



The City of Seattle

Landmarks Preservation Board

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

LPB 165/11

REPORT ON DESIGNATION

Name and Address of Property: **Latona Hotel/Ace Hotel**
2419-2423 1st Avenue

Legal Description: Lot 5, Block 3, portion of the Town of Seattle, as laid out on the Land Claim of Wm. H. Bell, and the northwestern extremity of the Claim of A.A. Denny, (commonly known as Bell & Denny's Addition) according to the plat thereof, recorded in Volume 1 of Plats, Page 29, in King County, Washington;

Except that portion thereof condemned in King County Superior Court Cause No. 7092 for the widening of Front Street, now First Avenue, as provided by Ordinance No. 1129 of the City of Seattle.

At the public meeting held on April 6, 2011 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Latona Hotel/Ace Hotel at 2419-2423 1st Avenue as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction.

PHYSICAL DESCRIPTION

Setting

The Latona Hotel is located in Belltown, on the southwest corner of First Avenue and Wall Street. Dating from 1909, it is part of a grouping of some of the oldest buildings downtown outside of Pioneer Square. In the block to the south are the Austin Bell Building, the Barnes Building and the Hull Building, all designated city landmarks dating from c. 1890. From there south, First Avenue is largely modern high-rise condominiums.

Several other workers' hotels from the first decade of the 20th century remain on 1st Avenue. The Guiry-Schillestad Buildings (2101-11 1st Avenue) built in 1901, are city landmarks.

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The Seattle Department of Neighborhoods

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Others include the Hotel Oregon (1902, 2301 1st Avenue); the Alexandria/ Donald Hotel (2200 First Avenue) and the Douglas Hotel (2300 First Avenue), both built in 1904; the Strand/Kasota (1909, 2212 First Avenue); the Utah Hotel/Apex Belltown Co-op (1909, 2225 1st Avenue); and the Scargo Hotel (1911, 2205 1st Avenue). Some of these are more altered than the Latona Hotel, while others still have considerable integrity.

Across the street to the east are primarily new condominiums, including the full-block 6-story Belltown Court, built in 1992. The blocks north of the Latona have several 1940s-50s buildings important to Seattle labor history. These include the Sailors Union of the Pacific building (now El Gaucho), the International Brotherhood of Electrical Workers (now City Church) and the Seattle Labor Temple. The former Seattle Firefighters Union building is directly south of the Latona.

Exterior Description

The Latona Hotel Building has two stories on First Avenue, with an additional lower story on the steep slope of Wall Street. The building is of ordinary masonry construction with red face brick on the major east and north elevations. It is rectangular in plan, measuring sixty feet wide and 111 feet deep, with 16,980 gross square feet. The building rests on a poured-in-place un-reinforced concrete foundation. All interior floors, roof, and partitions are wood-framed. The floor-to-floor heights are approximately 14 feet 4 inches from the ground floor to the second floor, and floor-to-roof height is between 11 and 13 feet to accommodate roof slope. The basement height varies to accommodate the sloping site. Overall height from grade to roof parapet at the building's northeastern corner is approximately 31 feet.

On the principal east façade the parapet, the building's major decorative feature, steps up between each window bay and at the corners, with a wider step in the center. The 1937 Tax Assessor shows a plaque with the word "Glaser," which was removed in late 2007-early 2008. The parapet is topped with metal coping. Below the parapet is a deep row of corbelled brick with brick dentils. A course of cast concrete at the second story sill level runs across the main façade and about six feet along the north façade. The brick is lighter in color on the first story than on the second story.

The primary east elevation, on First Avenue, has a large corner storefront and two smaller storefronts. The hotel entrance retains its recessed configuration and its original divided light door transom and decorative cast concrete lintel above the doorway. It has newer glazed wood doors with a multilight transom above. The two northern storefronts have been largely restored to their 1937 appearance, with large plate glass display windows and recessed entries with glazed wood doors. The large transoms have multipaned wood sash. On the bulkheads below the display windows black ceramic tile has replaced the original wood. Only the storefront immediately south of the hotel entrance retains its original configuration, with the door recessed, although all lower storefront glazing and the original wood panels on the lower stem walls have been replaced with square black tiles. On the southern storefront, the entry is not recessed and has a newer carved oak door. The second story has five pairs of one-over-one windows with double-glazed aluminum-clad sash similar to the original sash.

