

**Historic Report on the Hahn Building / Hotel Elliot  
103 Pike Street, Seattle, Washington**



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## **1. INTRODUCTION**

### **1.1 Research and Report Organization**

This report was researched, written, and organized to provide background information on the Hahn Building /Hotel Elliot (also known as the Hotel Elliott or Elliott Hotel, for this report, Hahn Building will be used) located at 103 Pike Street in Seattle.

Research, organization and compilation of this report was performed by StudioARC Consulting in the Winter and Spring of 2020 by Kathryn Rogers Merlino and staff. Established in 2019, StudioARC is a historic preservation and adaptive reuse consulting firm that provides historic research, landmark consulting and adaptive reuse design consulting. Specific archival access was restricted due to COVID-19 closures were augmented by previous report data and cited in the report.

The building was inspected and photographed in February and June 2020 to photograph existing conditions. The report summarizes the historical development of the neighborhood, the original ownership, development, construction history, and historical uses and occupants of the Hahn Building. The report also outlines the careers of the original and later architect/designers, and provides an architectural description of the building, including the original design and changes over time and at specific periods. The text is illustrated by historic maps, photographs, property tax records, current photographs, and a list of historic character-defining features. The report concludes with a bibliography of reference sources.

### **1.2 Methodology**

Research for this report involved the acquisition and review of several resources, including photographs, records, drawings about the original building and changes to them from the following sources:

- Historic Sanborn, Baist, Kroll and other maps
- King County Tax Assessor's Office
- City of Seattle Municipal Archives
- Museum of History and Industry (MOHAI)
- University of Washington Libraries Special Collections
- Washington State Historical Society Archives
- Permit and drawing records from the Department of Construction and Inspections Microfilm Library
- The Polk Directory to Seattle
- The Seattle Daily News/Seattle Times archival database of the Seattle Public Library

- *The Pike Place Market Historic District Nomination* to the National Register of Historic Places (Kathryn Kraft, 2010).
- Additional library, archival, and internet resources
- Previous historic reports on the Hotel Elliot/Hahn Building from 1999 (GGLO), 2014 (The Johnson Partnership) and 2019 (NW Vernacular)

### **1.3 Previous Reports and Nominations**

This report is to augment existing reports and to provide the City of Seattle an additional outside report on the historic development and integrity of the Hahn Building/Elliot Hotel for consideration. The building was previously nominated and subsequently denied designation due to lack of significant associations, architectural characteristics, and prominence in the neighborhood on August 8, 1999, and at a 2014 meeting, the City of Seattle Landmarks Preservation board additionally declined to nominate the building at the December 17, 2014 meeting.

## 2. SITE AND PROPERTY INFORMATION

### 2.1 Property Data

Historic Building Name: Hotel Elliot

Current Building Name: Hahn Building

Address: 103 Pike Street, Seattle, WA 98101

Parcel Number: 1975700540

Location: Central Business District, Seattle, Washington

Legal Description: Lot 1, Block 26, Plat of an addition to the town of Seattle, as laid out by a. A. Denny, according to the plat thereof. Recorded in volume 1 of plats, page 33, in King County Washington; except portion heretofore appropriated by the city of Seattle for street purposes.

Assessor's File Number: KC# 1975700540.

Date of Construction: 1897 (demolished), 1908, renovation 1981-82

Original Historic and Current Use: Retail and hotel

Original/Present Owner: Robert E. Hahn and descendants/Hahn Building, LLC (c.1908-1986) /  
Marketview Place Associates, LLC (1986-)

Original Architect/Designer: 1897 - unknown/demolished; 1908 - Kingsley & Bittman

Later Architect/Designer: Bassetti Norton Metler, Architects

Original Contractor: Unknown.

Historic District Designation: None

Historic Landmark: No

Lot Size: 6,271 square feet

Building Size: 21,270 square feet

## **2.2 Site Description**

Located within the city of Seattle’s central business district, the Hahn Building is sited on the southeastern corner of the intersection of First Avenue and Pike Street, across the street from the Pike Place Market Historic District (registered districts in both the City of Seattle and National Register for Historic Places). The building covers the majority of the entire site, which measures 111 feet east-west and 56 feet 5 inches north-south. The site slopes down approximately 5 feet from north to south. It is bound by an adjacent open parking lot to the south—the building fronts on both First Avenue and Pike Street with paved sidewalks on both frontages.

A 20-foot-wide sidewalk extends along Pike Street in front of the Hahn building, with a 14-foot-wide sidewalk along First Avenue. Wider sidewalks on Pike Street reflect the need to support pedestrian flow in the east-west direction from the central business district to the Pike Place Market. The eastern edge of the site is bordered by an alley, News Lane, which runs from north-south from Pine Street to Union Street. Recent development includes the City of Seattle Landmark, The Showbox (1917/1939), located on the south side of the adjacent parking lot, and two high-rise residential projects with ground-level retail to the east and northeast, completed in 2007/2008.

The street intersection of Pike Street and First Avenue is inlaid with brick paving that coincided with Pike Place Market surface upgrades in 1979, and is adjacent to the northwest corner of the lot, but does not extend in front of either façade of the building. Adjacent buildings at the intersection of First Avenue and Pike Street are the Corner Market (1912) and the Economy Market (1900), both contributing buildings to the Pike Place Market Historic District, and the Broderick building (1922, possibly eligible for Seattle Landmark status) on the northeast corner. (see Figures 1-4)

## **2.3 Neighborhood History and Context**

Before the city of Seattle was built by Euro-Americans, the Coastal Salish Indians lived in the region for several thousand years. Before the arrival of Euro-Americans, Indian settlements were scattered along the shoreline of Elliott Bay and around the Duwamish River delta. After the arrival of the Denny Party and the establishment of Yesler's Mill, Native Americans provided labor for domestic and industrial activities and food for the growing community. Separate Indian encampments or enclaves continued through the 1870s. Temporary encampments of families headed to work in the agricultural fields were established seasonally in the tidal flats south of Jackson Street and included Alaska Natives and distant tribes’ members. The first non-Native settlements within the current city limits of Seattle were established along the Duwamish River and on the forested Alki peninsula in 1851.<sup>1</sup> Donation land claims were established around eastern Elliott Bay in the area now known as Pioneer Square by early 1852, and in the following year, Henry Yesler’s first mill began producing lumber on the thin strip of land that

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<sup>1</sup> SR 99: Alaskan Way Viaduct Replacement Project October 2010, Section 106: Historic, Cultural, and Archaeological Resources Discipline Report 43, Supplemental Draft EIS.

connected Denny Island to the mainland. The city's development continued from this early start, interrupted briefly by the Indian Wars in 1856 and spurred on by events of the nineteenth and twentieth centuries, including the Yukon Gold Rush, the Spanish-American War, World War I and World War II, the development of railroad transportation, and other national events.

In 1883, Seattle finally achieved a connection to the national rail network through the Northern Pacific Railroad coming from California, and in anticipation, the city precipitated the city's first real estate boom and the influx of architects. The early 1880s saw rapid growth in the city but soon fizzled after the rail network collapsed; in 1886, development resumed after the transcontinental Northern Pacific line from the east through the Cascades chose Seattle as its final destination (not Tacoma, as initially planned). In the decade following, Seattle's commercial area moved northward from its origins in Pioneer Square to major focal points along Second Avenue. Spurred by the economic boom, a direct result of the 1897 Alaska Gold Rush, During the Klondike Gold Rush at the end of the 20<sup>th</sup> century, Seattle merchants quickly exploited their port status. During this time, Seattle acted as the place where individuals could purchase necessities such as food, clothing, and outfitting needs. As a result, some 30,000 to 40,000 of the estimated 70,000 stampedeers, who outfitted to go to the Klondike, bought their "ton of provisions" in Seattle. The city prospered, and Seattle's population rose dramatically—growing from 43,000 in 1890 to 80,000 in 1900 to over 240,000 by 1910.

