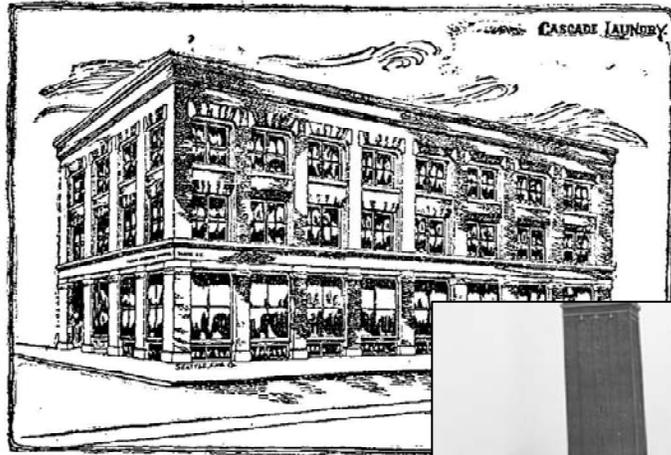


Historical Report, 213 South Main Street Pioneer Square Historic District Seattle



Top, an illustration of the original Cascade Laundry building published February 10, 1900 (*Seattle Times* archival database, Seattle Public Library). Middle, the building's primary east facade after reconstruction due to impact from the 2nd Avenue S Extension project of the late 1920s (Seattle Municipal Archives, Image No. 68541, ca. 1936). Bottom, the primary east and north facades in March 1951 after removal of the upper floors from the King County Tax Assessor's property record card (Puget Sound Regional Archives).

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Revised, December 3, 2014

**213 South Main Street
Pioneer Square Historic District, Seattle**

**Historical Report, September 26, 2013
Revised October 4, 2014 (No. 1) and December 3, 2014 (No. 2)**

BOLA Architecture + Planning

1. INTRODUCTION

Background

This report describes a building located within the boundaries of the Pioneer Square – Skid Row National Register Historic District and the City of Seattle’s Pioneer Square Historic District. The building, currently a vacant single-story structure, was built in ca. 1900 as three stories. It was reduced to a single-story sometime after an earthquake in Seattle in 1949. Because of its early construction date and associated history, it was previously considered a resource within both the local and National Register Historic (NRHP) districts, and was cited as such in the 2005 revised NRHP nomination.

This revised report contains additional information about the building’s condition and its NRHP status. Additional research, undertaken in November 2014, has revealed that the Keeper of the National Register cited the building’s lack of integrity and the late date of some of the significant events associated with it, and concluded in a memo of January 15, 2008 that it was a non-contributing property in the NRHP District. (A copy of this memo is provided at the end of this report.)

The building is in poor condition. Prior to its purchase by the present owner in 2000 portions of the roof and floor framing had collapsed and there was extensive water damage. The roof damage resulted in additional deterioration to the present time. The remaining structure currently consists only of portions only of the roof and floor framing, and only single-story sections the original ca. 1900 north stone facade, ca. 1927-29 brick masonry and terra cotta east facade, and ca. 1900 bearing brick masonry west wall. Both the north and west walls show evidence of repairs and infill.

The Property is proposed for redevelopment by a local real estate development company, Barrientos LLC. The proposed project calls for a new mixed-use building with nine levels: eight residential and one commercial. The proposed development necessitates demolition and replacement of the structure, while it includes retention and rehabilitation of the north and east walls as they add to the character of the historic district and presents a direct opportunity for historic interpretation.

This report was developed in September and October, and revised in late November 2014 with additional information, for reviews with the Pioneer Square Preservation Board (PSPB) and the Department of Neighborhoods as part of the historic district requirements and the city’s environmental review requirements under SEPA and the regulatory requirements of the Seattle Municipal Code

Regulatory Framework

This report provides information for an evaluation of the building’s history and architecture, and its value in the context of the Pioneer Square Historic District in accordance with the requirements of the City of Seattle Ordinances SMC 23.66. The ordinance was developed in recognition of the area’s unique social character, and its historic and architectural significance and value to the city. Specific goals of the ordinance are cited in SMC 23.66.100:

To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes;
to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking;

to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups;

to encourage the use of transportation modes other than the private automobile;

to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and

to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District.

The ordinance calls for the review and approval of proposed changes to properties within the district, and cites the requirements for a Certificate of Approval application, which must be provided by a property owner when undertaking changes that impact the building, including proposed demolition. The PSPB reviews applications for Certificates of Approval for changes of use and exterior architectural alterations in the district, and recommends approval, approval with conditions, or denial to the Director of DON, who makes the final decision. The Board bases its decisions on the standards established in SMC 23.66, Rules for the Pioneer Square Preservation District and the Secretary of *The Interior's Standards for Rehabilitation* cited in the "Pioneer Square Historic District FAQ," in the City's Seattle Dept. of Neighborhoods website, (<http://www.seattle.gov/neighborhoods/preservation/pioneersquare.htm>).

The process for reviewing a proposed building demolition is addressed in the District Ordinance:

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be

furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this Section 23.66.115 are satisfied or not. (“Seattle Municipal Code, Chapter 23.66, Special Review Districts,” Office of the City Clerk website, <http://clerk.seattle.gov/-public/toc/23-66.htm>).

Research and Report Organization

Preliminary research for this project involved the acquisition and review of records and materials from the Seattle Public Library (historic Sanborn and Baist maps) and Puget Sound Regional Archives at Bellevue Community College (King County Tax Assessor’s property record cards), along with the digital photography collections of the City of Seattle Municipal Archives and Museum of History and Industry (MOHAI), and digital collections of the University of Washington Libraries. Information on the original building was derived from permit and drawing records from the Department of Planning and Development, historic *Polk Directories*, and the Seattle Public Library database of historic articles from the *Seattle Times*. Additional documents, which included original plans and inspection reports and correspondence about the building from the City of Seattle Department of Public Works, Superintendent of Buildings, were provided by the archivists in the Municipal Archives.

The subject of the 2nd Avenue Street extension in the late 1920s was noted in a recent blog by local historian Paul Dorpat, which showed additional views of the building’s front facade prior to and during its reconstruction in ca. 1927-1928 (DorpatSherrardLomont, September 13, 2014). This civic project resulted in a new east façade of the building.

Research for the report in August – September 2014 included several site visits to photograph the exterior and an interior tour on September 24, 2014. Additional information about the building’s status in the National Register Historic District and several site photographs are provided in this revised report.

This report was prepared by Principal Susan Boyle, AIA, and Research Assistant Meagan Scott, of BOLA. It summarizes the historic development of Pioneer Square and the building’s construction, including an explanation of the existing street grid and changes to the original building’s massing and east facade. A summary of the building’s role as a commercial laundry, retail structure, and union hall for the Cannery Workers ILWU Local 37 is provided along with citations of its ownership and occupancy history, and the life and career of the original designer, Edwin W. Houghton.

Descriptions of the building and changes that have been made to it since the 1930s are provided, along with comments on the Pioneer Square Historic District ordinance, and recommendations. The text is followed by a Supplementary Record on the property’s non-contributing status from the Keeper of the National Register of January 15, 2008, provided in response to the 2005 updated NRHP nomination, and a bibliography. The text is followed by historic and contemporary maps, photographs and images, including original floor plans, historic property tax records, and current photographs of the structure.

2. PROPERTY DATA

Address:	213 South Main Street Seattle, Washington 98104
Location:	Southwest corner of the intersection of South Main Street, 3 rd Avenue South and 2 nd Avenue South Extension
Tax ID Number:	524780-0880
Legal Description:	Lot 8, Block 14, D S Maynard Plat Less Street
Construction Date:	ca. 1900 (original construction)
Later Dates:	ca. 1929 (east facade) and ca. 1950-51 (upper floors removed)
Size:	5,740 square foot building, 0.13 acre site (King County Assessor's property record card)
Original Owner:	Unknown
Later Owners:	Cascade Co. Ltd. (as of May 7, 1912) Cannery Workers and Farm Workers Union Local 7 (tenant occupancy in 1933, ownership from 1943 to June 2000.)
Original Designer:	Edwin W. Houghton, architect
Original Builder:	Unknown
Original Use:	Commercial Laundry (Cascade Co.)
Later Use/Occupants:	Retail and Restaurant (Postal Telegraph, John Wyeth & Brother Inc., and various taverns) Union Hall (Cannery Workers and Farm Laborers Union Local 7)
Current Use:	Vacant
Present Owner:	Ron Amundson
Applicant:	Barrientos LLC
Owner's Rep:	Kim Orr, Project Manager, T. (206) 728-1912, E. kim@mbarrientos.com

3. HISTORIC CONTEXT

Seattle's Pioneer Square Historic District

While referred to as Pioneer Square locally, the historic district is identified by a more common, historic name: the Pioneer Square – Skid Row Historic District.

This area was selected by the first permanent Euro-American settlers in 1852 as the location for the new city after their initial landing in West Seattle, due to its proximity to the deep harbor on Elliott Bay. Henry Yesler opened a steam sawmill near the intersection of Yesler Way and 1st Avenue S soon afterwards, using logs taken from the forests on nearby hillsides, which were skidded to Yesler's sawmill and wharf. In early June of 1889, fire destroyed an estimated 25 blocks of the new city's wood-framed core. Looking to Chicago, which had withstood a great fire in October 1871 only to rebuild itself, the Seattle City Council required that any new building be made of fire-resistant brick and stone masonry and cast iron.

The immediate reconstruction of the city center, along with the passage of Washington Statehood in November of 1889, brought both new residents and federal funds to the city. The population boomed as businesses were revived and expanded. Construction involved grading and widening streets, filling former marsh areas, and new sidewalks and transportation systems. Urban plazas were established, such as Occidental and Pioneer Squares, along with the new building construction.

Pioneer Square, and the city as a whole, responded to the Klondike and Nome Gold Rushes (which began in 1897) with a new vitality, although the district began to deteriorate as retailers and service businesses relocated further north on 2nd Avenue in the early 20th century, particularly after World War I. By the Depression era of the 1930s, the area had declined and contained many vacant commercial buildings, occupied only by some light manufacturing, single-room occupancy hotels for blue collar workers and vagrants, taverns, pawn-shops, and parking lots. Due to neglect, buildings in the area started to deteriorate.

Pioneer Square's revival began in the late 1950s and 1960s when it was rediscovered by artists and the gay and lesbian communities who initially sought the privacy and protection offered by its underground bar scene. A city plan to redevelop the area in the 1960s, along with the demolition and replacement of the historic Seattle Hotel with a parking garage ("the sinking ship"), led to preservation advocacy efforts. Preservationist Victor Steinbrueck prepared a seminar inventory of buildings in the area, and groups such as Allied Arts rallied for local preservation and protection. By late 1960s, architects' offices and art galleries were established in the area, followed by private rehabilitation efforts and development of commercial and multi-family spaces in mixed-use historic buildings. The district was nominated to the National Register of Historic Places in 1969 and listed on June 22, 1970, followed by passage of a City of Seattle historic district by Seattle City Ordinance No. 98852 (also in 1970), and the establishment of the Pioneer Square Historic Preservation Board in 1971. On July 7, 1978, the NRHP district boundaries were expanded, and on June 16, 1989, the district's area was increased again to its present 88 acres. The NRHP nomination was updated by the city on July 15, 2005 (SHPO revision date, November 2007).