The north façade, on Wall Street, has three levels, due to the steeply sloping site. The basement level is 12 feet high, the first story 13 feet, and the top story 9.5 feet high. The top story has windows similar to those on the front, with eight pairs of one-over-one windows flanked by a single window at each end. Below this, the First Avenue storefront wraps around the corner with a large display window, an eight-light transom and a tile bulkhead. The space to the west of has a large sign painted on fabric and affixed to the wall with cords; below it is a painted sign in the same location as the sign in the 1937 photo. West of the sign are three single windows, four paired windows and another single window at the northwest corner.

The lower level on Wall Street has three storefronts, which appear to be restored to original condition, or similar, with recessed entries and wood bulkheads. The two westerly spaces appear to be very intact. The display windows have six large lights with multipaned transoms above; the four-light side sections of the transoms are operable. Two blade signs mark the stores, and one space also has a sign painted on the window. The third space, which appears to be a breakfast room/lounge for hotel guests, is slightly updated with newer display windows; the doorway is closed with a metal grill. A modern door with obscure glass and a large glass transom provides a secondary access to the hotel. Uphill from this door are three small windows and three unmarked doors, presumably leading to utility or storage spaces.

The rear (west) elevation on the alley has six bays of single one-over-one windows set into round brick arches. A metal fire escape is between the first and second windows from the north. Due to the slope of the site, there is a third basement story, clad in concrete; the two stories above are common brick. The basement level has four windows. Two small windows are at grade level, indicating some type of sub-basement space. The south elevation, facing a parking lot, is rough painted brick with no features. Although there was once an adjacent building, the site has been a parking lot for many years.

Interior Description

The building has two floors, and a partial basement. At the main hotel entry, a modern wood staircase ascends immediately inside the doorway, with no lobby. The western half of the main floor is used for hotel rooms. Up the stairs is a simple open lobby with a small sitting area and counter. The second floor is devoted to hotel rooms with double-loaded corridors running east-west the length of the building or three north-south branches accessing small rooms running along the eastern, northern, and western exterior walls, or grouped around two narrow light-courts running from the southern exterior wall toward the north. The 43 original living units, most or all of which had shared baths, have been converted to 28 hotel rooms. Approximately half have shared baths and half have private baths formed by reconfiguring the rooms. The interior throughout has been modernized with high ceilings, stark white walls and hardwood floors; some rooms have exposed brick walls.

The storefront space currently occupied by a cafe is U-shaped, occupying the northern two storefronts with the hotel entry in between. The bar runs along the south side of the northern section; the other three walls are lined with vinyl booths. The wall between the two sections is open at the rear, with kitchen and storage spaces along the rear wall.

Building Alterations

[The following was excerpted from a Supplemental Report on the subject building by The Johnson Partnership, dated March 31, 2011.

The former Glaser Building was built in 1909, and remained relatively intact until the eastern façade storefronts were significantly altered under designs prepared by Seattle architect Mark Millet in 1998. These included elimination of recessed entries on both the entries to the immediate north and south of the central hotel entrance on the eastern façade. These alterations included the elimination of the recessed corner entry at the building's northeastern corner and its exposed corner column. The two storefronts altered in this renovation included complete replacement of all lower storefront elements including re-glazing with double glazed window units. The renovation did retain all original upper single-pane transom glazing. The renovations related to upgrading the second-floor hotel included replacement of nearly all second-floor windows with one-over-one clad double-glazed double-hung units approximating the original configuration and also combining SRO rooms to create unit bathrooms.]

The first building permit available is for 1973, although changes certainly occurred before that time.

