



The City of Seattle

# Landmarks Preservation Board

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LPB 479/20

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday December 2, 2020 - 3:30 p.m.

### Board Members Present

Dean Barnes

Roi Chang

Russell Coney

Matt Inpanbutr

Kristen Johnson

John Rodezno

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Rebecca Frestedt

Melinda Bloom

### Absent

Jordan Kiel

Kristen Johnson called the meeting to order at 3:30 p.m.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.**

## ROLL CALL

120220.1

PUBLIC COMMENT

Lisa Connelly, Pike Place Market (PPM) Constituency spoke in support of nomination of the Hahn Building. She said it has had its place in PPM history for 131 years – before establishment of the PPM. She said the building is at the entrance to the Market and has seen the construction of the Market. She said it is a familiar site and one gets a sense of entering the Market before entering a building. She said a taller building would obstruct the Market. She said like the Market, the Hahn Building occupants have provided affordable goods and services and an affordable place to stay.

Thomas Trause, area resident said he loves the inspiration of heritage and the vibrancy of new development. He supports revitalization and said a new development could be spectacular if done correctly; it could be a way to showcase the Market and Waterfront with hospitality services.

Jim Graham, architect said that the Hahn Building is at the Market gateway is well-taken but the Hahn Building is not legible as an element that adds to the Market. He said a new building can be appropriately scaled and could act as a gateway. He said he wants a new, revitalized building appropriately scaled that won't compete but may add a buffer to taller buildings east.

Cynthia Brothers, Vanishing Seattle said the building meets Criterion C; it is significant economically, politically and culturally to the City. She said it was part of the downtown rebuild after the great fire. She said it was an SRO which provided affordable housing and after 130 years it is still home to small businesses and an affordable hostel. She said the building has been used in movies. She said the building meets Criterion F as it is a crucial accompaniment to the PPM entrance. She said not being there would compromise the PPM entrance. She said it has been part of the PPM since it came into existence.

Clair Giordana did not support nomination. She said new development with new retail would improve the safety of the location. She said the building and the City have changed a lot and new building would be better for the City. She said to create a building that enlivens the area.

Megan Kruse, Fisher Studio Building resident supported nomination. She said the building meets Criterion C. She said the building is a working class building and is part of the PPM story. She said the Hahn Building was an SRO that was sustained by the PPM for food and employment. She said the building sits at the world's iconic intersection.

Steve Hall, Friends of Belltown noted a struggle with the building's integrity. He said the ground floor has been altered but that is expected in a historic building. He noted the upper two floors give the buildings its presence. He noted the deep red brick and terracotta keystones above the windows. He said the building should be viewed as a whole with the role of the upper floors. He said the building meets Criterion C and noted the context is important on the most iconic intersection in the City. He noted the buildings on each of the four corners are a set and the intersection is historic. He said the building can still convey what it is.

Alice Stenstrom supported nomination of the Hahn Building and noted it is an important part of history. She said the building sits at the entrance to PPM and is

associated with it. She said the original building survived the great fire and was transitioned to brick in 1897. She said during the gold rush two floors were added that included private bathrooms with hot and cold running water. She said the building was seismically upgraded in a 1981 remodel. She said the building is part of cards, posters of the PPM.

Jeff Murdock, Historic Seattle spoke in support of nomination. He said he was on the Landmarks Preservation Board from 2011 – 2017 and noted he is a nearby resident. He said when the board voted ‘no’ on nominating the Hahn Building in 2014. He said the nomination report was focused on integrity, not cultural significance. He said he was on the fence when he voted ‘no’. He said he walks by the building regularly and he revisits his decision often and would like to take it back. He said the building is connected to PPM and is a gritty, shabby working building. He said it has housed immigrants, seafaring merchants, among others. He said it is now a hostel and continues to convey that. He said the historic connection east of 1<sup>st</sup> Avenue was not done due to arbitrary lines of the district. He said the building is still recognizable from early photos.