Pioneer Square is generally thought to be bounded by Elliott Bay on the west, S King Street on the south, 5th Avenue S on the east, and Yesler Way to Columbia Street on the north. Originally laid out with a simple street grid, the streets and buildings in the near vicinity of the subject property were impacted by changes to the grid in the late 1920s. The project, undertaken by the city, was intended to ease vehicle traffic to and from the King Street and Union Railroad Stations, and to make these stations more visible. The reworking of the roadbed led to dramatic changes to several buildings, including the removal of a seven-story building at S Jackson Street and 3rd Avenue S, and a reshaping of the subject building, along

with construction of a new primary east facade, and modifications to the north facade. One enduring change that resulted from this is the increased visibility of the north facade from 2nd Avenue S.

The building at 213 S Main Street was one of 53 properties that were evaluated in the original National Register Historic District nomination. Cited as “Inventory No. 34, Longshore Union Hall, Union Local 37,” the building was determined to be a “tertiary structure” at that time. This categorization may have been due to questions raised about the building’s architectural integrity, as it was by then only a single-story structure. This NRHP nomination report cited changes made to the building’s overall shape, size, and primary facade in ca. 1927 due to the 2nd Avenue Extension. As a result, the building may not have been considered as adequate to represent the district’s historic era of development, from 1889 to 1916, the dates cited in the original nomination.

The period between 1900 and 1910, when the original building was constructed, was described in this nomination as being “a period of explosive growth characterized by massive railroad improvements, hillside regrading, filling-in of tide flats, park and boulevard development, and general commercial up-building... in Victorian Italianate, Richardsonian Romanesque, Second Italian Revival, and Commercial Styles [with] buildings types ranging from brick-masonry business blocks, early steel-framed skyscrapers and reinforced concrete warehouses” (Corley, 1969, continuation Sheet, item No. 7, page 27). The more recent, updated nomination for the National Register Historic District recognized additional layers of history with an expanded the period of significance to four sequential phases, from 1889 to 1931 (Link, 7.15.2005, p. 3-4).

The subject building dates originally from 1900 and was reduced in shape and size in 1927-28, but additional changes were made in later phases, after the dates cited as period of significance in the original and updated NRHP historic district nominations. Two of the three floors were removed in the early 1950s, following an earthquake, and it became a single story structure. The aging building was vacated in the late 1980s. Deterioration since that time has led to collapsed framing, including portions of the roof and floor, closure and infill of perimeter wall openings, and damaged brick masonry and stonework.

The Building’s Construction and Its Ownership and Occupancy History

The building was originally constructed for the Cascade Laundry, a commercial venture, in ca. 1900. By 1903, the Cascade Laundry had a branch facility at 817 2nd Avenue, and by 1911 had opened another at 1419 4th Avenue. Frank H. Kilbourne was the president/manager of the Cascade Laundry Company, while C. A. Kilbourne was secretary/treasurer. Frank Kilbourne was also the president of Queen City Laundry. He remained president of the Cascade Laundry through 1928, although the company had various managers after 1911. C. A. Kilbourne held his position of secretary/treasurer through at least 1915. The laundry remained a laundry facility until at least 1928, the last year the business appeared in the *Polk Directory*, where it was cited as an occupant at 303 3rd Avenue S. Company records noted in Seattle Public Library files indicate that Cascade Co. Ltd. was dissolved in January 1944.

An inspection report of June 1913 developed by the City of Seattle Superintendent of Buildings described the 60’ by 120’ building’s floor-by-floor functions. In the basement, which apparently extended to an areaway below the sidewalk, there were boiler and machinery rooms along with supply and storage spaces and washing and drying rooms. The first floor contained a sorting room, wash room, mangle room, receiving office, ladies dressing room, and a cigar stand and office in the southeast corner. The second floor held private offices, toilet and dressing rooms, drying rooms, starch rooms, ironing rooms, and wrapping rooms and bins for finished laundry. On the top floor there was a sorting and loading room for drivers, toilets and dressing rooms, a large storage room, and a lunch room for employees. The plans show the building as being serviced by two hydraulic elevators. According to the aforementioned description, the laundry apparently operated in the reverse of gravity-fed industrial

facilities, where raw products were hoisted to the top, and completed by the time they reached the main floor. This was likely due to the weight of equipment on lower floors. The City Superintendent's report and correspondence indicate that the laundry workers were women and girls, while drivers were men. The association of the original building with female workers raises historic themes in labor history; laundry workers were among the earliest workers in the city to strike for better wages and working conditions in ca. 1919, and their actions helped lead unionization in Seattle.

Records suggest that the Cascade Laundry may have continued to operate as a business through the late 1920s. A historic tax assessor's photograph, from the mid-1930s, identifies several businesses with signage, but it is unclear if they were occupants or simply the subjects of advertisements. These signs include lettering on a sign band that wraps the east and north facades at the third floor level, reading "Sweaters - *Sportcraft* Knitting Co." The Sportcraft Knitting and Manufacturing Company is listed in *Polk Directories* from 1925 – 1929. It moved several times during this period, but it appears the business was not located in the subject building. The address for this company in 1925 was at 1107 2nd Avenue.

Also noted by a blade sign on the east facade, an occupant of the central bay was Postal Telegraph. A sign band above the first floor corner space signage on the building was for John Wyeth & Brother Incorporated. According to the 1933 and 1934 directories, this company was a "dist mgr mfg chemists" (distributor for a chemical manufacturer), operated by a Harold D. Pilchard. In 1933, this firm was located at 307 3rd Avenue S, and in 1934 at 225 2nd Avenue S.

In 1938, there were two "whol" (wholesale) drug businesses located within the building, which was then listed as 213 S Main. (By this date, the 2nd Avenue extension had been constructed, and this likely led to the revised building address.) The occupants included Galbraith RC and the Bailey Brothers. Galbraith RC was not listed in 1940 *Polk Directory* reverse listings. According to the 1941 listing, the building was then vacant, and remained so until 1950. (In the 1941 - 1950 *Polk Directories*, both 211 and 213 S Main are listed together. Previous directories cited the space at 211 S Main separately, and indicated that it had been vacant since at least 1939.)

A historic photograph that appears to date from ca. 1931 or 1941 shows the building with a sign identifying a Lutheran Mission as the occupant of the first floor. By this date, the impacts of the Great Depression are visible on the neighborhood's loss of vitality. The Pioneer Square area, then known as Skid Road, was the home of taverns and transient hotels used as single-room dwellings, primarily by low income and destitute urban residents.

Various taverns occupied the ground level spaces of the reduced building according to the tax assessor's photograph dating from ca. 1950 or later. Signage on the 1st floor sign band identified the Reno Tavern & Café ("Quality Food – Shuffleboard") and Coca Cola at that time. This occupant remained as indicated in the 1955 – 1958 *Polk Directories*. Later directory listings cited Angie's Cafe and Julie's Tavern in 1959, Julie's Tavern in 1960-62, and the Blue Note Tavern in 1963. The space was vacant from 1964 to 1969, but occupied by the Athenian Social Club from 1970 to 1972, the last year the building is listed.

The ILWU and Cannery Workers Union Local 37/Local 7

(Note: The Cannery Workers Union has undergone multiple name changes since its creation, and has been known as Local 37" and "Local 7" at different periods.)

The union leased the building in 1933 (Andrews), and tax records indicate they purchased the building on October 21, 1943, and occupied it for nearly 50 years. The *Polk Directories* from 1951 to 1988

provide simple citations of the building's upper floor occupants, although other records offer one that is more complex. In the 1951 directory, the International Longshoreman's and Warehousemen Union Local 7C MA 3544 regional office (ILWU) was listed for the first time. William Gettings was the regional director in 1951, and lived with his wife, Jo, at 2133 2nd Avenue in the Denny Regrade. The ILWU remained as a listed tenant until 1988. (A second organization, the Cannery Workers Union Local 37, is also listed from 1978 to 1988.)

A different source notes that the Cannery Workers and Farm Laborers Union were located at 1400 Western Avenue (1915) from 1937 – 1946, when the building was purchased by the ILWU (Friends of Waterfront Seattle). The cover of the 1944 Annual Report from Local 7, available from an essay in the University of Washington's Special Collections, features a photograph of the three-story building along with the following citation:

OUR BUILDING—Fulfilling the dream of the founders and pioneers of Local 7, our Union Building on the southwest corner of Second Avenue South and Main Street, Seattle, stands as a monument to the solidarity of cannery workers from Alaska down the coast to California. The second and third floors are occupied as headquarters of our organization, Amalgamated Local 7, while the ground floor is being rented to a charitable institution. Offices of the President, Secretary, Treasurer, and Business Agent are located on the third floor, with a reading room for the members and a spacious chamber for the executive Council, and an adequate room for the publicity department. The second floor is used as the meeting and dispatching hall with a streamlined office for the Dispatcher and his staff, and a mezzanine floor for the janitor's headquarters.

Local 7 occupied the building's uppermost two floors until they were removed in the early 1950s, and it may have continued to occupy the main floor and its mezzanine up until 1989 (1989 – 1990 *Polk Directory*). An undated, sketched plan in the King County Tax Assessor's historic property record card indicates the union utilized the southern half of the main floor, with a kitchen to the back of the space and a mezzanine over it. A tavern was shown situated at the building's northeast corner. (The sketch indicated a rectangular basement with a partial mezzanine below the somewhat trapezoid-shaped main floor, but did not cite a use or occupant in this space.) The building has been vacant for the last 25 years.

Historic Overview of Cannery Workers Union

In 1911, the first Filipino immigrants began working in canneries in Alaska ("Alaskeros"). At that time, most of the cannery workers were Japanese, but with the Asian exclusion act in 1924 (the Immigration/Johnson-Reed Act), the industry began hiring more Filipinos. The Philippines had been under United States control since 1898, allowing travel to the mainland despite various immigration acts throughout the years. In 1933, Seattle resident Virgil Duyungan applied for a charter to form a union, which was granted on June 19th of that year, thus forming "the first ever Filipino-led union ever organized in the United States: the Cannery Workers' and Farm Laborers' Union [CWFLU] Local 18257" (Fresco). (Alaska canneries only employed workers for about two months out of the year; during the other ten months, laborers would often work on farms in the general Seattle area.) That same year, the CWFLU leased space at 213 S Main, and had about 200 members (Andrews).