This economic and population growth stimulated building development at the end of Seattle's commercial spine along Second Avenue. First and Second avenues became the key commercial corridors for the central business district north of Yesler Way with Pike Street extending east to connect with Capitol Hill. Before 1904, downtown commercial expansion had nearly stopped just north of Pike Street due to the steep grade change as Second Avenue ran into Denny Hill, essentially making Pike Street the "end of town," with the Bon Marché department store relocating from their leased Belltown location to 2nd Avenue and Pike Street in 1896, closer to the business heart of the city. Other buildings, such as the six-story Eitel Building (1904) on the northwestern corner of Second Avenue and Pike Street, and the Masonic Temple (1890) on the northeastern corner of Second Avenue and Pike Street, also marked the terminus of the central business district. Soon, regrading efforts, led by city engineers like R.H. Thompson, began to level the downtown area to create a more easily navigable area for businesses to build more easily.<sup>2</sup>The first regrade was along First Avenue, beginning at Pike Street and extending to Denny Way, in 1898.<sup>3</sup> In 1903 the regrade continued on Pike and Pine streets extending from Second Avenue to Broadway. Commercial construction soon followed after the regrade. Early 20th century buildings constructed on First Avenue included the Pythian Temple and Rosenberg Block/Livingston Hotel (1901), Steward Hotel and Leland Hotel (1902), and the Smith Block (1906).<sup>4</sup>

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<sup>2</sup> Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), pp. 15-21.

<sup>3</sup> GGLO, "The Hahn Building," *Landmark Nomination Report*, 1999.

<sup>4</sup> *The Industrial World, City Directory 1884-'85 of Seattle, Washington*, p. 113

In 1889, the Great Seattle Fire destroyed the oldest and most built-up portion of Seattle in Pioneer Square, which resulted in a fervent rebuilding of the city in new "slow-burning" construction, taking cues from the city of Chicago. While the boom of the 1880s began to bring architects to the city, the post-fire Seattle drew more to the city, and growth continued in the first quarter of the 20<sup>th</sup> century both in what was called the 'burnt district' of the fire and north toward the growing central business district to the north. In 1907, Seattle's first public market formally opened in the neighborhood, between First and Western avenues and Virginia and Pike streets with new buildings, such as the Sanitary Market building (1909) and the Corner Market Building (1911).<sup>5</sup> The market's early success and popularity with shoppers led real estate developers and business entrepreneurs to develop property adjacent to the market for additional market space and housing and theaters. Streetcar lines were constructed to bring customers to the market, and businesses such as food stalls, taverns, restaurants, and theaters sprung up around the market area. Individual businesses located near the streetcar stations did exceptionally well. By the early 1920s, Pike Place Market had established itself as a thriving regional market with over 175 tenants selling food goods and specialty products for the city. Hotels near the Hahn Building, such as the Kalem Block (1909), Hotel Loftus (1909), and Triangle Building (1909), were all constructed soon after the public market opened. The boom in hotel construction near the market reflected a broader trend city-wide as Seattle hosted the Alaska Yukon Pacific Exposition (AYPE) of 1909 on the University of Washington's new campus northeast of the city, and the city's population grew. During the Great Depression, many of the hotels and residential hotels near Pike Place provided affordable housing during a time of unemployment and under-employment.<sup>6</sup>

Architect John Graham's Joshua Green Building (1912) at Fourth Avenue and Pike Street, the firm's new Bon Marché building at Third Avenue and Pine Street, and Bebb & Gould's Times Square Building (1913-15) at Fourth Avenue and Stewart Street were among the first significant north downtown developments, with architect Henry Bittman's (one of the architects of the Hahn Building) Terminal Sales Building (1923) at First Avenue and Virginia Street, & Northwestern Mutual Building/Olympic Tower (1928-31, at Third Avenue and Pine Street along with Victor W. Vorhees' Republic Building (1927) at Third Ave and Pike Street and the Vance Building (1927) at Third Avenue and Union Street representing some of the more prominent project projects built in the area before the Depression.<sup>7</sup>

Beginning in the late 1930s, the area around First Avenue and Pike Street generally declined and became the home of marginal businesses with shady reputations. Major urban renewal proposals of the late 1960s were eventually defeated with a public vote in 1971 that created the City of Seattle Pike Place Market Historic District. Recent major commercial redevelopment patterns are similar to historical growth with new projects replacing older buildings at the northern end of town, although the area

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<sup>5</sup> PikePlaceMarket.org, "History".

<sup>6</sup> The Showbox Landmark Nomination, Historic Seattle (2019)

<sup>7</sup> The Johnson Partnership, "Draft Nomination Report, The Hahn Building," (2014, 2019))



remains somewhat blighted with semi-derelict buildings and marginal retail stores. The recent redevelopment of the former Rhodes Building at Second Avenue and University Street with the Washington Mutual Tower (2005) and 1521 Second Avenue (2009) represents the current trend for taller buildings in the vicinity due to zoning changes and a need for more density, including housing.

## **2.4 Building Typology**

This property is directly associated with the initial period (1902-1920) of downtown commercial expansion that occurred due to local economic prosperity after the Klondike Gold Rush. In addition to the period of significance and location in the downtown business district, it also has significance as a Single Room Occupancy hotel (SRO). As opposed to mixed-use buildings originally built to accommodate offices or larger hotels that included amenities such as lobbies, restaurants, and room suites with individual unit bathrooms, the smaller worker hotels included only a single sleeping room without kitchens or, typically, without bathrooms.

These small worker hotels were common in Seattle and other pioneer western towns and cities during the latter part of the 19th and early 20<sup>th</sup> centuries. In Seattle, SRO hotels were often located along or near streetcar lines and in commercial-oriented neighborhoods like Downtown, Pioneer Square, the International District, Belltown, Ballard, and Fremont. These locations supported available workforce housing that was both close to commercial centers and nearby supporting businesses. In Seattle, SROs catered to a transient and then permanent work force corresponding with population increases from just over 3,500 in 1880 to nearly 43,000 in 1890, 237,000 by 1910, and over 300,000 in 1920.<sup>8</sup> As a result, the largest expansion within downtown Seattle was approximately from 1880 through the 1920s. A particularly significant boom in hotel development occurred between 1906 and 1910 in conjunction with local economic opportunities and population growth as well as the opening of the Alaska-Yukon-Pacific (AYP) Exposition of 1909 that drew some 3.7 million visitors. By 1910, Polk's Directory included over 475 hotel listings. During the 1920s, a second boom in significant hotel development occurred, at which time several luxury hotels and large apartment hotels were built in the downtown commercial district.

As opposed to mixed-use buildings originally built to accommodate offices or larger hotels that included amenities such as lobbies, restaurants, and room suites with individual unit bathrooms, the SROs included only a single sleeping room without kitchens or individual bathrooms.<sup>9</sup> Other typical characteristics of SROs were: 1. Ground floor mixed use commercial and rooms on upper floors; 2. Building heights typically limited to 2-4 stories<sup>10</sup>; 3. Windows in bedrooms and lightwells introduced for additional light and ventilation; 4. Direct entrance to upper floors on ground floor, with stairway leading to rooms; 5. Shared bathrooms, although sinks were often present in room.

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<sup>8</sup> Sheridan, "Seattle Apartment Buildings, 1900 – 1957 Multiple Property Submission," section 7.

<sup>9</sup> The Johnson Partnership, "Draft Nomination Report, The Hahn Building," (2014, 2019))

<sup>10</sup> Sheridan, "Seattle Apartment Buildings, 1900 – 1957 Multiple Property Submission," section 7.

Occupants of worker hotels usually rented their rooms on a weekly or monthly basis, often paying their rent to a manager working at one of the street-front commercial businesses. These main-floor commercial uses catered to single workingmen's needs and included such businesses as saloons, cafés, barber shops, clothing stores, and laundries. Although single men working at saw mills, shipyards, marine terminals, mines, building sites, and other businesses and services were the primary tenants, prostitutes also rented SRO rooms. Worker hotels were clustered either in industrial areas or along streetcar routes leading to them. These clusters included, but were not limited to, older commercial neighborhoods in Seattle including Pioneer Square, the International District, Belltown, Fremont, Ballard, and the Cascade neighborhood. The buildings themselves were from two to four stories tall and were built of either frame or brick masonry construction. Well-known extant worker hotels include the Scargo Hotel and New Latona Hotel (now the Ace Hotel) in Belltown, and the Eastern Hotel (also known as the O.K. Hotel, City of Seattle Landmark) in the International District. Upscale hotels, serving wealthy visitors and residents included the Cadillac Hotel and the Butler Hotel.<sup>11</sup>

While SROs exist throughout the city, the Chinatown National Register District includes twenty-six historic hotels known as single room occupancy workers' hotels. These were built to house the many Asian men that came to work in the lumber, mining, railroad and other industries. The extant hotel buildings make up the largest category of historic building types in the NR district<sup>12</sup>. These mixed-use buildings were primarily constructed between 1880 and 1920, and featured a first floor devoted to retail uses, such as grocers, restaurants, sundry shops, and drug stores. Mezzanine levels included professional offices for doctors, herbalists, photography studios, or Chinese family association meeting rooms, while upper floors housed small and inexpensive residential hotel uses.

