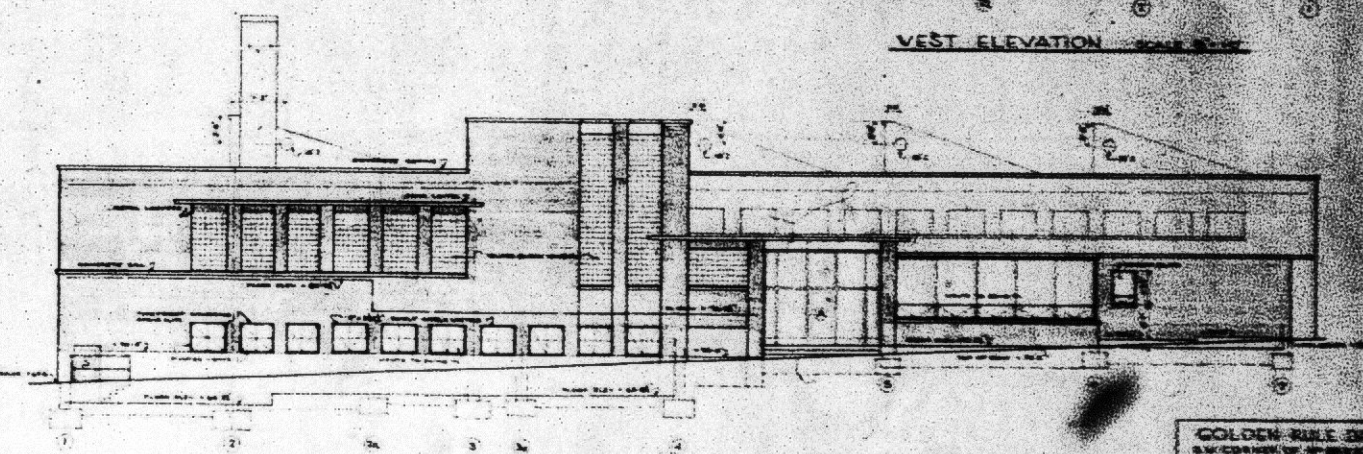
NO. 38TH ST. ELEVATION SCALE 3/4" = 1'-0"



WEST ELEVATION SCALE 3/4" = 1'-0"



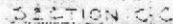
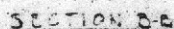
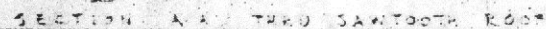
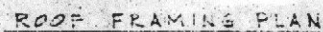
SOUTH ELEVATION SCALE 3/4" = 1'-0"



STONEVAY AVENUE ELEVATION SCALE 3/4" = 1'-0"

GENERAL NOTES
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

GOLDEN RULE EMERY
 3111 CORNER OF 1ST AVE.
 SEATTLE, WASHINGTON
 ELEVATIONS
 SECTIONS
 ARCHITECTS
 M. O. SYLLIAASEN, STRUCTURAL ENGINEER
 1000 2ND AVENUE, SEATTLE, WASH.



DETAIL 2-67

DELTA 4 3-26

DETAILS

DETAILED 44-245-246
(B39, B40, B41, B42 & B43
HAVE SIMILAR LUGS)
LOCATION OF LUGS SHOWN

DETAIL B47-54
B55 - B56 - B57

SECTION E-E

2000

FIRST FLOOR FRAMING

Technical drawing of a door frame assembly showing a cross-section of the door, frame, and floor. Labels include 'Door', 'Frame', 'Floor', 'Sill', 'Jamb', 'Head', 'Threshold', 'Weatherstripping', and 'Locking Mechanism'.

SECTION D-D

DETAIL HUNG CEILINGS OVER COLD ROOMS

Diagram 1

1-Phase A

1-Phase B

2-Phase C

3-Phase A

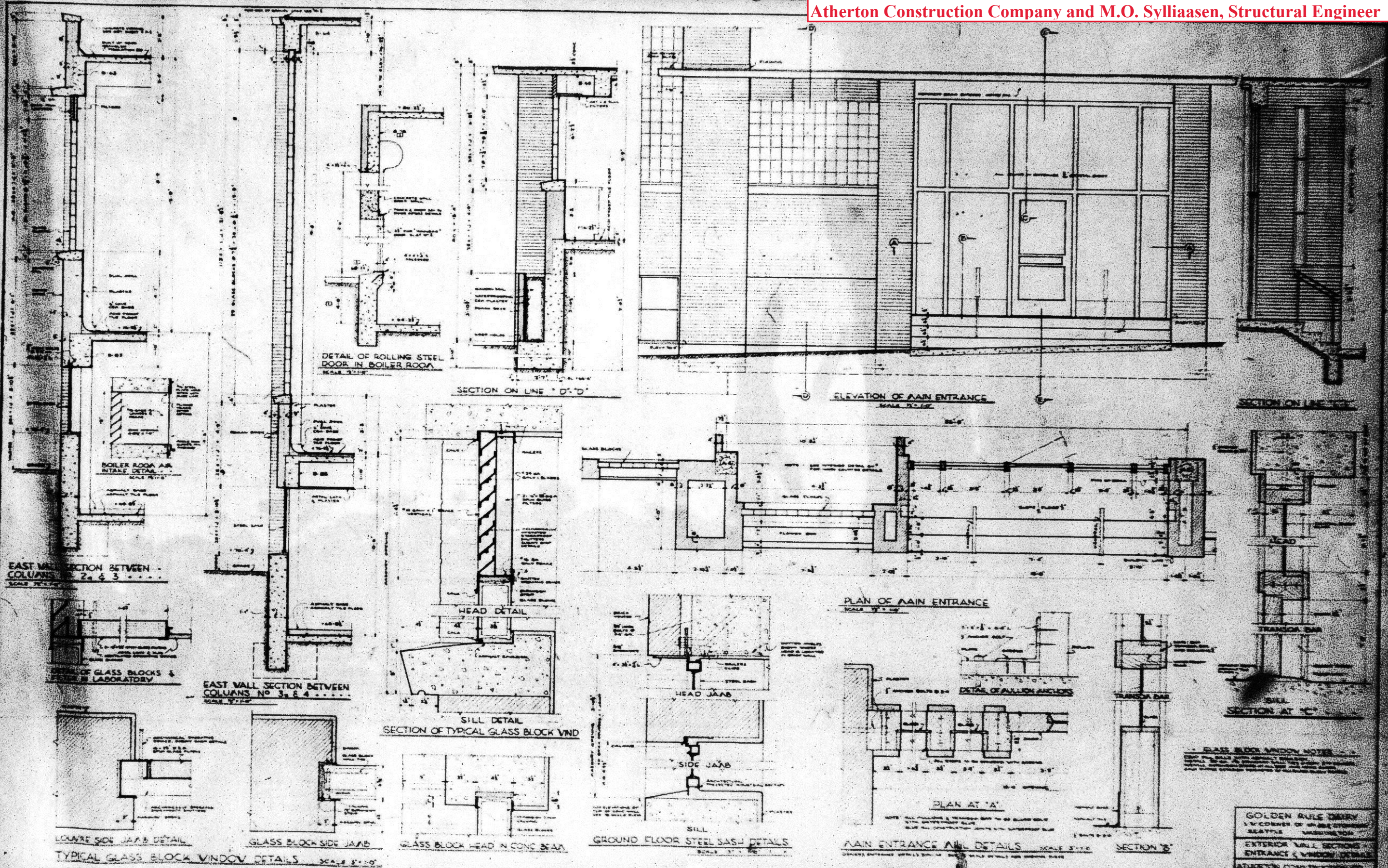
3-Phase B

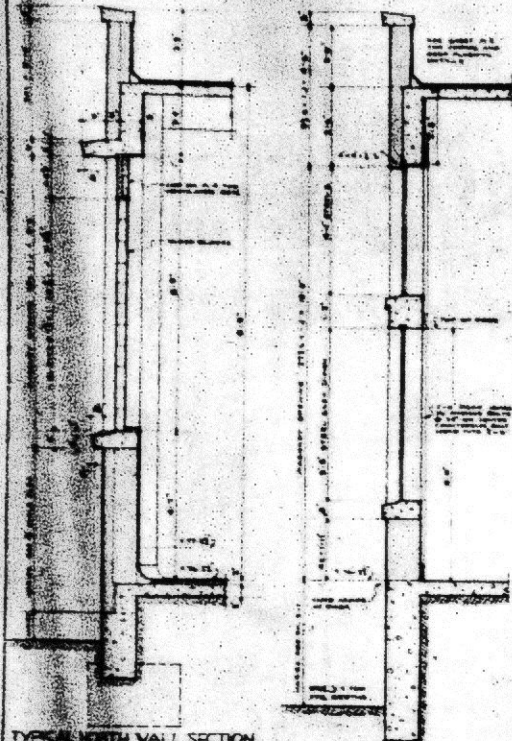
GROUND

Technical drawing of a mechanical assembly, possibly a bracket or support structure. The drawing shows a horizontal base with a vertical support on the right. Dimensions are indicated with arrows and numbers. Labels include "1/2\"/>

