



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 45/21

REPORT ON DESIGNATION

Name and Address of Property: **Hotel Elliott / Hahn Building
103 Pike Street**

Legal Description: LOT 1, BLOCK 25, 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.

At the public meeting held on January 20, 2021 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Hotel Elliott/Hahn Building at 103 Pike Street as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- 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; and*
- 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.*

DESCRIPTION

Setting and Site

Located in downtown Seattle, the Hotel Elliott (Hahn Building) occupies a prominent location at the southeast corner of the intersection of Pike Street and First Avenue, adjacent to the main entrance to the City of Seattle Landmark District and National Register of Historic Places Pike Place Market Historic District (PPMHD) and the central business district to the east. The intersection is defined by the following:

- Brick paving (laid in 1979)
- Hotel Elliott (built 1897, 1908 addition) southeast corner

Administered by The Historic Preservation Program

The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

- Corner Market (built in 1912), contributing to the PPMHD, northwest corner
- Economy Market (built ca. 1900) contributing to the PPMHD, southwest corner
- Broderick Building (built 1922), northeast corner

The site slopes downward from the northeast corner, to the west and south, dropping approximately 5 feet, which is most noticeable along First Avenue. An approximately 20-foot-wide sidewalk extends along Pike Street in front of the building, with an approx. 14-foot-wide sidewalk along First Avenue. The width of the sidewalk along Pike Street matches the sidewalk width on the other side of the street and same locations at Pine Street. The wider sidewalk widths at these two entrances (Pike and Pine) to the market support the flow of pedestrians between the market and the central business district.

The building is generally built to the parcel edges with a slight approximately 5-foot set back from the parcel edge along the east two-thirds of the south facade to provide for a setback along the length of this portion of the building. Tall windows at the first story, since filled in with brick, originally used this setback to provide day lighting and ventilation to the south portion of the central ground floor commercial spaces (105 and 107 Pike Street). There are two north-south running light wells extending north from this set back, an approximately 6 by 16-foot west and a 10 by 16-foot east light well. These provide day lighting and ventilation to the second and third story living spaces.

The building's primary north facade fronts Pike Street, with the primary west facade fronting the Pike Place Market. The secondary rear south facade abuts a 60-foot-wide surface parking lot. The 18-foot-wide alley, News Lane, extends along the secondary east facade. The City of Seattle Landmark Showbox (1917, 1939 remodel) is located on the south side of the parking lot.

The Building and Changes Through Time

The three-story brick masonry building features a rectangular 56-by-111-foot plan and has a partial basement. Overall massing consists of a rectangular volume with a flat roof and parapet. The arrangement of ground floor storefronts, a central main entrance on the north facade for the upper stories, and the pattern of window placement and sizes communicate the building's original mixed commercial and residential hotel use and distinguish it from mixed commercial and office buildings. Original design elements on the primary facades convey prevailing design trends and preferences of the builder. These include an egg and dart terra cotta belt course transitioning from the ground floor commercial to upper story residential, slightly projecting bays outlined with brick quoins—three on the north facade and two on the west facade—dense red veneer brick, window openings, and the lug sills and jack arches with raised keystones at the windows.

The building's interior layout is anchored on the north entrance vestibule at Pike Street that provides access to the upper single room occupancy hotel floors via the original wood stairway. The ground floor consists of commercial spaces to either side of the front entrance. Each extends the full depth of the building. The partial basement contains the First Avenue commercial space, with a stairway off First Avenue leading down to the space.

The second and third floors each have a double loaded east-west corridor within the north portion of the floor and connect to the fire escapes at either end of the building. Hallways extended off this corridor to the south.

Street Trees

There are four street trees along Pike Street and two along First Avenue, planted ca. 1980s.

The trees along Pike Street consist of Columnar Sargent Cherries (*Prunus sargentii* 'Columnaris') with trunk diameters of 26, 20, 14, and 8-inches. These match the Columnar Sargent Cherry trees on the north side of Pike Street (4 trees), and along both sides of Pike Street east of News Lane (3 on each side).

The trees along First Avenue consist of two Autumn Blaze pears (*Pyrus calleryana* 'Autumn Blaze') with trunk diameters of 13 and 15 inches. These are consistent with Autumn Blaze pears along the east side of First Avenue south to The Showbox (3 trees).

Foundation & Structure

A foundation, with visible concrete elements, supports the building's load-bearing brick masonry structure. Common bonded brick with header bonding bricks every seventh course is visible on the secondary east and south facades. A mix of darker and lighter colored brick on the secondary facades indicates a variety of firing levels, bonded with struck mortar joints, common for utilitarian bricks. The west upper portion of the south facade has an advertising sign space comprised of added cementitious parging and associated metal frame mounted to the exterior wall. There are multiple louvered vents projecting through the south facade at the first story level. An added concrete block enclosure projects off the southeast corner of the building.

The primary facade veneer brick at the second and third stories is red, dense, and high fired with narrower mortar joints, which present a more monolithic appearance. The original first story brick is not visible at the primary facades. This brick at the upper stories wraps around the outer northeast and southwest corners of the building. Painted original terra cotta elements are used for detailing along the belt course and primary facade windows.

The rebuilt cornice consists of a composite Exterior Insulation and Finish Systems material (EIFS) comprised of foam plastic and exterior coatings. The design is not an exact match to the original. Added tie-rod rosettes project through the north facade at the third-floor line. Added metal ducting extends vertically along the east facade from the ground floor commercial space to the roof.

Roof

The flat roof is clad with membrane type sheet roofing that extends up the backside of the parapets. Rooftop mechanical equipment is grouped towards the center south side and at the east end.

Windows

The treatment of window openings differs between the primary and secondary facades. All windows consist of replacement 1:1 double hung wood clad units.