- In 1973 (permit #550841) fire safety improvements were made to comply with changes in the housing code. The extent of work is not clear (other than the installation of sprinklers), but stairway and exit improvements were typically required.
- In 1981 (permit #597098) the storefronts were restored for the Sunset Tavern, in keeping with the 1937 photograph. An “as built” drawing, apparently based on the 1937 photo, was prepared at that time (Attachment D).
- In 1995 (permit #683316) interior alterations were made to convert one of the storefronts to a Nightwatch Center for the homeless shelter.
- In 1998 (permit #701471) the two northern storefronts were remodeled to accommodate Cyclops (Millet Associates, Architects, Attachment D). The exterior work included new glazing on the main storefronts and may have included the ceramic tile bulkheads.
- On the interior, the opening between the two rooms was enlarged, some walls at the rear were removed to open up storage areas to the main space, and the bar and the booths installed. The previous tenant also used both of these spaces together, with the northern section being the chapel and the center space a dining room; they were probably open areas without built-in booths

- Also in 1998 the second story was remodeled to convert the original 43 apartments into 28 hotel rooms. Some rooms were reconfigured, finishes were modernized and new fixtures were installed.
- In 2002 and 2003 interior alterations (permits #727865 and 732832) were made in the hotel area. Alterations included adding (or restoring) an interior light well, making staircase and bathroom improvements and installing doors between some rooms (Edge LLC, architects).

STATEMENT OF SIGNIFICANCE

The building, built in 1909, is a very good example of a workers' hotel typical of those that provided affordable housing for transients and laborers along First Avenue during the first half of the 20th century. Although it has been updated, it retains considerable integrity, and remains in use as a hotel.

Neighborhood Context: The Development of Belltown

Belltown may have seen more dramatic changes than any other Seattle neighborhood, as most of its first incarnation was washed away in the early 20th century. The area now known as Belltown lies on the donation claim of William and Sarah Bell, who arrived with the Denny party at Alki Beach on November 13, 1851. The following year they established a claim north of the early settlement (Pioneer Square), on land largely covered with dense cedar and fir forests. A steep cliff rose from the beach, where a Duwamish winter village was located at the foot of the future Bell Street. The Bell claim extended from Elliott Bay east to today's Yale Avenue North, from Pine Street north to Denny Way.

The Bells returned to California in 1856, after their cabin burned in the Battle of Seattle, a skirmish between the settlers and Native Americans. Bell returned in the 1860s to plat the property, but it was not until 1870 that he and his son Austin returned permanently. They then began to actively encourage commerce to spread northward, although the topography and poor roads made it a difficult task. Before his death in 1887, the elder Bell built a home and a hotel (both now gone) on 1st Avenue near Battery Street. In 1889 his son hired the architect, Elmer Fisher, to design a large residential building in the same block. Soon afterwards, Fisher designed an Odd Fellows Hall next door and a retail/hotel/office building (the Hull Building) across 1st Avenue, just one block south of the future site of the Latona Hotel. These substantial brick buildings, some distance from Pioneer Square, combined with the area's isolation to give Belltown a distinctive identity separate from that of downtown Seattle.

Also in 1889, the first streetcar service arrived in Belltown, extending from James Street to Denny Way along 2nd Avenue. The Front Street Cable Railway erected its elaborate powerhouse and car barn near Denny Way and 2nd Avenue in 1893. Within a few years, lines would run along Western and Elliott avenues to Ballard and on 1st, 2nd and 5th avenues to lower Queen Anne, with connections at Pike Street to Eastlake, Westlake and points north and east.

But significant development on the Bell property was slowed by its isolating topography. A steep bluff rose from Elliott Bay to 2nd Avenue, then Denny Hill, too steep for horses to climb, extended between 2nd and 5th avenues north of Pine Street. With the economic growth following the 1897 discovery of gold in the Klondike, the business district expanded to the north, and many saw Denny Hill as a significant barrier to progress. City Engineer Reginald H. Thomson envisioned leveling the hill, using hydraulic jets to sluice the earth into Elliott Bay. In 1898, the first of three regrades in the vicinity occurred, lowering 1st Avenue between Pike Street and Denny Way by 17 feet. The area west of 1st Avenue was not regraded, and its steep slope kept it largely industrial.¹ This opened up 1st Avenue to development and many hotels, including the Latona, were built in the next decade or so.