DETAILS

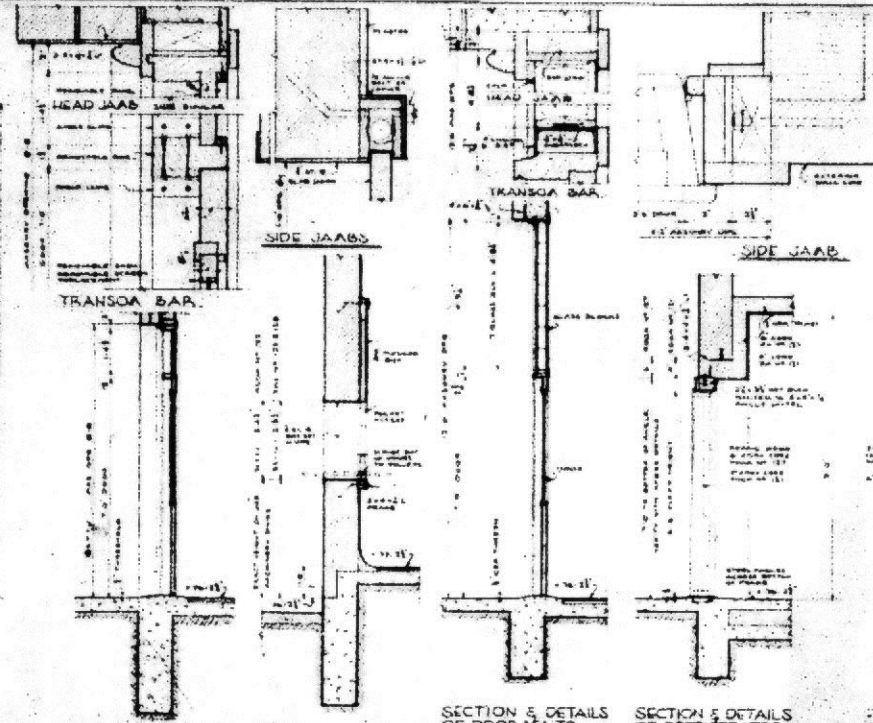
GOLDEN RULE DAIRY
S.W. CORNER, NORTHEAST CORNER
SEATTLE WASHINGTON
FLOOR & ROOF FARMERS PLACE
MISCELLANEOUS DETAIL
AERIAL CONSTRUCTION CO.
MILWAUKEE, WISCONSIN
REEL NUMBER THREE
COPY NO. TWO





TYPICAL NORTH WALL SECTION
SCALE 1/4" = 1'-0"

SECT. WEST WALL BETWEEN
COLUMNS D-1 & D-2



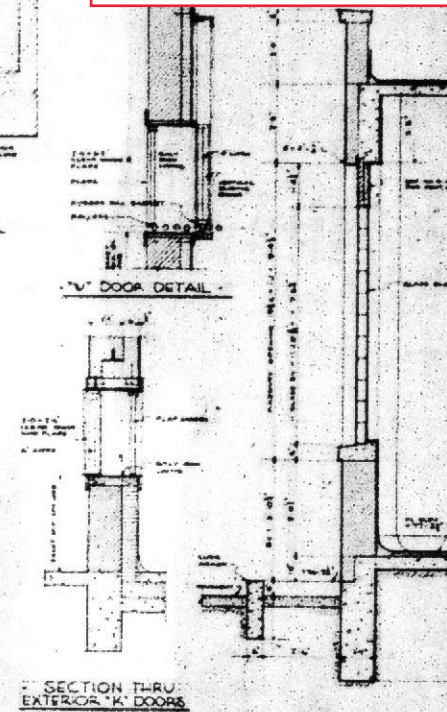
SECTION & DETAILS
OF DOORS "B", "C", "F"
TO ROOMS 117 & 118

SECTION & DETAILS
OF SLIDE UP DOORS
IN ROOMS 117, 118, 119

SECTION & DETAILS
OF DOOR "C" TO
ROOM NO. 117

SECTION & DETAILS
OF REFRIGERATOR
DOORS, ROOM NO. 117

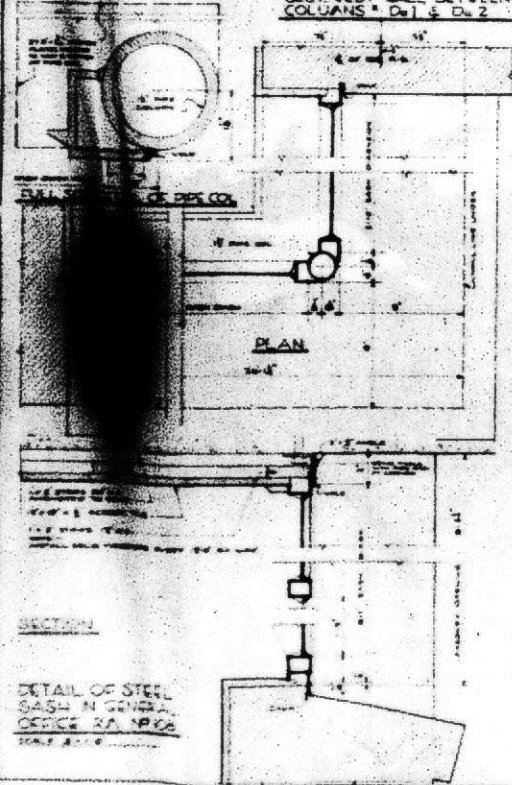
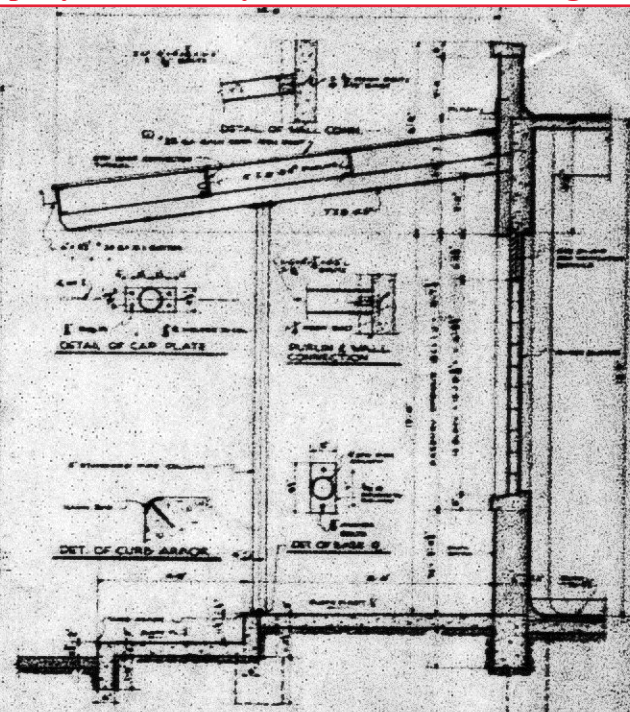
SCALE OF WALL SECTIONS 1/4" = 1'-0"
SCALE OF DETAILS 3/8" = 1'-0"