Before the establishment of the CWFLU, canneries hired through a contractor, most of whom required some sort of bribe from laborers to ensure employment. One of the first goals of the union was to work directly with the canneries, cutting out the contractors. Although they were not completely successful, in 1936 – just three years after the CWFLU's creation – the union was backed by the majority of cannery workers and most contractors were gone. Membership had risen to 2,000 – 3,000. Duyungan and Aurelio Simon (CWFLU's secretary) were assassinated (also in 1936) by "labor contractor Placido Patron,

[explaining] in his defense that the reason for his shooting was because the two men ‘had been trying to cut in on his hiring-hall business and he wouldn’t let them’” (Fresco).

Dissent within the union continued to impact its operations:

The death of President Duyungan was the last ditch effort on the part of the contractors. They thought they would have no more worries about the union with the death of its founder, but the Filipino Alaskeros and the leaders of the union proved them wrong. The death of Simon and Duyungan only brought shame and more hostility towards the contractors. Duyungan and Simon became martyrs for the union and all laborers in Seattle. Thus, the men of the CWFLU all came together to recognize the accomplishments of their leader and hundreds of men came to the memorial services of their brothers in fraternity . . . The funeral service and parade that followed was the largest ever given to Filipinos in the United States including that of the Philippine President Quezon in 1944 in Washington, D.C. Within the union, a committee was formed to investigate the murders and a Memorial Fund Committee was created and actively supported. Not only the members of the Seattle union, but Oregon and Californian unions contributed to this cause. Also, other major labor unions including the Seattle Labor Council helped in the recognition of the brothers, again proving the unity the union shared immediately after this tragedy (*ibid*).

The CWFLU underwent another significant change just a year later. Originally affiliated with the American Federation of Labor, the union felt they had become too overt in their racism and discrimination (two traits they had long been known for). In 1937 – 1938, the CWFLU transitioned to the Congress of Industrial Organizations and became the United Cannery, Agricultural, Packinghouse, and Allied Workers of America (UCAPAWA) Local 7. The UCAPAWA was succeeded in 1947 by the Food, Tobacco, Agricultural (FTA) and Allied Workers’ Union of America, changing Local 7 into the FTA-CIO Local 7.

In 1943, Local 7 merged with Local 5 (San Francisco) and Local 266 (Portland), with the argument that it was redundant to have three unions that all served the same canneries. That same year the union purchased the subject building. By this period, “Local 7 was considered the most militant and active Filipino union in the United States. Despite a large Filipino population that was dispersed throughout both the urban and rural Pacific coast, Local 7 was seen as the one place during the summer months where Filipinos in America could get a job *en masse* outside of farm work.... The union hall was a valuable tool for the Filipino community, between annual dances, various social functions, and, of course, the employment it promised” (Ellison). However, during World War II, Local 7 “lost over a thousand workers to various military services and even more to military production” (*ibid*). By mid-1948, membership had fallen to approximately 560 (which was considered high), and continued to fall until at least 1955, when there were about 134 members.

Since its inception in 1933, communists had been affiliated with Local 7, which caused tension after World War II – not only from the federal government, but also within the union itself. Local 7’s parent organization, the FTA, was also linked to the Communist Party. In 1947, Max Gonzales, vice president of the union, attempted to persuade Local 7 to sever ties with the FTA. (Gonzales was staunchly anti-Communist, and in February 1947 had “shot in the ‘general direction’ of the more leftist Matias Lagunilla” during a membership meeting [*ibid*].) He was unsuccessful, and Local 7’s Communist affiliations continued into the Cold War. Although Local 7 was never officially connected to the Communist Party, it was recognized within the community that Party members had always been active in the union. In 1947, Congress passed the Taft-Harley Act – which, among other things, required union leaders to file affidavits confirming they did not support the Communist Party – and coupled with the

fact that right-wing members of Local 7 often called the Bureau of Immigration to report their left-leaning members, the late 1940s – 1950s were a tense time for Local 7.

The federal McCarran Internal Security Act was passed in 1950 (requiring communists to register with the Attorney General and the deportation of “subversive” aliens). Under this act, Ernest Mangaoang, Local 7’s Business Agent, was arrested. After 83 days he was released, but subsequently served a deportation notice. His case eventually appeared before the Supreme Court in 1953 during which Mangaoang’s defense attorney argued that when he entered the U.S. the Philippines was an American territory, and thus he was a citizen. (The Philippines established its independence in 1934, and the U. S. recognized it as an independent country in 1946.) The court ruled in favor of Mangaoang, establishing residency precedence for the thousands of Filipinos who had come to the United States before 1934.

On June 1, 1981, Gene Viernes (Local 7’s dispatcher) and Silme Domingo (secretary-treasurer) were assassinated in the union offices at 213 S Main Street. Members of the Tulusan gang, Jimmy Ramil and Pompeyo Guloy, Jr. were found guilty in 1981, along with gang leader Forunado Dictado in 1982. Their motive was apparently linked to Viernes’ refusal to send Tulusan members to Alaska, where they controlled gambling at the canneries (Chin, p. 93). The gun used in the assassination was later linked to Tony Baruso, president of Local 7, who eventually was found guilty of Viernes’s murder in 1991.

The case had national and international implications. Ferdinand Marcos had been elected president of the Philippines in 1965, and was a strong ally of U.S. President Ronald Reagan. Viernes was a member of the KDP (Democratic Filipino Union Brotherhood), which was anti-Marcos, and he had spent a month in the Philippines only a few weeks before his death. In 1982, a federal civil lawsuit was filed against Marcos, Dictado, Guloy, and Ramil, accusing the Marcos government “of ordering the murders and contends ... Marcos agents attempted to portray the murders as a local union dispute, when in reality the primary motive was to wipe out anti-Marcos resistance in the U.S.” (*Seattle Times*, November 17, 1990). The case was brought to court in 1989, and in December, the Marcoses were held liable for the murders. The families of Viernes and Domingo were awarded \$15 million, the first time a foreign government “was held accountable to U.S. citizens of assassinations on U.S. soil” (Chin, p. 93).

Justice was brought in this case. In 1984 the ILWU Cannery Workers Union, Local 37, as it was known by then, celebrated its 50th anniversary. Additionally, since the late 1980s, the Cannery Worker’s Union has gone forward to work on and succeed in bringing more fair labor practices and social well-being to its membership. These efforts have included involvement in a global campaign to counter Chevron’s labor attacks in 2014 and a federal lawsuit against the Port of Portland for giving \$5 million in public funds to a private company in 2012.

The Original Architect, E. W. Houghton

Edwin Walker Houghton (August 5, 1856 – May 16, 1927) is cited as the building’s original designer in local survey inventory forms and the local and national Pioneer Square Historic District nominations. Houghton was born in Wintney, near Hampshire, England. His father was a farmer, while his mother operated a “ladies school.” Raised in a relatively middle-class family, he was educated in public (private) schools in Birmingham, England, and received a Bachelors in Science from King Edward’s College. Completing his studies, he apprenticed with one of his brothers, architect Thomas M. Houghton, in Chelsea, London, in ca. 1872. He moved to West Berkshire, England, by 1881, where he lived with his brother, Albert H. Houghton. The two men were employed at this time as joiners.

Edwin W. Houghton came to the U.S. in 1884, where he initially settled in El Paso, Texas in ca. 1880 as a farmer. He moved to Pasadena, California, where he began his career as an architect, and then to Washington State, arriving in Port Townsend in early 1889. Houghton moved to Seattle that same year,

drawn to the booming city soon after its great fire. By 1900 he and his wife, Margaret, lived in the Occidental Hotel, at the center of Seattle's Pioneer Square.

Houghton established a relatively brief but prolific partnership in 1889 – 1891 with well known Seattle architect Charles Willard Saunders. (The two men may have met in Pasadena.) Due to his association with the firm of Saunders and Houghton, he was at least partially responsible for the former Olympic Hotel/Olympic Block (demolished), formerly at the southeast corner of 1st Avenue and Yesler Way (originally announced at the Starr-Colman Building); the Bailey Building (1889-1892), at 619 2nd Avenue; the Maud Building (1889-1890), at 311 1st Avenue; the Terry Denny Building (1889-1891), at 109-115 1st Avenue; and the Washington Investment Company Office Building (1889-1890) in Pioneer Square; as well as the Rainier Hotel (1889, demolished 1910), formerly on 5th near Marion Street; the Minor School (1890), at 18th Avenue and E Union Street; and Fire Station No. 3 on First Hill. Historic publication and records cite other buildings designed by E. W. Houghton in Pioneer Square include the Broderick Building and the Grand Opera House/Cherry Street Parking Garage (1898-1900, partially retained); the Union Building (1890); and the Lippy Building (1901-1902, 108 1st Avenue S).

In downtown Seattle, E. W. Houghton also designed the former Palace-Hippodrome Theater (1909) at 2nd Avenue and Spring Street; the former Arcade Building (1901-1903, demolished), on 2nd Avenue between Seneca and Union Street; the Pacific Warehouse/Maritime Building (1909 – 1910), 901 Western Avenue; the Otis Elevator Building in the Denny Regrade; and the Moore Hotel and Theater (1907) at 1st Avenue and Virginia Street. He also designed residences for Louise and Charles Riddle House (ca. 1899, 153 Highland Drive on Queen Anne Hill); Orlo B. Kellogg (1904-1905 in the Denny Blaine neighborhood); and the Taggart House (1890, at 202 Aloha Street on Queen Anne Hill). (All building citations listed are from Michelson, 2005-2014). In addition there are theaters attributed to Houghton, including the following, in addition to Seattle's Grand Opera House and Moore Theater:

- Beck's Theatre, Bellingham, WA
- Colonial Theatre, Salt Lake City, 1907 -1908
- Cort Theatre, Chicago, 1908-1909
- Grand Theatre, Aberdeen, WA, 1905-1906
- Heilig Theatre, Portland, Oregon, 1909-1910
- Helena Theatre, Helena, Montana
- Majestic Theater, 1909
- Pinney Theatre Building, Boise, ID, 1907-1908
- Spokane Theatre, Spokane, 1900-1901
- Sutton's Grand Opera House, Butte, Montana
- Thaggart House, Seattle, 1890
- Wing Hotel and Theatre, Vancouver, B.C.

Saunders and Houghton were also responsible for buildings in Sedro-Wooley and Anacortes, along with the Hotel Eisenbeis (1889 – 1890, destroyed) in Port Townsend, due to the patronage of the Washington Territory Investment Company (Ochsner and Anderson). Houghton resumed work as a sole practitioner in ca. 1889, and later worked with his son, Gordon T. A. Houghton, in two separate firms from 1913 to 1927. In 1906 his office was located at 414-415 in the Collins Building on 2nd Avenue near Pioneer Square. Edwin W. Houghton's influence in the realm of theater design extended to the work of B. Marcus Priteca, who worked for him in 1909-1911. Houghton died while working, at the age of 71. An obituary in a professional journal noted his skill as a theater designer: "During his active career many of the older buildings on Seattle were designed by Mr. Houghton and he was particularly distinguished as a designer of theatres. A genial personality and never failing optimism, were characteristic of the man and it seemed fitting that this should continue to the end, which came suddenly while at his office desk." (*Washington State Chapter American Institute of Architects Monthly Bulletin*, n.p.).