By 1910, about the time the Latona was built, Belltown was a thriving community of wood frame residences and small commercial buildings, with brick hotels for workers along 1st Avenue. The waterfront and the western slope bustled with wharves, the railroad, fish canneries, small manufacturers and livery stables. Small commercial buildings, brick workers' hotel and houses lined 1st and 2nd avenues. However, on June 10, 1910 a fire destroyed eight blocks on the western slope, from the waterfront to 2nd Avenue and Vine Street. The burned area was largely industrial, but with many small wooden cottages and workers' lodgings. Only one person died but hundreds lost their homes. The area was soon rebuilt with larger industries and new residences and apartments.²

The city's population continued to grow at a remarkable rate, nearly tripling to 237,194 by 1910. As the pressure for land increased, the city proceeded with regrading the remainder of Denny Hill. The second phase occurred between 1908 and 1911, when 27 blocks between 2nd and 5th avenues, from Pine to Cedar streets, were sluiced away. The greatest excavation was along Blanchard Street, which was lowered by 107 feet at 4th Avenue. This was the largest such operation in the world up to that time, moving six million cubic yards of dirt. The regrade opened up access to Belltown, Queen Anne and Lake Union, greatly enhancing property values. The city regraded only the streets, with owners of individual lots required to hire their own contractors to level their property. Thus many pinnacles of land remained even into the 1920s. The embankment created along 5th Avenue remained for more than twenty years, until the third regrading phase.³

Everyone waited expectantly for the city to expand into the newly-cleared Regrade, but it remained filled with small commercial buildings and apartments. Perhaps the best known development in Belltown during this period was one that did not occur. In 1910 the Municipal Plans Commission hired Virgil Bogue to develop a comprehensive plan for the city. His plan, released in 1911, proposed a new civic center plaza and building complex at 4th Avenue and Blanchard Street, with broad boulevards radiating outwards. Voters rejected the ambitious plan, consolidating the city center downtown and forestalling any significant movement into Belltown for the next sixty years.

1 Myra L. Phelps, *Public Works in Seattle: A Narrative History*, The Engineering Department 1875-1975, Seattle Engineering Department, 1975

2 Clarence B. Bagley, *The History of Seattle from its Earliest Settlement to the Present Time*, Chicago: S.J. Clarke, 1916, pp. 514-515

3 Phelps, pp. 18-20

Belltown, like the rest of the city, evolved significantly during the 1920s. Its location close to downtown made it an ideal location for apartment buildings to house downtown and waterfront workers, with an accompanying array of cafes, taverns and small grocery stores. Belltown also became the center of the film industry in the Pacific Northwest. The numerous film exchanges and related suppliers made the vicinity of 2nd Avenue and Battery Street a Mecca for theater owners and managers from Montana to Alaska. The automobile had become a significant feature of the city, and Belltown's close-in, low-density location encouraged auto-oriented businesses such as service garages. It also attracted light-industrial uses such as printers and small-scale suppliers and assemblers servicing downtown businesses.

The third and final regrading phase began in 1928 and was completed in December 1930. This phase extended from Fifth Avenue to Westlake Avenue, between Virginia and Harrison streets. In volume it was about two-thirds the size of the second phase, removing 4,233,000 cubic yards of dirt on a conveyor belt to barges on Elliott Bay.⁴ However, the project was completed just as the country was entering a major depression. Population growth virtually came to a standstill and manufacturing stalled. The expected development in the newly-regraded area did not occur. For decades the area east of 5th Avenue contained primarily car dealerships, parking lots, motels and other low-density uses. Only recently has development come to this area.

Seattle was transformed perhaps more than any other large city by World War II. Its North Pacific location made it a strategic military location for the war against Japan. Its airplane factories, shipyards and steel mills made it a crucial part of the war effort. Boeing alone increased employment from 4,000 to 50,000 between 1939 and 1945. Belltown's apartments, workers' hotels and taverns boomed. The district's proximity to downtown and waterfront industry also made it a center for union activity, with the Seattle Labor Temple relocating to 1st Avenue in 1942. This trend continued through the 1950s, with numerous other union halls being constructed.

However, growth was generally slow in the 1950s-60s, as the economy took some time to recover after the war. Most hotels like the Latona deteriorated significantly, and many were either demolished or left largely vacant. In 1953 the Battery Street Tunnel was completed from Aurora Avenue North to the foot of Battery Street, connecting the SR 99 highway through downtown. This new infrastructure, and the 1962 World's Fair just north of Belltown, led to the construction of several modern motels in the eastern part of Belltown. Otherwise, construction was primarily one- and two-story buildings at the eastern and northern edges. Belltown was largely stagnant until the increased emphasis on housing in the 1970s, described below.