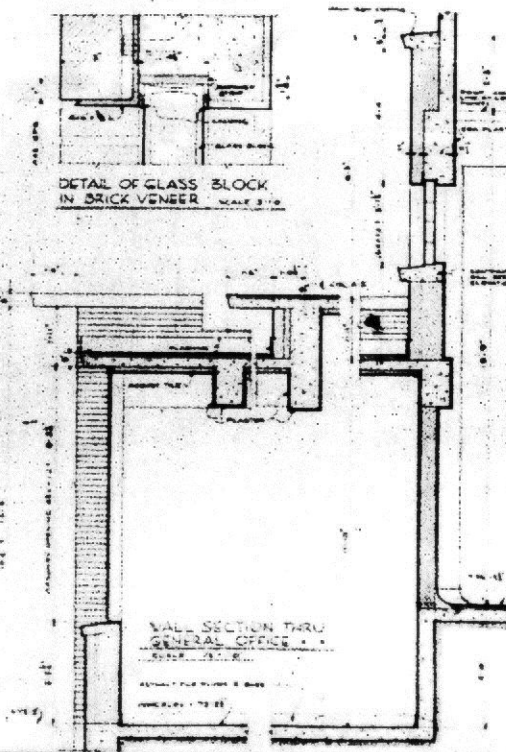
SECTION THRU
EXTERIOR "K" DOORS

SECT. WEST WALL BETWEEN
COLUMNS F-6 & F-7

SECTION THRU WEST WALL
BETWEEN COLUMNS E-5 & E-6

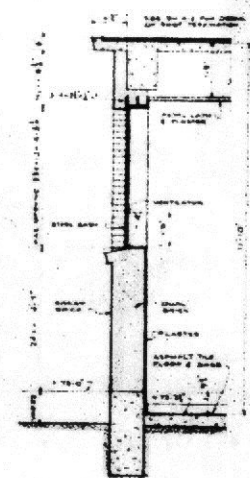


DETAIL OF STEEL
SASH IN GENERAL
OFFICE, ROOM NO. 118



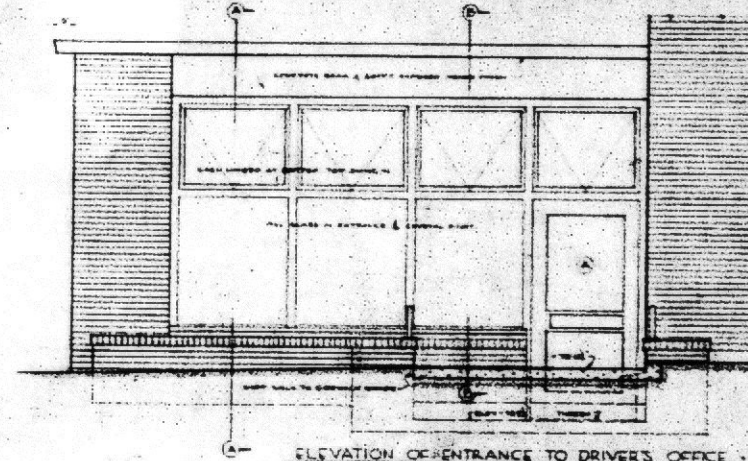
DETAIL OF GLASS BLOCK
IN BRICK VENEER
SCALE 3/8" = 1'-0"

WALL SECTION THRU
GENERAL OFFICE

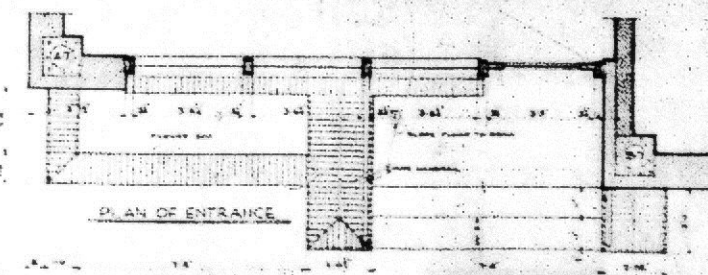


SECTION EAST WALL
BETWEEN COLUMNS A-6 & A-7

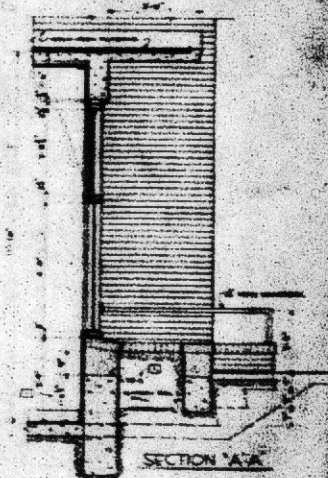
SECTION AT "B" - "C"



ELEVATION OF ENTRANCE TO DRIVER'S OFFICE



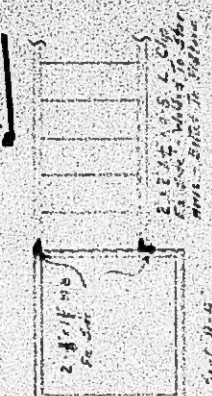
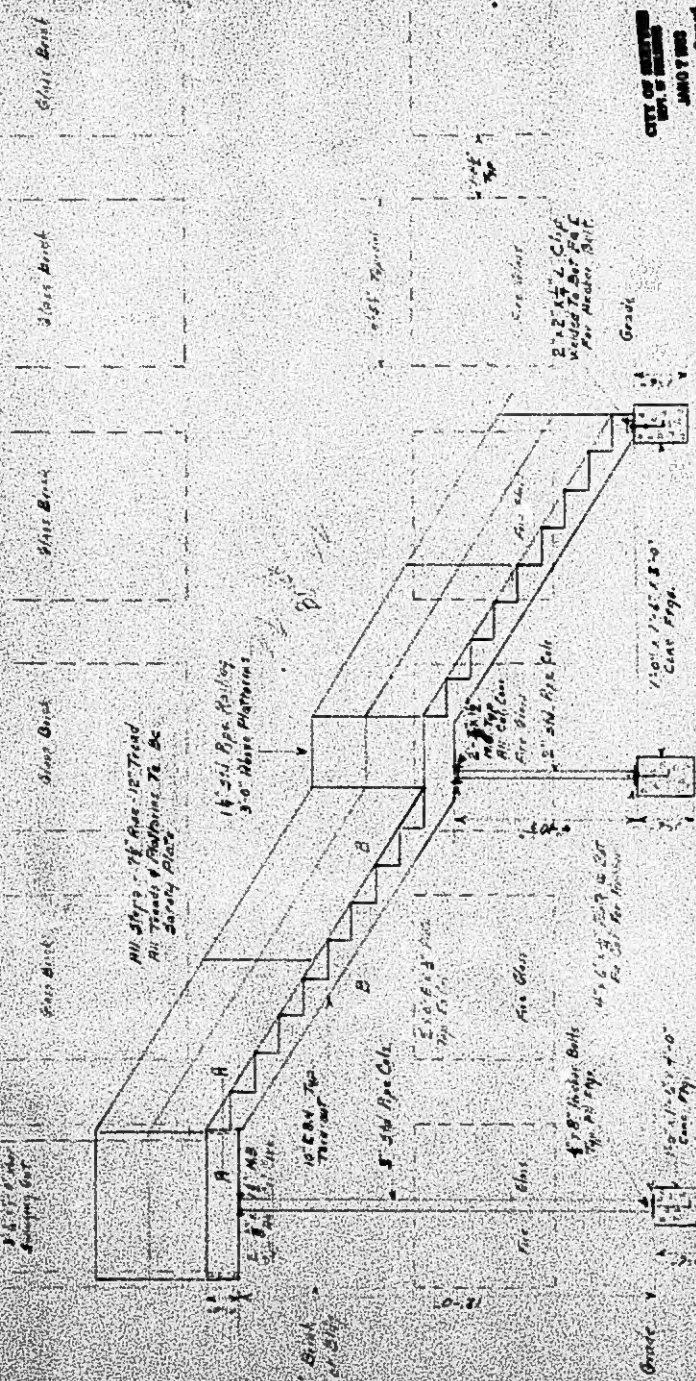
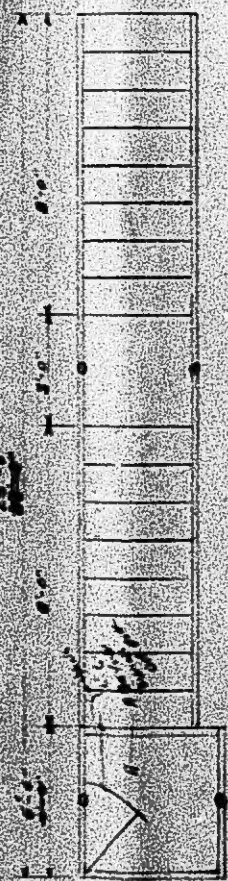
PLAN OF ENTRANCE