4. ARCHITECTURAL DESCRIPTION

The Site and Urban Context

The block on which the building is located is bordered by 2nd Avenue S on the east, Occidental Avenue S on the west, S Main Street on the north, and S Washington Street on the south. It is situated at the southwest corner of the intersection of 3rd Avenue S, S Main Street, and 2nd Avenue S Extension. The extension street is angled at this location due to the aforementioned infrastructure project. The present single-story building's primary facade faces northeast onto 2nd Avenue Extension S, while its secondary facade faces north onto S Main Street. (In this report, the primary facade is referred to as east.)

There is a building to the south, at 307 3rd Avenue S, which abuts the south wall of the subject building. This five-story plus partial mezzanine (and unfinished basement) masonry building, with a total of 41,920 gross square foot on a 7,196 square foot lot, contains a mix of retail, office and residential uses. Known as the Mottman Building, it was constructed in 1906 and built of unreinforced masonry. To the south of the Mottman Building there is an adjacent, similar scale building at 319 3rd Avenue S on the northwest corner of 3rd Avenue S and S Jackson Street, a large, four-story, 72,000 gross square foot warehouse structure, known as the U.S. Rubber Building, which dates from 1902.

A small, 1,600 square foot, triangular-shaped plaza, Union Station Square, was created in 1928 – 1929 in front of these two buildings. This plaza is situated between 3rd Avenue S and 2nd Ave Extension S, just north of S Jackson Street. Treated with brick and concrete paving, and landscaped with several deciduous trees, it presently serves as a transit stop (Sherwood, "Union Station Square"). In addition to those in the square, there are street trees along the sidewalk in front of 307 and 319 3rd Avenue S, interspersed with historic globe-style light standards, and one larger tree in front of the subject building.

The relatively undistinguished brick masonry west facade of 213 S Main Street is exposed along a 16'-wide alley on the west. Across the alley to the west there is a paved parking lot.

The Original Building in 1900 and Changes in the Late 1920s

A newspaper article from early 1900 shows a sketch of the building by E. W. Houghton, and provides a brief description of the original building:

Piling of the foundation of the new Cascade laundry building, at the southwest corner of Third Avenue South and Main Street, has been in progress this week. The building is to be of white pressed brick and stone, three stories and basement, 60x120, the longer frontage being on Main Street. It is to cost \$30,000. The building will be equipped with two of the very latest electric elevators, be heated by steam and lighted by electricity throughout. When completed the Cascade Laundry Company will occupy the building with their laundry and offices. The laundry machinery is to be of the most modern type. Besides the machinery they now have the company have ordered \$10,000 worth of new machinery for installment in the new building. This will be one of Seattle's finest business blocks as regards architectural design, material used in construction, equipment and appointments. E. W. Houghton, architect, drew the plans for this building (*Seattle Times*, February 10, 1900, page 13).

Only two original plan drawings have been discovered. (These are from the Municipal Archives collections, under the subject, Cascade Laundry, rather than from the usual DPD files). The plans show two floors of the 60' by 120' structure, with bearing brick perimeter walls, a large masonry chimney

attached to the back (west) wall, a circular column at the northeast corner, and three large square columns along the center length of the building. The front facade faced east onto 3rd Avenue S. A single enclosed set of stairs ran along the south wall near the southeast corner while a laundry office and separate cigar store were situated to the north of it. A small, narrow stair lead from a back door to the basement, while access to the first floor from the sidewalks was provided by two pairs of doors and a single door on the north side, and a pair of doors and two single doors on the front (east). The second floor plan shows the layout of laundry equipment, several offices and an attached ladder fire escape at the back. Correspondence from the city to the property owner in ca. 1913 indicated the available number of exits and the fire escape were inadequate, and the city required upgrading to these access systems for the safety of the laundry workers (Cited as “women and girls”).

Historic tax assessment property record cards from 1935 and 1951, and a subsequent King County assessor’s form, provide a sense of the architecture after the building was remodeled in the late 1920s and later, after its upper floors were removed in the early 1950s. A drawing among these indicates the first floor space was demised along its center into north and south spaces sometime after the upper floors were removed. Other drawings have not been discovered.

As noted in the original NRHP nomination of the Pioneer Square – Skid Row Historic District (Corley, July 1969), and in a more recent publication on Seattle’s Richardsonian Romanesque legacy (Ochsner and Anderson, 2003), the massive rebuilding program that followed Seattle’s Great Fire of 1889 resulted in the construction of many buildings within a short period. This circumstance, along with the design influence of architect Elmer H. Fisher, and precedent of Chicago’s earlier post-fire reconstruction, resulted in homogeneity of style and consistency of construction materials in the architecture of Pioneer Square – Skid Row.

The original design for the Cascade Laundry Building, as shown in the 1900 illustration, was a straightforward but robust Commercial style masonry structure, with four similar bays on the east facade and eight on the north facade. The facade featured pairs of large double-hung windows with stone voussoirs above the window heads, and a simple, deep cornice band at the roof. Made of unreinforced buff colored bricks and stone, and it appears to have fit within the general style of the area at that time.

The ca. 1927 design of the east facade differed considerably from the original one. Rather than a repetitive order of bays, it emphasized a wider center bay with a large arched-head opening at the main floor, surmounted by panels of cast stone, along with decorative cast stone panels placed above the large tri-partite display window and entry door and transom assemblies in the two side bays. The cast stone decorative treatment extended to narrow columns between the tall second and third floor window panels and terminated in engaged finials. Upper floor windows, made of steel sash (industrial types with operable hopper units), had cast stone sills and lintel treatment at the uppermost level. At the roof cap edge of the east facade, there were large projecting finials at each bay and corner.

The upper two floors of the south facade retained the large double-hung windows of the 1900 construction era, along with what appears to have been rusticated stone caps and bases at the first level of each brick pilaster. In contrast, the 1920’s era facade treated the brick pilasters more simply as slightly projecting planes. A tall blade sign was mounted just south of the wide central bay. The sign and continuous brick pilasters may have given the building a greater vertical emphasis, which would have been more in keeping with architectural design interests in the later period.

The project in 1927 reduced the building footprint from 60’ by 124’, or 7,440 square feet, to its present 5,760 square feet. Its measured dimensions, as noted in the property tax record card, are approximately 70.7’ along the angled east side, 114.8’ along the south, 60’ along the west, and 77.4’ along the north in 1927. Floor-to-ceiling heights apparently remained original, at 14.5’ at the basement, 17.25’ at the first floor (with a partial mezzanine set at 8.5’), 16’ at the second floor, and 11’-10” at the third floor. The

roof structure, wood-framed joists (and perhaps some trusses), took up an additional 5', creating an overall height, from grade to rooftop, of 64'-7".

The tax record from ca. 1935 indicates the building was structured with solid brick walls and post and beam interiors; one side – presumably the south party wall – was of reinforced concrete. Two penthouses were noted at the roof level for an elevator and stairwell. The record indicated the building, which contained offices and manufacturing, also contained four stores, had a concrete slab at the basement, plastered walls with fir floors and trim at the first floor, and 600 square feet of plate glass windows trimmed with metal sash and a concrete bulkhead. Its construction quality was noted as “Ordinary Masonry – Good” at that time, and was provided with steam heat. (The condition was changed in a later assessment card from 1995, with a handwritten citation, “Bldg. is vacant ... Bldg. is in poor cond. & portion boarded-up.”)

The variegated colored, rug-textured brick masonry on the front facade appears far more contemporary than the typical brick masonry seen throughout Pioneer Square, and it clearly contrasts with the lighter buff-colored bricks on the original north facade and the common red brick masonry on the original back (west) side.

The 1951 tax assessor's property record card photograph shows the five consistent bays, divided vertically by a single support that rises from the bulkheads to lintels in each one, with large plate glass display windows in four and a half of these bays, and large, divided-light transoms in all. There are three retail spaces with separate entries on the south facade, and a small recessed entry in the westernmost bay on the north facade. A small sign denoted it as the “I.L.W.U. Local 37.” (A later local newspaper article confirmed this, noting that, “the union is housed in an old two-story building at 213 S Main St” [*Seattle Times*, June 2, 1981].)

Ownership and Occupancy by the Cannery Workers Local 37

There is a later layer of history – dating from 1943 to 1988-89 when the building was owned by and served as a labor hall for the Cannery Workers Local 37 (This era it does not meet the typical 50-year age standard for listing in the National Register of Historic Places.) This union was organized by Filipino workers in the fish-processing trade soon after they immigrated to the U.S. to replace excluded Japanese and Chinese cannery workers. As noted in an essay about this union, its history was as part of the labor movement that may not have been not well recognized in the past:

Local 37 was not a massive union, nor was it a very well-known union outside of the Filipino community at this time [1940 – 1959]. ILWU histories pay little attention to it in comparison to other locals and its successes during this era are generally not celebrated in labor history. However, it was extremely significant to Filipino Americans in an era when discrimination prevented them access to most other jobs. Equal opportunity employment would not become government policy until the 1960s, but the labor union prevailed as a source of employment for the disenfranchised Filipino Americans for decades before that. The cannery union also played a very important role in the economics, politics, and social dynamics of the Seattle Filipino community, and beyond that, the Filipino American community as a whole. The tone of its struggles, from the manner in which it settled infighting to its unique successes against Communist allegations, reveals a union solidified by ethnic identity. In contrast to the rest of American society, one's status as a Filipino American was an advantage in this organization, and it fostered a Filipino American identity that would be celebrated for decades to come in both Filipino American and labor history (Ellison, n.p.)

Documented Changes through Time

The original building was constructed in 1900 as a three-story rectangular structure with a basement. Its 120' by 60' rectangular-shaped footprint and primary east facade were changed in response to the City's street alignment project, the 2nd Avenue Extension, in ca. 1927-1928. The three-story building mass was revised to make up the current 60' by 77' by 120' shape (and later and upper floor were removed). Thus the single-story east facade is only a partial remnant from the late 1920s. Its specific date of construction has not been confirmed, although a *Seattle Times* article about the Extension notes "a corner will be taken off the Cascade Laundry Building" (May 29, 1927, p. 20). (Historic research materials do not explain why only the one street-facing facade was redesigned, particularly given appearance of the original north facade, which contrasts considerably with the later west facade.

The physical fabric of Pioneer Square has seen numerous changes, including impacts from the April 1949 and February 2001 earthquakes. Many buildings in neighborhood lost masonry cornices as a result of these earthquakes. The subject building, made of unreinforced masonry, did not fare as well in the former earthquake, as it apparently suffered structural damage that led to the demolition of its upper floors and its reduction to a single story, according to permit No. 399544 to "wreck upper 3 stories," which dates from 1950 – 1951. This work was completed by 1953.