These hotels accommodated the needs of transient laborers and provided long-term housing for low-income individuals. Many of the residents represented an aging population that was part of that early active labor force of railroad, cannery, and agricultural workers wanting to remain in a neighborhood that had become their home. Both the buildings and neighborhood embodied a diverse population of Chinese, Japanese, and Filipino Americans, African Americans, Italians, Scandinavians, and Germans.<sup>13</sup>

Typically, SROs operated with several rooms on each floor shared toilet and bathing rooms, although individual rooms often had sinks. The Hotel Elliott may have been one of the few SRO hotels that indicated private bathrooms in some individual units, although the exact original amount is unknown. A 1908 advertisement for the Hotel Elliott promoted the luxury of its hot and cold running water, steam heat, call bells, and private baths.<sup>14</sup> The sleeping rooms received natural light and ventilation from windows in exterior walls or through windows opening onto exterior or interior light wells..

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<sup>11</sup> GGLO, p. 16.

<sup>12</sup> Kriesman, Lawrence. "Seattle Chinatown Historic District," National Register of Historic Places Inventory-Nomination Form. 1986.

<sup>13</sup> Wong, Marie Rose. *Building Tradition: Pan-Asian Seattle and Life in the Residential Hotels*. Chin Music Press, Seattle, WA. (2018).

<sup>14</sup> For Rent, Rooms: Hotel Elliott," *The Seattle Daily Times*, October 19, 1908: 15.

The national economic collapse brought on by the Great Depression during the 1930s brought downtown real estate development to a virtual halt. Old hotel buildings in Pioneer Square and those lining First Avenue and near the Pike Place Market provided cheap housing and services for an increasingly transient and displaced low-income population, a pattern that continued into the late 1960s. A tragic fire in 1970 prompted revisions to the city's fire code, and new fire safety measures forced the closure of many residential hotels and displaced thousands of low-income residents and service providers<sup>15</sup>. As a result, many of the older residential hotels were either demolished or remained vacant and unused for many years. Building- and fire code changes including requirements for sprinklers, fire doors, and other changes, enacted by the Seattle City Council subsequent to a deadly fire on March 20, 1970, at the 60-room Ozark Hotel in the Denny Triangle Neighborhood, directly led to the closing of many worker hotels. As many residents had small incomes, many owners were unwilling to upgrade, either abandoning rooms or converting the space to office use, or demolishing the buildings. Others that survived were converted to higher-end hotel use by joining rooms and installing individual bathrooms, and apartment use by adding both bathrooms and kitchens.<sup>16</sup>

### **3. 103 Pike Street: The Hahn Building**

#### **3.1 Current building description**

The Hahn Building is located in the Central Business District of Seattle, on the southeast corner of 1<sup>st</sup> Avenue and Pike Street. This neighborhood is where the majority of Seattle's governmental, commercial and financial business buildings, as well its governmental buildings (city, county, and federal) and some cultural institutions (Seattle Art Museum and Benaroya Hall) are located, mostly to the south of the site. Major retail stores including Westlake Mall, as well as connections to the Monorail (to Seattle Center) and the light rail are located to the east of the site. Directly across the street to the west is the Pike Place Public Market Historic District. Except for the Market, the immediate area has experienced significant redevelopment, with two high-rise residential projects that include upper floor housing and upscale ground-level retail that were completed in 2007 and 2008.<sup>17</sup>

The Hahn building covers nearly the entire site, which measures 111'-0" east to west and 56'-5" north to south. The site slopes down approximately 5 feet from north to south. An alley, News Lane, borders the eastern property line, and the north and western edges are lined with 8' sidewalks. A surface area parking lot is located on the adjacent property to the south, but . The building is a three-story, rectangular structure with a partial basement and is approximately 46 feet tall with a first floor-floor height of 17'-4" and 11'-0" for the second and third floors. The building is constructed with unreinforced masonry walls with brick masonry load-bearing columns that originally supported wood-framed beams. Originally the building was constructed in 1886-7 as single-story, and rebuilt in 1908,

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<sup>15</sup> The Johnson Partnership, "Draft Nomination Report, The Hahn Building," (2014, 2019))

<sup>16</sup> Don Duncan, Washington: The First One Hundred Years: 1889-1989, (Seattle, WA: Seattle Times, 1989), p. 108.

<sup>17</sup> PikePlaceMarket.org, "history," and HistoryLink.com, "Pike Place Market," accessed May, 2020.

most likely in its entirety. It is unclear if any foundations remain from the 19<sup>th</sup> century structure. Wood joists used for the floors, and roof structure run north-south. In the early 1980s, the building was rehabilitated significantly, with a seismic upgrade that included steel columns and beams and wood-framed shear walls and floor diaphragms. Modulations to the floor plan include a recess in the floor plates at the southern façade near the center of the building, measuring approximately 35 feet east to west and 4 feet north to south. The two upper floors have two lightwells running north-south and open to the south façade. The light wells measure approximately 20 feet deep and vary in width, approximately 8 and 12 feet wide.

The building facades on First Avenue and Pike Street are those with architectural detailing, while the facades to the south and east are utilitarian. The façade is comprised of a classical composition consisting of a base, shaft, and projecting cornice. The ground story level at the north and west facades is composed of varying storefronts with projecting awnings, with a decorative terra cotta belt course above the awnings and just below the second-story windows. The upper two floors are red brick masonry with rosettes between the second and third floors. The northern and primary façade is divided into five irregularly spaced bays, with the center and end bays slightly proud of the other two. The bays have non-symmetrical window groupings with two window sizes; 42"x72" or 24"x74".

The windows are nonoriginal, wood-clad or vinyl, and double-hung. The windows are framed by original stone or terra cotta sills, with double keystone detailing above the second-story windows, and a single keystone above the third story windows, except the central bay that has two sizes of double-hung wood windows. The bays are separated by rusticated brick pilasters in the center and matching quoins at the corners. The central bay has a recessed entry in the with a nonoriginal door and detailing at the ground level that leads to the upper floors. The original building had two triangular pediments in the center bay, one above the entry and one above the upper cornice, both of which have been lost or removed.

Ground floor storefronts have been significantly altered over time. On the northern façade, the two storefronts at the eastern end each have recessed entries and share nonoriginal EIFS exterior that extends from the street to the sub-cornice. There is a large projecting metal awning over both storefronts. Each has aluminum storefront doors and there are four large fixed windows. The western storefronts are more traditionally styled, with recessed entries, green tile base walls and wood framed storefront windows with wood mullions and upper divided light transoms. There is a large projecting metal awning over both storefronts, and the western awning continues around the western façade half the length of the building. It currently is painted black with red neon lighting.

The current interior is configured with two retail spaces within the eastern bays, the hotel entrance vestibule leading to a stairway accessing the second-floor hotel, and two retail spaces in the western bays. A basement retail area is accessed by a non-original stairway located at the building's southwestern corner, and all storefront exterior and interior retail spaces have been remodeled

numerous times and contain no original building fabric. It is possible the hotel entry vestibule may retain its original stairway; however, it appears as if the wooden wainscot and entry door are not original. The Green Tortoise Hostel, which occupies the top two floors, has also been reconfigured over the years, presently containing approximately 30 small rooms, most without connecting baths.