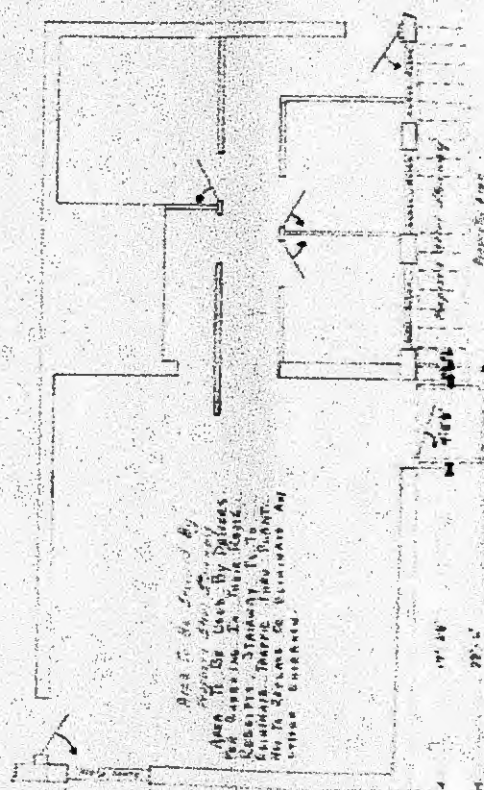
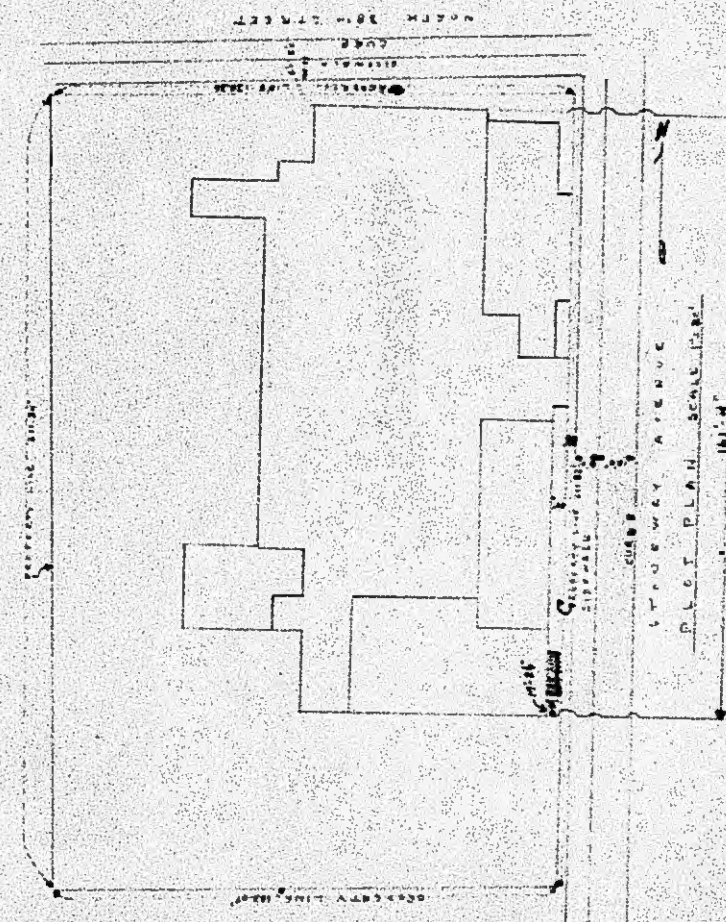
SECTION "A-A"

DETAILS OF ENTRANCE TO
DRIVER'S OFFICE, ROOM NO. 118
SCALE 3/8" = 1'-0"

GOLDEN RULE DRY
1/4 CORNER OF 100' x 100' BUILDING
SEATTLE - WASHINGTON
EXTERIOR WALL SECTIONS -
MISCELLANEOUS EXTS. DETAILS
ATHERTON CONSTRUCTION CO.
1400 SYLLIAASEN STREET, SEATTLE, WASH.
M.O. SYLLIAASEN, STRUCTURAL ENGINEER



Notes:
 1. All steel to be City Certified
 2. All steel to be City Certified
 3. All steel to be City Certified



1963 - Construct steel stair

4694

1115-25 N 36 W

LEGAL DESCRIPTION

LOT 1, 2, 3, 4 AND 5, IN BLOCK 6, OF C.D. DENNIS TRACT, ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, IN KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF SEABRAN ADDITION, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 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790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL NOTES

1. OCCUPANCY - P/L, WORKSHOP
2. ZONING - C-1
3. FIRE ZONE - III
4. TYPE OF CONDT - TYPE I
5. NO STRUCTURAL CHANGES ARE NECESSARY

APPROVED

SEP 22 1972

SEATTLE-KING CO.

W. 25TH STREET
(E WAY)

STONEWAY WAY
(C WAY)