Drawings dating from June 25, 1912 have been discovered in the City's Municipal Archives collection. These, by the City's Supervisor of the Building Department, show the floor plans, including a basement plan with two areaways below South Main and Third Avenue. While there are no original drawings and only a few other permit records and later drawings in DPD files, those that do exist document some other changes to the building:

- Permit No. 410189 (1950-1951) \$15,000 alteration project, restrooms (The occupancy was cited as "Assembly Hall, Office & Store.")
- Permit No. 556264 (dated 3.22.75) Repair interior column per plan, 5.5.75, Column repairs, complete structural (2) places (John Van Horne, Architect, 3.27.75); 4.27.76, "OK FINAL"
- Permit No. 556264 Certificate of Land Use, Office/Retail/Assembly Uses, Repair of Interior Columns (Second & Main Bldg. Association)
- Permit No. 598805 (dated 12.9.80) Electrical permit – Install Circuit Breaker Panel, Add Electrical Heaters (Mars Electric for I.L.W.U #37, Owner)
- Inspector's reports of 1.6.81 and 2.9.81 noted, "Service conduit not property bonded... Wiring methods not in accordance with code standards... Heaters not approved... Junction boxes not of property capacity, 2nd fl. ... Heating system does not comply."
- Permit No. 742349 (dated 5.13.2004) MUP permit, repair portion of roof, enclose walls of existing unoccupied building per plans (Ron E. Amundson, Owner)

A letter from DPD indicates some interest in a proposed redevelopment in May 1983. Since 1989, the building has been vacant. Deterioration over the past 25 years has resulted in the collapse of a portion of the floor framing and column damage, followed by several repair permit applications, according to DPD record files. Some subsequent structural and roofing repairs were undertaken in 1975 – 1976, but a Hazard Correction Notice was issued in 1998 to Terri Mast, the representative of Local 37 and president of the Second and Main Building Associates, citing problems with the structure. Permit drawings from the last decade indicate reframing of the roof in the southwest corner, at the apparent location of an

original elevator. A set of engineer's drawings, dated 7.15.2002, called for new coping, new built-up roofing, and the addition of 5" steel plates, and there is some evidence of this work on the back (west) facade. The building's perimeter walls were enclosed in 2004 to secure and protect from unauthorized entry, and plywood panels were placed at the door and most of the window openings.

Most of the building's other historic character-defining features have been lost over time. The removal of the upper two floors in the early 1950s eliminated any sense of the upper interior volumes. While the remaining brick masonry and cast stone panels in the primary east facade appears to be in fair condition, the west and north facades are in poor condition, with deterioration resulting in spalled bricks and stone surfaces. The north facade masonry was painted prior to 2000, which probably exacerbated these conditions. Without a secure envelope, dry rot has resulted in framing failure and severe damage to remaining flooring and painted plaster finishes. The Union owner boarded closed the openings at the request of the City according to Teri Mast, its representative.

Graffiti on the plywood panels was added in ca. 2004, and more has been added over the last decade. On the north facade the subject matter is figurative, rather than mere tagging, with stylized portraits of unnamed subjects, and an image of a whale. These are shown on panels that fill each of the five openings on the north facade and extend over the pilasters. Abstract zigzag and lightning bolts appear over the panels and on portions of the windows on the east facade. The painting adds a sense of energy to the building, but speaks clearly of the loss and destruction of the building fabric.

The Current Structure

The present structure is a single -story remnant with three perimeter walls, estimated at 16' to 18' in height, with five bays on the north facade and three on the east (primary) facade. Some of the back (west) facade, a brick bearing masonry, dates in part from ca. 1900. It contains dissimilar sized bays and three large openings – the southern one, which is infilled with bricks, appears to have served for loading functions. Several other openings to the north of these once held windows, but these have been removed and the openings infilled also. A heavy steel channel has been placed over the two southernmost openings to serve as a structural lintel repair. Non-original openings, infill, and the steel channel appear to make up about 30% percent of the current west facade. To the south, there is a large opening in the adjacent building, secured by chain link fencing, which accesses electrical panels that appear to serve both buildings.

The sales agent who represented the Cannery Union 7, Richard Hesik, reported that large portions of the structure were damaged and roof and floor areas were caved in when the property was sold to the current owner in June 2000. These conditions were confirmed by Terri Mast, of the Local Inland Boatman's Union of the Pacific, who represented the prior union ownership. She confirmed the Cannery Union vacated the building in 1987, when it merged with the IBU, and that the building continued to deteriorate when it was vacant over the 13 year interim period before the sale.

The present interior is largely inaccessible and the structural engineer, Cory Hitzeman of Coughlin Porter Lundeen, has determined it to be unsafe. He and general contractor, Don Mar of MarPac Construction, toured it on September 24, 2014, gaining access into the basement via the southeast stairwell, portions of which remain. They walked through and photographed remaining parts of the interior. Their photographs indicate that all interior finishes, such as wood flooring and plaster walls and ceiling, have been either lost or are severely damaged. Approximately 80% of the roof is still visible, according to Cory Hitzemann, but all four corners of the roof structure have caved in over time. The roof is an all wood structure, while the main floor consists of wood framing in some areas along with brick construction that is supported by steel purlins, with the bottom flanges of these beams exposed and visible from below. (This type of construction is similar to many of the original areaways below Pioneer Square sidewalks.)

The prior union's representative, Terri Mast, indicated that there was some water infiltration through the dirt floor of the basement and the adjacent areaways in the 1960s. In an effort to address this damage, shoring was added to pilings and footings

The southwest corner has seen the greatest failure at both roof and floor levels. The steel purlins are badly rusted and some have collapsed. The basement, which has a dirt floor, has been closed off from the old areaways below the north and west sidewalks, with exposed formwork and cast-in-place concrete walls visible at the perimeter. The south unreinforced brick masonry wall appears to be a party wall as it steps back with fewer wythes as it rises. The subject building's original construction, as a three-story laundry with basement, preceded that of the adjoining five-story Mottman Building on the south side, at 307 3rd Avenue S., which dates from 1906 according to the King County Assessor's Property Record Detail Report.

The west wall along the alley, which is a single story above grade, extends down through the basement as a two-story, bearing brick masonry wall, presumably with a stone footing below it. (Footings were not visible.) Visible on the exterior of this wall are what appears to be non-original rectangular-shaped openings as well as several arched head openings that may date from ca. 1900. Structural engineering repairs have been made to portions of this wall with the addition of an anchored, exterior steel beam. Drawings dating from 2001 from DPD microfilm files indicate a roof area of approximately 26' by 30' in the southeast corner was damaged at that time, prior to the purchase of the building by its current owner. Some later repairs were made to perimeter wall in addition to the demolition and plywood infill of several window and loading dock level openings according to a drawing by LDC Architects, Sheet A-1, of 7.14.2003.

Recent photographs of the structure and the perimeter west wall are provided in this revised report.

5. PRELIMINARY FINDINGS & RECOMMENDATIONS

The Building's Status in the National Register Historic District

The subject building dates originally from 1900. Its primary east facade was built decades later in ca. 1927 – 1928, when the 2nd Avenue Extension project was undertaken by the city. The original designer was architect E. W. Houghton, but it is unknown if he designed the new elevation at that later date. In 1949, the building was damaged by an earthquake, and sometime in ca. 1950-1953 the upper two floors were removed. The present facades are 61 and 114 years old, while some portions of the interior remain from ca. 1900 and others from later dates. These conditions have given rise to questions about the property's ability to convey its historical and architectural significance.

This issue of integrity led to the rejection of the building as a contributing resource in the National Register Historic District as cited by the Keeper of the Register in the Supplementary Listing Record of January 1, 2008, which notes that the district was nominated based on its local significance, and that the building at 213 (#146) and one other building cited in the nomination have been heavily altered. The Keeper concluded:

The buildings located at 318 Second Avenue (#145) and 213 Main Street (#146) do not retain sufficient historic integrity to merit listing as contributing buildings and are therefore re-categorized as non-contributing resources. Each of the buildings was originally three stories in height, reflecting typical patterns of local architectural development in the downtown area. Subsequent to damage from the 1949 earthquake the buildings were reduced to one story. While elements of the original historic fabric remain, overall the buildings no longer convey sufficient integrity of design, materials, workmanship, and feeling to convey an accurate picture of the historic period. Retention of minor details does not compensate for the loss of scale or design and the impact of the alterations on the sense of historic streetscape patterns.

The building is presently considered a non-contributing resource in the Pioneer Square – Skid Road National Historic District, based on the July 15, 2005 update of National Register nomination and the National Park Service supplementary record (NPS Reference No. 70000086, January 15, 2008).

A copy of the Keeper's two-page Supplementary Listing Record are provided on pages 20-21 of this report.

Potential Retention and Design References

The building has a few character-defining features, particularly on its east facade. The changes that it has undergone speak of the impacts of urban design and streets on individual buildings in the early 20th century. Its current scale and the remaining, three-story tall masonry mass at its southeast corner tell something of its physical history and re-working of the primary facade in response to the infrastructure project nearly nine decades ago.

The building's original form has been studied and its remaining facades have been carefully evaluated by the structural engineer, and considered by the development team. The team's proposal envisions demolition of the buildings, and partial retention of two primary facades and their subsequent rehabilitation, along with construction of a new concrete frame with facades composed with conscious references to the early structural frames.

There are few physical indications to indicate the building once served as a commercial laundry or union hall. Regardless, these former occupants played important roles in women's history (laundresses), labor history (cannery workers), and ethnic history (Filipino immigration and settlement), and these historic themes are worthy of interpretation and engagement.

Authentic history is important regardless of the building's status as a non-contributing resource. The new design considers partial preservation as one way of connecting the past with future building occupants, residents, and visitors to Pioneer Square. The large, grade-level bays were once open and used for retail displays. This function and the transparent appearance of the original storefront windows also inform the new building design.

Representation and Interpretation of the Building's History

Despite the building's later dates of construction and its non-contributing status in the National Register Historic District, there is an opportunity for the building remnants and the new design to express compelling aspects of the local history of 213 S Main Street.

Saving a portion of the building fabric would retain an artifact of the original construction, and the former owner representative, Terri Mast, has encouraged the development team to keep the two street-facing facades. It is the applicant's desire to retain these primary facades as they lend character to the building at the pedestrian level, and will contribute to the visual interest of this block. These facades may serve as compelling on-site representations the building's social, political, and cultural history in its overall design. The applicant/owner, in conversations with the ILWU/IBU, has committed to installing an interpretive plaque in the lobby to honor the memory of Silme Domingo and Gene Viernes.