Sara Patton, Friends of the Market (FOM) said it was FOM that saved the PPM and protects it to this day. She noted support for nomination on criteria C and F. She said the Hahn Building has been a significant place for gathering and the story is that people met at the tavern at the Hahn after the great fire. She said people have met here for political rallies. She said the building was unique as an SRO in that it had modern conveniences and private bathrooms. She said the building still provides affordable housing and space for small retail. She said the former Donut House tenant was a notorious group and was featured in Streetwise movie. She said the building meets Criterion F because it is located at a special intersection. She said the building shapes that space with its comfortable scale, mass, and proportion.

Shannon Wells, Friends of the Showbox and FOM said the building meets criteria C and F and is associated with commercial growth north of Yesler. She said as an SRO it played a significant role in worker housing including women. She said the building is at a prominent corner at the PPM intersection. She said the building can convey its own significance and said communities give places significance. She said this place matters and is a cornerstone of the intersection.

Peter Steinbrueck spoke in support of nomination. He said the Hahn Building is visually identifiable and relates to PPM and its cultural heritage. He said the building is an important component of the gateway to PPM. He said the building is over 112 years old and a witness to the changes – it has seen and endured history. He said although altered it has gracefully stood the test of time. He said he was disappointed in the Staff Report. He said the building still retains elements of original design and has a chronological story to tell. He said the building is modified but retains much of its architectural integrity. He said the building meets criteria C and F and is a witness to over 100 years of prominence.

Charles Hinkle said the area used to be known as Skid Road and was known for crime and dereliction. He said what was a derelict parking garage and stair is now home of the Four Seasons Hotel and the neighborhood has been exponentially improved. He said the Hahn Building, alley and parking lot are ugly and crime ridden. He said to not nominate the building; it is obsolete, not attractive, not green

and its only history is criminal. He said a beautiful hotel is needed to bring people in to support the PPM.

**120220.2 MEETING MINUTES**

November 4, 2020 Tabled.

**120220.3 SPECIAL TAX VALUATION**

120220.31 Bon Marche (Unit 1)  
300 Pine Street

Ms. Sodt explained the Special Tax Valuation program. She said submitted and eligible costs were \$21,188,405.32. She said the building has been rehabilitated in phases as the building has been divided into units. She said this is Unit 1, Phase 1 of 3. She said that work for designated portions of the property was performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Board members had enough information to make a decision.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Bon Marche/Macy’s Building, 300 Pine Street, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/MI/ROI 7:0:0 Motion carried.

**120220.4 CERTIFICATES OF APPROVAL**

120220.41 Columbia City Landmark District  
Columbia Theater – 4916 Rainier Ave S.  
Proposed artwork/mural

Ms. Frestedt explained the proposal to paint a mural on the building façade. She said the Columbia City Theater was constructed in 1920. It is a contributing building within the Columbia City National Register District. The majority of the façade had previously been painted white. On December 1, 2020 the Columbia City Review Committee reviewed the application. The Committee recommended approval for the mural, as proposed. The Committee supported the artist adding a small plaque with the name of the artwork and artist’s name and statement at the bottom of the mural. The Committee suggested that the details of the location and attachment of the plaque be submitted to staff for final approval.

Sean Watson, who works as Moses Sun in honor of his father, explained he is one of three artists commissioned by Amazon Cares to create murals around the city of Seattle inspired by the concept of Care and Caring. Each artist has been tasked with designing and choosing a location for their mural. He said he has lived in Seattle for nearly 14 years and believes Columbia City represents title of the mural: “Flourish Together”. He explained that the design was inspired by the diverse population of Columbia City and the various diasporas they come from. He worked closely with

Lance Randall, Southeast Effective Development, and Adam Rose, Columbia City Business Association, to connect with the community and create something that considers the multi-cultural aspects of Columbia City.

He explained that the indigo in the background is a color that honors and celebrates many different backgrounds and cultures. This historic color knits together many different cultures through shared experiences of travel and community. He said the 'PacNW Florals' is electric flowing floral imagery that brings together nature and music into a dance of colors, which are widely used in modern Pacific NW art. He said hands coming together, in a clasp, an embrace, and acceptance in the center of the piece, a modern and fluid representation of community.