FIRST LOOK E-LOT PLAN

CITY OF SEATTLE
BUT. OF RECORDS
SEP 22 1972

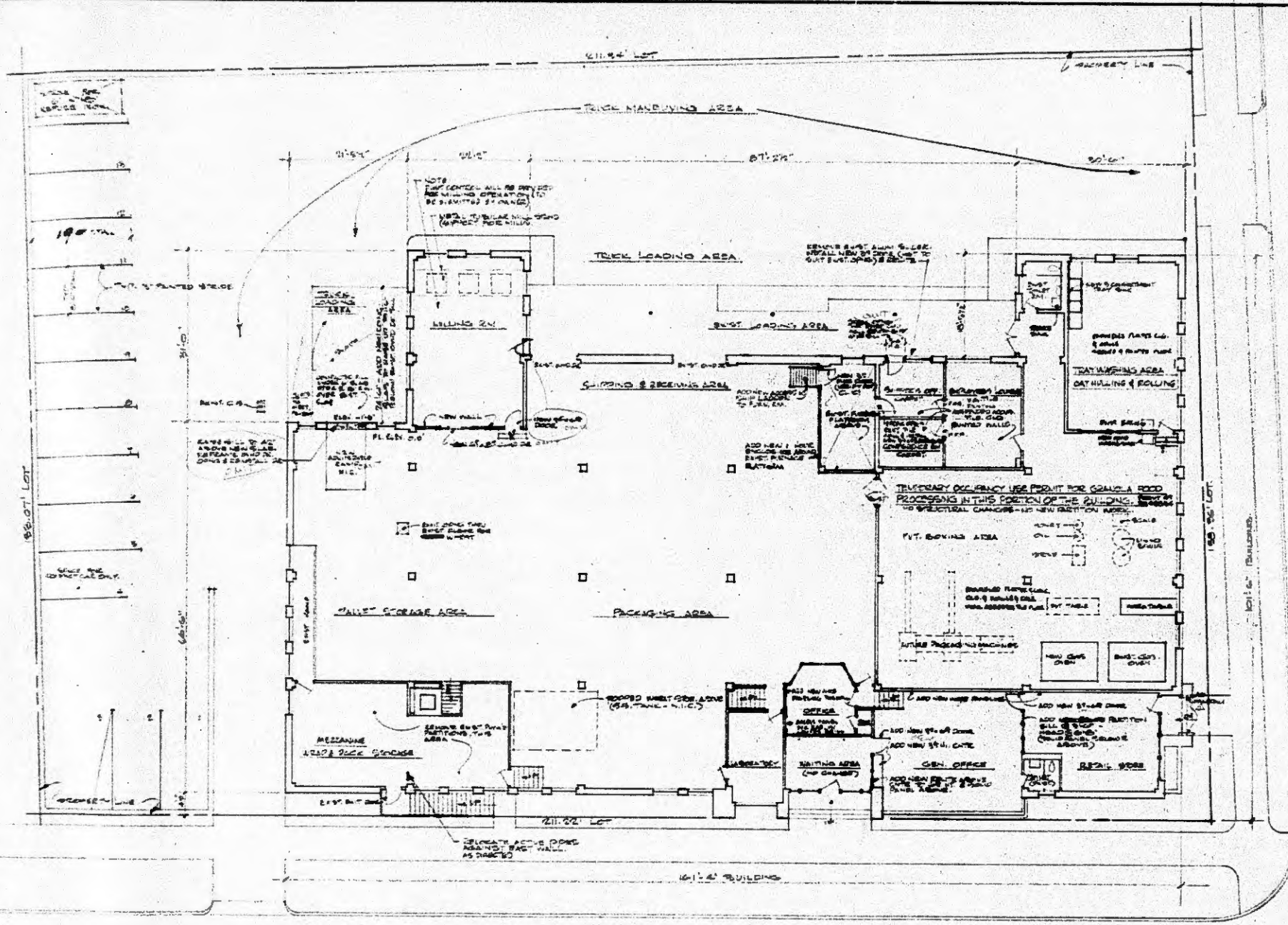
4694

BN44854

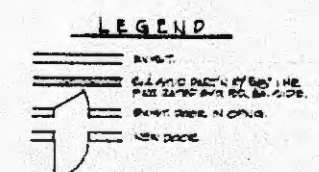
Beep Copy Copy

1972 - Occupy northwest portion of building as food processing plant

PLAN NO. 0724 PROJECT NO. 0724	FOOD PROCESSING PLANT - DIVISION OF HEALTH DEPT. OF SEATTLE 6063 STONEWAY AVE SEATTLE, WASHINGTON	MANDEVILLE AND BERG ARCHITECTS & ENGINEERS 1000 BROADWAY SEATTLE, WASH. 98101
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FIRST FLOOR & LOT PLAN



LEGAL DESCRIPTION

LOT 1, 2, 3, 4 AND 5, IN BLOCK 3, OF CONGRESSIONAL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT 10000, IN VOLUME 10 OF PLATS, PAGE 10, RECORD OF DEEDS, KING COUNTY, WASHINGTON, TOGETHER WITH THE PORTION OF SEATTLE ACQUINING SAID LOTS ON BY ORDINANCE NO. 21065 OF THE CITY OF SEATTLE, WITH ALL IMPROVEMENTS.

GENERAL NOTES

1. OCCUPANCY - P. 2, WOOD-HOP
2. ZONING - CO
3. FIRE ZONE - II
4. TYPE OF CONG. - TYPE I
5. NO STRUCTURAL CHANGES ARE NECESSARY
6. AISLEWAYS TO BE DEFINED BY YELLOW MARKING TAPE
7. MECH. & ELEC. TO BE ON SEPARATE PERMIT
8. CONTRACTOR SHALL ARRANGE FOR OBTAINING AND PAYING FOR ALL PERMITS, INSPECTION FEES, HE SHALL PROVIDE AND PAY FOR ANY ROAD FOR WORK IN REST OF WAY AS REQUIRED BY GOVERNING AUTHORITIES
9. ALL WORK ON PROPERTY SHALL CONFORM WITH CITY ORDINANCES, ORDINANCES, CODES AND ORDINANCES
10. VERIFY ALL DIMENSIONS AND CONDITIONS AT LOCATE NOT BY ARCHITECT OF ANY DISCREPANCIES FOR DECISION
11. ALL SIGNS TO BE AS PER SEPARATE PERMIT
12. COMPACTION OF FILL: COMPACTION BY WHATEVER MEANS NECESSARY TO INSURE AGAINST SUBSEQUENT SETTLEMENT. NEW FILL SHALL BE COMPACTIONED TO 95% MODIFIED AASHO MAXIMUM DENSITY (ASTM DESIGNATION D-1557-60T)
13. N.T.C. (NOT IN CONTRACT)
14. SPECIAL EQUIPMENT TO BE ON SEPARATE PERMIT

DISCARD
BY 4.5.519
16 NOV 72
23.64V

N. 20TH STREET
(2 WAY)

DATE	BY	REVISION	DESCRIPTION
11/15/72	BY 4.5.519	1	DISCARD

APPROVED
DATE 11/15/72
BY 4.5.519

SEE CORRECTED SHEET ONE ATTACHED

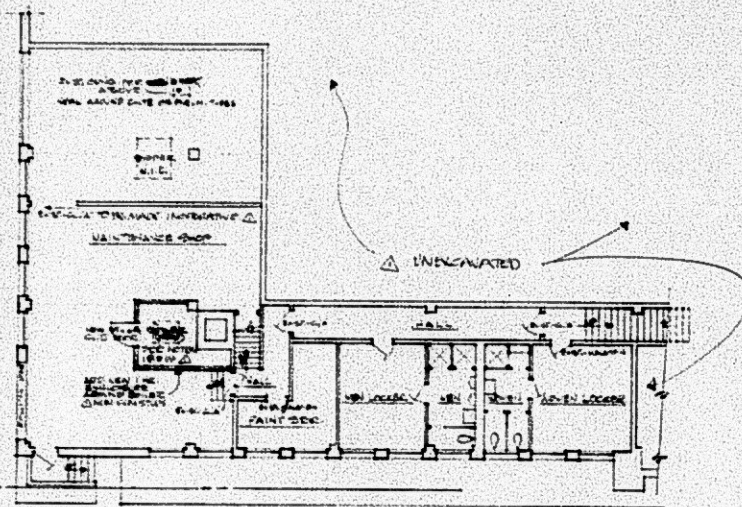
1972 - Occupy entire building as food processing plant

APPROVED
DATE 11/15/72
BY 4.5.519

SEATTLE
KING COUNTY
PLAT 10000
PAGE 10
RECORD OF DEEDS

6724

1000



PARTIAL BASEMENT PLAN

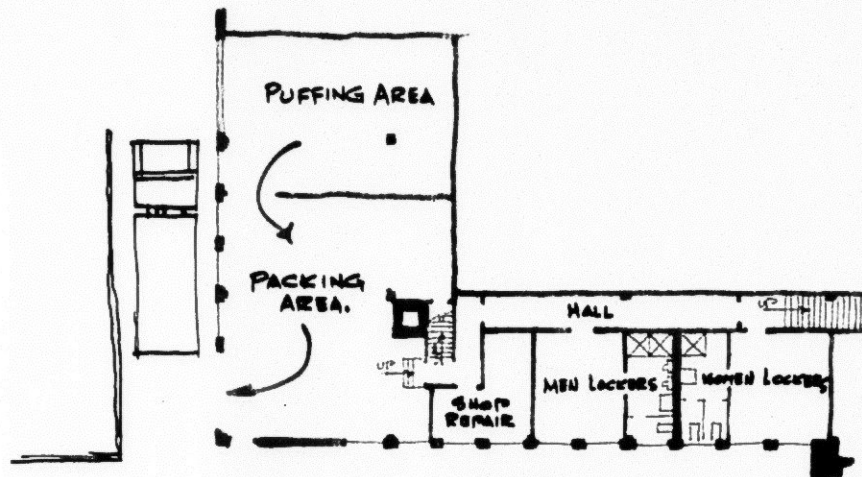
10' x 11' 0"

CITY OF SEASIDE
DEPT. OF BUILDING
DEC 1 1972

APPROVED BY: [Signature]