Exhibits at the Wing Luke Museum, including "Grit – Asian Pacific Pioneers Across the Northwest" (through October 19, 2014); "In Struggle - Asian American Acts of Resistance (through January 18, 2015); "Alaskeros - A Documentary Exhibit on Pioneer Filipino Cannery Workers," and "I Am Filipino," have provide additional insight and inspiration to the next step in the project's proposed historic exhibit. In undertaking this effort, the development team has already engaged Ron Chew, founder and former director of the Wing Luke Museum, who assisted them with efforts to reach out to colleagues and family members of Silme Domingo and Gene Viernes. (Chew authored a recently published book, *Remembering Silme Domingo and Gene Viernes – The Legacy of Filipino American Labor Activism – ILWU Local 3* (2012), which contains a chapter, "Alaskeros History," by Gene Viernes.) The development team has initiated discussions with the current owner, Rob Amundson, and Terri Mast, about other ways to engage pedestrians, visitors, and building occupants with the property's history.

NPS Form 10-900a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 70000086 Date AD Approved: 1/15/2008

Pioneer Square-Skid Road District
(Additional Documentation)

Property Name

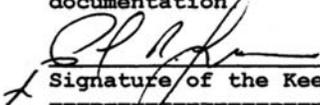
King
County

WA
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

1/15/2008
Date of Action

Amended Items in Nomination:

State Certification:

The SHPO staff has confirmed that the documentation was submitted as a: *nomination at the local level of significance*. [The certification block was not fully completed on the original form.]

Resource Count:

The resource count is revised to acknowledge the change in resource status for the two heavily altered buildings at 318 Second Avenue (#145) and 213 Main Street (#146) [see below].

Significance:

The correct Period of Significance under Criteria A & C is: *1889--1931*.

[This consolidates the four context periods defined in the nomination into a single comprehensive period.]

The buildings located at 318 Second Avenue (#145) and 213 Main Street (#146) do not retain sufficient historic integrity to merit listing as contributing buildings and are therefore re-categorized as non-contributing resources. Each of the buildings was originally three stories in height, reflecting typical patterns of local architectural development in the downtown area. Subsequent to damage from the 1949 earthquake the buildings were reduced to one story. While elements of the original historic fabric remain, overall the buildings no longer convey sufficient integrity of design, materials, workmanship, and feeling to convey an accurate picture of the historic period. Retention of minor details does not compensate for the loss of scale or design and the impact of the alterations on the sense of historic streetscape patterns. (Should the period of significance for the historic district be extended up to and including the 1949 era in which the earthquake damage occurred, these properties might be reconsidered as contributing resources in a similar manner to those buildings effected and radically altered by the Second Avenue Extension project.)

continued

Verbal Boundary Description:

The Verbal Boundary Description should read: **See attached sketch map.** *The boundary of the district conforms to that proposed in the original 1970 nomination and amended in boundary increases approved in 1978 and 1988 (see 1988 Boundary Increase for detailed verbal description). A clarification is necessary with regard to the southeast boundary where new buildings have been built since the last boundary documentation project. The modern, non-historic buildings set to the rear of the historic train stations are not considered part of the nominated historic district despite the fact that the boundary line now appears to cut through the building footprints.*

The Verbal Boundary Justification should read: *The boundary includes the resources that define the best collection of historic buildings reflecting the historic period of Seattle's earliest commercial development. Areas outside the district reflect modern construction not in keeping with the historic period of significance, major arterials (Alaskan Way), and different patterns of commercial and industrial development.*

These clarifications were confirmed with the WA SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

6. BIBLIOGRAPHY AND SOURCES

- Washington State Chapter American Institute of Architects Monthly Bulletin, "Edwin Walker Houghton" (obituary), Volume VII, No. 5, May 1927, n. p.
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7. GRAPHICS

Note: some historical images in this report have been selected from cited repositories that maintain copyright-restrictions. Copyright holders may not permit reproduction or reuse for any other purpose.

Historic and Contemporary Maps

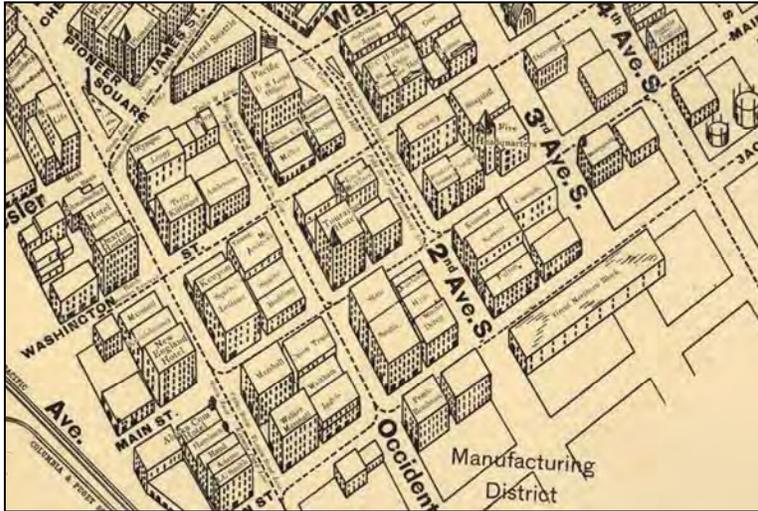


Figure 1. Above, an excerpt from “Periscopic Map of Seattle, Main Business District, Seattle,” dating from 1903, showing the building (cited as “Cascade” and located at 3rd Avenue S and Main Street) and its relationship to the Great Northern (Railroad) Block one block south, nearby streetcar lines on 2nd Avenue S, and the city’s “Manufacturing District” to the south. This map shows the free-standing building prior to construction of the building to the south.

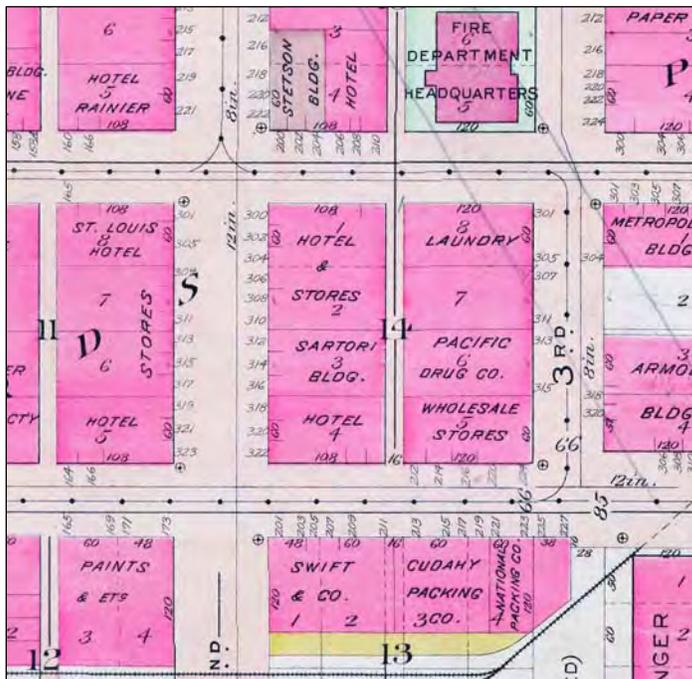


Figure 2. Left, an excerpt from a 1912 real estate map showing the Pioneer Square area, with inset of block. The gold tone indicates wood frame buildings, while the pink indicates masonry. The subject property is identified on lot 8, as “Laundry.” The pencil marks that intersect the property indicate the future location of the 2nd Avenue Expansion (Baist map, from the digital collections of the Seattle Public Library).

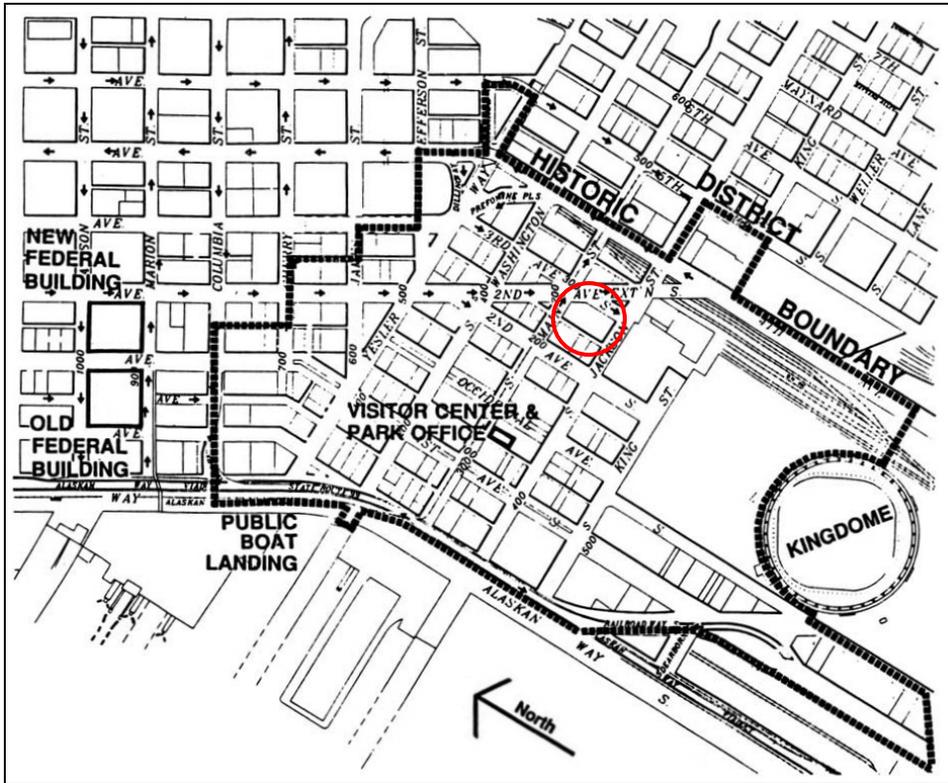


Figure 3. Above, a map from ca. 1988 of the NRHP Pioneer Square – Skid Row Historic District, which shows the present street grid resulting from the extension of 2nd Avenue S from Yesler Way to Union Station in 1928 – 1929, and the boundaries of the historic district (National Park Service). The block on which the subject building is located is circled. North is oriented to the left.