He said outreach to community was done and summarized comments received (detailed in the presentation materials). He provided images of site, and views from Rainier Avenue S. and rendering of what the mural will look like on the building.

Ms. Wasserman acknowledged that the building was previously painted and said the work is reversible. She said she loves the colors and said the mural will get attention. She noted the CCRC recommended approval.

Mr. Barnes said the mural adds color. He said it is nice to see artwork. He gave kudos to artist and committee.

Ms. Chang appreciated preservation of the brick and sign. She said she lives in the neighborhood and the mural will be a great feature.

Ms. Johnson said the mural is vibrant and will be a beautiful contributor. She said the building has already been painted.

Mr. Rodezno said it is wonderful and the building will look better. He asked about working on brick.

Mr. Sun said he has worked on other facades and recently worked on a project at Wing Luke Museum. He said the existing brick here won't be touched, nor will the sign or glass.

Ms. Frestedt noted there is stucco covering the brick and reiterated that the building was previously painted.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior alterations for a mural on the south façade, at 4916 Rainier Ave S., as proposed.

This action is based on the following:

The following are the relevant sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

**Guidelines/Specific**

**3. Building Surface Treatments.** Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted

masonry surfaces. Painted surfaces shall be: a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District. Local paint stores have an "historic colors" palette that may be useful as a guide. The Board Coordinator also has a palette of historic colors that may be used as reference.

**Secretary of the Interior Standards**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MI/DB        7:0:0    Motion carried.

Mr. Watson thanked the board and said it means a lot. He said it has been amazing to understand the process of the historic commission.

**120220.5        NOMINATION**

120220.51        Hahn Building/Hotel Elliot  
103 Pike Street

Spencer Howard, Northwest Vernacular said the Hotel Elliott is located at the Pike Street entrance to the Pike Place Market Historical District. The First and Pike intersection is defined by the 1897 and 1908 Hotel, the ca. 1900 Economy Market, the 1912 Corner Market, and the 1922 Broderick Building. The primary north facade of the Hotel Elliott fronts Pike Street responding to the growing importance of this corridor as early as 1897, and the primary west facade faces the public market. The three-story load-bearing brick masonry building features a rectangular 56-by-111-foot plan and has a partial basement. Veneer brick on the primary façades at the second and third stories is red, dense, and high fired with narrow mortar joints and quoins at the outer corners. Common bonded brick with headers every seventh course is visible on the secondary east and south facades. Painted original terra cotta elements are used on the north and west facades for detailing at the belt course and window openings.

Mr. Howard said the rebuilt cornice, done as part of a 1980s rehabilitation by architects Bassetti Norton and Metler consists of a composite Exterior Insulation and Finish Systems material (EIFS) comprised of foam plastic and exterior coatings. The

design does not match the original. The building's original mixed commercial and residential hotel use is communicated through the central hotel walk up entrance, flanking commercial storefronts, and the pattern of upper story window placement and sizes. The ground floor consists of altered commercial spaces to either side of the hotel entrance.

The partial basement contains the First Avenue commercial space accessed by a short internal stairway. Windows are one of the few building features that help the public interpret internal spaces and their uses from the exterior. The Hotel Elliott is the only known SRO hotel within the central business district, Pioneer Square, and the Chinatown–International District to have the small windows. These small windows indicate private bathrooms. A 1908 advertisement for the Hotel Elliott promoted the luxury of its hot and cold running water, steam heat, call bells, and private baths. On the east facade, the original brick wall structure from the 1897 one-story building remains visible with the brick from the two story 1908 addition visible above the dashed line. A small entrance vestibule at the north entrance leads to a wide main stairway ascending to the upper residential floors. 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. Double loaded hallways extended off this corridor to the south.

Due to the intact original features, the Hotel Elliott remains an identifiable visual feature of the neighborhood. Its scale, brick and terra cotta cladding, and unique small bathroom windows contribute to the distinctive quality of the First and Pike intersection and the role of single room occupancy hotels in the neighborhood.