Workers' Hotels in Belltown

Since its initial settlement, Belltown has provided affordable housing for workers. By the end of the 19th century it had a variety of cottages, rooming houses and hotels for industrial and maritime workers and their families. However, the city's rapid growth and changing social and economic forces soon made these choices inadequate. From the beginning of the

⁴ Phelps, pp. 32-33.

Klondike gold rush in 1897 to 1910, Seattle's population increased 400%, from 55,000 to 237,000, and to 315,312 in 1920.

One of the primary housing options constructed to meet this demand was the workers' hotel, later known as the SRO (single room occupancy) hotel. The Latona and similar buildings along 1st Avenue were a step up from rooming houses, catering largely to single men who rented by the week or month. Many of these men worked on ships, in canneries or in lumber camps, and lived in Seattle for weeks or months at a time in the winter or between trips at sea. Most such hotels were built near the waterfront on 1st Avenue or in Pioneer Square, or in the International District, where many single men lived without families. In Belltown, they flourished primarily between 1898, when 1st Avenue was regraded, and 1915. By that time, efficiency apartments, with private kitchens and baths and kitchens, were being constructed instead.

Workers' hotels are typically small brick-clad wood-frame or masonry buildings of two-to-four stories, with commercial uses on the ground floor. They were originally distinguished from apartment buildings because individual rooms did not include a kitchen or a bathroom. Each room had a wash basin, but residents shared a toilet room and bathtub on each floor. Residents ate in nearby restaurants or taverns, making it important that they be located close to these amenities.

By the 1960s many of these early 20th century buildings had deteriorated severely and had become unsafe. In the 1970s, following a fire in the Ozark Hotel that cost twenty lives, the city passed stricter fire safety regulations. Most of the low-cost hotels were closed because owners did not want to upgrade them to conform to the new fire codes; upper floors were often allowed to deteriorate further, or the buildings were demolished.

In 1974 the City of Seattle adopted the Denny Regrade Development Plan, which directly addressed the problem of providing new housing and preserving existing buildings. Zoning and building codes were changed to encourage housing preservation and construction. City and federal funding was used both to construct new buildings and to preserve the older apartment buildings. Over the next twenty years a number of the early workers' hotels were converted studio apartments for low-income residents, with individual bathing and cooking facilities. Others, such as the Ace Hotel, were preserved through private efforts.

Building History

[The following was excerpted from a Supplemental Report on the subject building by The Johnson Partnership, dated March 31, 2011.]

The original owner was a Christina Reith Schaefer built the subject building in 1909.

Paul Frederick Glasser (f. Georgii Christopher Glaser, m. Margaethae Ullrich) and Christina Reith (f. George Reith, m. Elizabeth Bernhart) were married around 1876, in St. Louis, Missouri.⁵ Paul Glasser was born November 16, 1851, in Diedesfeld, Pfalz, Germany, and

⁵ Washington State Death Certificate Index, 1907-1960, Christina Schaefer," DA Reference # {754CCF35-921B-4908-959F-E4F9D3320719}. Duncan/Glasser Family Tree, <http://trees.ancestry.com/tree/5323513/person/>

Christina was born in 1854, also in Germany.⁶ Christina immigrated to the United States in 1869, and Paul immigrated to the United States around 1876. After marrying, they eventually traveled to California where they had a son named George in 1878.⁷

They moved to Seattle by late 1878, where they had another son also named Paul Frederick on December 25, 1878.⁸ Paul Glasser worked as a butcher in Seattle, having a shop within the Odd Fellows Hall at 2326 (now the Barnes Building).⁹ Paul and Christina lived at 409 6th Street in 1880. Paul Glasser purchased lot 5, of block 3 (future 2419-21 1st Avenue) from Edward L. and Adelia H. Smith on March 11, 1880.¹⁰ Glasser purchased at least three additional lots in Belltown or nearby between March and May of 1883.¹¹ The couple had a girl, Lilie C., in 1881.¹² By 1883, George was no longer present, probably having died.¹³ Paul Glasser also died in 1883, at age 32, leaving Christina a widow with two living children.¹⁴ Christina then worked as a housekeeper.¹⁵