REVISIONS: Δ 11/29/72		APPROV. BLDG. DEPT. NOTES	
	PROJECT NO.	PROJECT NAME	
	DATE	DATE	
	BY	BY	
	FOR	FOR	
PROJECT NO. 0764		PROJECT NAME: FOOD PROCESSING PLANT - DIVISION OF HARVEST FARMS, INC. 8000 S. ONE WAY N. SEASIDE, WASHINGTON	
PROJECT NO. 0764		PROJECT NAME: HARVEST FARMS AND SEASIDE	
PROJECT NO. 0764		PROJECT NAME: SEASIDE & SEASIDE	
PROJECT NO. 0764		PROJECT NAME: SEASIDE & SEASIDE	

1972 - Occupy entire building as food processing plant



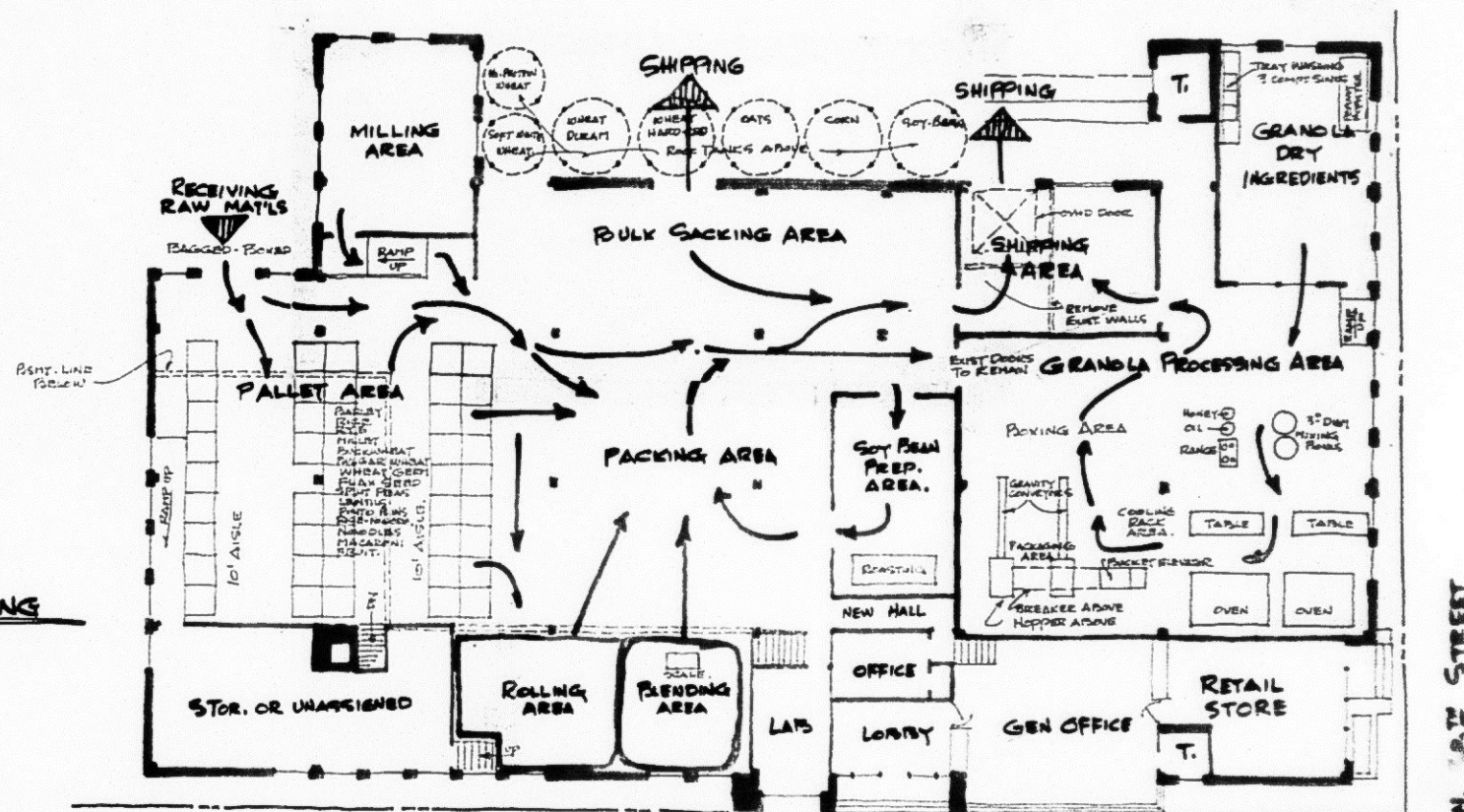
BASEMENT PLAN
1/8" = 1'-0"

PROPOSED ALTERATIONS TO EXIST. BUILDING

FOR MANNA MILLING

MANDEVILLE & BERGE - ARCHITECTS & ENGINEERS
JOB NO 8724

REV. 9-13-72
REV. 9-15-72
REV. 9-20-72
REV. 9-21-72



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

STONEWAY AVE.

N. 18TH STREET



1972 - Occupy entire building as food processing plant

BA 44859

211.36' LOT

PROPERTY LINE

STORAGE AREA

45671

MARINA LAS-4100
Milling Co.
Jerry Becker
Jim O'Hara

ALL STRUCTURAL WELDING MUST BE
BY SEATTLE CERTIFIED WELDERS

OR AWS. CERTIFIED

CITY OF SEATTLE
DEPT. OF BUILDING
JAN 15 1972

APPROVED
JAN 15 1972

for record

CITY OF SEATTLE
DEPT. OF BUILDING
JAN 15 1972

SMITH
MONROE ENGINEERS INC.
GRAY

Call the Building Dept. for and
inspect before starting work.
SUPERVISED CONSTRUCTION
BY SPECIAL INSPECTOR