Primary facade window openings (40 total) feature projecting original terra cotta lug sills with jack arch headers and a raised terra cotta keystone with a steel lintel below the arch. The configuration of the second and third story match, with smaller 1:1 windows (24 by 48 inches) interspersed with the main window openings (42 by 72 inches) on the north facade. These smaller windows correspond to former bathrooms in the rooms. A 1908 advertisement for the hotel promoted the luxury of its hot and cold running water, steam heat, call bells, and private baths. Paired 1:1 windows separated by a wide mullion occur at both stories directly above the front north entrance and at the south end of the east facade. The lowermost of the north facade

windows does not have a lug sill as the former pediment over the main entrance originally extended up into the sill area of the window and is also the reason for the break in the original belt course at this location.

Secondary facade window openings (approx. 35 total) feature original rowlock brick sills with load-bearing, elliptical arch rowlock three course headers. Window openings within the two light wells feature wood sills and casings. Windows at the light wells and at the east facade correspond to living spaces within the building. The east south facade window corresponds to the south end of the original double loaded interior corridor servicing the east end of the building. A single small window occurs on the ground floor level of the east facade, providing day lighting to the commercial space at this end of the building.

Main Entrance

The main entrance for the hotel at 105 1/2 Pike Street is centrally placed on the north facade. The recessed opening retains original brick at the side walls along with a projecting wood cornice at the door header height with raised decorative panels on the side walls above the cornice. The original wood sash, single lite transom remains above the doorway with the cornice continuing as the transom bar.

An added anodized aluminum door with a single lite and flanked by single lite side lites with an added tile surround provide access to the building interior. Added stucco clads the outer faces of the overall doorway opening with flat header of modern red brick that replaces the former projecting pediment.

A large sign mounted at the third story to the northwest corner of the building advertises for the hostel use of the building.

Storefronts

Commercial storefronts extend along Pike Street and First Avenue.

101-105 Pike Street occupies the ground floor west of the main entrance. These storefronts retain their overall design from the 1981 building rehabilitation consisting of a ceramic tile clad bulkhead, wood frame display windows, wood frame transoms, and a projecting metal canopy with neon along the outer edge. The transoms occur above the canopy providing interior day lighting with the original red veneer brick above the transoms up to the belt course. This storefront and canopy continue along the north end of the west facade. A large neon corner sign is mounted to the northwest corner of the building at the first story level and relates to this commercial space and current use. This storefront has a corner entrance (northwest building corner) and two north entrances.

107-109 Pike Street occupies the ground floor east of the main entrance. These storefronts reflect ca. 2000s alterations and consist of EIFS cladding alternating with horizontal metal joint strips and wood display windows along with a projecting metal canopy. This storefront has two sets of paired aluminum doors providing access, and a single aluminum door at the east end providing access to an exterior seating area. The EIFS cladding continues up to the underside of the belt course. A tall blade sign mounted above the canopy advertises for this commercial space and current use.

1432 First Avenue occupies a basement space accessed from First Avenue. This storefront retains its overall design from the 1981 building rehabilitation consisting of a ceramic tile clad bulkhead, display windows, transoms and a short canopy projecting out at the storefront. A plaster-clad

wall transitions between this storefront and the south portion of the 101 -105 Pike Street storefront that wraps onto the west facade.

Secondary Entrances

A fire escape exiting from the second and third stories consists of an open stairwell at the east and west ends of the building with a projecting metal fire escape landing at the second story and a drop-down ladder.

A personnel door and a large loading door provide access to the first floor from the News Lane alley.

Interior

The main north entrance for the single room occupancy hotel spaces consists of a small entrance vestibule that leads to a wide main stairway ascending to the upper residential floors. The interior side of the entrance doorway transom bar features a dentiled wood cornice. The stairway has an intermediate landing before reaching the second floor and then continues up to the third floor. The stairway has wood newels with turned balusters supporting the hand railing. The vestibule has a pressed metal ceiling.

The upper floors retain a double loaded east–west corridor along the north side of the building, with three smaller double loaded corridors extending to the south. Upper floors consist of carpet flooring, gypsum board walls with wood casings at doorways and painted wood baseboards. Flush panel doors provide access to the individual rooms. Window openings retain wood casings, sills and aprons. Interior doors with upper lites and a two-lite transom close off the fire escape openings at the east and west ends of the main corridor on the upper stories.

101-105 Pike Street, west of the main entrance, has a finished ceiling with exposed mechanical systems. The interior consists of an open commercial volume. All interior finishes are added.

107-109 Pike Street, east of the main entrance, consists of a new ceiling, gypsum board wall and concrete floor finishes with recessed ceiling lighting. The interior consists of an open commercial volume with a coffee bar along the south side of the space and seating in the middle and north portions of the space. All interior finishes are added.

1432 First Avenue retains the concrete stairs with metal newels, railings, and wood hand grips on the railings. The tiles at the lower landing stem from the 1981 rehabilitation. The space has a tile floor with finished ceilings and boxed beams.

Alterations

A chronological listing of alterations follows below. In cases where specific dates are not known we have identified date ranges based on available background information.

ca.1879

Construction of the one-story brick building.

1908

Construction of the upper two-story addition and remodeling of the one-story brick building's north facade.

ca. 1920

Work included a remodel as part of the Owl Drug store moving into the ground floor commercial space, though from historic photographs the store appeared to retain the original metal canopy and transoms.

ca.1932

Work included a remodel as part of Block's Shoe store moving into the ground floor commercial space. Block's modernized the storefront to a more Streamline Moderne design. This change occurred below the belt course on the full length of the west facade and two-thirds of the portion of the north facade that is west of the main entrance. They removed the original metal canopy and covered transoms with a dark marble or similar cladding with raised bands at the outer corners, retractable cloth awnings along the north and west facades, and the company's name spelled out in neon letters above the north storefront.

ca. 1931 to 1936

The original balustrade parapet was removed.