Christina married Henry Simon Schaefer around 1890.¹⁶ Schaefer was born in Germany in September of 1852, and immigrated to the United States in 1880.¹⁷ Together they had another child, a girl named Louisa H. in 1891.¹⁸ From at least 1890, Henry Schaefer operated a saloon at 2423 Front (later First) Street, called the Latona Beer Hall.¹⁹ The building possibly had some second-floor lodging. Henry lived behind the saloon at 13 Wall Street (to the west), presumably with Christina and her children.²⁰ The couple divorced in 1894, splitting among themselves three lots in Ballard, two house lots on 17th Avenue NW and one commercial lot on Ballard Avenue.²¹ Between their divorce and 1910, the couple individually bought and sold approximately 24 lots in King County, primarily in the Gilman Additions of Ballard, but as far away as Burien.²²

In 1898, Paul Glaser worked as a bartender at the Latona Saloon, rooming with his stepfather.²³

1469940016?src=, accessed February 2, 2011. Clarence B. Bagley, "P.F. Glaser." In *History of Seattle, Washington*. 2 vol., Chicago-Seattle: S.J. Clarke Publishing Co., 1924. pp. 280-281.

⁶ Duncan/Glasser Family Tree, <http://trees.ancestry.com/tree/5323513/person/-1469940016?src=>, accessed February 2, 2011.

⁷ United States Census, 1880, Seattle, King County, Territory of Washington, June 11, 1880, p. 42.

⁸ United States Census, 1880, Seattle, King County, Territory of Washington, June 11, 1880, p. 42. United States Draft Registration Card, "Paul Frederick Glaser," September 4, 1918.

⁹ United States Census, 1880, Seattle, King County, Territory of Washington, June 11, 1880, p. 42. Bagley, p. 281.

¹⁰ King County Property Records, Deed dated March 11, 1880, Vol. 18, p. 226.

¹¹ King County Property Records, Deeds dated March 17, 1883, April 10, 1883, and May 21, 1883.

¹² Tenth United States Census, 1880, Seattle, King County, Territory of Washington, June 11, 1880, p. 42.

¹³ Washington Territorial Census, 1883, Seattle, King County, Washington Territory, p. 66. Washington Territorial Census, 1885, Seattle, King County, Washington Territory, n.p.

¹⁴ Washington Territorial Census, 1883, Seattle, King County, Washington Territory, p. 66. Washington Territorial Census, 1885, Seattle, King County, Washington Territory, n.p. Bagley, p. 281.

¹⁵ Washington Territorial Census, 1885, Seattle, King County, Washington Territory, n.p.

¹⁶ Twelfth Census of the United States, 1900, 6th Ward, Seattle, King County, Washington, June 9, 1900, p. 10.

¹⁷ Twelfth Census of the United States, 1900, 6th Ward, Seattle, King County, Washington, June 9, 1900, p. 10.

¹⁸ Twelfth Census of the United States, 1900, 6th Ward, Seattle, King County, Washington, June 9, 1900, p. 10.

¹⁹ R. L. Polk Company, *Polk's Seattle City Directory*, 1890, p. 620. R. L. Polk Company, *Polk's Seattle City Directory*, 1891, p. n.p.

²⁰ R. L. Polk Company, *Polk's Seattle City Directory*, 1890, p. 620.

²¹ Washington State Superior Court, *Divorce Judgment, Christina Schaefer versus Henry S Schaefer*, March 6, 1994.

²² King County Property Records, numerous, 1894-1910.

²³ R. L. Polk Company, *Polk's Seattle City Directory*, 1898, n.p.

Henry and Christina reported themselves as a married couple, however, living at 113 Western Avenue in the 1900 federal census.²⁴ At that time Henry was 47 years old and Christina was 46, and had two children living with them, Paul Frederick Glasser (later Glaser), then 21, and Louisa Schaefer, then 9.²⁵ Paul was at the time working as a bookkeeper, at Hemrich Brother's Brewery in the Cascade Neighborhood.²⁶ By 1903, Christina lived at 89 Wall Street (renumbered address from 13 Wall Street), identifying herself as Mrs. Schaefer.²⁷ By 1908, Christina moved to 1602 10th Avenue W, living there until her death in July 19, 1921.²⁸