Mr. Howard said original design elements remain intact on the primary west and secondary east and south facades. On the west facade 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, dense red veneer brick, window openings, and the terra cotta lug sills and jack arches with raised keystones at the windows. On the east facade this includes the 1897 brick wall, and the 1908 common bonded brick walls on both this and the south facade, as well as the two south light wells. The building's original windows were the same 1:1 configuration as the existing 1981 clad wood windows.

Katie Pratt, Northwest Vernacular stated the Hahn Building is located across the street from Pike Place Public Market at an intersection of two key commercial corridors in Seattle's central business district – First and Pike. This intersection was and is a prominent hub within downtown Seattle.

To make downtown Seattle easier to navigate by foot, auto, and streetcar traffic, regrading efforts were undertaken to flatten portions of the hilly city, including the area around First Avenue and Pike Street. City of Seattle engineer R.H. Thompson led the efforts. The first project started in 1898 and was along First Avenue, from Pike Street to Denny Way. Commercial development followed along these newly flat streets and the recently completed single-story brick Hahn building at First and Pike was set up for success.

She said the accessibility of this intersection supported the 1907 establishment of the Pike Place Public Market. Pike Place Market, Seattle's first public market, cemented

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, customers, and residents.

The 1907 renovation of the Hahn Building, creating the upper two residential floors for the Hotel Elliott, capitalized on the establishment and growth of Pike Place Market, the Hahn Building's prominent location at the intersection of First and Pike, and Seattle's booming population.

Ms. Pratt said originally within Arthur A. Denny's land claim, the site of the Hahn Building at the southeast corner of First Avenue and Pike Street was bought and sold a number of times before Joseph and Anna Ades acquired it in 1882. That same year, Robert Hahn leased the property from them, along with August Hess, to operate a saloon. By 1884, 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 in October 1889 and continued to operate a saloon on the property. 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. Early uses included a restaurant, saloon, and billiards hall.

Ms. Pratt said in July 1906, Hahn leased the one-story brick building to Henry A. Beck. In October 1907, Henry Beck with Palace Liquor Company (owned by Beck with John P. Brill and F. G. Beck) negotiated a new 10-year lease with Hahn to continue to rent the one-story brick building while also constructing two additional stories on top of the building. Henry Beck business 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.

She said the 1897 one-story building reflected the Romanesque-revival influences of this period of construction in Seattle with arched entrances, elliptical window headers, and prominent parapet corbeling. The 1908 remodel of the storefronts and the two-story addition provided an opportunity to modernize the building to reflect the popular Classical Revival style of the time – which we can see in the terra cotta accents, raised brick quoins, and the raised terra cotta keystones at the windows. However, 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.

Ms. Pratt said the design of the remodeled and enlarged Hahn Building is attributed to the architectural firm Kingsley & Bittman, run by William Kingsley and Henry W. Bittman. The firm combined architecture and engineering; Kingsley was an architect and Bittman an engineer. They 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 Times* references three additional projects they worked on:



- A 10-story family hotel at Ninth Avenue and Spring Street (1906) – no longer exists
- A 10-story family hotel west of Boren Avenue on First Hill (1906) but there isn't enough information to determine if or where this building existed
- And then alterations to a building at 1431–1435 Third Avenue (1907), a building which was replaced by the Kress Building in 1924

She said after their partnership ended, both Kingsley and Bittman continued practicing in Seattle. Kingsley's designs included the Orpheum Theater and the Linden Court Apartments. Bittman, originally an engineer, obtained his architectural license in 1923 and designed a number of prominent buildings in Seattle, including a number of which that are landmarked today – such as the United Shopping Tower and Terminal Sales Building.

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. Robert Ernest Hahn was born in Saxony, Germany in 1841 and immigrated to the U.S. in 1866. He arrived in Seattle by 1882 when he leased the property at First and Pike, then purchased it in 1889. He married Minna Srillhof in 1883; they later parted ways. After establishing his business in Seattle, Hahn moved north to Whatcom County and farmed. He married Amelia Schneider in December 1891 and they had seven children together. Robert and Amelia relocated their family to Seattle in 1902 and lived on Beacon Hill. He died in 1915.