1981

Architects Bassetti Norton and Metler designed a series of improvements, including seismic upgrades to the building that added steel columns, beams and wood-framed shear walls, and upgrades to the second floor and roof to function as a diaphragm. This work was funded through financing from the City of Seattle to support low-income housing within the building. New storefronts were constructed with wood display window and transom framing, ceramic tile clad bulkheads, blue and white hexagonal floor tiles installed at each storefront entrance, and a projecting canopy constructed. Exterior walls were cleaned and repointed and the cornice rebuilt. Existing wood clad windows were installed. Code compliant handrailing and associated newels on the main north stair to the upper floors were added. The existing Exterior Insulation and Finish Systems material (EIFS) cornice was installed.

ca.2000

The original pediment and associated columns at the main north entrance were removed.

2005

The number of living spaces on the second and third floors was reduced, taking it from a 48-room hotel to a 30-room hostel which included adding additional restrooms, kitchen and dining spaces.

ca. 2007

Storefront alterations consisting of EIFS cladding alternating with horizontal metal joint strips and wood display windows along with a projecting metal canopy.

Character-defining Spaces & Features

The building remains a readily identifiable visual feature of the intersection of Pike Street and First Avenue characterized by 2-3 story buildings at the four corners. The retained brick paving and buildings at the outer four corners of the intersection of First and Pike communicates the commercial importance of this intersection and the pedestrian zone extension from Pike Place Public Market across this intersection.

The following lists character-defining spaces and the character-defining features:

- North and west facades (primary), all features listed below stem from the 1908 addition.
- Egg and dart terra cotta belt course transitioning from the ground floor commercial to upper story residential
- Slightly projecting bays outlined with prominent brick quoins—three bays on the north facade and two on the west facade
- Dense red veneer brick with narrow mortar joints, including veneer wrapping around the outer northeast and southwest corners of the building
- Window openings (40 total), including the rare smaller windows on the north facade corresponding to former private baths
- Projecting terra cotta lug sills and jack arches with raised keystones at the windows
- Metal fire escape on the west facade
- East facade (secondary)
- Common-bonded, brick masonry, consists of a mix of darker and lighter colored brick with struck mortar joints. Brick at the first story are slightly different from the upper stories and remain from the 1897 construction. Upper story bricks stem from the 1908 addition.
- Window openings (approx. 35 total), 1908 addition
- Rowlock brick sills with load-bearing, elliptical arch rowlock three course headers, 1908 addition
- Metal fire escape on the east facade, 1908 addition
- South facade (secondary), all features from the 1908 addition
- Common-bonded, brick masonry, consists of a mix of darker and lighter colored brick with struck mortar joints
- Window openings (approx. 35 total)
- Rowlock brick sills with load-bearing, elliptical arch rowlock three course headers.
- Light wells (2)
- Main Entrance, all features from the 1908 addition
- Recessed entrance and its central placement on the building's front north facade facing Pike Street
- Entrance sequence leading directly to the internal stairway and up to the SRO hotel floors
- Brick at the side walls along with a projecting wood cornice at the door header height with raised decorative panels on the side walls above the cornice.
- Wood sash, single lite transom above the doorway with the cornice continuing as the transom bar.

SIGNIFICANCE

The Hotel Elliott (Hahn Building) was built at the prominent First Avenue and Pike Street intersection, across First Avenue from the prominent main entry to the Pike Place Public Market. The one-story building was constructed in 1897, replacing a cluster of wood-frame structures. It was completed just prior to the 1898 regrading of First Avenue, from Pike Street to Denny Way. In 1907, a major renovation commenced adding two stories and reconfiguring the first floor just as the Pike Place Market was established in 1907. When the building reopened in 1908, the single room occupancy Hotel Elliott occupied the upper two floors and commercial storefronts operated from the first floor. Since that time, the building has hosted a number of commercial ventures—from long-time tenant

Owl Drugs to the infamous International Donut Shop—with the Hotel Elliott’s residential hotel rooms continuing to occupy the upper two floors and functioning as a hostel since 2005.

Development of Seattle’s Central Business District and the Pike Place Market

Seattle’s commercial area moved northward from the original city center around present-day Pioneer Square, and developed along First and Second avenues north from Yesler Way and along Pike Street from Western Avenue east, including the Pike Place Public Market. This development established the beginnings of the current central business district. 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. These key commercial corridors had the highest concentration of single room occupancy hotels north of Yesler Way.

Within this context, the intersection of First and Pike developed as a central hub within downtown Seattle. First Avenue provided connection south to Pioneer Square and north to Queen Anne, while Pike Street linked the waterfront with expanding residential development on Capitol Hill. The change in storefront orientation in 1897 when the single-story brick building was built from First Avenue to face Pike Street underscored the growing importance of Pike Street. The access afforded by this intersection supported the establishment at this intersection in 1907 of the Pike Place Public Market. The Hotel Elliott addition opening in 1908 followed on the heels of the market opening. The Corner Market (built in 1912) and the Economy Market (built ca. 1900) buildings, both contributing to the PPMHD, anchor the northwest and southwest corners of the intersection. The 1922 Broderick Building anchors the northeast corner of the intersection and relates to the period of the construction of the covered lighted sidewalk arcades in the Pike Place Public Market at a time when the market was a primary regional food center.

To make downtown Seattle, including the area around First Avenue and Pike Street easier to navigate by foot, auto, and streetcar traffic, City of Seattle engineer R.H. Thompson (1856–1947) led the efforts to regrade the hilly city. The first project he tackled began in 1898 along First Avenue, from Pike Street to Denny Way. Commercial development followed along these newly flat streets. Buildings constructed in the First and Pike area in the early 1900s include the Pythian Temple (1901, demolished), the Leland Hotel (1902, contributing to the Pike Place Market Historic District (PPMHD)), and the Stewart Hotel (1902, contributing to the PPMHD).

The first cable car line was established in Seattle in 1887 with electric streetcars in service in 1889. By 1892, the city had 48 miles of streetcar track. These streetcar lines were operated by several private companies before they were consolidated under the Seattle Electric Railway Company in 1898. By 1911, a streetcar line ran down Pike Street from Capitol Hill and connected with a line running up and down First Avenue.