OBTAIN BUILDING DEPARTMENT APPROVAL OF
FOUNDATION FROM LOCATION PRIOR TO POURING CONCRETE

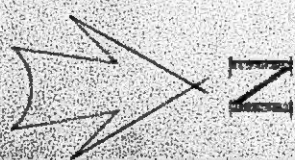
NAME REVISION BY CDD DAN

DRAWN BY DATE SCALE
CHECKED BY DATE
JOB NO. DRAWING NO. REVISION

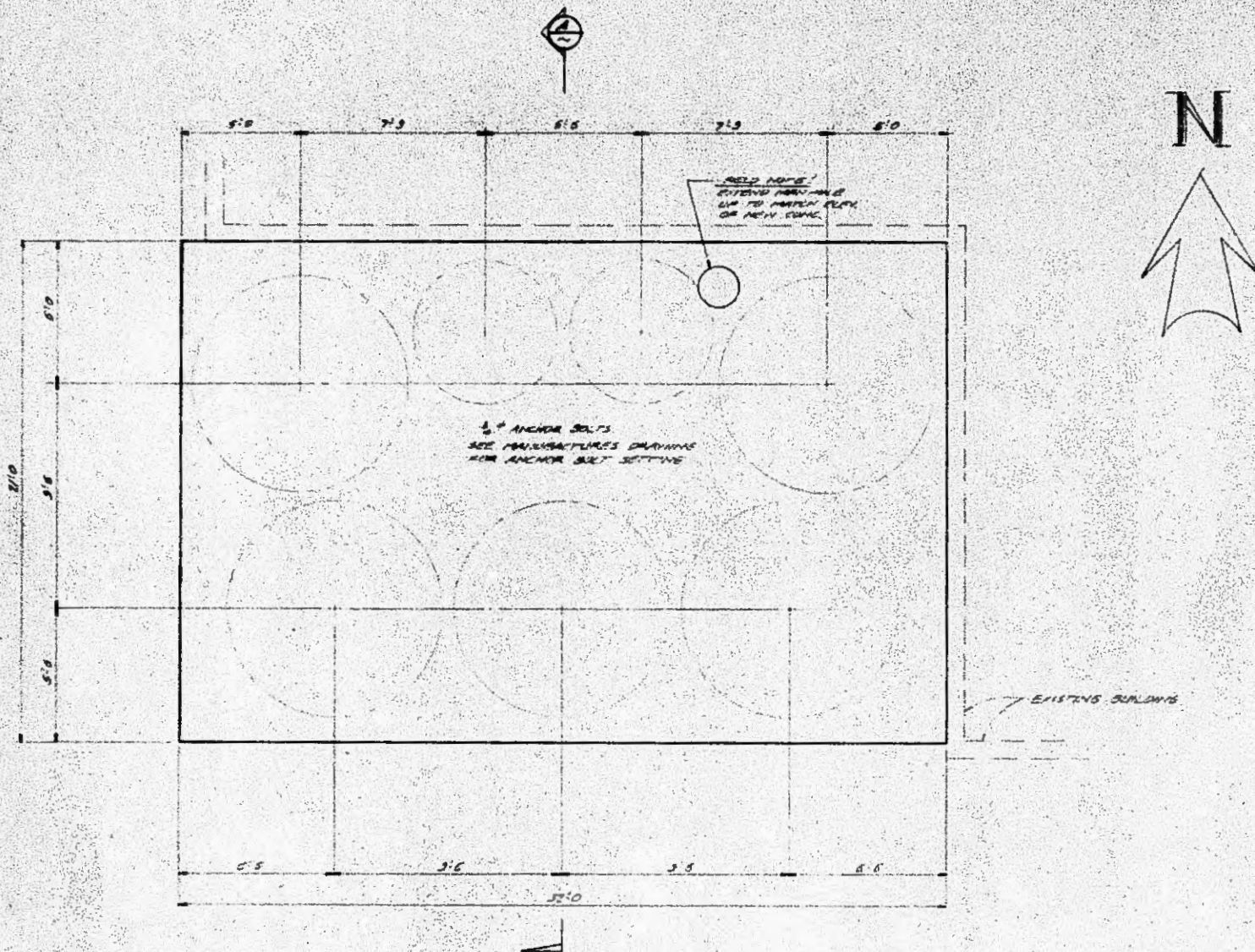
STONEWAY WAY
(CITY)

PLOT PLAN

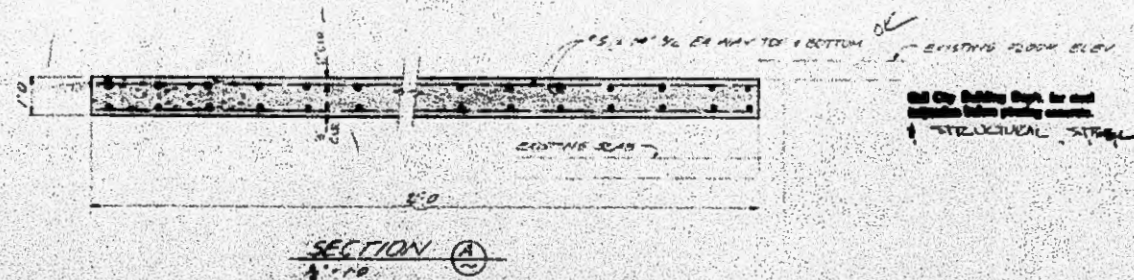
8" = 1'-0"



1972 - Install seven grain storage bins



CONCRETE PAD FOR BULK-FLOW TANKS
 1/8" = 1'0" GRAIN STORAGE AREA



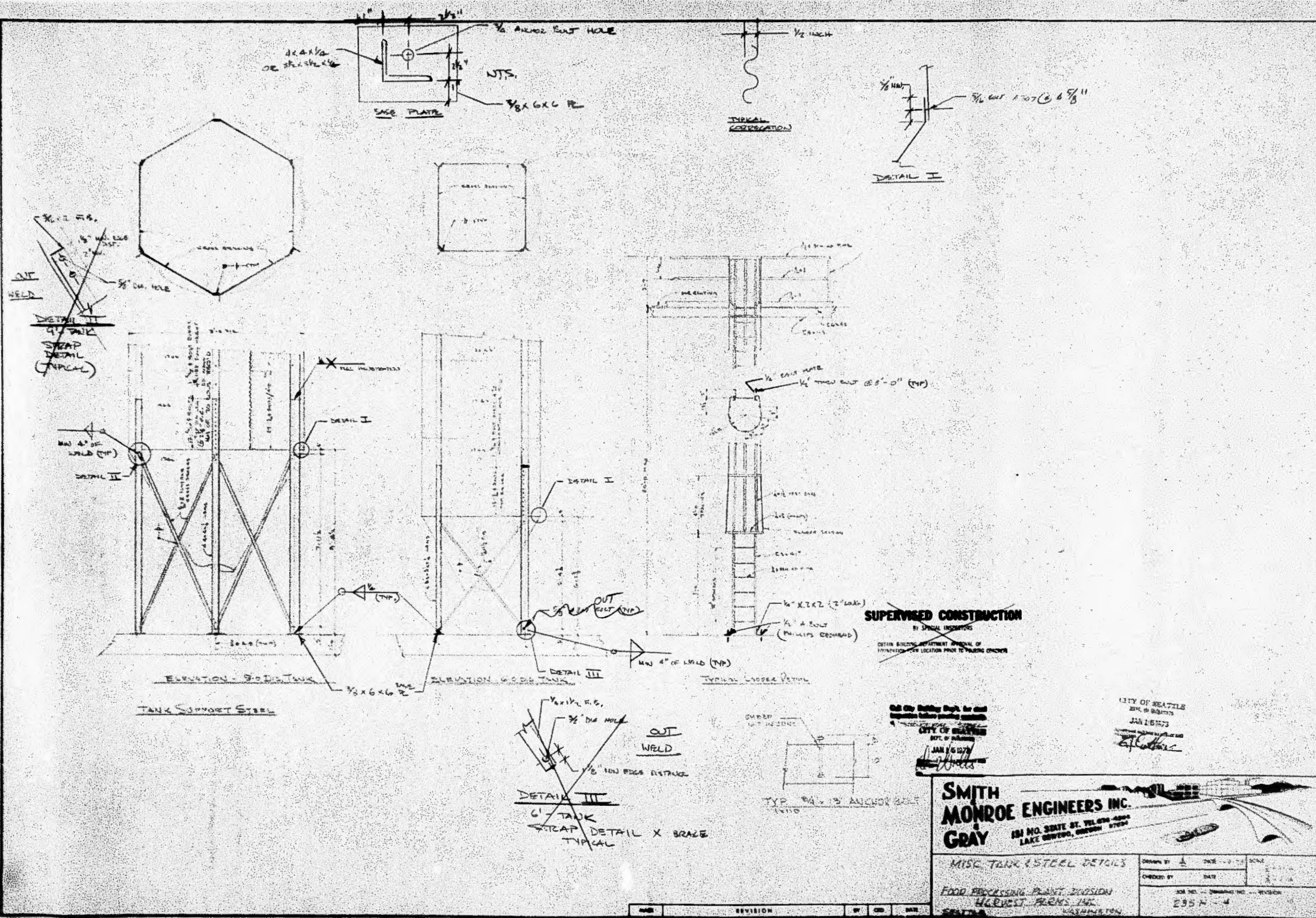
ALL STRUCTURAL WELDING MUST BE
 BY SEATTLE CERTIFIED WELDERS
 DIVISION OF BUILDING

CITY OF SEATTLE
 DIV. OF BUILDING
 JAN 15 1973
[Signature]

CITY OF SEATTLE
 DIV. OF BUILDING
 JAN 15 1973
[Signature]

**SMITH
 MONROE ENGINEERS INC.
 GRAY**
 200 N. 3RD ST. SE. SUITE 200
 SEATTLE, WASH. 98104

PRELIMINARY DRAWING	DRAWN BY: <i>[Signature]</i>	DATE: 1/15/73	SCALE: 1/8" = 1'0"
CHECKED BY: <i>[Signature]</i>	DATE: 1/15/73		
JOB NO. — DRAWING NO. — REVISION			
SHEET 12			



SUPERVISED CONSTRUCTION
 BY SPECIAL INSPECTORS
 OBTAIN BUILDING DEPARTMENT APPROVAL OF
 INSTALLATION PRIOR TO POURING CONCRETE