### **3.2 Historical overview, owners and uses of the Hahn Building**

The Hahn Building is located at the southeastern corner of First Avenue and Pike Street and was originally a portion of Arthur A. Denny's land claim. Robert Ernest Hahn purchased the property around 1868. He opened a saloon and beer garden on the property around 1884, living in the same building.<sup>5</sup> On June 6, 1889, the day that great fire that destroyed much of Seattle's commercial district, Hahn's establishment, apparently then operated by Herman C. Schacht & Oswald F. Meyer, was the only place where men could buy a beer as all the city's saloons and other beer gardens were located within the area destroyed by the fire. A one-story brick building was built on the site around 1897-8. Among the tenants occupying the building were Shutie's Barbershop and Bath House (1898, 105 Pike Street), Charles Dietz's saloon (1434 1st Avenue, 1898), the Palace Saloon (1434 1st Avenue, 1900), Nicholas Petsas's restaurant (1904), and Inch & Cook realtors (1906-1907, 107 Pike Street).<sup>18</sup>

In 1908, the 1897 building appeared to have been taken down to its foundation on the northern and western sides, and a three-story brick masonry building was built, with the Hotel Elliot (105 Pike Street), operated by John P. Brill, occupying the upper two floors.<sup>19</sup> Some rooms were used for business purposes, including a series of dentists occupying the northwest corner of the building on the second floor (1909). Street-level tenants around that time included the Palace Bar (1909, 101 Pike Street), the Palace Liquor Company (1909, 105 Pike Street), both operated by Henry A. Beck; and the Sunset Market (1909-1933, 109 Pike Street, later Raab's Sunset Market).<sup>20</sup> The Market Blouse Shop moved into the building for a few years (1919-1923, 107 Pike Street) before being replaced by another clothing retailer, Conner's Apparel (1923-1927, 107 Pike Street). Anderson's Food Store later occupied the same space. T. H. Daniels' apparel store (1917-1920, 105 Pike Street) moved into the space between the corner and the hotel entrance in 1917.<sup>13</sup> The Chandler Bros. shoe store (1917, 103 Pike Street, later Chandler & Hahn (1921), later W. L. Douglas Shoes)<sup>21</sup> was located at 103 Pike Street, replacing Palace Liquors, which had shut down due to Prohibition.<sup>22</sup>

In 1918, The White Cow Butter store, which became a local favorite, opened in the building. In 1920, the well-established Owl Drug Company opened its third branch at the northeastern corner of the

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<sup>18</sup> Seattle Daily Times, "Hotel Elliot," October 19, 1909, p. 15.

<sup>19</sup> .L. Polk & Company, Inc., Polk's Seattle Washington City Directory 1904,

<sup>20</sup> Seattle Daily Times, "Hotel Elliot," October 19, 1909, p. 15.

<sup>21</sup> R.L. Polk & Company, Inc., Polk's Seattle Washington City Directory 1898, pp. 1,070, and 1,160. R.L. Polk & Company, Inc., Polk's Seattle Washington City Directory 1900, p. 1,246. R.L. Polk & Company, Inc., Polk's Seattle Washington City Directory 1904.

<sup>22</sup> Seattle Daily Times, Ad, November 25, 1917, p. 8. Seattle Daily Times, Ad, July 21, 1921, p. 8.

building, competing with the third Bartells Drug Store located directly across First Avenue to the west. Max Block opened his eleventh shoe store there in the building in 1932 (1932-36, 107 Pike Street). Oliver's Meats took over the Raab's Sunset Market space (109 Pike Street) around 1932 and operated there until the mid-1980s. In 1933, Ernest Hahn opened his Pub No. 2 (1933-1982, 105 Pike Street, later the Palace Tavern), obtaining one of the first beer-by-the-glass licenses in Seattle after Prohibition was repealed in 1933.<sup>23</sup> The tavern would continue operating under different ownerships until 1982. In 1936, Max Block signed a long-term lease for the corner of the building (103 Pike Street) for his 17th retail outlet. This storefront would remain a shoe store until as late as 1959 when Gallen Kamps operated it.<sup>24</sup> Doc Roe's Dairy Café, specializing in donuts, moved into the building around 1944 (1944-45, 107, Pike Street). The Van de Kamps bakery chain opened a store in the same space in 1947 (1947-1965, 107 Pike Street) Guenter Mannhalt operated the International Donut Shop at the corner location (103 Pike Street) from 1960 to 1980, when he received six concurrent life sentences for drug trafficking and a prostitution ring run out of his shop.<sup>25</sup>

The Donut House on the southeast corner of First Avenue and Pike Street was a popular hangout for runaways and street people. In 1979, a youth was stabbed to death in the doorway. Yet, according to the Seattle Post-Intelligencer, the young people who hung out at The Donut House thought of themselves as a family, and the shop as a drop-in center. In October 1979, an organized crime taskforce raided the business. Shop operator Guenter Mannhalt was charged with dealing drugs and masterminding robberies at numerous restaurants in the Seattle and Bellingham areas. Several employees had committed the crimes and testified against him, and he was convicted in September 1981. In November 1981, the owners of the building decided not to renew Mannhalt's lease, and The Donut House closed permanently.

In 1982, the Seattle architectural firm of Bassetti Norton Metler, Architects prepared plans for a series of renovations to the building that included period-appropriate exterior additions including a new upper cornice, some storefront re-glazing, the addition of a storefront leading to a basement retail space on First Avenue, the addition of steel canopies, extensive structural upgrades, and mechanical, electrical, and plumbing upgrades to the main floor. The upper two floors of the Hotel Elliott were also renovated into 48 low-income SRO (single room only) units utilizing a \$310,000 federal "Block Grant" loan.<sup>26</sup> In 1983, the Sea-Tac Restaurant Management Corporation applied for a building permit to build a Burger King fast-food restaurant on the main floor (103 Pike Street). Architect Reid A. Morgan prepared plans that included extensive interior renovations and exterior re-glazing. Strong opposition to the project was expressed during the review process, although after an initial denial, plans were approved, and the restaurant opened, only to be closed within a short period of time.

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<sup>23</sup> Seattle Daily Times, "Do You Remember: Way Back When, March 8, 1934.

<sup>24</sup> Seattle Daily Times, Ad, October 12, 1944, p. 23.

<sup>25</sup> Seattle Daily Times, Ad, May 29, 1947, p. 12.

<sup>26</sup> GGLO, "The Hahn Building," Landmark Nomination Report, 1999.

The building was sold to the present owners, Marketview Place Associates, LLC, in 1986.<sup>27</sup>

Around 1988, the Turf Restaurant (107 Pike Street) moved into the eastern storefronts, operating there until around 2003, when the fast-food chain Johnny Rockets opened a branch there in 2004. Other street-level spaces were occupied in 1999 by the Seattle Shirt Company (103 Pike Street (corner), The Tropical Deli (105 Pike Street), and Smoke Plus (1432 First Avenue, basement). In 2005, the Hotel Elliott on the second and third floors of the building was converted into the 30-room Green Tortoise hostel. Current tenants include the Seattle Coffee Works (107 Pike Street), Pho Mililani (105 Pike Street), The Green Tortoise (105 Pike Street), the Seattle Shirt Company (103 Pike Street), and Smoke Plus (1432 First Avenue, basement).

### **3.3 The Architects**

The Hahn building architects was the brief partnership of the Seattle architectural firm of Kingsley & Bittman. William Kingsley was born in Massachusetts around 1858. Before moving to Seattle around 1901, Kingsley was the superintendent of building in St. Paul, Minnesota; he was granted an architectural license by the State of Washington in 1924. Kingsley died on May 16, 1929.

Henry Weiss Bittman was born in Brooklyn, New York, NY, on July 15, 1882, the son of John Bittman (1850-1909), an interior decorator, and Dina Weiss Bittman. It is unclear where Bittman obtained his early training, but in 1900 when he was 17, Henry listed his occupation as an architect. He attended two structural engineering classes in 1905, at the Armour Institute in Chicago, Illinois, and briefly practiced structural engineering and taught drafting before moving to Seattle in 1906. He then formed a brief partnership with architect William Kingsley (1857-1915), before starting his own consulting engineering practice in 1908.<sup>82</sup> Bittman married (Lena) Jessie Saunders (1885-1965) on January 28, 1908, in Vancouver, B.C. By 1910, the couple was living in Kenndale, WA, with Henry working as a structural engineer.

In 1914, Bittman designed an English Tudor home (4625 Eastern Avenue) in the Wallingford neighborhood, where the couple lived for the rest of their lives. Jessie used the home as a base for extensive social life. Bittman worked as a consulting structural engineer, specializing in steel frame construction, acting as the structural engineer for architect Henderson Ryan's Blaine Building (demolished) containing the Liberty Theater in 1914.<sup>86</sup> Bittman also was consulting engineer for Bebb & Gould on the original University of Washington Stadium. He was a representative of the Alaska Powder Company, an explosive manufacturing company based in Everett, from 1914 to 1919, after which he practiced solely as a structural engineer, with offices in the Securities Building.<sup>87</sup> He obtained his Washington State architectural license on June 12, 1920. Bittman developed a successful commercial

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<sup>27</sup> GGLO, "The Hahn Building," Landmark Nomination Report, 1999.

architectural firm. Over the years, Bittman's firm attracted several talented architects and designers over the years, including Harold Wallace Adams (1885-1954), who previously worked for John Graham Sr. on the Frederick and Nelson Department Store project, joined the firm in 1924.<sup>89</sup> Paul Thiry (1904-1993) and Paul H. Kirk (1914-1995) both worked briefly for Bittman in their early careers.