The formation of Pike Place Market in 1907, Seattle’s first public market, on Pike Place, between First and Western avenues and Virginia and Pike streets, established First and Pike as a key downtown intersection. Streetcars brought easy access to the market’s produce and food stalls as well as downtown’s shops, restaurants, and theaters. The City of Seattle constructed a public restroom at the foot of Pike Street near the Leland Hotel in 1908 which further established the centrality of the First and Pike intersection for developers and customers alike. The 1907 renovation creating the upper two residential floors of the Hotel Elliott capitalized on the establishment and growth of Pike Place Market and the Hotel Elliott’s prominent location at the intersection of First and Pike. As the public market grew, new buildings were added to house market functions, including the Sanitary Market building

(1910, contributing PPMHD) and the North Arcade/Market House (1911, contributing PPMHD). Pike Place Market quickly established itself as a prosperous regional market and had over 175 tenants selling food and specialty products by the early 1920s.

Role of Single Room Occupancy (SRO) Buildings

Single Room Occupancy (SRO) hotels expanded significantly within downtown Seattle from ca. 1880 through ca. 1920. The 1920s brought a decline in the construction of SRO hotels as apartment buildings rose in popularity. A type of residential hotel, 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. They rented single rooms to residents and had shared bathrooms on each floor and sometimes a sink in individual rooms.

Buildings continued to improve as the city's infrastructure grew providing drinking water, sewer connections, and electricity to buildings. By 1901, clean drinking water arrived through the city's Cedar Water municipal water system and by 1906 the Cedar River Power Plant was providing electricity. Building permits and development recorded in the Pacific Builder and Engineer chronicles growth during this period. A snapshot from a peak period, in 1907, shows many new residential additions to commercial buildings and robust new residential construction.

SROs and tourist hotels became a key part of Seattle's expanding central business district north of Yesler Way along First and Second avenues, Pike Street, and in the Pike Place public market area. As with SROs in the International District and Pioneer Square, these newer additions provided downtown housing for the city's new arrivals and working-class residents as well as temporary quarters for seasonal workers such as longshoremen and farmers. According to historian Katheryn Krafft,

As the [Pike Place] Market evolved, the presence of residential hotels [SROs] contributed to the diversity of shoppers and merchants within the market place. Ultimately low-income and working-class downtown residents sustained the Market during its years of decline during the 1950s and 1960s. An essential part of the argument to preserve the Pike Place Public Market revolved around the need to sustain and continue to provide housing, inexpensive food products and goods, and social services to these traditional populations.

In his seminal work *Living Downtown: The History of Residential Hotels*, Paul Groth outlines the nuanced history of SROs. They were not simply homes to single men working blue collar jobs or to prostitutes, but historically provided affordable housing for temporary or low income workers, those wanting to live downtown, and individuals seeking the freedom that shared housing did not allow. As the most inexpensive type of residential hotel, SROs were comprised almost entirely of residential rooms with very few tourist rooms available for nightly rental.

Other types of residential hotels included palace hotels and midpriced hotels, for the upper and middle classes, respectively. These in turn were also different from lodging and boarding houses. SROs, lodging, and boarding houses far outnumbered palace and midpriced hotels in downtown Seattle.

The Hotel Elliott (Hahn Building) appears to have started as a higher end SRO hotel as it had a number of private baths, which was highly unique for an SRO. Groth argues residential hotels, particularly SROs, were critical to urban economic growth in the late 19th and early 20th centuries. They allowed workers to be close to downtown employment, particularly if their employment was erratic. In a study conducted by Norman Hayner in November of 1927, Seattle had 437 SRO hotels in operation.

Extant SRO hotels in downtown Seattle, north of Yesler Way, include the following:

- Scargo Hotel (1911) in Belltown, 2209 First Avenue, 3 stories
- Lewiston Hotel (next door to Scargo), 3 stories, corner building
- New Latona Hotel (1909) in Belltown, 2419 First Avenue, 2 stories, City of Seattle Landmark
- Strand Hotel (1909), 2212-16 First Avenue, 3 stories
- Hotel Elliott (1897, 1908), 101-109 First Avenue, 3 stories
- Outlook Hotel (LaSalle-Outlook Building, 1908-1909), contributing to the PPMHD, 1423 First Avenue
- Cliff House (1908), contributing to the PPMHD, 1440 Western Avenue
- Leland Hotel (Leland Building, 1902), contributing to the PPMHD, 1501 Pike Place
- Stewart Hotel (Stewart House, 1902), contributing to the PPMHD, 82 Stewart Street
- Silver Oakum/Market Hotel (87 Pine, 1910), contributing to the PPMHD, 87 Pine Street
- Fairmount Hotel (Fairmount Building, 1914), contributing to the PPMHD, 1907 First Avenue.

Typology

The specific physical attributes of SRO hotels that support their operation also make them recognizable for their lodging function and distinguish them from other multi-family buildings. These distinguishing attributes are as follows:

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

Mixed use. The Hotel Elliott (Hahn Building) illustrates a pattern of development within the central business district as it expanded north from Yesler Way along First and Second avenues from Pioneer Square and the International District and east from Pike Place Market along both sides of Pike Street. Mixed use buildings like the Hotel Elliott supported commercial development along these key arterials. The Hotel Elliott began as a single-story commercial building, constructed in 1897 in the midst of the ca. 1880 to 1920s residential hotel growth period. The upper two stories opened in 1908 as an SRO hotel addition during a massive city population growth period which also saw the establishment in 1907 and subsequent growth of the Pike Place Market. Other buildings in this area followed this pattern of development during the 1890s to early 1900s, beginning as single-story commercial buildings and adding residential floors later.

Height developed from building codes and reliance on walk up stairways from the street to access the residential stories, rather than elevators. The most common height was three stories, and the Hotel Elliott was in this group. Of the 43 known SRO hotels built within the central business district by 1905, 29 were three stories, 12 were four stories, one was five stories, and three were two stories. Four was the maximum number of floors allowed under the 1907 City of Seattle building code for Class F

buildings with exterior masonry walls, a wood or steel interior structure on the first story, and load bearing stud partition interior structure on the upper stories. Using wood posts and girders instead of stud partitions on the interior upper story structure enabled six-story buildings; however, the reliance on stairways for tenant access made this a less-desirable option.