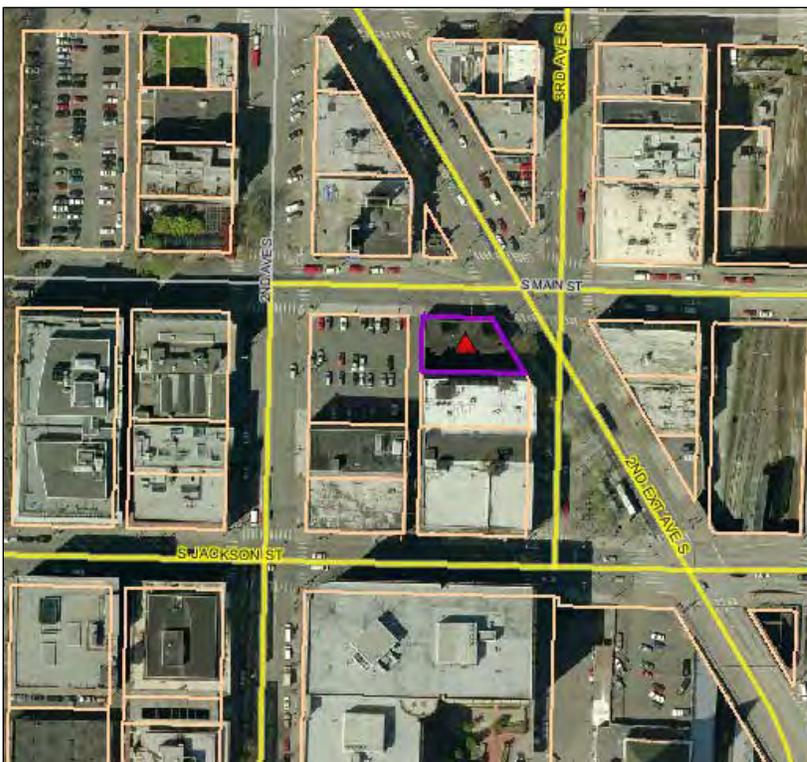


Figure 4. Left, a current aerial view of the subject property, outlined in purple (King County i-Map, 2008). North is oriented up.



Figure 7. Above, looking north from 2nd Avenue (south of Main Street) on December 3, 1928 during construction of the 2nd Avenue Extension, with the original three-story building shown on the far left (Seattle Municipal Archives [SMA], Item No. 3140).

Figure 8. Below, construction of the street over the railroad tunnel on May 14, 1929. The subject building is visible in the background, identifiable by white rooftop finials (SMA, Item No. 74001).





Figure 9. Above, looking southeast from the Smith Tower on June 11, 1929. Yesler Way is in the foreground; Main Street and the subject building are one block further south, and King Street and Union Stations in the background (SMA Item No. 3454). According to the 1903 Periscopic Map, the parking lot to the west of the current building (at the southeast corner of Occidental and Main) was once the site of two separate three- and four-story structures.

Figure 10. Below, looking north from the King Street Station after completion of the 2nd Avenue Expansion, ca. 1929 (DopatSherrardLomont, September 13, 2014)





Figure 11. Above, looking southeast at the building. The photograph is dated 1961, but auto and clothing styles suggest it may date from 1931 or 1941 (SMA, Item No. 68541).

Figures 12 - 14. Below, views of buildings in Skid Row after the 6.8 Richter-scale earthquake on April 13, 1949, which show damage to other unreinforced masonry buildings. The earthquake resulted in spalled bricks, cracks, loss of parapets and cornices, detachment of floor structure from the wall, and damaged finishes. (Left to right: No. 12. Damage to a tourist hotel at 2nd Avenue and Occidental Street, photographed December 15, 1949, SMA 41837; No. 13. Exterior damage, November 30, 1949, SMA Item No. 41819; and No. 14. Interior floor and framing damage, May 9, 1949, SMA 41809.) A number of buildings were demolished as a result. None of these photos show the subject building, but damage to it was so severe that its two uppermost floors were removed in 1950-1951.



Figure 15. Below, view of the nearby vacant parking lot at the northeast corner of S Main and Occidental Streets, the site of a former building, on March 31, 1961 (SMA Item No. 66615). Kroll maps indicate that the parking lot on the parcel to the west of the subject building was created after former buildings were removed in ca. 1940-1960, presumably after the 1949 earthquake.



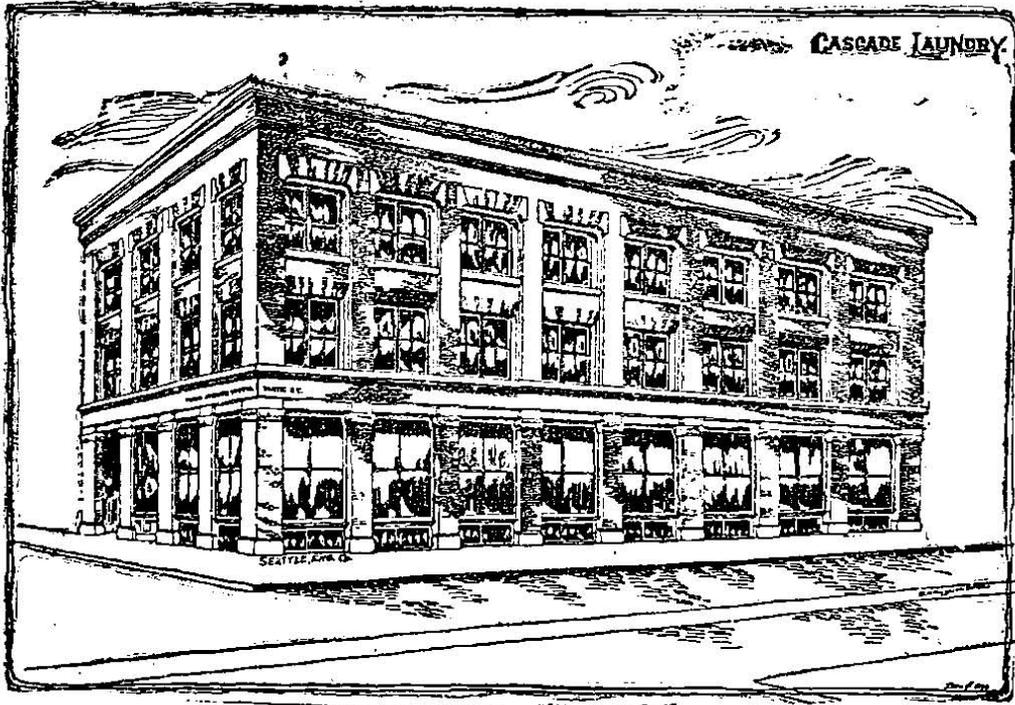


Figure 16. Above, a rendering of the original Cascade Laundry building from a February 10, 1900 newspaper article, prior to changes resulting from the 2nd Avenue Extension project, which reduced the rectangular structure to a trapezoidal form with an angled primary east facade (*Seattle Times*).

Figure 17. Below, a ca. 1935 King County tax assessor's photograph looking southwest at the three-story building's primary east and north facades. The front (east) facade, which was constructed with a different composition of masonry and fenestration than the original building in the late 1920s, was angled to follow the street extension right-of-way.



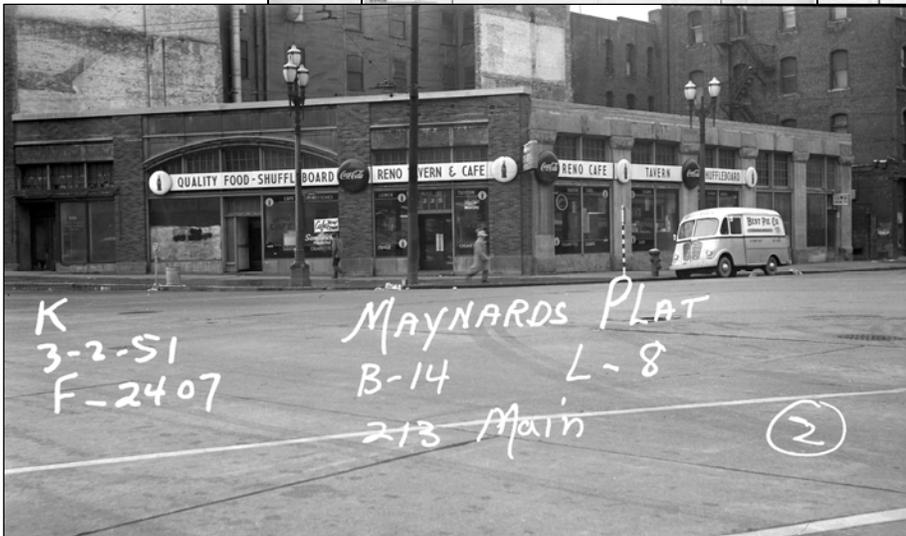
Figure 18. Below, King County Tax Assessor's Property Record Cards (1937; insert, updated 1951). The insert is a view looking southwest at the subject building on March 2, 1951 after its upper floors were removed (King County Assessor's Property Record Card, available at the Puget Sound Regional Archives, Bellevue Community College).

1 DISTRICT	2 ADDITION <u>Maynard's Plat Add.</u>	NAME	<u>F-2407</u>
SECTION	TWP. N. RANGE EWM. BLOCK <u>14</u>	TRACTOR LOT NO. <u>8</u>	
DESCRIPTION	<u>Less For for Street</u>		
CODE NO.	3 ADDRESS - PROPERTY <u>213 Main</u>	CONT. PURCHASER	
PERMIT NO.	4 FEE OWNER <u>Cascade Co. Inc.</u>	CONTRACTOR	
ORIG. COST	BASEMENT	STORE FRONTS	EXTRA FEATURES <u>Windows; Wood & Steel Sash... 1 Stairway</u>
5	695 Sq. Ft.	600 Sq. Ft. P. Glass	
6 BUILDING	Concrete	Metal Trim Sash	CONSTRUCTION <u>Ordinary Masonry---GOOD</u>
<u>1/3-Sty. Office & Mfg. Type</u>	Concrete Floor	Conc. Blkhd.	REFRIGERATION <u>None</u>
<u>1/3-Stories</u>	FOUNDATION	EXTERIOR	7 CONDITION: EXTERIOR <u>Fair</u> INTERIOR <u>Fair</u> FOUND. <u>Good</u>
<u>4-Stories</u>	Concrete	Brick; Solid	8 MAIN SUPPORT COLUMN <u>X</u> FOOTINGS <u>SPAN</u>
		3-Sides; Common	9 FIRST FLOOR JOIST <u>INCH CENTER BRIDGED</u>
		1-Side Reinforced	10 BUILDING <u>Finished</u>
	ROOF	Conc.....	11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
	<u>Tar & Gravel</u>	Cast-Stone Trim	12 DEPRECIATION: COND. <u>70</u> % OBSO. % ECON. SUIT. % TOTAL
INTERIOR			YEAR BUILT <u>1900</u> REMODELED <u>No</u>
P&B			EFFECTIVE AGE <u>35</u> YEARS FUTURE LIFE <u>15</u> YEARS
<u>1st Floor Plastered</u>			DIMENSIONS <u>60 x 77 x</u> SQUARE FT. AREA CUBIC FT.
<u>Fir-Trimmed</u>			<u>5790</u>
FLOORS			IMPROVEMENT VALUE
<u>Fir</u>			MAIN BUILDING \$ <u>7000</u>
PLUMBING <u>(See S&E)</u>			OTHER BUILDINGS \$ <u>2000</u>
<u>No Fixtures</u>			TOTAL \$ <u>9000</u>
<u>Typical</u>			ASSESSED VALUE 50% \$ <u>4500</u>
<u>Medium</u>			DATE <u>8/25/37</u>
TILE WORK			LAND INFORMATION
<u>None</u>			1. SIZE <u>X</u>
WIRING			2. STREET - ROAD <u>Level, On Grd.</u>
<u>Conduit</u>			<u>Graded, Conc.; Alley, Conc.;</u>
HEATING			3. SIDEWALK <u>Conc.</u>
<u>Central - Steam- Puget S.</u>			<u>Sewer & City Water</u>
<u>1st Floor Only</u>			4. LANDSCAPING
ELEVATORS			<u>None---Fair</u>
<u>1-Flight - Olds' Reg.</u>			5. TREND <u>LAND VALUE \$</u>
ENTRANCE			<u>Static</u>
			6. USE <u>Business</u>
CEILINGS - STORY HEIGHT			7. DISTRICT <u>Poor-Old</u>
<u>Base, 14'6" 1st Flr, 12'2"</u>			
<u>2nd Flr, 3rd 11'10" 4th 8'4"</u>			

O	C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGL	STAMP
		<u>Common Workers Union</u>	<u>10-21-49</u>	<u>3846043</u>			<u>[Stamp]</u>

FLOOR PLAN 50'30"-11"

"DEAN LINE REPRESENTS corrected floor plan - SEE NEW QUOTE FOOT 1954"



Contemporary Photographs and Images

Unless otherwise noted, the photographs that follow are by Susan Boyle of BOLA, and date from August and September 2014.