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

- The Decatur Building (1921-22, 1521 6th Avenue, City of Seattle Landmark-1985)
- Terminal Sales Building (1923-25, 1932 1st Avenue, City of Seattle Landmark-1989)
- Fraternal Order of Eagles (1924, 1416 7th Avenue, now Act Theater, altered, City of Seattle Landmark-1985)
- Mann Building (1925-26, 1411 3rd Avenue, altered, City of Seattle Landmark-1990)
- Monte Cristo Hotel (1925; 1507 Wall Street, Everett, National Register of Historic Places)
- Tyee Building (1925, now Centennial Building, 410 Stewart Street)
- Music Box Theater (1927-28, 1414 5th Avenue, demolished-1987)
- Volker Building (1928, 2101 9th Avenue, now Cornish College, National Register of Historic Places)
- Von Herberg Building (1928-30, 1520 6th Avenue, demolished-ca. 1952)
- United Shopping Tower (1928-31, 217 Pine Street, now Olympic Tower, City of Seattle Landmark-1987)
- King County Courthouse Addition (1929-31, 516 3rd Avenue)

Like many others, Bittman's firm suffered from a lack of projects during the Depression years and never regained its former strength in the post-World War II era. One of the firm's last major commissions included acting as the associate architect and resident engineer for the new Seattle Post-Intelligencer Building (1947, 521 Wall Street, with Lockwood & Greene, altered, now City University). By the 1930s and 1940s, Bittman's firm had shifted away from historical eclecticism to popular designs in the Moderne and International Styles. Bittman continued his practice until his death in Seattle in 1953.

### **3.4 Architectural description and original Design**

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



columns, beams, and wood-framed shear walls and floor diaphragms.

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

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

The upper two floors of the façade are of red pressed brick and have five irregularly spaced bays, with the eastern, smaller central, and western bays projecting forward slightly, each framed with projecting brick quoins. The projecting second-floor sub-cornice band is painted terra cotta. The bays all have nonoriginal, wood-clad, double-hung windows. There are two window sizes, the larger being 42 inches x 72 inches and the smaller is 24 inches x 48 inches. All window openings retain their original terra cotta sills, with the second story having a three-part (keystone in keystone) keystone, and the third-floor windows generally have a single keystone, with the exception of the third-floor window above the central entry, which also has a three-part keystone. The window composition for the upper floors is identical with the easternmost bay having two smaller central windows flanked by two larger windows, the next bay to the west has a pair of larger windows, the

central bay has a grouped pair of smaller windows, the next bay to the west has a single larger window on the eastern side and a single larger window flanked by smaller windows, and the westernmost bay has a central smaller window flanked by larger windows. A row of tie-rod rosettes is located on the third-floor line. The upper, nonoriginal cornice is composed of EIFS mouldings, with an architrave, a non-ornamental frieze, corbels, and an upper capstone moulding.

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

The southern façade is utilitarian, and with common red brick masonry walls with some concrete block on the first floor on the eastern side. This side of the building is peppered with lower-grade structural red brick, cracked mortar, and a variety of changes over time are evident due to the southern building that was removed sometime before 1980 by various vents and utility conduits. There is a single window on the second and third floors of the easternmost portion of the façade. The eastern façade is utilitarian, abutting an alley, and consists of common brick walls with some concrete block on the first floor on the southern side. The alley level has two egress doors on its southern end. There are larger double-hung windows on each side of the façade on the upper floors. A recessed central egress doorway on each floor leads to a metal fire escape. Two large ventilation stacks run vertically up this side of the building to the building roof.

The current interior is configured with two retail spaces within the eastern bays, the hotel entrance vestibule leading to a stairway accessing the second-floor hotel, and two retail spaces in the western bays. An additional basement retail area is accessed by a nonoriginal stairway located at the building's southwestern corner adjacent to the parking lot. Ground floor retail spaces on both the exterior and interior have been modified numerous times and are not original.

The original design of the 1908 Hahn Building reflects a vernacular typology of the Single-Room Occupancy hotel constructed in load-bearing red brick masonry with terracotta detailing and reflects commonly employed architectural details of the Classical Revival stylistic influences used at the turn of the century. Notable historic details that remain (not necessarily unique to this building) are: terracotta belt coursing above the first floor storefronts, brick quoins at corners and bays; terracotta sills and

raised keystone detailing and the fire escape on the west façade; window pattern of sleeping rooms and bathrooms, (although interior configurations and timing are unknown for bathrooms, an early advertisement noted some rooms provided private baths) and the entry sequence at the north entrance to the upper floors.

Due to earthquake damage, deterioration over time and remodels over the decades, much of the original fabric and configuration has been lost. First floor changes have been dramatic and little to none of the original design exists; all windows have been replaced with non-historic wood-clad vinyl windows, interior configurations at the upper level, lost entry pediments at the first floor and cornice levels, and replacement of historic features with EIFS ( Exterior Insulation and Finish System) which is an exterior wall cladding that utilizes rigid insulation boards on the exterior of the wall sheathing with a plaster or stone appearance. Problems with EIFS are well-documented in terms of resilience to impact damage, incompatibility with building movement and unsound substrate problems that can cause water and other damage.

### **3.5 Changes over Time**

The following are a list of recorded building permits obtained by the City of Seattle's SDCI Public Microfilm, Permit & Property Records Library (excluding electrical and mechanical permits):

- 1901 Alter front doors & screen (#11148)
- 1902 Alter partition (#16411)
- 1904 Construct banana room (#25821)
- 1908 Alteration (#65965) (9/9/1908)
- 1908 Alteration (#70590)
- 1909 Beck & Bull Build Platform (#81253)
- 1910 Alteration (#86368)
- 1934 H. A. Moldenhour Extend basement area for 10 x 16 toilet (# 310748)
- 1937 Alter partitions and rearrange toilets, Existing Beer Parlor (#324871)
- 1954 Remove sheet metal coping cornice from existing building, plaster (#430726)
- 1958 Alter exists. bldg. per plan (permit # 462913)
- 1959 Alter storefront (permit # 479835)
- 1959 Occupy exist. store as restaurant & install range hood & vent (#480250)
- 1965 Repr. quake damage to ex. Bldg. (512791)
- 1965 Alt. store front (# 514275)

- 1965 Const. int. balcony in ex. bldg. (# 515063)
- 1972 Install sprinkler system (# 229916) bakery
- 1973 Alter por. 1st fl. & mezz. (541708)
- 1981 Alterations (# 599959), (Bassetti Norton Metler, Architects)
- 1982 Change partitions in fast-food restaurant (# 8301639)
- 1984 Alter storefront & expand Marquee per plan (# 286525), (Reid A. Morgan, Arch)
- 1984 Remodel storefront and occupy as fast-food restaurant (# 8401056), (Reid A. Morgan, Arch)
- 1987 Construct wall and restrooms per plans (#8707778)
- 1987 Restaurant remodel STFI (#8707994)
- 1987 Interior TI & change use of portion of 1st floor from fast-food restaurant, per plans (# 8708503)
- 1988 Replace four windows with one window on front façade, STFI (# 8806298)
- 1993 Relocate non-structural alterations to bathrooms of existing restaurant STFI (# 9303795)
- 2004 Interior alterations to restaurant per floor plan STFI (#2402922)
- 2005 Substantial alt for convert 2nd & 3rd flrs from 48-rm hotel to 30-room hostel (# 2407433)

The original Hahn building was constructed in 1887 as a one-story unreinforced brick masonry structure, and then was either demolished entirely or rebuilt from partial foundation up in 1908 as the present three-story structure seen today. The new building's only similarity with the original appears to be the footprint and red brick masonry.

The 1908 Bittman & Kingsley building has seen extensive changes over time, with the majority of the exterior architectural alterations consisting of the storefronts at the ground level, windows, and exterior detailing at the central bay and roofline. Additionally, interior modifications have occurred within the ground floor storefronts with business changes, and in the upper floor interior partitioning.