Windows are one of the few building features that help interpret internal spaces and uses from looking at the building exterior. The Hotel Elliott is the only known SRO hotel within the central business district, Pioneer Square, and Chinatown–International District to have the small windows on a SRO hotel that indicate private bathrooms in some individual units. A 1908 advertisement for the Hotel Elliott promoted the luxury of its hot and cold running water, steam heat, call bells, and private baths.

The Hotel Morrison, built in 1908 at 501-519 Third Avenue has the same small windows indicating private bathrooms; however, this was built as a seven-story palace type hotel with a partial steel frame, a club room, hotel offices, Turkish baths, and multiple ground floor restaurants. The Fairmount Apartments at 1901 First Avenue also has small windows that correspond with bathrooms, but was built in 1914. None of the other extant residential hotels (Imperial Hotel, Vendome, and Rosenberg Block) in the central business district were built with these small windows.

Direct walk up stairways provided access for residents from the street up to the residential stories. The stairways could have a plain doorway or a prominent entrance surround, but all utilized a minimum of the ground floor commercial space by having only the doorway leading to the stairway, without a larger common space, hotel office, or lobby. Midpriced and palace hotels in contrast had entrance lobbies and offices as part of the arrival sequence for guests and residents. SRO hotels lacked the common dining space of boarding houses.

Placement

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 helped the buildings serve two functions:

- Workforce housing close to commercial centers
- Consumer base for commerce at nearby businesses

As Seattle's population grew, between 1888 and 1905, the central business district expansion north along First Avenue and east along Pike Street brought mixed-use commercial buildings, either replacing or expanding smaller commercial buildings and displacing exclusively residential buildings (houses, flats, and boarding and lodging houses). The mixed-use buildings with ground floor commercial and upper-story residential units enabled commercial growth while also providing worker housing. SRO hotels housed a consumer base that relied on the surrounding businesses for meals, laundry, entertainment, and shopping needs; the businesses, in turn, relied on the residents as both a consistent customer base and workers.

The First and Second avenues and Pike Street corridors contrasted notably with areas east of Third Avenue between Yesler and Olive ways that, by 1905, still retained high concentrations of exclusively residential buildings, including houses, flats, apartments and tenements, and boarding and lodging houses. The Hotel Elliott (Hahn Building), at the intersection of both the Pike Street and First Avenue corridors, illustrates the pattern of development characteristic of mixed use growth along First and

Pike, with the first story constructed in 1879 prior to the need for mixed use development followed by the SRO hotel addition opening in 1908, during a massive city-wide population boom. The Hotel Elliott is one of the few remaining buildings along the First, Second, and Pike corridors reflective of early 1900s mixed-use development patterns.

Decades later, two deadly residential hotel fires in just over a year (Ozark Hotel fire on March 20, 1970, and the Seventh Avenue Apartments fire in April 1971) would spur the closure of many of these SRO hotels. The Seattle City Council passed a series of ordinances to increase fire and life safety code requirements: After the Ozark Hotel fire, all buildings four stories or higher had to have fire-resistant stairways and fire doors or a sprinkler alternative; after the Seventh Avenue Apartments fire, the code was revised to apply to buildings three stories or higher as well as to require that all buildings three stories or less had to have at least two exits. For many SRO hotels, it was deemed too expensive to upgrade to the new requirements and between 1970 and 1971, 40 hotels and related residential buildings were closed and 21 were demolished, eliminating over 3,000 low-income housing units.

Construction and Use of the Building

The site of the Hotel Elliott (Hahn Building), the southeast corner of First Avenue and Pike Street, was included in Arthur A. Denny's land claim, established in 1852. On April 5, 1869, Denny filed a plat for an addition to the Town of Seattle which included the Hotel Elliott site (Block 25, Lot 1). Two days after filing the plat, Denny sold Lots 1 and 4 in Block 25 to J. M. Lyon. In 1872 Lyon took out two mortgages on the two lots, one for \$500 with bankers Phillips Horton & Co. and one for \$449.20 with J.V. Dawson. Lyon (and his wife L. M.) sold the two lots to Robert and Mary Abrams for \$1,050 in 1875. In 1882, the Abrams only sold Lot 1, separating it from Lot 4. The Abrams sold Lot 1 in 1882 to Joseph and Anna Ade for \$4,366.30. The Ades—from Zurich, Switzerland—took out a mortgage with Samuel Coulter of Portland, Oregon, for \$2,000. In 1882 Robert Hahn leased the property from owner Joseph Ade, with August Hess to operate a saloon on the property. The lease was for a three-year period for a total of \$810, paid out in \$25 monthly installments.

Meanwhile, ownership of the property changed hands several times over the next few years:

- 1883, August: Joseph Ade sold to Emma Abegg
- 1883, October: Emma Abegg sold to J.C. Haines for \$11,000
- 1885: J.C. Haines sold to B. Engleman
- 1887: B. Engleman sold to August Melhorn

For the sale to Melhorn from Engleman, Robert Hahn operated as the attorney-in-fact (not necessarily an attorney but authorized to act on someone's behalf) for Engleman. Engleman and Hahn were business partners in the saloon buildings on the property (at least by 1889, according to the city directory). By 1884, according to the Sanborn Fire Insurance map for the area, there were three wood-frame buildings on the property—a one-and-a-half story saloon, a one-story grocery, and a two-story saloon. The buildings were oriented with storefronts facing First Avenue. Hahn purchased the property for \$200 in gold coin from Melhorn in October 1889.