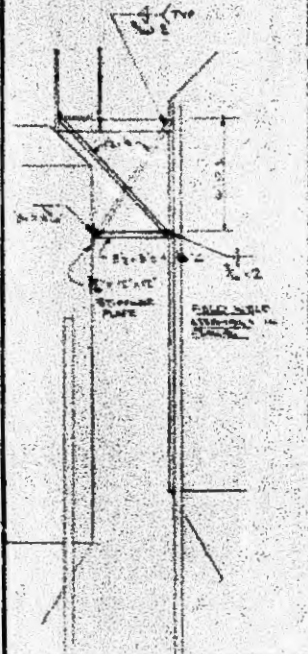
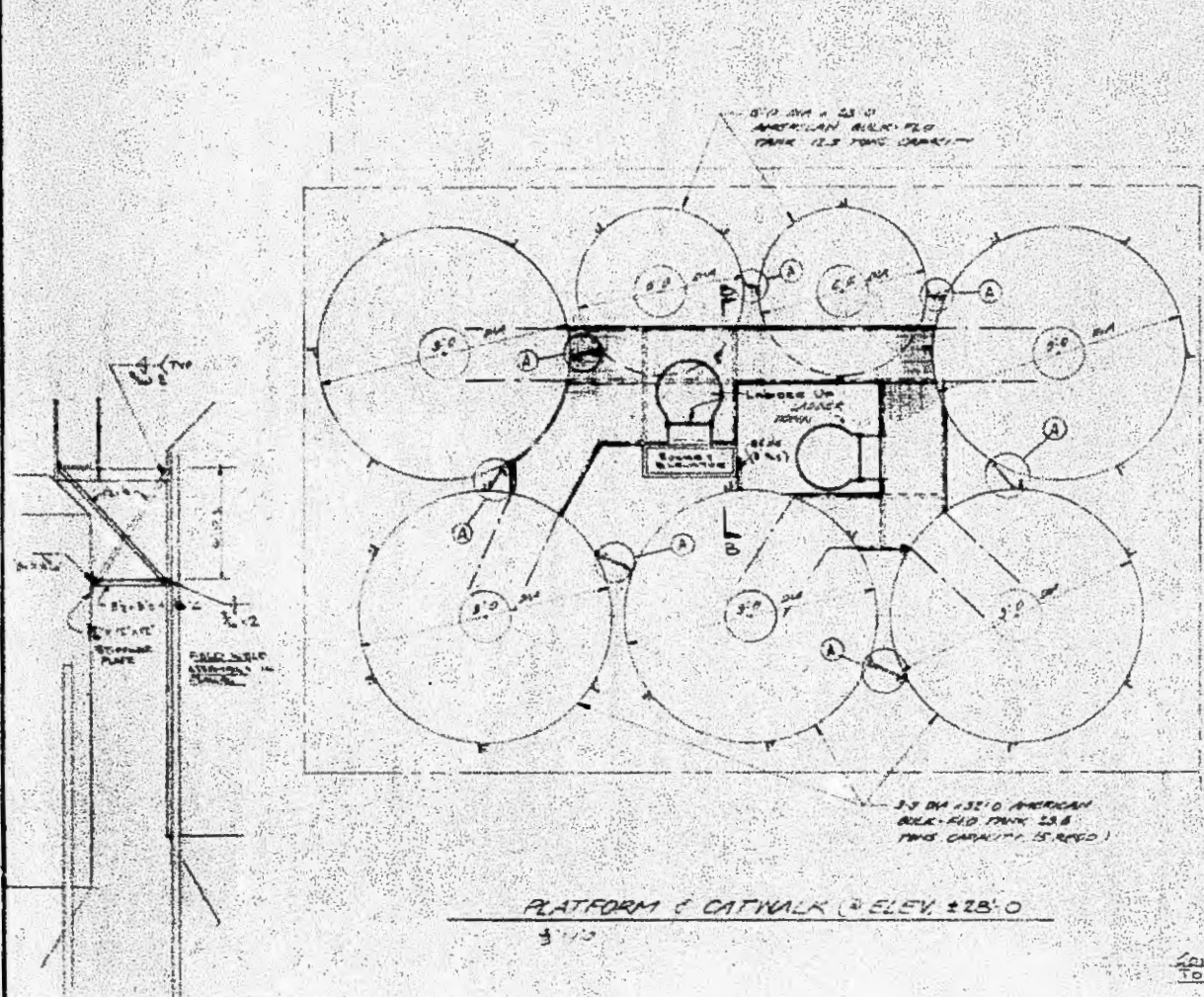
Call City Building Dept. for all
 inspection before pouring concrete.
 CITY OF SEATTLE
 DIV. OF BUILDING
 JAN 15 1973

CITY OF SEATTLE
 DIV. OF BUILDING
 JAN 15 1973
[Signature]

**SMITH
 MONROE ENGINEERS INC.
 GRAY**
 131 NO. SEATE ST. TEL 454-4804
 LAKE OREGON, OREGON 97030

MISC. TANK & STEEL DETAILS
 FOOD PROCESSING PLANT DIVISION
 HARVEST FARM INC.
 SEATTLE, WASHINGTON

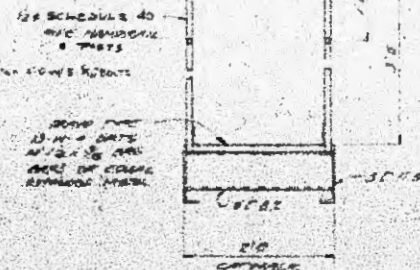
DRAWN BY	DATE	SCALE
CHECKED BY	DATE	
SHEET NO. — QUANTITY INC. — REVISION		
2354 — 4		



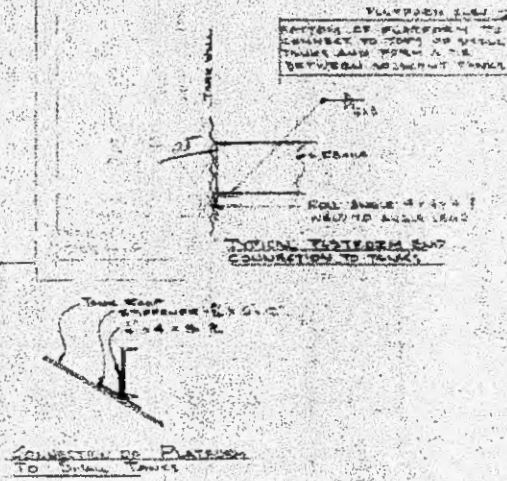
SECTION B-B
1'-0" DIA.

TO MAKE THE TANKS NOT TO BE OUT UNDER THE BIN, MUST BE CONNECTED TO MAINLINE AND GROUND LINES AND TO HAVE A VENT TUBE THROUGH THE RUBBER PLATE WHICH THE CATWALK AND GROUND LINES PASS THROUGH.

CONNECTION BETWEEN TANKS
DETAIL A
1'-0" DIA.



TYP. SECTION THRU CATWALK
1'-0"



GENERAL NOTES

1. TANKS ARE STANDARD UNITS DESIGNED AND MANUFACTURED BY AMERICAN.
 2. STRUCTURAL STEEL FOR CATWALK, LADDERS, AND TANK STEEL TO BE ASTM A36.
 3. BOLTS TO BE ASTM A307.
 4. WELDS - USE E70XX ELECTRODE WITH WELDS OF LESS THAN THE SMALLEST THICKNESS OF THICKNESS (P.B. HANDBOOK).
5. Detail of Elevator leg given for installation.

CITY OF SEATTLE
BY: [Signature]
JAN 15 1973

CITY OF SEATTLE
BY: [Signature]
JAN 15 1973

SMITH MONROE ENGINEERS INC.
GRAY
181 000 STATE ST. BELLEVUE, WASH. 98004
LAKE OREGON, OREGON 97138

DATE: JAN 15 1973
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NO. - DRAWING NO. - REVISED

REVISION	BY	DATE
1	SM	1-15-73