Ms. Pratt said the Hahn family continued to own the building after Robert's death. During their ownership, Robert and Amelia's eldest son, Ernie, 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, Ernie was an avid fisherman and helped established the Ben Paris Salmon Derby—the first major fishing derby in the Puget Sound area. In 1986, the Hahn family sold the property to Marketview Place Associates, LLC.

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. Henry Beck was born in 1869 in Iowa. Beck and his family moved to Seattle in 1888. Beck served as a member of the Seattle Volunteer Fire Brigade during the Seattle Fire of 1889 and was part of the reconstruction of Seattle after the fire. He entered the hotel business and spent much of his career as a saloon keeper and hotel manager. John P. Brill was born in Luxembourg in 1866. He immigrated to the U.S. and then made his way to Seattle, arriving by 1883. He worked as a brew master and later a tavern and hotel operator. In 1920 he switched careers and was appointed a county road foreman and then served as a county appraiser in the 1930s.

She said that the Hahn Building became a mixed-use building with a Single Room Occupancy Hotel or SRO on its upper floors. SROs are a type of residential hotel that catered to a transient and then permanent work force. SROs 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. They rented single rooms to residents and had shared bathrooms on each floor and sometimes a sink in individual rooms.

Ms. Pratt said 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. SROs were not simply homes to single men working blue collar jobs or to sex workers, 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 mid-priced hotels, for the upper and middle classes. These in turn were also different from lodging and boarding houses. SROs, lodging, and boarding houses far outnumbered palace and mid-priced 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. Other SRO hotels include the Seattle landmark New Latona Hotel in Belltown, along with the Scargo, Lewiston, and Strand hotels – also in Belltown. She said that only two SROs remain as SROs nearby along First Avenue.

She went over physical attributes of SRO hotels that support their operation but also distinguish them from other multi-family buildings. They are mixed use with ground floor commercial and lodgings in the upper stories. They are typically 2 to 4 stories in height and lack elevators. Stairways led directly from the street to the upper residential floors. Bathrooms were most commonly shared with some individual rooms containing a sink. Windows are typically only found in sleeping rooms – small windows corresponding with bathrooms are rare. The Hotel Elliott is a rare example of an SRO hotel in Seattle with its small windows that indicate private bathrooms in some individual units.

She said 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 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 later than the Hotel Elliott in 1914.

Ms. Pratt said that although a residential hotel, Hotel Elliott also housed a number of businesses over the years, including manicurists, baths, and even clairvoyants. A number of dentists also operated in the Hotel Elliott. In 1908, daily rates for the hotel were \$1 and up, and weekly rates were \$5 and up. The hotel advertised its modern conveniences. Other hotel advertisements in the same classified section indicate that the Hotel Elliott was not alone in its amenities like call bells and hot and cold running water, but it was fairly unique with its private baths and seemed to have slightly higher prices.

She said the 1910 census lists 19 individuals living at the hotel—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.

She said in 1918, an auction was held to sell the complete furnishings of the Hotel. The auction occurred because the building's lease had expired, and it needed to be vacated immediately – this lines up with the fact that Henry Beck and John Brill had established a 10 year lease with Robert Hahn when they enlarged the building in 1908. Beck continued to manage the hotel, though, until 1926. Nick D. Margel then managed the hotel between 1927 and 1928, followed by George and Ethel Parker during the 1930s.

Ms. Pratt said the 1920 census lists 18 individuals living at the hotel, in 1910, all were white and there was a relatively even split between men and women, and most of the women were single or widowed. Most tenants were in their 20s to 30s, with a couple in their 40s and 50s and one person in their 80s. Occupations included restaurant cook, bridge carpenter, machinist, hotel employees, carpenter, railroad engineer, real estate agent, electrician, cashiers, salesmen, and a marine steamship examiner. 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 for hostel use with 30 rooms and rebranded as the Green Tortoise.

Ms. Pratt said over the years, the storefronts have hosted a number of different types of stores – including Owl Drug Company, various taverns and markets, and the infamous International Donut Shop.

She said as per photograph, the building remains at the entrance to Pike Place Market at the prominent intersection of First and Pike.