A two-story brick building was built in 1909, on the former site of the Latona Saloon, 2423 First Street.²⁹ Henry took a room in a rooming house at 234 32nd Avenue E by 1910, identifying himself in the Seattle City Directory as the "proprietor Latona Hotel" in 1911.³⁰ Schaefer died on June 18, 1911, after which Christina began referring to herself as Mrs. Christina Schaefer, widow of Henry.³¹ Henry is listed as the manager of the Hotel McFarland in the 1912 city directory, but disappears from further listings after.³²

Louisa Schaefer became Louisa Birkle (sp. Ernest Birkel), and had a son, Albert E. (b. April 27, 1912, d. June 3, 1997), and another son, Paul Henry (b. ca 1917, d. July 16, 1953) (married Vaughan M. Johnson June 15, 1944).³³ Louisa married August Walter (b. January 2, 1888, in Rastatt, Baden, Germany; d. March 1971, in Salem, Oregon) in 1923.³⁴ Louisa died on November 23, 1933.³⁵ In 1942, August identified himself as owner and working as a clerk at the New Latona Hotel at 2421 First Avenue, and residing at 915 W Lee Street.^{36]}

Paul F. Glaser, owned a bottling company whose large advertisement is seen on the northwest corner of the Glaser Building in the 1937 tax assessor's photo.³⁷ As referenced above, Glaser worked for Hemrich Brothers Brewing Company from 1896 until 1920, when

²⁴ Twelfth Census of the United States, 1900, 6th Ward, Seattle, King County, Washington, June 9, 1900, p. 10.

²⁵ Twelfth Census of the United States, 1900, 6th Ward, Seattle, King County, Washington, June 9, 1900, p. 10.

²⁶ United States Census, 1880, Seattle, King County, Territory of Washington, June 11, 1880, p. 42. Bagley, p. 281.

²⁷ R. L. Polk Company, Polk's Seattle City Directory, 1903, n.p.

²⁸ Washington State Death Certificate Index, 1907-1960, "Christina Schaefer," DA Reference # {754CCF35-921B-4908-959F-E4F9D3320719}.

²⁹ King County Assessor, Property Record Card, #065300-0100.

³⁰ Thirteenth Census of the United States, 1910, 3rd Ward, Seattle, King County, Washington, April 18, 1910, p. 3. The City Directory lists no "Latona Hotel" at 2423 1st Avenue, but does list a "Latona Hotel" at 418 Northlake Avenue.

³¹ Washington State Death Certificate Index, 1907-1960, "Henry Simon Schaefer," DA Reference # {B17ED91C-01C1-4880-BF23-37C45C6D0CEC}. R. L. Polk Company, Polk's Seattle City Directory, 1911, n.p.

³² R. L. Polk Company, Polk's Seattle City Directory, 1912, n.p. R. L. Polk Company, Polk's Seattle City Directory, 1913, n.p.

³³ Fourteenth Census of the United States, 1920, 88th Precinct, Seattle, King County, Washington, January 2, 1920, p. 8. Washington State Death Certificate Index, 1907-1960, "Paul Henry Walters," DA Reference # {840EF1CA-7EF6-454D-A0B9-72286B858A7F}.

³⁴ King County Marriage Records, August Walter and Louise H. Birkel, April 28, 1923, Ref # kngcoarchmc86856. United States Draft Registration Card, "August Walter," ca. 1942. Social Security Death Index – Washington, "August Walter," 533-32-7366.

³⁵ Washington State Death Certificate Index, 1907-1960, "Louisa Walters," DA Reference # {EEF0420D-6900-42F7-9F5F-7C2245FFCBFA}.

³⁶ United States Draft Registration Card, "August Walter," ca. 1942.

³⁷ Clarence Bagley, *History of King County*, Vol. II. Seattle: Pioneer Publishing Company, 1924, pp. 280-282.

it merged with the Seattle Brewing and Malting Company, one of the largest brewers west of Chicago. He was manager of Seattle Brewing until 1925. When Washington enacted prohibition in 1916, the firm's brewing activities were transferred to San Francisco, but Glaser continued locally with the sale of near beer and syrups. He founded his own soft-drink bottling firm, Glaser Beverages/Rainier Distributing Company, in 1927. During Prohibition the company produced and distributed ginger ale and syrups and sold glassware and other fountain supplies. After the end of Prohibition, it bottled and distributed Rainier Beer.³⁸