Robert Hahn, a German immigrant, arrived in Seattle by the early 1880s. By 1889 he was operating the saloon building on the property at Front (now First) and Pike as Hahn & Engleman in partnership with Bernhardt Engleman. Supposedly, their beer hall/garden was the only one left untouched by the fire that ravaged Seattle's Pioneer Square area in 1889. A "Do You Remember" photograph in The Seattle Times in 1934 recalls that on the day of the fire, June 6, police had to herd patrons into a line to get

into the saloon, who drained 17 barrels of beer that day. The saloon added a beer garden with an arbor to the east by 1893. Around 1897, the three wood-frame commercial buildings and associated beer garden were torn down and replaced with a one-story brick building. The new brick building had four storefronts and was oriented to Pike Street rather than First Avenue like the previous buildings. Early uses included a restaurant, saloon, and billiards hall.

In July 1906, Hahn leased the one-story brick building to Henry A. Beck. Beck's lease of the property, which included the four storefronts (101, 103, 105, and 107 Pike), was for three years for a total of \$18,000 payable in 36 monthly installments. Palace Liquor Company incorporated in July 1907 with Henry Beck, John P. Brill, and F.G. Beck. In October 1907, Henry Beck with Palace Liquor Company negotiated a new lease with Hahn to continue to rent the one-story brick building while also constructing two additional stories on top of the building. The lease was for a 10 year duration and the agreement specified that construction was to start within 12 months. Rent for this 10 year lease was \$60,000, paid out in 120 installments of \$500. Palace Liquor Company provided the proposed plans for the upper story additions and remodel of the first story to Hahn, who approved them and included them as part of the lease agreement; those records were not retained by King County Archives.

Henry Beck, along with his business partner Brill, filed plans for their renovation and additional stories in October 1907. Estimated costs for the work were \$25,000 and the partners hired architects Kingsley & Bittman to design the remodel and addition. The building was complete in 1908 and when it opened it featured five storefronts along Pike Street and the Hotel Elliott, operated by Brill, in the upper two stories. The storefronts had the addresses of 101, 103, 105, 107, and 109 Pike Street and the Hotel Elliott was 105 ½ Pike Street.

Hotel Elliott

The Hotel Elliott encompassed the second and third floor of the building. Although named a "hotel," businesses, including manicurists, baths, and even clairvoyants, also used the floors as their offices. The hotel, a SRO hotel, provided rooms for both transient guests (with daily rates) and permanent residents (with weekly and monthly rates). In 1908, daily rates, were \$1 and up, and weekly rates were \$5 and up. The hotel advertised its hot and cold running water, steam heat, call bells, and private baths—a luxury for single room occupancy hotels. Other hotel advertisements in the same classified section indicate that Hotel Elliott was not alone in offering "modern conveniences" like call bells and hot and cold running water, but did advertise private baths and seemed to have slightly higher prices (\$1 or more per week compared to 75 cents per week).

The 1910 census lists 19 individuals living at 105 ½ Pike Street—all were white, but relatively evenly split between men and women, single and married. The ages of residents ranged from 20 to 53. Occupations included waitress, clerk (dry goods, soft drink), teamster, cook, auto mechanic, plumber, and engineer. The tenancy of women in the Hotel Elliott connects with a larger trend occurring in the city as well as in the nation—SRO hotels allowed women the opportunity to escape the labor of cooking and housework and find independence outside the home. Groth states that in the 1920s,

In Seattle, two-thirds of the women in mid-priced hotels lived alone, and most of them worked if they were below retirement age...Many of these women were not merely sojourners. Married or not, they were escaping female roles in traditional households and fully expected to live in hotels for at least several years.

In 1918, an auction was held to sell the complete furnishings of the Elliott Hotel. The auction notice, posted by John Bushell & Sons, noted that the furnishings included “41 rooms of nice, clean, good furniture, including beds, springs, felt mattresses, pillows, bedding, dressers, wardrobes, center tables, rockers, chairs...tapestry rugs, curtains, crockery.” The auction, according to the notice, was happening because the building’s lease had expired and it needed to be vacated immediately. That aligns with the fact that Henry Beck and John Brill had established a new 10 year lease with Robert Hahn when they enlarged the building in 1908.

The SRO hotel continued in operation with Beck listed as the manager of the hotel until 1926. The 1920 census lists 18 individuals living at 105 ½ Pike Street, all were white, relatively evenly split between men and women, most single or widowed, except for a married couple, and a mother with her three children (age ranges from 9 to 18). Most tenants were in their 20s to 30s, with a couple in their 40s and 50s and one person in their 80s. Most of the tenants were born in the US, except a few from Norway and Russia. Nick D. Margel then managed the hotel between 1927 and 1928, followed by George and Ethel Parker between 1930 and at least 1940. Occupations included restaurant cook, bridge carpenter, machinist, hotel house keeper, house carpenter, railroad engineer, real estate agent, electrician, hotel clerk, hotel waitress, bank cashier, store cashier, traveling salesman, and a marine steamship examiner.

In addition to the short term and permanent residents occupying the hotel, a number of businesses operated out of the Hotel Elliott over the years. A Mrs. Dr. Moynham advertised her services as a medium, offering consultations and healing/psychic circles, from room 1 in the hotel in 1909. A Senorita Mendez, manicurist and chiropodist, advertised from the hotel in 1910 and 1911. In 1915, Miss Blanche Wilson had a massage parlor in office 18; massage and manicures were provided in office 4 and room 26. Madame Frank—card reader, palmist, and clairvoyant—advertised from the hotel in 1916. And a Miss Burns offered massage services from office 27 in 1917. A number of dentists also operated in the Hotel Elliott, including J. H. Sirginson in 1930, as evidenced by the signage in the building’s windows.

In 1981, the hotel had 39 single rooms for low-income residents. In 1982, the hotel was renovated into 48 low-income units. In 2005, it was remodeled as a hostel use with 30 rooms and rebranded as the Green Tortoise.

Ground Floor Storefronts

The storefronts have had the addresses of 101, 103, 105, 107, and 109 Pike Street. It appears that not all the addresses were in use over the time as some businesses utilized more than one storefront. The following overview provides a general summary of the occupancy for each address.