Exterior alterations include a balustrade-rail around the perimeter of the roof above the cornice prior to 1930, and the removal of the central triangular pediments, one above the entry door and the other above the cornice, as well as the projecting sheet metal coping cornice that wrapped around the two main facades. The cornice was removed in 1954, and may have been a result of damage from the 1949 earthquake, but that is unknown, as the cornice was sheet metal. Beginning in 1981, the building received extensive structural improvements, addressing both vertical load and seismic deficiencies. All ground-floor areas were stripped down to basic structure, and new storefronts were constructed on the northern and western sides, with a new basement-level retail space added. New blue-and-white hexagonal tile floors were added to each storefront entry. The building's exterior masonry was cleaned, and a new upper cornice, similar in profile to the original but made of Exterior Insulation Finishing

System (EIFS), common at the time, was constructed at the building's parapet. New metal canopies were installed at the building's northern and western street fronts. The building's original pedimented entry roof at the ground floor and supporting columns were removed and replaced. All windows were replaced with nonoriginal, wood-clad windows.

Interior changes included new stairway newels and handrails leading to the upper floors and code-compliant railings. In 2005, the second and third floors were altered for the new hostel use, decreasing the number of rooms from 48 to 30, to accommodate more restroom facilities and to add kitchen and eating spaces. The original floor plan retains the basic circulation pattern with partition changes as a result. Recently, the entry roof added in the 1980s remodel to the central entrance to the upper floors was removed.

## 4. Images

### 4.1 Site context and location

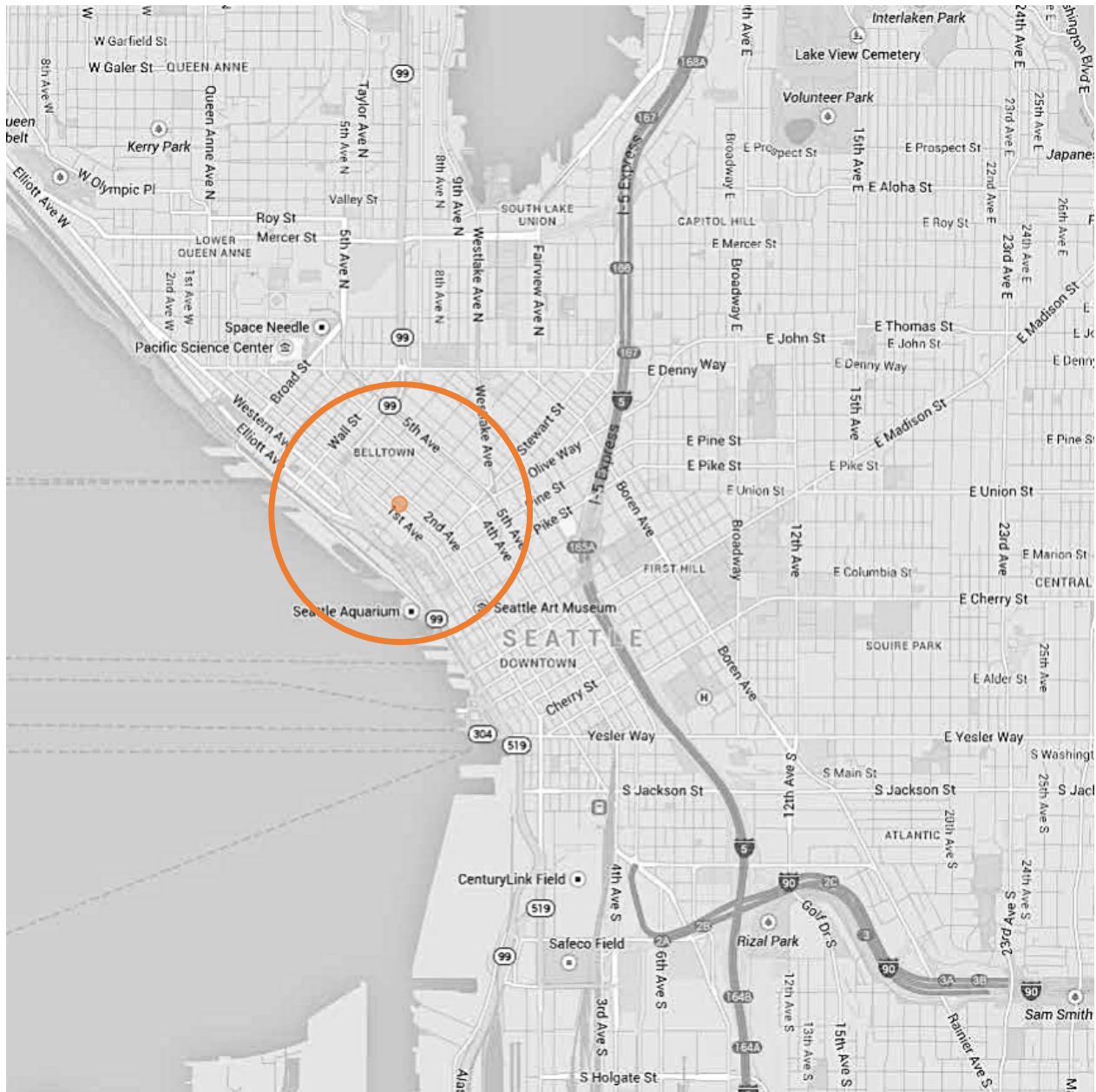


Figure 1: Context map.