When Glaser retired in 1958, he sold the firm to Alpac Corporation, a large local Pepsi-Cola bottling company. Glaser and his wife Ferne evidently had no children, and in his later years he established a charitable foundation. He was very active in the foundation's work, including the development of the Paul F. Glaser Clinic at Swedish Hospital, which still provides medical care for needy patients. He was also very involved in state and national professional activities, including serving on the President's Sugar Council during World War II, and a wide variety of fraternal, golf and social organizations. He died at the age of 94 in 1973. At the time of his death he was said to be the oldest native-born Seattleite.³⁹

Through most of its existence it has been a residential hotel serving working men. It was known as the Latona Hotel at least as far back as 1915. In the early 1920s the manager was Olin Yosaje, one of many Japanese who managed apartment buildings and hotels downtown. The sign at the time of the 1937 Tax Assessor's photo says New Latona Hotel, perhaps indicating a recent change in management. At that time it had 43 apartments, 38 with one room and five with two rooms. Each unit had a wash basin, but most units shared the seven toilets and three bathtubs; the five larger units may have had private bath facilities. The building was heated by a coal-fired hot water boiler.

The primary first floor tenant in 1937 was the Sunset Tavern, which occupied the corner storefront from at least the 1930s until the 1970s. There were two other businesses on First Avenue, including a small grocery store, and three unidentified businesses on the Wall Street side. The owner in 1963 may have gone bankrupt, or it may have been left to an estate, as the owner in that year is listed as Seattle First National Bank. It was apparently not left vacant for a long period, as it continued to be listed in city directories and in 1973 the required fire safety improvements were made. In 1981 it was owned by Ernest Langhout, who undertook renovation of the Sunset Tavern.

The building was owned until 1998 by the Peniel Mission, which operated a mission for homeless people at this site. The Peniel Missions date back to 1886, when the Los Angeles Mission was founded by T. P. Ferguson, a preacher of the Church of the Nazarene, and his wife Manie. It grew to a chain of missions in several western and mountain states. They offered meals, accompanied by evangelistic services, to homeless people and others in need.⁴⁰ They used the corner storefront as a chapel, with the dining room in the center space

³⁸ Bagley, 1924, p. 281.

³⁹ "Founder of Bottling Firm Dies at 94," *Seattle Times*, 11/26/1973, D-14.

⁴⁰ Sandra Sizer Frankiel, *California's Spiritual Frontiers: Religious Alternatives in Anglo-Protestantism, 1850-1910*. Berkeley: University of California, 1988

and the kitchen and office and storage areas in the rear. In 1998 the Seattle Peniel Mission was acquired by City Team Ministries, and sold this building to the Rose and O'Neil Partnership. City Team opened a new facility at 904 Elliott Avenue West, providing meals and shelter.⁴¹

Shortly after this move, in 1998-99, the second story was remodeled into the Ace Hotel, serving visitors seeking relatively inexpensive yet stylish accommodations. The Ace has 28 rooms, some with private bathrooms and some sharing baths. The hotel is operated by the Ace Hotel Group as a prototype to be expanded nationally or even internationally. A second Ace Hotel opened in Portland, Oregon, in 2006.⁴²

The ground floor is still occupied by a variety of retail and restaurant uses. The major one is the Cyclops Café, which occupies the corner and center spaces. Cyclops is a local institution with an interesting history of its own. It was established in 1985 as Free Mars, a Bohemian café in a 1909 rooming house on Western Avenue. Free Mars later evolved into the Cyclops Café, an artist-owned hangout for artists of all types. The small building on Western Avenue achieved considerable recognition in 1992, when it became the site of an art project consisting of covering the small building with Jell-O molds. The café closed when the building was demolished for new construction in April 1997. However, owners Gina Kaukola and John Hawkley opened the new Cyclops in larger quarters in the Glaser Building in 1999.⁴³ Other ground floor tenants, as of June 2007, are Kuhlman's Clothing on First Avenue and the Waxon Spa and Rudy's Barbershop, around the corner on Wall Street.

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⁴¹ City Team Ministries: <http://www.cityteam.org/Seattle> (6/6/2007)

⁴² Ace Hotel: www.acehotel.com/seattle

⁴³ <http://www.cyclopsseattle.com/about/history.html>

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The features of the Landmark to be preserved include:

The exterior of the building.

Issued: April 19, 2011

Karen Gordon
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