101 Pike Street

This is the corner storefront at First Avenue and Pike Street. At times, businesses utilized both this storefront and the neighboring storefront (103 Pike). In 1909, a cigar stand operated from this storefront, along with Palace Bar. The White Cow Butter store was in the storefront by 1918, but appears to have moved to another storefront (109 Pike) by 1920. A bakery operated by Mrs. H. B. Jessmer advertised in the space in 1919. In 1920, Owl Drug Company moved into the storefront, opening its third branch in the city and 36th in the country. In 1974, Guenter Mannhalt opened the International Donut Shop in the storefront. The donut shop became a late night hang out for homeless teens in the neighborhood who were too young to frequent area dive bars or sleep at shelters. Mannhalt operated the shop with his brother, Herb, along with the B & B delicatessen next door. The

deli and donut shop leases were not renewed in 1981 after Guenter Mannhalt was convicted earlier that year for a series of robberies and possession of a stolen property. An Academy Award nominated documentary, *Streetwise* (1984), depicted the community of homeless teens congregating around Pike Place Market. The First and Pike intersection featured prominently in the film as a key area for loitering, panhandling, and streetwalking. By the late 1970s, the First and Pike intersection had become a new hub for streetwalkers.

103 Pike Street

In 1917, the Chandler Bros. shoe store operated out of the storefront. In 1921, the business became Chandler & Hahn. They occupied the storefront until at least 1923. In 1936, Max Block's shoe was in this storefront until at least 1955.

105 Pike Street

This storefront had Henry Beck's Palace Liquor Company in 1909. And then T.H. Daniels' apparel store was in the storefront between 1917 and 1920. In 1933, Ernest A. Hahn had a restaurant in the building and was granted a beer license on June 12, 1933. By 1933, the restaurant was known as Pub Tavern No. 2. Then it was called Palace Tavern. The Palace Tavern was still identified in the storefront in 1981 (its lease expired later that year).

107 Pike Street

In 1919, the Market Blouse Shop—a women's clothing store—operated out of the storefront. In February 1927, Anderson Food Stores opened a grocery store in the storefront. Owned and operated by Carl G. Anderson, the company had other storefronts at 4214 E. Madison, 5407 Ballard Avenue, and the Post Office Market. Prior to Anderson Food Stores, Connor's—an apparel store—operated in the storefront. In 1932, Max Block opened his 11th shoe store at 107 Pike Street. Vandecamp's Holland Dutch Bakery was in the storefront by 1938 and continued to be there until at least 1965.

109 Pike Street

Sunset Market, later Raab's Sunset Market, operated in this storefront between 1909 and 1932. In 1932, Oliver's Meats moved into the Sunset Market storefront and continued to use the space until the mid-1980s. The space appears to have been shared because the White Butter Store also operated out of this storefront, by at least 1920, and continued until at least 1943.

Architectural Context

The multiple storefront, corner block building reflects late nineteenth and early twentieth century architectural influences without having a specific architectural style. The building marked an important business corner and, in keeping with commercial blocks from the early twentieth century when its storefronts were remodeled and the upper two stories added, the designing architects used the prominent terra cotta belt course and associated egg and dart molding to make a distinction between the street-level commercial storefronts and the upper residential stories.

The 1897 one-story building reflected the Romanesque-revival stylistic influences of this period of construction in Seattle with arched entrances, elliptical window headers, and prominent parapet corbeling. The use of transoms along the storefronts enabled lighting to reach deeper into the long narrow commercial spaces.

The 1908 remodel of the storefronts and the two-story addition afforded an opportunity to modernize the building to reflect then prevailing Classical-revival stylistic influences, this included the use of terra cotta accent elements including the belt course, parapet balustrade, cornice and associated brackets and dentils, raised brick quoins at the outer primary facade corners, the uniform red stretcher-bonded brick veneer on the primary facades that contrasted with the projecting lug window sills, and raised terra cotta keystones at the jack arched window headers. Traces of the Romanesque-revival style persisted through the remodel and included the elliptical arched windows at the first story of the west facade, and the common bond east facade brickwork.

Building Owners and Operators

The building was consistently owned by the Hahn family, from construction of the single story brick building in 1897, through the SRO hotel addition and remodel, until 1986. However, Palace Liquor Company—owned by Henry Beck, John P. Brill, and F.G. Beck—was instrumental in establishing the building as a three-story structure. Beck and Brill operated their saloon from a storefront on the first floor, while Brill operated the Hotel Elliott on the upper two floors.

Robert Ernest Hahn (1841—1915)

Robert Ernest Hahn was born in Saxony, Germany, on March 13, 1841. He immigrated to the United States at age sixteen, arriving through the Port of New York on June 25, 1866, aboard the SS New York before settling in Chicago. In his work *History of Seattle*, Clarence Bagley provides a brief biography of Robert Hahn. According to Bagley, Hahn was initially employed as a weaver but learned the trades of painting and wallpaper hanging in Chicago. After two years, he made his way westward to California to try his luck at gold mining. While Bagley states that Hahn came to Seattle in 1868 and purchased the property at First and Pike other sources don't support that claim; though Hahn was at least in Seattle by 1882 when he leased the property at First and Pike, then purchased it in 1889. He married Minna Srillhof in 1883; August Mehlhorn and Bernard Engleman were the witnesses. It is unclear when Hahn and Srillhof parted ways.