Context Views

Figure 22. Left, a view looking east on S Main Street from Occidental Street, with the back of the subject building visible.



Figure 23. Left, a view looking south on 2nd Avenue from Yesler Way. The tower of the King Street station is visible in the background, above the building.



Figure 24. Left, a view looking north and northeast along 2nd and 3rd Avenues S from just south of the subject building.

Figures 25 and 26. Below, two views looking southwest at the adjacent building at 307 3rd Avenue S, which dates from 1906. Note the angled bay at the corner, which presumably dates from the period of the street extension project. Note also the remnant of the original three-story Cascade Laundry building along the outer edge of this bay (King County i-map photograph, 2008).





Figure 27. Above, a view of the building in 2007, showing the upper floors of the adjacent building to the south in the background. (This photograph predates the graffiti on the two street-facing east and north facades. Joe Mable, WikiCommons).

Figure 28. Below, view looking west at the primary east facade.





Figure 29. Above, a view looking south along the alley from S Main Street.

Figure 30. Below, a view looking east at the back (west) facade from the parking lot on the west side of the block.



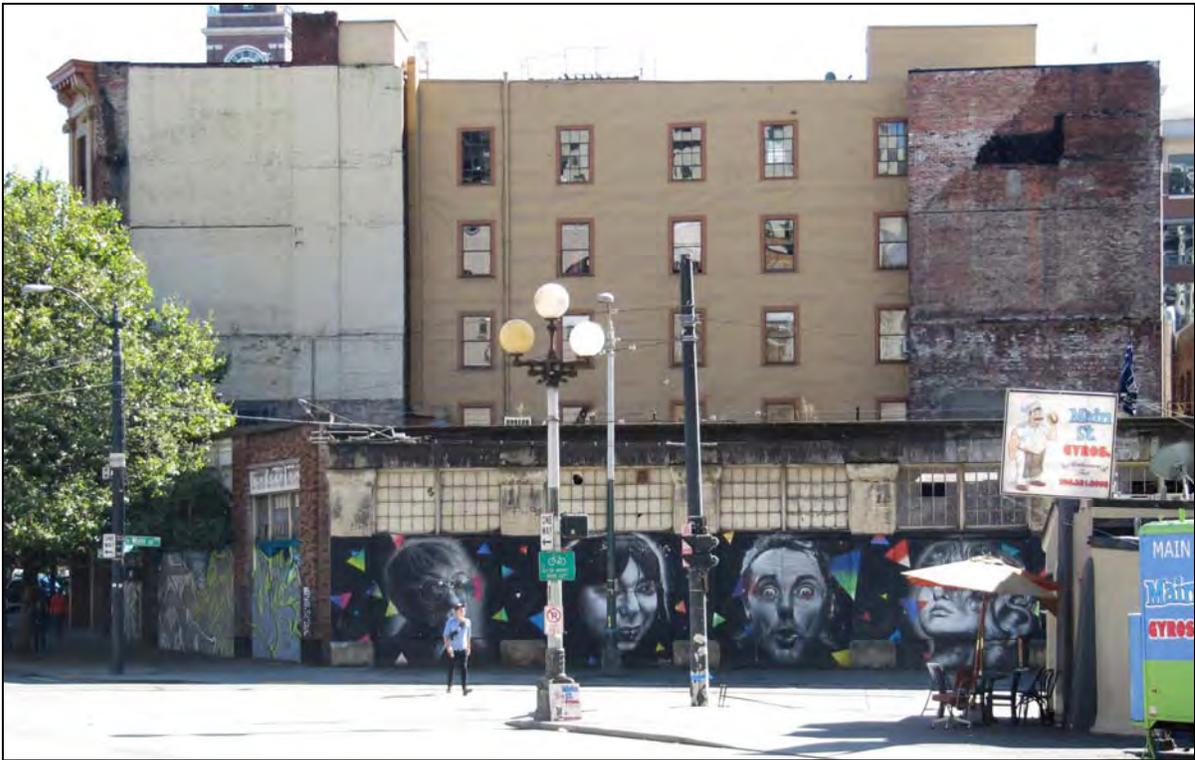


Figure 31. Above, a view looking south at a portion of the north facade. The plaster-clad and exposed brick masonry facade walls in the background are part of the adjacent Mottman Building to the south, which dates from ca.1906.



Figure 32. Left, a detail view of the northeast corner showing the brick masonry and decorative cast stone on the east facade, dating from ca. 1927 – 1928, and the original buff-colored and more deteriorated masonry on the north facade, dating from ca. 1900.

Figure 33. Directly below left, a detail views of brick masonry and terra cotta, and graffiti on the front (east) façade.

Figure 34. Directly below right, detail view of the steel beam and masonry infill in an original opening at the south end of the west bearing brick wall at the allow.

Figure 35. Below, detail view of graffiti panels, remaining transoms, and stone and brick pilasters on the north facade.



A description of the graffiti, from a Crosscut blog article by notes of it: “When the company Poster Giant papered over a mural at 3rd and Main, outraged denizens of Pioneer Square, many of them artists, demanded retribution. A contrite Poster Giant provided all the supplies and two Seattle graffiti artists went to work. The result is a gallery of Seattle’s art muses, of sorts. The demure Asian female with the long dark hair, bangs and lip ring is the late Ana Dyson, aka Ana Bender, an influential musician and graffiti writer, and a close friend of the Seattle graffiti crew BTM. She passed away in 2012, and is memorialized here and in many places along the west coast. From any angle, this wall is awesome to behold. The story-high portraits are meticulously executed – yes, entirely with spray paint – in black, white and grey with fluorescent triangle accents.

On the far-right panel you’ll find an inscription from the artists: ‘Dedicated to the good people of Seattle.’ If you look closely, there’s an emblem at the bottom-left corner of the dedication: Local 619, the symbol of the former tenants of 619 Western” (Lily Cutter, October 28, 2013).

Figure 36. Directly below, view from the roof of the adjoining Mottman Building looking northeast at the collapsed roof area and the southeast corner interior of 213 South Main Street. (Photograph provided by the Samis Land Company, September 2014.)

Figure 37. Below, a current view from within the first floor looking west at the southwest corner, where the roof and floor have collapsed (photograph by Don Marr, September 2014).



Figure 38 & 39. Below, photo portraits of Silme Domingo, left, and Gene Viernes, right, Filipino labor activists and members of the Cannery Workers Union Local 37 from the late 1970s or early 1980s (John Foz left photographer, HistoryLink.org, courtesy the East Hotel http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=412).

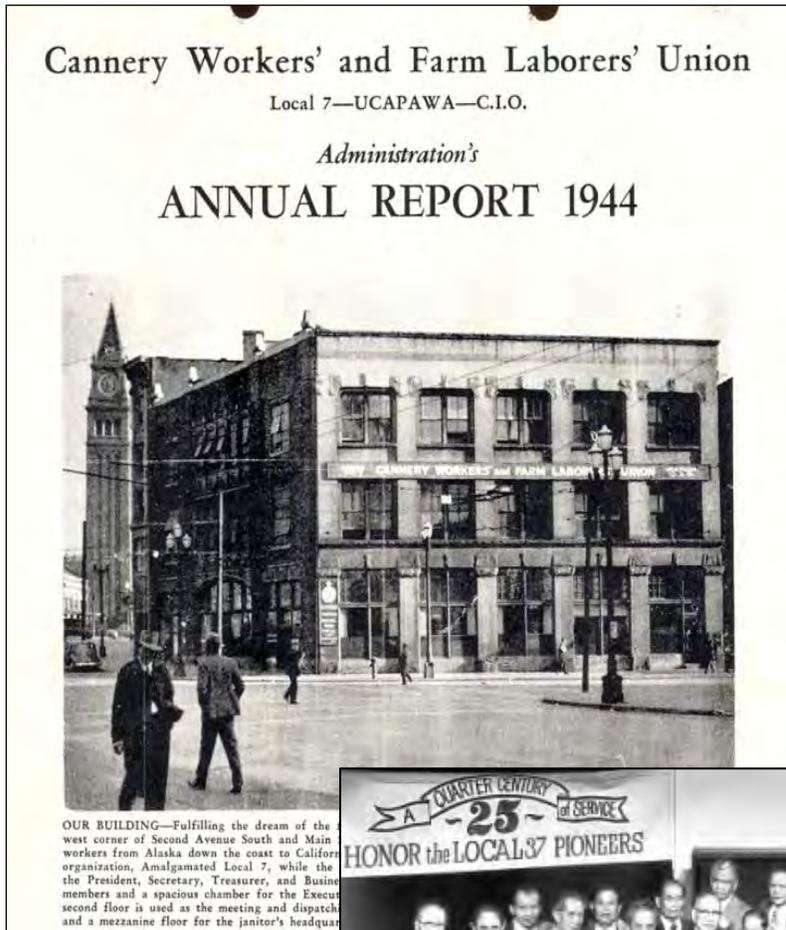


Figure 40. Left, the building as shown on the cover of the 1944 annual report of Local 7. (See page 8 for a text excerpt from this report cover.)

Figure 41. Below, members of the ILWU Cannery Workers Union, Local 37 at the 50th anniversary celebration in 1984, photograph by Skip Kerr.

(Figures 39 and 40 from an exhibit, “The Reform Movement of Local 37: The Work of Silme Domingo and Gene Viernes,” from the University of Washington Harry Bridges Center for Labor Studies, Waterfront Workers History Project, “Cannery Workers and Their Unions” Figure 37 was published originally by the *International Examiner*).