Figure 2: Downtown Seattle Site Map

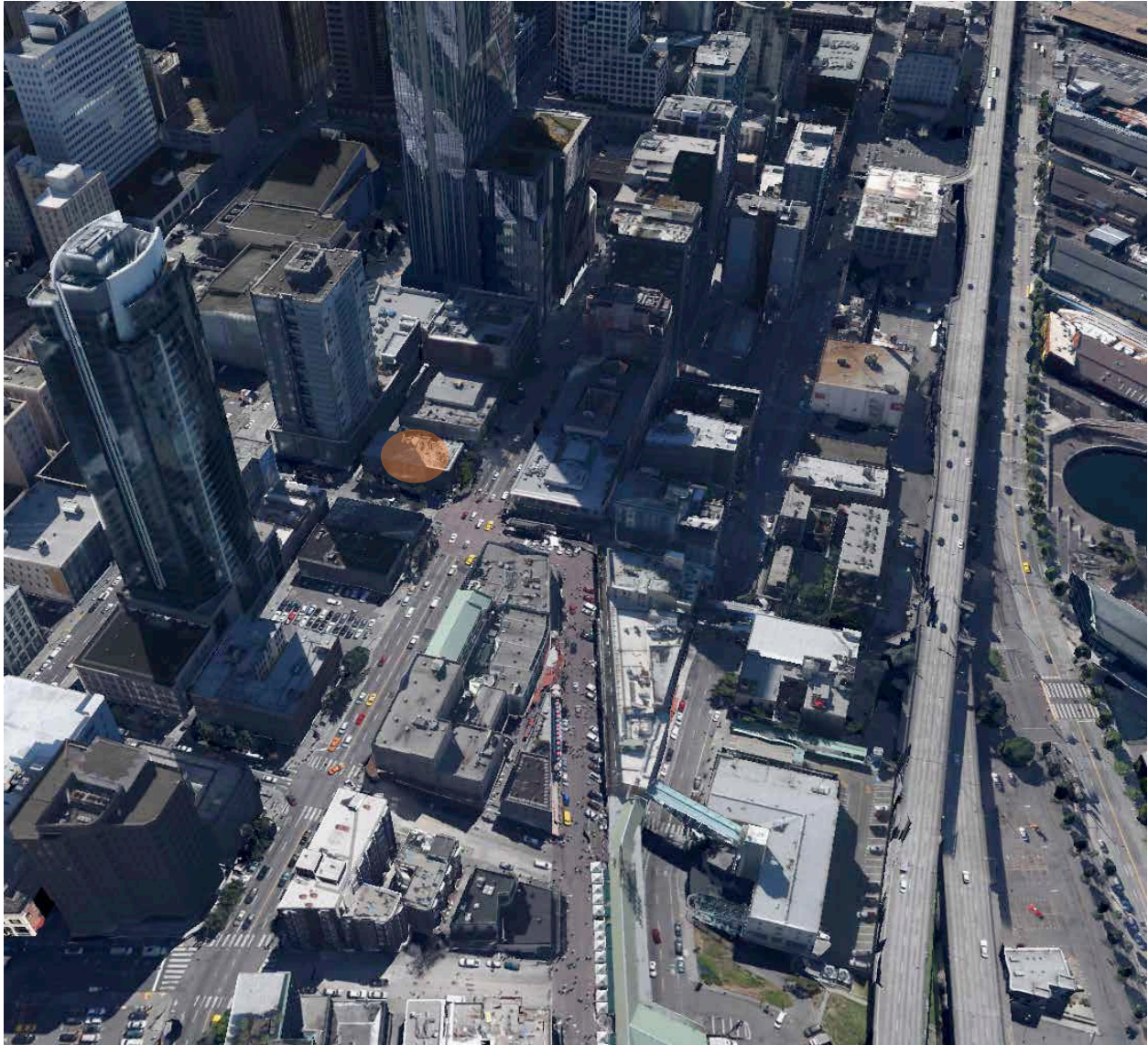


Figure 3: Downtown Context Aerial



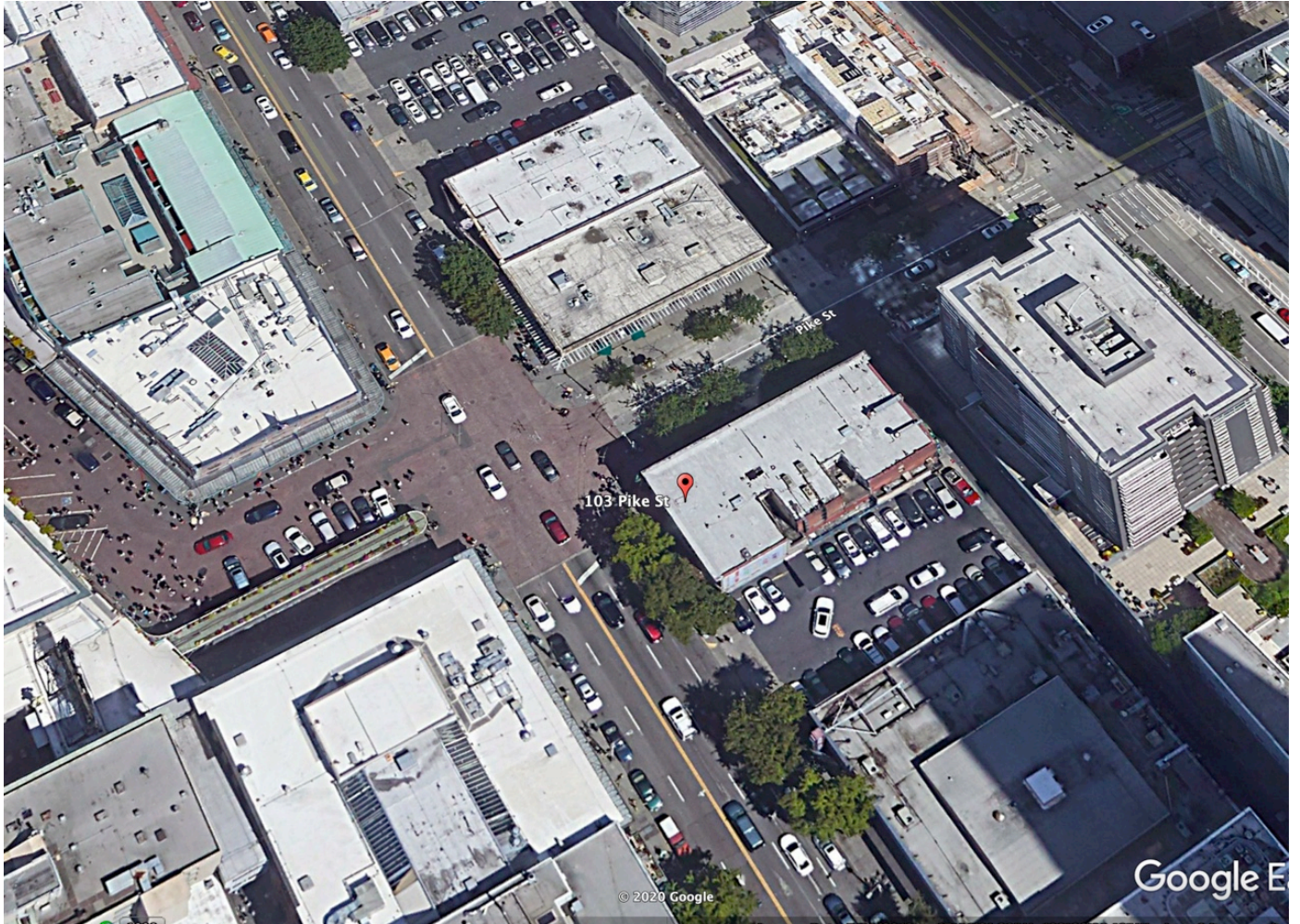


Figure 4: Aerial closeup of intersection.

## 4.2 Historic maps and photos



*Figure 5: First Avenue and Pike Street, 1889.*



*Figure 6: Original Hahn building under construction, c.1897.*



Property of Museum of History & Industry, Seattle

Figure 7: View of previous building on site, 1899, looking SE from 1<sup>st</sup> Ave.



Figure 8: The Bon Marche department store, Second Avenue and Pike Street, by Charles Saunders, 1901.



Figure 9: 1905 view of Sanborn Insurance Fire Map, Sanborn Map Company, 1904-1905 Vol. 2, 1905.



*Figure 10: Looking east on Pike Street from Pike Place Market, 1907. The Hahn Building is barely visible in upper right corner.*



Figure 11: 1910 view west on Pike, subject building on far left.



Figure 12: Worker hotels in Seattle, 1918.



Figure 13: View NW at Pike and First Ave. intersection, showing Corner Market Building, 1912.



Figure 14: 1930 view from market at west end of Pike Street with the Hahn Building showing "The Owl Drug Co." sign at northwest corner. Original parapet and detailing visible.



Property of Museum of History & Industry, Seattle

*Figure 15: 1930 colorized view of the Hahn Building on right, and context buildings to east.*





Figure 16: 1937 Tax Assessor Photo of the Hahn Building.



Figure 17: Hahn Building in 1980.



Property of Museum of History & Industry, Seattle

Figure 18: 1981 view showing "Donut House" signage.



Figure 19: 1981 photo of Hahn building after closure of the "Donut House."

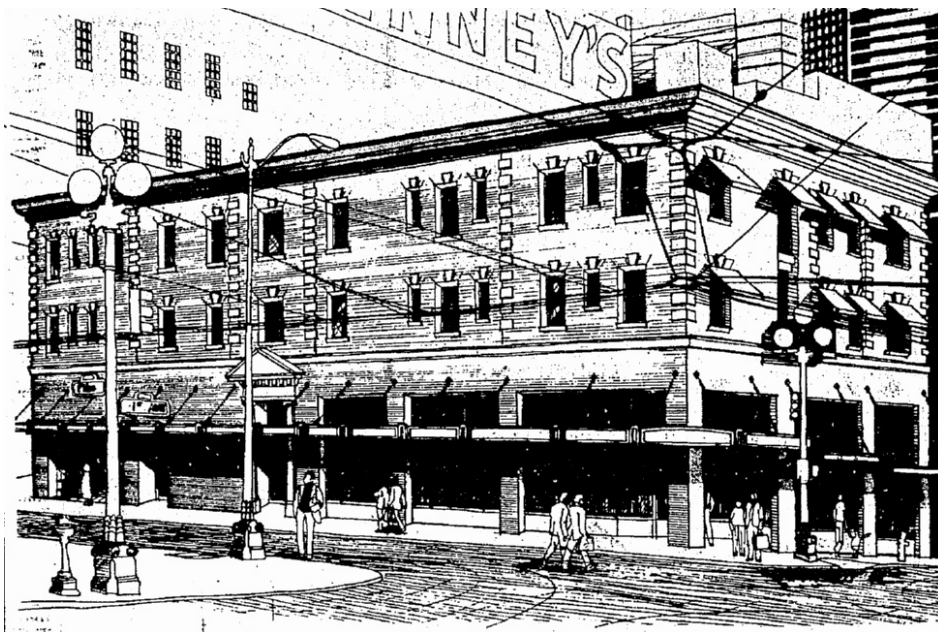


Figure 20: 1982 rendering of the Hahn Building showing proposed improvements by Bassetti Norton Metler Architects.



Figure 21: View east on Pike Street showing Bassetti Norton Metler renovations.



ROBERT E. HAHN

*Figure 22: Robert E. Hahn, date unknown.*



*Figure 23: Robert Hahn, center at left table, at his beer garden, c. 1893.*

#### **4.3 Current images**



Figure 24: Intersection of Pike Street and First Avenue.



Figure 25: North facade of Hahn building.



Figure 26: South facade at parking lot.



Figure 27: Detail of EIFS cornice at west facade.



Figure 28: North facade showing EIFS detailing and storefront alterations.

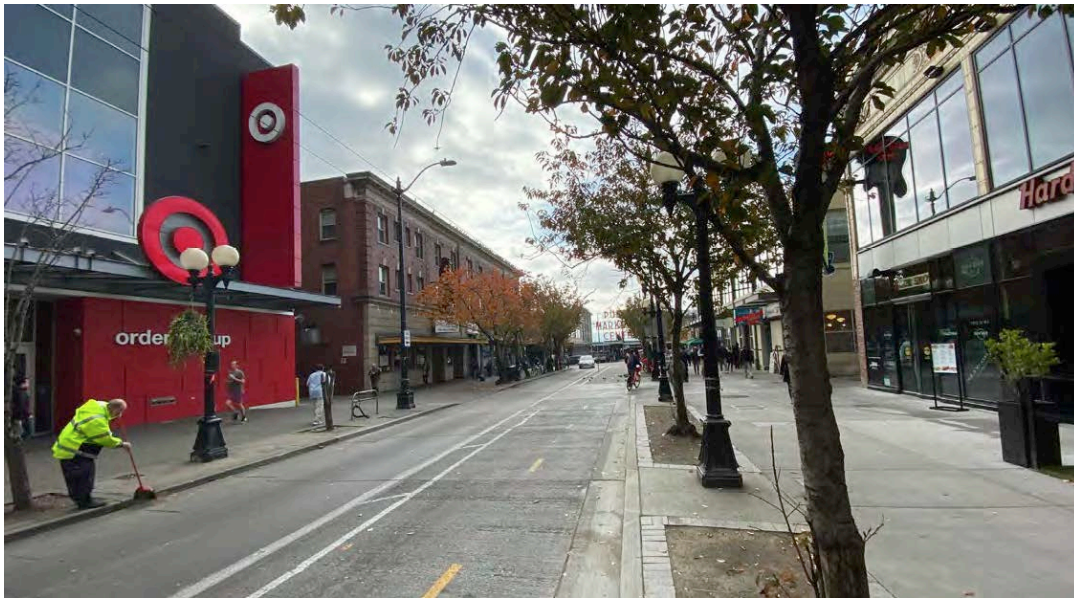


Figure 29: View west toward Market entrance, Hahn Building on left.

Figure 30: Looking south down First Avenue.

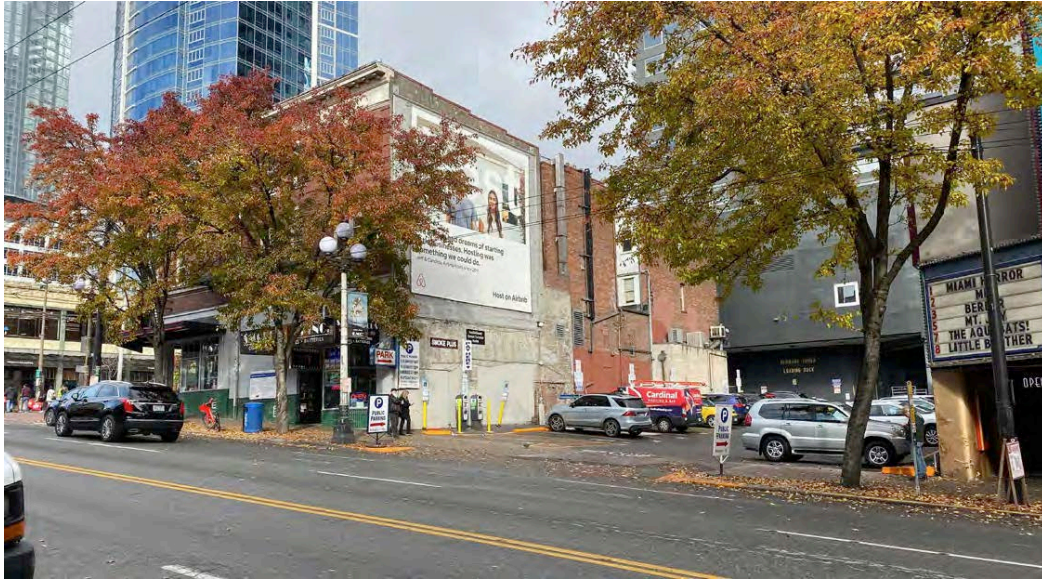


Figure 31: View northeast from First Avenue.



Figure 32: Entrance to Green Tortoise Hostel from Pike Street showing missing pedimented arch from original structure.





Figure 33: Eastern alley facade, showing EIFS detailing at cornice and storefront.



Figure 34: Interior of Hahn Building at staircase to the Green Tortoise Hostel.



Figure 35: Interior of second floor hallway, with unoriginal doors (flat-panel, wood).

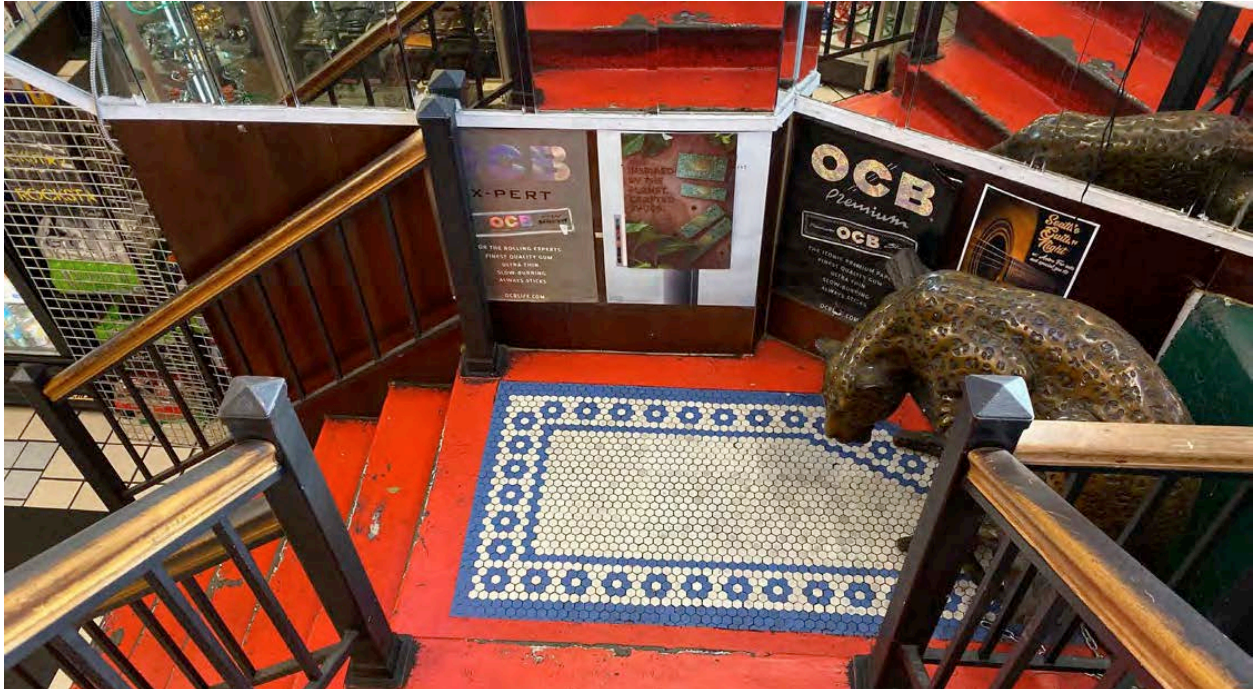


Figure 36: Interior stair leading to lower level on First Avenue.



Figure 37: Interior of former restaurant (from TJP report, 2014).



*Figure 38: Context to south and east from Pike Street and First Ave.*



*Figure 39: Context view from First Avenue and Pike Street.*



Figure 40: Context view from First Avenue looking east.



Figure 41: View looking south on First Avenue.



Figure 42: View looking north on First Avenue.

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