Mr. Barnes asked why the Hahn Building was not included in the Pike Place Market Historical District (PPM).

Mr. Howard said originally PPM was larger but was ultimately pushed back and drawn tighter around the Market. He said he couldn't find specific language why, just that the overall intent was to focus on the Market.

Mr. Barnes said that two nominations in the past were denied by the board; he asked if integrity was the primary reason.

Mr. Howard said that he read the meeting minutes. He said at the time there was no information provided about the architects who did the addition in 1905 and there was lack of information on integrity. He said in this presentation photos with original elements highlighted were provided.

Mr. Barnes asked about number of rooms.

Mr. Howard said there were originally 48 and now there are 30; some rooms were combined.

Mr. Barnes what was the nomination for.

Mr. Howard said entire exterior; the brick veneer, terracotta elements, window openings, exterior lightwells.

Mr. Inpanbutr asked for clarity on window integrity.

Mr. Howard said the original 1/1 wood sash windows were replaced in 1981 with 1/1 wood clad. He said the configuration is the same.

Ms. Chang asked about partial basement level and if the tunnel is underneath.

Mr. Howard didn't know as they have no access to the building interior. He said the basement is limited to the west end of the building. He said he didn't see any historical references.

Owner Report:

Ian Morrison, McCullough Hill Leary said the Hahn Building was reviewed in 1999 and in 2014 and both times the board declined to designate. He said in 2014 the board voted 2-6 to deny. He said the board should look to the past and precedent how board has applied the evaluation criteria. He agreed with Staff that the building does not meet the standards. He said they are in MUP process for the project and the denial for nomination was more than five years ago, they have had to come back.

Kathryn Merlino provided context of the site and neighborhood. She said the original 1897 URM brick building housed a bathhouse, beer hall, and sundries. She noted the Gold Rush boom and said a two-story addition was added in 1907; design by Kingsley and Bittman. She said it was built as a typical SRO hotel. She said by the 1970s there were very few SROs left. She indicated on 1930s photo building elements including upper pediment, balustrades, lower pediment in a Neo-classical style. She said by 1931 the balustrade was missing. In 1937 photo she noted major storefront changes especially at the west side, materials cover brick, parapet, pediment, cornice lines are gone. She said in 1982 it was a derelict, boarded up building. She said that a period appropriate renovation by Bassetti, Norton, Metler, changed the unit count from 48 to 30.

Ms. Merlino said the Landmarks Board in 1999 said the building did not meet criteria D or F, that it had no integrity to convey significance and was a background building. She said in 2014 the Landmarks Board said the 1980s remodel conveys faux historicism. She said that there are other SRO buildings that better convey that history including the New Latona / Ace Hotel, Eastern Hotel, Colonnade, Lewiston Hotel, Cadillac Hotel, and the Guiry Building. She said original character of the building has been lost and inaccurate additions added. She said the upper pediment and balustrade are gone, the upper cornice has been replaced with EIFS Dryvit, the lower cornice is gone, windows have been replaced, lower pediment is missing, and the first-floor storefronts have seen significant alterations. She cited Secretary of Interior Standard 3 which states a building is a 'physical record of time, place, and use'. She said some changes have been dramatic. She said the building does not meet Criterion F and said the neighborhood is PPM. She said that the PPM was

originally seven acres and is now 1.7 acres. She said it is possible they didn't consider this a gateway to the Market.

Ms. Merlino said the PPM does not have a single entrance; it has porous entrances from any direction but that she understands this intersection is the primary entrance. She said that with the removal of the viaduct, new arrival directions are being created. She said that more housing is needed and there is a change of what buildings are around the edges of the PPM. She said a sign marks the entrance to the PPM. She framed the pedestrian view from different locations and said she is not convinced the view will be removed if there is a taller building there. She said that the building does not meet either Criterion D or Criterion F.

Mr. Morrison said he agrees with the Staff Report. He said the building is unable to convey any significance and noted the ground plane is significantly altered. He said there is an SRO a block north with a level of features that remain; everything has been removed here. He said the Hahn Building doesn't reach double significance of Criterion C nor as an SRO. He said in 2014 the Landmarks Board called this a 'background building'. He said in 1971 when boundaries were altered by City Council this parcel was omitted. He questioned if a background building rises to be easily identifiable.