After establishing his business in Seattle, Hahn moved north to Nooksack in Whatcom County and farmed. He married Amelia Schneider (1863–1919) on December 22, 1891, in Nooksack. They had seven children together: Ernest A. (1892-1990), Albert F. (1893-1902), Flora I. (1894–1942, married Willard Dean), Oskar/Oscar W. (1897-1908), August M. (1900–1975), Helen E. (1903–1918), and Elsie M. (1905–2002, married Herbert DeBoer). Robert and Amelia relocated their family to Seattle in 1902 and Hahn had a residence constructed on Beacon Hill (2536 14th Avenue S, demolished). Hahn passed away on April 20, 1915, at the family home at the age of 74 and Amelia passed away in 1919. The Hahn family continued to own the building after Robert's death. During the Hahn family's ownership, Robert and Amelia's eldest son, Ernest, operated various businesses out of the building's storefronts including a pub, carrying on his father's earliest use of the property. In addition to his business ownership, Ernest (or Ernie) was an avid fisherman and established the Ben Paris Salmon Derby with Ben Paris (owner of a large sporting goods store downtown) and Deskin Reid in 1931—the first major fishing derby in the Puget Sound area.

In 1986, the Hahn family sold the property to Marketview Place Associates, LLC.

Henry Beck (1869–1955) and John P. Brill (1866–1954)

Although the building was owned by the Hahn family, Palace Liquor Co. proprietors Henry Beck and John P. Brill were responsible for the building's conversion from a one-story building to a three-story mixed-use building. Hahn and Brill also partnered in acquiring the Monroe Apartments on Capitol Hill

(Republican Street and Fifteenth Avenue N, demolished) in 1916. They also made extensive additions to that property.

Henry A. Beck was born in December 1869 in Council Bluffs, Iowa. Beck and his family moved to Seattle in 1888, but he returned to Iowa in 1890 to marry his childhood sweetheart, Clara D. Basch (1870–1942). After their marriage, Henry and Clara returned to Seattle. Beck served as a member of the Seattle Volunteer Fire Brigade during the Seattle Fire of 1889. He was part of the reconstruction of Seattle after the fire and entered the hotel business. He was a founding member of the Seattle Aerie No. 1, Fraternal Order of Eagles. He served as chairman of the Eagles' building committee when they constructed the Eagles' Temple at Seventh Avenue and Union Streets. The Becks had two children: Emma (1892-1914) and Matilda (1896–unknown). Their daughter Emma struggled with illness for years and when she died at the age of 22, 500 people attended her funeral.

Beck's career for many years was saloon keeper and hotel manager. He had a good reputation as the proprietor of Palace Liquor Co. at First and Pike. He also ran the Abbott Bar at Third Avenue and Pike Street between 1905 and 1909 with Frank P. Mullen.

John P. Brill was born in Luxembourg in 1866. He moved to Newcastle to work in the coal mines in 1882 and then moved to Seattle about a year later. He worked as a brewmaster and later operated a tavern and the hotel at First and Pike. In 1920 he was appointed a county road foreman and then served as a county appraiser in the 1930s. He was a member of the Seattle Aerie No. 1, Fraternal Order of Eagles, the Sons of Herman, and the Holly Name Society of St. Alphonsus' Church. He was married to Rosa and they had eight children.

Architect and Builder

According to The Seattle Daily Times and Pacific Engineer and Builder, architectural firm Kingsley & Bittman designed the Hahn Building. Kingsley & Bittman was comprised of William Kingsley and Henry W. Bittman. The firm combined architecture and engineering; Kingsley was an architect and Bittman an engineer. Kingsley and Bittman appeared to only practice together for a short time—the Hahn Building may be the only example left of their work together. Between 1906 and 1907, The Seattle Daily Times references three additional projects they worked on:

- A 10-story family hotel, financed by C. B. Russell, at Ninth Avenue and Spring Street (1906)—no such property exists at that intersection
- A 10-story family hotel, financed by C. B. Russell, west of Boren Avenue on First Hill (1906)—there is not enough information to determine if or where this building existed
- Alterations estimated at \$10,000 to Kenneth Mackintosh's building at 1431–1435 Third Avenue (1907), to cut off nine feet of the building to conform with the regulation width of Third Avenue —this building was replaced by the Kress Building (1924)

William Kingsley (1858–1929) was born in Massachusetts. He studied math and bookkeeping in Iowa and then apprenticed with W. H. Eastman in Saint Paul, Minnesota. He moved into architecture, working as a building inspector for the City of Saint Paul and then practicing architecture there in the 1890s. He moved to Seattle in 1900 and formed a partnership Kingsley & Anderson (1902–1905). During that partnership he designed the National Building in Seattle (1905). After his brief partnership with Bittman, Kingsley continued to practice in Seattle, but on his own. Kingsley died in 1929. During his solo practice, Kingsley designed the following projects:

- Cliff House (1908–1909), Seattle, with W.H. Eastman
- Clarence Blethen residence (ca. 1909), Seattle
- Orpheum Theater (1911, demolished), Seattle
- Majestic Theater (1910–1911, demolished), Portland
- Linden Court Apartments (1929), 4321 Linden Avenue N, Seattle

Henry Bittman (1882–1953) was born in Greenport, New York. He studied engineering at Cooper Union and then worked briefly as a bridge engineer in Chicago. He arrived in Seattle in 1906 and briefly worked with Kingsley. He established his own structural engineering practice by 1908 and worked on structural steel buildings in Seattle. He obtained his architectural license in 1923 and established a reputable firm with capable staff. Bittman would later work with Henry Beck of the Hahn Building again in his design for the Eagles Temple in Seattle at 1416 7th Avenue (1924-1925). Beck was the chair of the aerie's building committee during the design and construction of the new building. Bittman continued to practice architecture until his death on November 16, 1953.

Bittman's designed the following projects:

- Terminal Sales Building (1923), Seattle—industrial with Jacobethan elements, City of Seattle Landmark
- United Shopping Tower/Olympic Tower (1928), Seattle— Art Deco, City of Seattle Landmark
- Eagles Temple (1924–1925), Seattle—Beaux Arts, City of Seattle Landmark
- Monte Cristo Hotel (1924–1925), Everett, National Register of Historic Places listed
- Remodel of King County Courthouse and City Hall (1929–1931), Seattle—added 6 stories to the 5-story building designed by August Warren Gould

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The features of the Landmark to be preserved include: *the exterior of the building.*

Issued: February 2, 2021



Sarah Sodt
City Historic Preservation Officer

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