Mr. Barnes appreciated the arguments on both sides, but he struggled with which side he was on. He said this is an entry point to the Market, this and the Broderick Building across the street. He said all buildings were constructed about the same time and have the same character and should be kept. He said it is difficult to speak to lack of integrity to building as street level change often. He said this is a typical building that has been here from 1897 to 2020. He said the upper level SRO units have gone from 48 to 30, the brick facing is lost. He said he hates to give up an 1897 building, and it is hard to lose the flavor and character of four corners, part of the character of PPM. He said from across second Avenue one feels they are getting into the PPM.

Ms. Wasserman wasn't certain and said she weighted the earlier refusals. She said the building has changed a lot; if resolved it would qualify under criteria C and F. She noted there are low buildings on all corners. She said she was impressed by Jeff Murdock's comments about being on board that denied nomination in 2014 and that he would change his vote now. She said the board evaluates based on what the building is now and what material we have now. She said unless there is more information, she would focus on today's information.

Mr. Rodezno said the building has quite a history. He noted the location at 1<sup>st</sup> and Pike intersection and said that addition architects Bittman and Kingsley are an important contribution. He said the building is an extension of PPM. He said it has an important aesthetic that contributes to the feel of entering the Market. He said developing that would open building to development and the cobble would not survive. He said other designated landmarks are nearby: The Showbox, the Eitel building and others that enhance and contribute to the importance of nomination. He said PPM is low-rise. He said the Hahn building is embedded into the fabric and is too contextual and primary and should not be erased.

Mr. Inpanbutr said it is interesting and he appreciates public comments. He said he was leaning toward nominating until integrity issues were brought up with use of EIFS cornices etc. He said the windows are compatible with original character and configuration and the brick is not changed, it was just painted at one time.

Ms. Merlino said it is the same brick, in fine condition.

Mr. Inpanbutr said there are no more turn of the century buildings. He said with other designations there has been more material lost and the buildings were still designated. He said a street canyon would be a different character and would impact the PPM. He said he leaned toward supporting nomination.

Ms. Chang said the public comments were helpful. She said it is important to have reviews come in. She said with an empty slate it is possible to review the building with new information. She said a lot can change in 5-6 years. She said the storefront changes are a shame; there have been many changes and there is no original character. She said pedestrian view does not take in upper stories. She said at this corner you do notice the feel of how old things are. She said there is a touristy feel and historic working class feel. She said regardless of the changes, you sense that. She said you would notice a difference with a new building. She said she leaned toward nomination.

Mr. Coney cited SMC 25.12.350 and reads “if it has integrity OR the ability...” He said the building conveys significance, it is old, and the pedestrian experience is that it is an old building. He said it is part of the community/neighborhood. He said that Criterion F uses “or” and the single criteria of age would qualify it. He said in Criterion D, “or” is used and we don’t have to be hung up on integrity. He said sometimes it is, but this building has the ability to convey significance. It is not uncommon to change storefront to accommodate a tenant. He said elements can be replaced or restored. He said he remembers the Donut Shop history. He said the building is a significant part of the neighborhood and City.

Ms. Johnson was not sure. She said a previous board member noted his regrets for earlier vote; it is helpful to know but is it tricky. She said the intersection is a conversation between cornice and one across 1<sup>st</sup> Avenue. She said many details that make feeling of historic relationship were installed in the 1980s. She said the character of the historic building is there. She said she leaned toward no but was swayed by argument for support.

Ms. Wasserman said she supported nomination. She noted the location, site make Criterion F too important.

Mr. Barnes said he supported nomination of exterior only based on Criterion F and the age of the building.

Action: I move that the Board approve the nomination of the Hahn Building at 103 Pike Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include the exterior of the building; that the public meeting for Board consideration of designation be scheduled for January 20, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/JR/HW 6:1:0 Motion carried. Ms. Johnson opposed.

**120220.6 STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator