



**1650 E. Olive Way**

**Seattle Historic Landmark Nomination**

December 21, 2009

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# 1650 E. Olive Way Seattle Landmark Nomination

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## I. BUILDING INFORMATION

Name (Historic): 1650 E. Olive Way; B&O Deli & Retail <sup>1</sup>; Simeon Building

Year Built: 1924

Street & Number: 1650 E. Olive Way

Assessor's File No.: 6848200735

Legal Description: Lots 5 and 6, Block 53, supplementary plat of Pontius Second Addition to Seattle, according to the plat thereof recorded in Volume 5 of Plats, page 76, in King County, Washington; together with unplatted strip lying between East line of said lots and East line of Southwest Quarter Section 29, Township 25 North, Range 4 East, W.M., in King County, Washington; except that portion of Lot 6 and the unplatted strip condemned under City of Seattle Ordinance Number 41943 for Olive Way.

Plat/Block/Lot: Plat Pontius 2<sup>nd</sup> Add Supl / Block 53 / Lot 5-6

Present Owner: B&O Development LLC

Present & Original Use: Multi-tenant retail commercial building

Present Owner Address: 1700 Westlake Ave. N., Suite 420, Seattle, WA 98109  
(Contact: John Stoner)

Original Owner: C. B. Wason

Original Architect/Builder: Unknown; possibly C. B. Wason (vernacular structure)

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<sup>1</sup> According to King County Assessor's website

## II. ARCHITECTURAL DESCRIPTION

### Adjacent Neighborhood Context

The 1650 E. Olive Way Building is located on the west slope of the Capitol Hill neighborhood of Seattle, at the intersection of Belmont Avenue E. and E. Olive Way. The immediate neighborhood is a dense mix of apartment buildings from the 1900s-present, single family residences dating primarily from the first quarter of the 20<sup>th</sup> century, and low commercial buildings dating from the entire 20<sup>th</sup> century. Within three blocks of the site, in any direction, is an established, vibrant, varied, and fine-grained urban fabric of residences and businesses, which overall is one of the densest on the West Coast. Restaurants, diners, bars, clubs, small shops, grocery stores, drugstores, services, and the like (both locally owned and chains), as well as civic and institutional buildings, are dispersed throughout the neighborhood, with primary commercial activity along the E. Olive Way and Broadway Avenue E.

Three blocks to the west is the Interstate-5 corridor, and beyond that, downtown Seattle. Since its mid-20<sup>th</sup>-century construction, the interstate effectively cut off the neighborhood from its original relationship to the downtown area; however, bridged connections along Denny Way, Olive Way, and Pine Street are heavily-used pedestrian, transit, and automobile corridors, which helps alleviate the sense of separation.

Nearby Seattle historic landmarks include:

- The Ward House (1882), believed to be Seattle's oldest house, located one block south at the corner of E. Denny Way and Belmont Avenue E. It was moved to this location in 1986 from its original location at 1427 Boren Avenue.<sup>2</sup>
- The San Remo Apartments (1907), one block north at E. Thomas Street and Belmont Avenue E.
- The Pantages House (1907) two blocks to the southeast at the corner of E. Denny Way and Harvard Avenue E., an early home of Alexander Pantages, who was an important theater chain owner on the West Coast.<sup>3</sup>

### The Site

The site is bound by Belmont Avenue E. to the west, E. Olive Way on the south, and an alley on the east. Located as it is near the crest of Capitol Hill, the immediate vicinity generally slopes downhill from east to west. To the immediate southwest of the site, the five-way intersection of Belmont Avenue E., the curving E. Olive Way, and E. John Street creates a relatively large open space which provides a view downhill of downtown from the subject building, as well as a view of the subject building uphill when approaching the other way.

Across the street to the west is the 1923 three-story brick Sealth Vista apartment building and adjacent parking lot; a 1906 wood framed duplex; and a 1910 three-story brick apartment building. Across the street to the south is a two-story 1966 commercial office building; and to the southwest a 2006 six-story condominium building. Across the alley to the east is a 1901 wood-framed single family house, and beyond that a two-story wood framed commercial building and apartments (originally built 1930, with additions 1956) currently housing a chiropractic office.

To the north of the site is a 1903 wood-framed two-story apartment building, reached by steps about 10 feet on a hill above sidewalk level, with a concrete and brick-faced below-grade garage accessed from street level. This property to the north is also owned by the owners of the 1650 E. Olive Way building.

The site is zoned NC3P-65 (Neighborhood Commercial 3 with a 65' height limit), as are the properties immediately to the south and east. The properties to the north and west, including the adjacent lot to the

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<sup>2</sup> Swope, p. 36; see also Historic Seattle, [www.historicseattle.org/projects/projectdetail.aspx?id=20](http://www.historicseattle.org/projects/projectdetail.aspx?id=20), "Completed Projects", accessed October 21, 2009.

<sup>3</sup> Ochsner, pp. 151, 180.

north, are zoned MR (Mixed Residential). The site's zoning is part of the Capitol Hill Urban Center Village, as well as the Capitol Hill Light Rail Overlay District.

A 1975 historic resources inventory of the neighborhood by Victor Steinbrueck and Folke Nyberg did not call out the 1650 E. Olive Way building as being either significant to the community or to the city.<sup>4</sup> The Seattle Department of Neighborhoods historical sites survey lists a brief entry for this building (date unknown but with an accompanying photo dated August 21, 2001), describing it as "Quite intact. Key location. District?" Additionally, it describes the integrity as "slight" changes to storefront and windows, and "intact" regarding changes to plan and original cladding; and recommends its status as "hold."

## **Building Exterior and Structure**

The building at 1650 E. Olive Way was built as a one-story, flat-roofed, commercial multi-tenant structure.

The structure was built to the property line, essentially filling the site, with five store entrances along the busy arterial E. Olive Way, and three along the quieter Belmont Avenue E. Entrances were recessed for shelter and to prevent the door from swinging into the right of way.

The 1937 Assessor's report describes the construction and classifies it as "double cheap:" a concrete foundation, tar and gravel roof, plate glass windows with wood sash, stucco bulkhead below the windows, and frame siding, with a metal marquee over the Belmont Avenue side storefronts. Interior was described as post and beam, plastered walls, and cement floors. The building at that time was described as good to fair condition. Windows included transoms over each of the storefronts, and above the transoms were simple wood cornices which visually increased the height, prominence, and individuality of each store.

Today the wood-framed structure is clad in a wide cove lap tongue-and-groove horizontal siding, with prominent reveal, painted a slate blue-green color. Unreinforced brick masonry piers in running bond, painted a dark red, are featured between the storefront windows. Wood beams support the flat roof. Exterior lighting and associated conduit is located on each brick pier, at the transom level. A continuous parapet, also clad in the same cove lap siding and painted the same color, creates a strong horizontality along the storefronts.

Whereas Belmont Avenue is level, on E. Olive Way the building elevation "steps up", following the slope, with the result that the storefronts along Olive Way are noticeably differentiated from each other. Similarly, floor levels of the interior store spaces vary according to the grade along Olive Way. The roof steps once up the hill as well; the two easternmost storefronts are covered by a flat roof that is approximately 2 feet higher than the roof over the rest of the building.

Although party walls remain essentially where they have always been, various shops have occupied more than one store space over time. Early Sanborn maps indicate a floor plan accommodating up to eight storefronts of varying floor areas. The only shop called out specifically was a Chinese laundry, located in the center storefront along Olive Way.

The 1937 Assessor's report shows only two shops along Belmont Avenue, five along Olive Way (two of which appear to have been extended to occupy what had been the third shop along Belmont Avenue), and one accessed from the alley. These shops were listed as two stores, a drug store, cleaners, laundry, furniture store, radio shop, and a repair shop (accessed off the alley). The repair shop perhaps may have been associated with the furniture store or radio shop, both of which were adjacent.

Over time, occupants appear to have expanded into adjacent spaces as necessary, facilitated by a flexible wood frame construction type. Today there are three tenants; the B&O Espresso cafe, which occupies the three storefront spaces along Belmont Avenue, and two westernmost spaces along Olive

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<sup>4</sup> Nyberg and Steinbrueck, unpaginated.

Way; Heller's Cafe Inc. (a clothing store) occupies two storefronts along Olive Way, and Capitol Hill Tobacco (a tobacco store) occupies one storefront space along Olive Way.

At the corner of Belmont and Olive, the building is angled so that the storefront entry is located on the chamfer. The 1937 Assessor's photograph shows a large sign which projected beyond this angle on two sides, supported at the corner with a metal post, and which was removed during the 1992 building alterations. All of the stores shown in the 1937 image appear to have used prominent signage to advertise their shops, either attached to the cornice or painted on their shop windows. There was even a wall-mounted billboard on the Belmont Avenue side, visible for eastbound travelers on Olive Way, which is visible in the 1937 assessors photograph of the site. Later, the roof appears to have supported two billboards for some time in the mid-20<sup>th</sup> century, for both directions of traffic, visible in the 1953 photographs.

### **Building Interior**

The 1937 Assessor's report describes all the interiors of the building as post and beam, plastered walls, and cement floors. Generally, the interior spaces have been repeatedly altered over time.

Currently, B&O Espresso occupies the three storefront spaces along Belmont Avenue E., and the two westernmost spaces along E. Olive Way, having expanded as needed over time. The northernmost space along Belmont Avenue is used as their bakery, with no access to the public. A skylight in the rear of this space appears to be an addition. The other store spaces along the windows are used as entry, dining areas, a retail counter, and a bar, with wide proscenium connections through party walls. A wide non-original opening with stairs provides interior access from the dining room at the southwest corner of the site, to the adjacent space eastward (which contains the bar) on E. Olive Way. Interior to these rooms are store rooms, a commercial kitchen, rest rooms, and an office. None of the fixtures or hardware appear to be original, but this would be difficult to verify, based on the changing nature of commercial interiors. Interior finishes in the B&O appear to be a mix of original and altered. Some plaster walls remain, but others are gypsum wall board. Flooring varies from asbestos tile, to linoleum, to carpet, to exposed cement, of various ages and conditions. Exposed pipe and conduit throughout is hung from the ceilings.

The Heller's Cafe store occupies two storefronts, connected on the inside by a non-original opening and stairs. The entire space is essentially given over to retail display, although there is some storage and a small restroom. One space has contemporary tile floors, the other has carpeting. Electrical conduit and venting is exposed on the ceiling. All walls are painted gypsum wall board.

The Capitol Hill Tobacco space occupies a single storefront, and most of the space is essentially given over to display retail items in shelving along the walls, including a small humidior room for the display and storage of cigars. There is a large storeroom with staff bathroom and kitchen area in the rear of the space, as well as a separate doorway out to the alley up a flight of four steps. Finishes are a contemporary tile floor, a contemporary dropped-ceiling system, and painted gypsum wall board.

### **Summary of alterations**

Below is a list of primary alterations to the site, based on Assessor's cards and information at the Seattle Department of Planning and Development Microfilm Library. Several permits are on record also for minor system upgrades, such as heating/air conditioning, to the various commercial spaces over the decades.

1924 (Original date of building construction, no permit on file)<sup>5</sup>  
1929 Unknown<sup>6</sup>  
1930 Alterations to store

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<sup>5</sup> Confirmed by land use review of subject building by Seattle Department of Construction and Land Use, in letter to Shawn Towner, Continental Savings Bank, dated March 25, 1998 (on file at DPD Microfilm Library).

<sup>6</sup> Assessor's card lists date and dollar value, but no explanation of work done

- 1941 Alterations to existing building for occupancy as a sales room and display; also to occupy as tavern and restaurant <sup>7</sup>
- 1947 Unknown <sup>8</sup>
- 1953 Alter store front – office
- 1957 Alter store front, occupy as store
- 1958 Alterations to workshop, by Tucker & Shields Architects (may include 1957 permits also)
- 1959 Erect and maintain sign and reader board
- 1960 Erect sign
- 1960 Alter and occupy as a self-service laundry
- 1966 Alter existing building – tavern, by Evvian Willis Designs
- 1968 Alter portion of existing building photo lab
- 1968 Erect 2 signs
- 1975 Install and maintain D.F. plastic sign 6' over public property – 8' above grade
- 1976 Change of use from tavern to sandwich shop
- 1977 To occupy portion of existing building as restaurant per plans
- 1986 Alter storefront of photo studio (install and maintain awning), by Puget Sound Tent & Awning
- 1992 12'x24' billboard removed from Belmont Avenue E wall
- 1992 Alteration to interior of existing commercial space, change use from retail to tavern, and occupy per plans.
- 1992 Alterations to existing building, per plans (exterior building repair), by d'ARCH Architects.
- 1994 Alteration to portion of building and occupy as beauty parlor, establish use of vacant tenant space as personal household retail sales and services (hair salon), per plans, by d'ARCH Architects.
- 1994 Alterations to existing building, per plans (retail/storage/restaurant) (exterior building repair), by d'ARCH Architects.
- 1995 Interior alterations to relocate restrooms within space known as 204 Belmont (B&O Espresso).
- 2003 Interior alterations to expand into adjacent space and change use from retail sales & service to restaurant (B&O Espresso) and occupy per plan, to use as bakery workspace, by Craft Architects.

Using the 1937 Assessor's photo as an indication of the original exteriors, today the building appears to have been repeatedly altered in order to suit the various tenants of the building over time, as is typical for a vernacular commercial structure [see figures 47-60].

Along Belmont Avenue E., the original parapet siding appears to be painted horizontal shiplap (ie, butt-jointed, so no reveal) siding, and an altered parapet cap. However, a 1954 photo of the alley side of the building indicates that the wide cove lap tongue-and-groove horizontal siding there appears to be original, and suggests that later applications of this siding in other locations (such as on the parapet) was an attempt to match original siding elsewhere on the building.

Storefront entries along Belmont Avenue do not resemble those shown in the 1937 photo. The southernmost window along the Belmont Avenue elevation has been considerably enlarged, compared to the 1937 and 1953 photos. Along Olive Way, the second-to-easternmost store elevation was altered between 1953 and 1954 by the occupant Wallace Ackerman Photography, by introducing a single angled glazed storefront wall from sidewalk to just below the cornice. In 1958 the adjacent storefront space was taken over for use as their camera room, and to that end, all exterior windows were either removed or possibly boarded over with new siding.

With the exception of the angled wall at the Ackerman storefront mentioned above, the current building appearance and elevations date from the 1992-1994 building alterations, which included new glazing to transoms, new storefront windows, and altered parapet.

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<sup>7</sup> Permits 342088 and 345370, mentioned in land use review of subject building by Seattle Department of Construction and Land Use, in letter to Shawn Towner, Continental Savings Bank, dated March 25, 1998 (on file at DPD Microfilm Library); but otherwise not found in review of permits on file for this report.

<sup>8</sup> Assessor's card lists date and dollar value, but no explanation of work done

### III. HISTORICAL CONTEXT

#### The development of the Capitol Hill neighborhood

Capitol Hill is one of Seattle's largest, oldest and well-established neighborhoods. This ridge overlooking downtown and Lake Washington was logged off in the 1880s, and Lake View Cemetery was established at one of its highest points, but settlement was relatively sparse. By the turn of the century, Seattle's population was growing rapidly and the city was expanding.

In 1900 and 1901, much of the hillside just east of the developing city was purchased and platted by James A. Moore, a real estate developer with an eye for predicting city growth and a skilled advertiser. He may have named the hill after another neighborhood of the same name in Denver, Colorado, or it may have been based on an expectation that the state capitol might be located there.<sup>9</sup> By 1912, other landowners got into the act, and there was a patchwork of more than 40 additions platted, including those by James Moore, as well as by the Furth, Yesler, and Pontius families.

By 1908, Capitol Hill was already the most fashionable residence after First Hill, and was the location of elegant mansions built by many of Seattle's families made newly rich by the prospering city, many clustered around Volunteer Park at the top of the hill. This park became a focus of early Olmsted plans for the city, and was described as the "jewel" of the city parks.

On the interior of the hill and on lower slopes, more modest middle-class homes and a large number of apartment buildings were built, creating a dense, pedestrian-scaled neighborhood. First Broadway, and later 15<sup>th</sup> and 19<sup>th</sup> Avenues, were developed into commercial corridors, following street car lines established in the first decades of the 20<sup>th</sup> century. Early automobiles were playthings of the rich, and with its proximity to their mansions, Broadway became an early "auto row", with car sales and service shops, particularly near Pike and Pine Streets.

Several prominent institutions were established on Capitol Hill early in the 20<sup>th</sup> century, including the Cornish School for the Arts, Seattle High School (later replaced by Seattle Central Community College), Holy Names Academy, and St. Mark's Episcopal Cathedral. In the 1930s, the Seattle Art Museum was built in Volunteer Park.

In the 1960s, the Interstate-5 corridor was built, cutting the neighborhood off from downtown. However, throughout the second half of the 20<sup>th</sup> century, Capitol Hill continued to see additional development of apartments and commercial buildings, particularly in the 1960s, 1980s, and continuing to the present. Today the neighborhood remains a popular, dense, walkable, vibrant, and varied community.<sup>10</sup>

#### Extension of E. Olive Way

In 1896, the only streetcar tracks in the neighborhood ran the length of Broadway on Capitol Hill, and connected to downtown via a cablecar line on Madison Avenue. By the early 1900s, streetcar lines had expanded to serve more of the rapidly-growing Capitol Hill. The area around the subject property of this report was served by a north-south loop down Bellevue Avenue N. and Summit Avenue N. (reaching as far north as Belmont Avenue N.), which opened in 1907 and connected to downtown via new lines on Pine Street.<sup>11</sup> A one-block extension on Melrose Avenue provided connection to streetcars on nearby Pike Street as well.

Early maps show that the subject site was removed from major thoroughfares, at least partly due to discontinuous alignment of streets caused by several separately platted but adjacent land claims. In 1905 the major nearby streets were Denny Way two blocks to the south, and Broadway two blocks to the

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<sup>9</sup> Williams, pp.15-17.

<sup>10</sup> HistoryLink.org, "Seattle Neighborhoods: Capitol Hill – Thumbnail History", essay 3188, by Paul Dorpat, May 7, 2001; accessed October 17, 2009.

<sup>11</sup> Williams, p. 43.



east. E Olive Way at that time extended from downtown and intersected with, and stopped at, Denny Way.

By 1920, the Kroll maps show E. Olive Way as having been cut in a wide curve through existing blocks, beyond Denny Way, to connect to E. John Street to the north—its current path. Regrading the hillside to accommodate this right-of-way extension was presumably to provide another major arterial to the rapidly growing Capitol Hill neighborhood from downtown. By the 1920s, automobile ownership was becoming more common. Notably, the new E. Olive Way did not include a streetcar line.

The existing buildings—primarily wood-framed houses—and parcels which were demolished to make way for the new street created a series of triangular empty lots along this new thoroughfare. In the 1951 Sanborn fire insurance maps, the four or so blocks along E. Olive Way, between Denny and Broadway, show four automobile service stations, with two more located in the blocks closer to downtown. A half-dozen hand laundries, Chinese laundries, and clothes pressers and cleaners are also specifically called out along this stretch of E. Olive Way. The Sanborn map specifically calls out laundries and gas stations; other types of shops are simply signified with an "S."

For the extension of E. Olive Way, a portion of the south part of the subject site upon which the 1650 E. Olive Way building was built, was given over to the city right of way in 1921.

### **Original and later property owners**

Note: Chain of ownership of property can most easily be traced in King County through tax records online or at the Puget Sound Regional Archives from the present date backwards to 1937. Prior to 1937, the King County Assessor's Rolls, which are located at the Archives, recorded the owner and taxpayer only every five years, back to the original pioneer families. American settlement of what became Seattle ultimately dates to free settlement lands in the Oregon and Washington Territories offered by the federal government through the Donation Land Acts between 1846 and 1853.<sup>12</sup> The founding of Seattle is generally marked as the arrival of the Arthur Denny party at Alki Point in 1851, and the city was incorporated in 1869.

The first listing of the property is in 1900, when the owner and tax payer of the subject real property is listed on the King County Assessor's Rolls as M. J. Pontius, presumably the original owner of the property, since the subject buildings are located in part of the Pontius Second Addition to the City of Seattle.<sup>13</sup> The property at that time was vacant. Rezan<sup>14</sup> and Margaret J. Pontius had moved to Seattle from Ohio in 1865 and were farmers and major early landowners in the area, including large tracts in the Cascade neighborhood and west slope of the Capitol Hill neighborhood. Their farmhouse was located on the east shore of Lake Union, near the intersection of today's Pontius Street and Denny Way. Rezan left his family in the late 1880s. Left alone, Margaret in the late 1800s platted and sold off their extensive properties as building lots in the rapidly growing city. With the profits from these land sales, she had by 1889 amassed enough wealth to build one of the earliest fine homes in Seattle, a huge turreted Queen Anne style mansion by prominent local architect John Parkinson, on the site of the old farmhouse. After her death in 1902, her estate was rumored to be valued at \$100,000, and her home was subsequently used as an orphanage until it was demolished in 1930.<sup>15</sup>

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<sup>12</sup> HistoryLink.org, "Donation Land Law, also known as Oregon Land Law," Essay 400, by Junius Rochester, November 27, 1998, accessed July 6, 2009. See also: Hone, E. Wade. *Land & Property Research in the United States*. Salt Lake City, Utah: Ancestry, 1997.

<sup>13</sup> For this report, land ownership was conclusively traced back through archived King County Assessor's Rolls only to 1900; however, the evidence suggests that the Pontius family which owned the land in 1900 was likely the original federal Donation Land Grant recipients in the mid-to-late 1800s.

<sup>14</sup> The spelling of his name varies widely in the literature.

<sup>15</sup> HistoryLink.org, "Seattle Neighborhoods: Capitol Hill—Thumbnail History," Essay 3188, by Paul Dorpat, May 7, 2001; and "Lake Union Walking Tour," p.8, Essay 8166 (PDF format), by Paula Becker, July 27, 2007; both accessed July 6, 2009.

Sometime between 1900 and 1910<sup>16</sup> the subject real property of this report, still vacant, was sold to Ida E. Axman, listed as owner, with C. H. Axman listed as the taxpayer in the 1910 Assessor Rolls. The property listing remained unchanged, still vacant, in the 1915 and 1920 listings. No additional information was found on these owners.

In 1924, the subject property of this report was built, based on information in the 1937 Assessor's report.

By the 1925 Assessor's Rolls, the owner and taxpayer of the property is listed as C. B. Wason. It is not known whether Wason or Axman built the existing structure. It is even possible that a third party built it, with ownership occurring between Axman and Wason. No additional information was found on Wason.

In the 1930 and 1935 Assessor's Rolls, the owner and taxpayer is listed as S. H. Simeon. No additional information was found on this owner.

The 1937 Assessor's report states that in 1924 the existing one-story commercial structure (accommodating multiple tenants) was built on E. Olive Way. Additionally, 1937 report states that Epsosine Simeon was the fee owner in 1933. The property appears to have passed to and between various of her family members for the rest of the century.

On building permits in 1976 and 1986, the owner is listed as Mary K. Simeon. On permits in 1992 and 1994, the owner is listed as the Eva Daniggelis Estate, with Nicholas Daniggelis as the executor of the estate. In 1998 ownership transferred from the Eva Paul Daniggelis Estate to John and Elizabeth Stoner, and to Jody Baldwin. In 2006 the Jody Baldwin Trust sold that share of the property to Nagui Sayah and Magda Heydayat. In 2008, the owners John and Elizabeth Stoner, and Nagui Sayah and Magda Heydayat, sold the property to B&O Development LLC.

### **Occupants of the 1650 E. Olive Way Building**

Because it is located on a corner, the subject building of this report contains the addresses 1650, 1652, 1654, 1656, and 1658 E. Olive Way; and 204 and 206 Belmont Avenue E. A table showing the occupants from 1938 to the present is included as an appendix to this report.

The occupants of the building from 1938 to the present have been traced using Polk's Directories (a kind of phone book/business directory) based on the various addresses of the building, a "reverse directory" format that was offered by the Polk company only starting in 1938, and ceased this service in 1996. Not all years were available for research. Occupants of the building between 1924 and 1938 are unknown. After 1996, ownership was confirmed with Coles Directories in 2000 and 2005.

The commercial building at 1650 E Olive Way which is the subject of this report, falls under the classification of vernacular as opposed to "high-style" commercial architecture, typical of the relatively simple buildings constructed within Seattle neighborhoods throughout its history, and certainly in the early 1900s. Probably designed by the builder, the storefronts, entries, and interior spaces simply and directly respond to the generic needs of the stores they were expected to house. While not located directly on a streetcar line, the building's location on the E. Olive Way corridor, and not far from the busy Broadway Avenue shopping and streetcar corridor, as well as a somewhat dense and growing neighborhood, probably assured a convenient location and steady clientele.<sup>17</sup>

Notably, the building appears to have housed over time a nexus of cleaners, drapery stores, upholsterers, and interior designers, perhaps more due to appropriateness or usability of the space, or personal relationships, rather than the immediate neighborhood being a design center.

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<sup>16</sup> Assessor's Rolls document ownership every five years; unfortunately records for 1905 were lost and do not exist.

<sup>17</sup> Ochsner, pp. 282-286.

Tenants which occupied space for more than a few years are listed below, roughly in chronological order:

**JJ Store (opening date unknown – 1937)**<sup>18</sup>

This store is located at the corner storefront in the 1937 Assessor's photograph. Based on the window displays of the 1937 Assessor's photograph, it appears to be a typical corner drugstore of the era, selling films, Coca-Cola, candy, ice cream, cigars, over-the-counter drugs, and featured a soda fountain. No additional information is known about this business.

**AB Grocery (1931 – 1942); also listed as Abe Takaji Grocery  
Spring's Grocery (1943 – 1947?)  
Belmont Grocery (1951-1965)**

The AB Grocery was begun by Takaji Abe in 1931, when he first appears as a resident in the Seattle Polk's Directory, with his wife Sadako. Mr. Abe appears to have named his grocery "AB" as a play on the pronunciation of his Japanese surname. In the 1937 Assessor's photograph, a sign offers grocery delivery service. In 1931 Abe and his wife lived at 216 Belmont Avenue, the apartment building next door to the store. From 1934 to 1942 their home address was listed at 204 Belmont, the address of the AB Grocery, although there does not appear to have been living quarters on site, so this may be an error. Little more is known about this business.

The AB Grocery is listed as being owned by Takaji and Kazuko Abe in 1942, and then appears to have closed after that year—it is possible, and seems likely, that the family was forced to abandon Seattle and their business, following the February 1942 order by President Roosevelt requiring the relocation to inland internment camps of any citizens of Japanese ancestry on the West Coast. The dual ownership might have reflected some attempt by family members at retaining control of the business. From 1943 onward for a few years the store appears to have been renamed Spring's Grocery, and owned by Mrs. Hazel Spring. At some point between 1944 and 1948 the owner of the grocery was L. M. Latsch; by 1951 the name had become the Belmont Grocery, which lasted until 1965.

**Que Woo Laundry (1936)**<sup>19</sup>

**Bush Cleaners (1936 - 1944)**

**Ko Chin Laundry (1937 - 1942)**

The subject building appears to have been occupied by several laundry-related businesses over time. In the early part of the 20<sup>th</sup> century, when doing laundry at home was a time- and labor-intensive task, laundries, pressers, cleaners, and dry cleaners were commonplace neighborhood fixtures. Que Woo Laundry is only listed in Polk's Directory for one year. The Ko Chin Laundry first appears in 1937, then does not appear after 1942. It may be that—like the AB Grocery listed above—the owners of the Ko Chin Laundry were relocated to internment camps (although Ko Chin is not a Japanese name, people with as little as 1/16<sup>th</sup> Japanese ancestry were subject to relocation)<sup>20</sup>, or otherwise may have felt their business suffer somehow related to the events of World War II.

Bush Cleaners was owned by Clinton W. Bush, who appears to have moved to Seattle with his wife Ruby in 1935. At that time he was employed as a hatter at Mercer & Vest, a larger clothes presser establishment with a branch in Belltown and another downtown. By 1936 he had opened Bush Cleaners (listed in Polk's Directory as a "clothes presser" as opposed to a "laundry") at 1652 E Olive Way, and closed in 1944. In the 1937 Assessor's photo, the store signs advertise "one day service" and possibly a pick-up service. Bush was still alive and his name mentioned anecdotally and

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<sup>18</sup> Information from 1937 Assessor's photograph.

<sup>19</sup> According to 1936 Polk's Directory.

<sup>20</sup> "The Amache Japanese Internment Camp", Colorado State Archives, December 12, 2006. Accessed online at [www.colorado.gov/dpa/doit/archives/wwwcod/granada.htm](http://www.colorado.gov/dpa/doit/archives/wwwcod/granada.htm) on July 6, 2009.

humorously in a 1992 Seattle Times article regarding that year's presidential election.<sup>21</sup> Clinton Bush owned two houses on E. Olive Way, directly uphill from the subject property, and the properties remain owned by his family. No other information was found on this business.

#### **Herbert Pinkman Radio Repair (1937 or earlier – 1938)**

Radios were an important communication medium in the early part of the 20<sup>th</sup> century; televisions were not commonplace until the late 1950s.<sup>22</sup> According to the 1937 Polk's, radio repairman Herbert N. Pinkman and his wife Hannah lived at 617 28<sup>th</sup> Avenue N. No other information was found on this business.

#### **Alaska-Siberian Fur Co. (1941)**

No other information was found on this business.

#### **Henry Bendele Beer Parlor (1942-1944?)**

This does not appear to have been the Henry Bendele who was the "legendary" and championship-winning football coach at Ballard High School from 1938 to 1959.<sup>23</sup>

#### **Honey Kreme Donut Co., wholesaler (1948-1955)**

No other information was found on this business.

#### **Belmont Tavern (1948-1976)**

No other information was found on this business.

#### **Paul Siegel Wholesale Draperies (1953-1956)**

Mr. and Mrs. Paul Siegel established a wholesale drapery store here in 1953; the business included interior design as well. In 1957 the company left this location to move into a new store across the street, at 1707 E. Olive Way, called alternately the Seattle Decorative Center, the Siegel Furniture Building, or the Siegel Store. The new modernist, Japanese-influenced, building was designed by noted local architect Roland Terry (1917-2006) when he was a partner in the firm Terry & Moore (1952-1960), and featured exterior walls incorporating a boxy, narrow wood frame with large expanses of undivided glass. In 1960 this new Paul Siegel Decorative Center across the street was featured in Pacific Architect & Builder magazine.<sup>24</sup> From 1962 to 1971 Terry designed additions to the building as well. In 1968 Terry also designed the Siegel home at 3814 E. John Street in Madrona.<sup>25</sup>

#### **Wallace Ackerman Photography (1954-1992)**

Wallace Ackerman for generations "was 'the' Seattle photographer for family portraits, society weddings, and corporate executive." According to his obituary, for generations Seattleites remembered "ABC" for a successful social event—Ackerman for photography, fashions from Bishop clothiers, and flowers from Crissey Florist. Ackerman first opened his studio here in 1954, where it remained until Ackerman retired in 1992.<sup>26</sup> Notably, Roland Terry, the architect of the new Paul Siegel building across the street, also designed in 1955 a retail storefront and interior remodel for the

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<sup>21</sup> The election was George W. Bush vs. Bill Clinton. "A spirited market scares up ghosts," Seattle Times, October 26, 1992, accessed online July 10, 2009.

<sup>22</sup> Marc, David and Robert J. Thompson. *Television in the Antenna Age*. Malden, Mass: Blackwell, 2005, p. 53.

<sup>23</sup> "Glory days: Ballard's McCain remembers undefeated season in '51," Seattle Times, October 29, 2002. Accessed online on July 6, 2009;

<sup>24</sup> DoCoMoMo.WeWa architect biographies; "Roland Terry", by Michael Houser, at [www.docomomo\\_wewa.org](http://www.docomomo_wewa.org), accessed July 2, 2009.

<sup>25</sup> "Preliminary Guide to the Roland Terry Architectural Drawings 1937-1991," University of Washington Libraries Special Collections, [www.lib.washington.edu/specialcoll/findaids/docs/photosgraphics/TerryRolandPHColl743.xml](http://www.lib.washington.edu/specialcoll/findaids/docs/photosgraphics/TerryRolandPHColl743.xml), accessed July 13, 2009.

<sup>26</sup> "Society photographer Wallace Ackerman dies," Seattle Times, February 13, 2002.

Crissey store adjacent to the Fifth Avenue Theater downtown, as well as alterations to the Mr. and Mrs. James Crissey home in 1953.

**Maison Decor Interiors & Interior Designers (1958-1966)**

This interior design firm moved into the space previously occupied by Paul Siegel Wholesale Draperies; presumably because the nature of the space was already set up to accommodate their business. No other information was found on this business.

**The Dragon Book Pavilion (1959-1960)**

According to Polk's Directory, this store sold used books. No other information was found on this business.

**Laundr-Eze (1953-1958) and Quick-Clean Self Service Laundry (1960-1974)**

No other information was found on these businesses.

**To The Trade Inc. (1967-1973)**

No other information was found on this business.

**B&O Espresso (1976 – present)**

The B&O Espresso was started by Lois Pierris and Jane Goode (Lukatah) in September 1976. They had met in 1972 in Greece, where they were both living at the time. Later, Goode moved to Seattle and Pierris visited her in 1975. A native New Yorker, Pierris describes Seattle at that time as being a "restaurant wasteland," and they were convinced that Seattle needed a "hangout with European coffee and Mediterranean food." Pierris had experience cooking in a Greek tavern, and Goode liked to bake. They rented the former Belmont Tavern on Belmont Avenue, at Olive Way, after several months of renovating the space and filling it inexpensively with garage sale furniture and used residential appliances. A friend of theirs came up with the name "B&O Espresso" using the first letters of their street intersection, Belmont and Olive, and from this they adopted as their symbol the B&O railroad icon from the Monopoly board game.<sup>27</sup> "We tried to make it a European atmosphere rather than Bohemian," said Pierris in a 1978 interview, adding that they did not then provide additional attractions such as music or poetry in their coffeehouse.<sup>28</sup>

Pierris and Goode then opened another location, called Pony Espresso, out of a concern that they might lose their lease at the Belmont location. Pierris and Goode ended their partnership in 1978, and Pierris went on to start several restaurants in Seattle, including Soho restaurant in Belltown in the 1980s, Serafina in the Eastlake neighborhood, and Lulu's in Pioneer Square.

Pierris states that their early regular customers at the B&O included the founders of Fox's Gem Shop, one of the founders of Visions Espresso, and Jim Reynolds (now co-owner of Peet's Coffee in San Francisco, but at the time was the coffee roaster for Starbucks). Additionally, she notes that the establishment of the B&O at that location helped to "clean up the neighborhood" at that time, and helped Capitol Hill to become "the bohemian area in the city."<sup>29</sup>

The B&O was noted early on, particularly in newspaper restaurant reviews, for their desserts, and for a comfortable, relaxed, no-rush environment created for patrons.<sup>30</sup> The coffee house has been a popular neighborhood fixture for decades.<sup>31</sup> A 2001 restaurant review described it as follows: "Lois Pierris built the template for the Bohemian dessert house in this town...built on atmo, attitude, and

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<sup>27</sup> Written correspondence with Lois Pierris by the author; July 9, 2009.

<sup>28</sup> "Coffeehouses: beating the rat race", Seattle Times, February 25, 1978, p. B1.

<sup>29</sup> Written correspondence with Lois Pierris by the author; July 9, 2009.

<sup>30</sup> See: "Coffeehouses: beating the rat race", Seattle Times, February 25, 1978, p. B1; "Seattle's Coffee Crazy - Where to Sip in Seattle", Seattle Times, August 19, 1984, Pacific section p. 10-15.

<sup>31</sup> See for example, "B&O Espresso is still tops in coffee and desserts," Seattle Post Intelligencer, March 31, 2006, accessed online June 23, 2009.

killer desserts, the B&O was for years *the* place in Seattle to cap a date. There was just something about it."<sup>32</sup>

In 2004 the B&O became one of four Seattle establishments offering hookahs. In 2005 a change in smoking laws required that they discontinue the practice.<sup>33</sup>

While there do not appear to have been any significant events occurring at the B&O, there are a few minor incidents worth noting: The internationally renown Seattle rock-and-roll band Pearl Jam developed their band name while having coffee at the B&O.<sup>34</sup> Additionally, the well-received young adult "Ruby Oliver" book series (begun 2005), by Seattle author E. Lockhart, uses the B&O as the hangout for her fictional title character and friends.<sup>35</sup> Finally, at least one other coffee house has connections to the B&O--in 1985 Ali Ghambari "started in the coffee business" with B&O Espresso; in 1998, he opened Cherry Street Coffee House in Pioneer Square, and by 2007 he had a total of five locations in Seattle.<sup>36</sup>

#### **Artesanos Woolens (1977-1980)**

No other information was found on this business.

#### **Johnny's Submarine Sandwiches (1977-1986)**

No other information was found on this business.

#### **Wick's Hair Art / Wick's Hair Design (1977-1983)**

No other information was found on this business.

#### **Akios Hair Design (1985-1990)**

No other information was found on this business.

#### **Elite Tavern II (1993-2001)**

The original Elite Tavern, located at the north end of Broadway near Roy Street, was the oldest gay bar on Capitol Hill, opening in 1979, when most existing gay bars in Seattle were located downtown. The Elite Tavern II, a second bar opened by the owners of the Elite, opened in 1993 and operated concurrently for eight years within the subject building. Later, the original Elite closed at its Broadway location in early 2007, and by late that year had moved to the 1500 block of Olive Way (not the subject property of this report), where it remains.<sup>37</sup> No other information was found on this business.

#### **Heller's Cafe Inc., A Far West Clothing Co. (1993 - present)**

This unusually-named company is not a cafe, but rather a used clothing store that has specialized in reselling collectible clothing items to Japanese collectors, and has received some notoriety for this unusual niche.<sup>38</sup> The owner, Larry McKaughan, has sold used jeans, collectible leather jackets, vintage Nike shoes, and other apparel to Japanese retail shops since the late 1980s.<sup>39</sup>

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<sup>32</sup> "Music to your Mouth", review by Kathryn Robinson, Seattle Weekly, March 7, 2001.

<sup>33</sup> www.hookah-information.com; and "Health Officials sue Zaina and George & Dragon Pub", October 12, 2008, Seattle Times, www.seattletimes.com, accessed July 11, 2009.

<sup>34</sup> CHART magazine, "Pearl Jam Explain Ten (Part Two)," interview with Pearl Jam band members, March 18, 2009, accessed online at <http://www.chartattack.com/features/67590/pearl-jam-explain-ten-part-two> on November 17, 2009.

<sup>35</sup> E. Lockhart web log, www.theboyfriendlist.com/e\_lockhart\_blog/2009/05/the-bo-espresso.html, accessed online June 23, 2009.

<sup>36</sup> www.cherrystreetcoffeehouse.com/about.html, accessed June 23, 2009.

<sup>37</sup> "Elite Tavern closes in January," Capitol Hill Times, December 27, 2006; "The Elite is not exactly Gay Disneyland," The Seattle Weekly, January 16, 2008; "Gay and Lesbian History Timeline in King County," Seattle Times, October 3, 1999, accessed online July 1, 2009.

<sup>38</sup> "Seattle store feasts on fad for swoosh gear," Seattle Post-Intelligencer, January 29, 1997, B1.

<sup>39</sup> "Dream jeans—for her, used Levis may be just the right financial fit," Seattle Times, November 17, 2001, accessed online July 19, 2009.

**Patrick Bear Salon (2002-2006)**

No other information was found on this business.

**Capitol Hill Tobacco (2006 - present)**

No other information was found on this business.

**20<sup>th</sup> Century Vernacular Commercial Architecture in Seattle**

Vernacular architecture is "ordinary" architecture, as opposed to "high-style" architecture. These buildings constitute the vast majority of buildings in a city, are generally not designed by architects, but rather by builders who rely on common models, builders guides, pattern books, and the like. Occasionally, they may also reflect the cultural or ethnic influence of the builder or the client. Besides "vernacular" and "high-style" architecture, a third category called "popular" architecture is sometimes called out, in order to describe buildings which might fall between the other two categories.<sup>40</sup>

Vernacular buildings are generally straightforward designs, driven by cost, size, and materials. Typical vernacular buildings of the early 20<sup>th</sup> century in Seattle might be sheds, warehouses, mills, industrial buildings, corner shops, simple storefront buildings, social club buildings, small apartment buildings, duplexes, and the single-family builder homes which make up most neighborhoods. The young city of Seattle in the late 1800s essentially used vernacular commercial building forms that were common in the rest of the Midwest and eastern United States, and were brought with the early settlers. These forms persisted in Seattle well into the 20<sup>th</sup> century.

Commercial storefronts could be built one, two, three, or more at a time, depending on the lot size and street frontage. The spaces inside might be boxy and generic, to accommodate a variety of tenants, each which might need special interiors for their business (counters, shelving, cabinets, backroom and storage space, access to alley, and so forth). By their very nature, commercial stores and storefronts changed over time in response to trends or to new occupants, and were renovated repeatedly.

Storefronts were designed to show off goods and attract the passerby, so large areas of glass window area and/or signage became typical. Construction materials for vernacular commercial storefronts in early 20<sup>th</sup> century Seattle were generally brick and wood, although stone or iron was occasionally used. Building structure could be brick, light wood framing, heavy timber, or steel. In order to maximize the windows, structure was often reduced to the minimum necessary on the street front, to the edges or corners of the building, and near the entrance. Storefronts might have showier materials near the entrance or bulkhead supporting the display windows. Metal windows and plate glass allowed considerably larger expanses of glass than was possible with wood frames. Rear walls and side walls not seen by the public were often built of less expensive or less showy materials. In multi-unit storefront buildings, interior walls separated tenants.

Multi-unit storefront buildings were often narrow and deep, because street frontage was so valuable to each tenant. Additional windows, and often skylights, were sometimes provided for additional light in the back. If an alley was available, a back entrance was useful for deliveries and the like. If not, then the store owner had to accept deliveries and stock through the front door.<sup>41</sup>

A row of stores united under a single roof is sometimes called a "taxpayer block." Generally one story, sometimes two, and usually constructed of relatively inexpensive materials, these buildings followed streetcar and automobile routes out of the main city downtown, and were common in the late 1800s and early 1900s. As populations and neighborhoods grew, these buildings were there to house all the

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<sup>40</sup> See "Vernacular and Popular Architecture in Seattle" by Gail Dubrow and Alexa Berlow, in *Shaping Seattle Architecture*, Jeffrey Ochsner, ed., Seattle: University of Washington Press, 1994, pp. 282-286.

<sup>41</sup> Gottfried, pp. 233-234, 236-237, 242-243, 245-251.

neighborhood services you might need—stores, shops, cafes, barbers, banks, news stands, and so forth. The structures were meant to be interim buildings. The term "taxpayer" refers to the developer's hope that the buildings would occupy the land, just paying the tax on the property or providing a small revenue stream, until the growing city and density caused the land value to escalate.<sup>42</sup>

In Seattle, vernacular commercial architecture, particularly storefronts, generally grew up along streetcar lines, and later along automobile routes, and many might be considered "taxpayer blocks." These frequently became the small neighborhood commercial nodes still found throughout the older parts of the city where later development did not overtake them, including Fremont, Greenwood/Phinney Ridge, Ballard, the University District, Queen Anne, Madison Valley, Columbia City, and West Seattle.

The 1650 E. Olive Way building might be considered a kind of taxpayer block, as it has the unusual circumstance of being built on a newly-created arterial, albeit in the city rather than on the edge of the city. The construction of this building is notably inexpensive, particularly when compared to other one-story commercial blocks of the 1920s going up in Capitol Hill and throughout neighborhoods in Seattle.

### **The development of coffeehouses in Seattle**

Coffee, espresso, coffeehouses, coffee roasters, and coffee companies increasingly became an important part of the Seattle economy, and associated with the Seattle lifestyle, in the last quarter of the 20<sup>th</sup> century, and remain so today.

Coffee was introduced to Europe from Africa via Asia, first by Arab, then by Dutch and English traders in the early 17<sup>th</sup> century. By the later part of that century, it was commonly consumed in Europe, and was quickly regarded as both a relaxing and energizing drink, encouraging reflection and creativity. In the Ottoman Empire, establishments early on developed to serve primarily coffee and serve as popular meeting places for conversation and social interaction; the English, Dutch, French quickly followed suit. English coffeehouses in the 18<sup>th</sup> century were known as places for business to transact, or business information to be traded. Lloyds of London, a large and prominent insurer and trading company, famously began in a London coffee house. In the rest of Europe, coffeehouses became known as locations for cultural and artistic, rather than business, exchange. In Paris, the famous coffeehouse Cafe Procope was founded in 1686 and was the meeting place of playwrights, philosophers, and politicians.

Coffee was brought over to America by the European colonists, and has been a widespread and popular beverage in the United States ever since. Coffee beans first arrived in Seattle, no doubt, stowed in the first pioneers' luggage.

In Seattle in the mid-twentieth century, a cup of coffee was available either at home, or at restaurants and diners. Like most cities in that era, Seattle had a long list of small, locally owned dining establishments, neighborhood coffee shops, lunch counters, and the like. Beans were available from small local coffee roasters, or nationwide brands offered at markets.

Established in Pike Place Market in 1914, Manning's was a Seattle coffee bean store ("roasted fresh every day") and had a diner counter for quick meals. Manning & Co. had delicatessens and coffee shops in cities up and down the West Coast, and sold its coffee in grocery stores.<sup>43</sup>

An early employee of Manning's was Walter Clark, who went on to build a local restaurant chain from 1930 to 1970. Clark's restaurants were mostly coffee shops (but included fine dining establishments), with as many as twenty open at any one time. Clark also owned office building and factory cafeterias, as well

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<sup>42</sup> Lieb, pp. 10-15.

<sup>43</sup> Humphrey, Clark. *Vanishing Seattle (Images of America series)*. Charleston, SC: Arcadia Publishing, 2006, p. 39.



as the food concession on Washington State ferries.<sup>44</sup> In his 1990 obituary, the *Seattle Times* said "It was almost impossible to go out to breakfast, lunch, or dinner in the Seattle area for four decades and not, at some time, wind up at a Clark's restaurant."<sup>45</sup>

Places to get a cup of coffee were commonly available, even beyond traditional diners or restaurants. For example, the Frederick & Nelson's department store downtown included a tea room and the "Paul Bunyan Room," coffee shop/soda fountain following a 1951 expansion, for the convenience of shoppers.<sup>46</sup>

In the late 1950s and early 1960s, some coffee houses began to develop in Seattle outside of the diner or restaurant tradition. Many were located near the University of Washington, and served as places for students to meet, listen to music, and pass the time. Some developed hand-in-hand with the folk music revival of the 1960s; these non-alcoholic coffeehouses provided for folk musicians an alternative venue to taverns. The first was Cafe Encore on University Way, opened in 1958 by Rusty Thomas, who had recently arrived from New York. In 1959, The Place Next Door was opened in Wallingford by Bob Clark, next to the Guild 45<sup>th</sup> Theater, which he also owned (in 1962 The Place Next Door would be sold to folk singer Stan James, who renamed it The Corroboree). In 1960, the El Matador coffeehouse opened on Westlake Avenue, and was a popular venue for folk singers.<sup>47</sup>

In the University District, prominent coffee houses which opened in the early 1960s included the Llahngaelhyn, the Pamir House, the Edge, the Eigerwand Kaffeehaus. The Llahngaelhyn, which was located in an iconic Tudor turreted building at the foot of the University Bridge, was a coffee house notable for featuring jazz music as well.<sup>48</sup> In addition, some of these coffee houses, which had first attracted beatniks and radicals, began to be hangouts for hippies and centers of student activism, as the University District became the unofficial center of Seattle's counterculture in the mid-1960s.<sup>49</sup>

Also in the 1960s another type of coffeehouse appeared, dubbed "dialogue" coffee houses. The first was Le Rapport Coffee House, founded in 1963 by volunteers associated with the Woodland Park Presbyterian Church on Phinney Ridge, "as a place where people could freely question and discuss each others opinions and share their own views," outside of a church setting. The first location was on Greenwood Avenue and 78<sup>th</sup> Street, next door to the Ridgeway Theater, with the intent of attracting the theater crowd. In 1966 it moved to a site next door to A Contemporary Theater on Lower Queen Anne. Speakers were featured regularly, and included Governors Dan Evans and Albert Rossellini, prominent politicians, psychiatrists, social workers, communists, Birch Society members, civil rights leaders, theater groups, and so forth.<sup>50</sup> Topics were intended to be controversial and timely, such as drugs, civil rights, sexual identity, and included "Would You Want Your Daughter to Marry One?," "Legalized Abortion," "Public Morality and State Government," "Homosexuality—Sin, Sickness, or Way of Life?," "The Philosophy of James Bond," "Are Unions Un-American?," or "Next Steps in Urban Desegregation."<sup>51</sup> In 1969 Le Rapport the coffeehouse closed, in order to morph into the Le Rapport Lay Academy, in order to "move beyond dialogue" and towards social action and actual solutions.<sup>52</sup>

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<sup>44</sup> Humphrey, p. 36.

<sup>45</sup> "Walter Clark, 93, Longtime Leader of Seattle Restaurant Industry" (obituary), *Seattle Times*, June 23, 1990.

<sup>46</sup> Humphrey, p. 10.

<sup>47</sup> "Seattle Coffeehouses during the 'Folk Revival' of the 1960s," by Don Firth, NW Hoot: the newsletter of the Pacific Northwest Folklore Society, June/July 2009, Vol. 1, No. 5; [www.pnwfolklore.org/nwhoot](http://www.pnwfolklore.org/nwhoot), accessed online July 12, 2009.

<sup>48</sup> HistoryLink.org, "Seattle Neighborhoods: University District Thumbnail History", Essay 3380, by Paul Dorpat, June 18, 2001, accessed July 2, 2009. See also Walt Crowley, *Rites of Passage: A Memoir of the Sixties in Seattle*, Seattle: University of Washington Press, 1995, p. 49. See also [www.llahngaelhyn.net](http://www.llahngaelhyn.net), by J. R. Heldman, a recollection website celebrating the Llahngaelhyn Reunion at Seattle's On The Boards Theater in 2000; accessed July 2009.

<sup>49</sup> Crowley, Walt. *National Trust Guide, Seattle*. New York: J. Wiley & Sons, 1998, p. 206.

<sup>50</sup> "Le Rapport to Open at New Site Friday," *Seattle Times*, June 12, 1966, p.8. See also "Coffee House Christianity," by Jerry H. Gill, *Duke Divinity School Review*, Vol. 31, Spring 1966, No. 2, pp. 140-141.

<sup>51</sup> "The Repertoire at Le Rapport", *Seattle Post-Intelligencer*, January 28, 1968, Northwest Section p.12-13

<sup>52</sup> "Lay Academy to replace talk at Le Rapport Coffee House," *Seattle Times*, April 14, 1969, p. 4.

The format of "dialogue" coffee houses proved to be so successful that others opened, including in 1972 the Speakeasy at 1821 E. Aloha on Capitol Hill, and The Hungry Mind (at an unknown location, and which apparently had closed by that date). The first topic at opening night at the Speakeasy was "Is Nixon Really Promoting Peace in Southeast Asia?", with "The Lazy Welfare Mother" the following week.<sup>53</sup>

In 1967 the Last Exit on Brooklyn (frequently called simply "the Last Exit") was opened by Irv Cisski in a small light-industrial building on Brooklyn Avenue at the edge of the University of Washington campus, and became popular then as a counterculture hangout, noted for espresso coffee, inexpensive peanut-butter sandwiches, pick-up chess and backgammon games, readers, and free-wheeling conversation.<sup>54</sup> Cisski sought to create a "haven where students and the benign crazies" were welcome and where "everyone felt equal and there were no sacred cows."<sup>55</sup> Seattle journalist and writer Knute Berger described it as "one of Seattle's great 60's landmarks, a gathering place for UW students, radicals, poets, nut jobs, chess masters, teens, intellectuals, workers, musicians, artists, beatniks, and hippies...[with] the din, the open-mike music, cigarette smoke, impromptu poetry readings, the arguments of lefties, libertarians, crackpots, and cultists...you could hear the rhythm and roar of the counterculture as it lived and breathed."<sup>56</sup> The Last Exit remained popular through the decades, as fashions and generations changed. After Cisski died in the early 1990s, in 1993 the Last Exit lost its lease with the UW, its landlord, and moved to a new location on University Way, where it lasted a few more years until it closed in the late 1990s.

In 1970 the Wet Whisker was opened in Coupeville, Washington, by Jim Stewart, and served coffee and ice cream. With his brother Dave, the Stewarts learned to roast their own coffee with a second-hand roaster formerly used to roast peanuts on a California beach boardwalk. The following year, they sold the original store and opened another Wet Whisker store at Pier 70 in Seattle. The business thrived at the new location, selling roasted beans and coffee, and the company expanded to several stores in the area, and one in Colorado. In 1983 the store was renamed Stewart Brothers Coffee, and the roastery was moved to Vashon Island, Washington. In 1988 the name was shortened to SBC to avoid confusion with another Stewart coffee company in the country. In 1991, following a local restaurant's tasting competition, the company was renamed Seattle's Best Coffee. In the late 1990s they acquired another Seattle coffee company, Torrefazione Italia (which had been established in 1986), with the umbrella company called Seattle Coffee Company. In 2003 this umbrella company, including Seattle's Best Coffee and Torrefazione Italia, were bought as subsidiaries of the Starbucks Corporation, but retain their independent labels and are today available widely through grocery stores and 500 cafes.<sup>57</sup>

In 1971 Starbucks Coffee, Tea, and Spice opened in Pike Place Market, selling gourmet coffee beans and brewing equipment, but did not serve coffee drinks.<sup>58</sup> The company was founded by Zev Siegel, Gordon Bowker, and Jerry Baldwin, each from different backgrounds unrelated to coffee, tea, or spices, but they were inspired by Alfred Peet's coffee stores in Berkeley and San Francisco, and were interested in bringing gourmet coffee to the Seattle area. They occupied a small storefront location near Pike Place Market (the building is no longer standing), and quickly became known for an extremely dark roast of coffee.<sup>59</sup> In 1972 a second store was opened. By 1980 there were several retail outlets, and Starbucks was the largest roaster in Washington. Besides selling whole beans and bagged coffee, the stores sold coffee makers and brewers, grinders, and other equipment. In 1980 Siegel left the business. In 1980

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<sup>53</sup> "Speakeasy to offer dialog, good coffee", Seattle Times, June 12, 1966, p.8.

<sup>54</sup> The Cafe Allegro claims that its rival the Last Exit on Brooklyn, although an older coffeehouse, began serving espresso after the Allegro. See [www.cafeallegro.com/history](http://www.cafeallegro.com/history), accessed June 26, 2009.

<sup>55</sup> "Last Exit, many returns: 20 years and many fads later, laid back U District coffeehouse shows no signs of slowing down," Seattle Times, June 24, 1987, p. E1.

<sup>56</sup> "It's the end for the Last Exit," by Knute Berger, [www.Crosscut.com](http://www.Crosscut.com) News and Commentary, September 27, 2007, accessed online June 23, 2009.

<sup>57</sup> "Our Story," no date, Seattle Coffee Company, [www.seattlesbest.com](http://www.seattlesbest.com), accessed online July 6, 2009.

<sup>58</sup> McGraw-Hill Higher Education Case Studies, "Starbucks Corporation", [www.mhhe.com/business/management/](http://www.mhhe.com/business/management/)

<sup>59</sup> "A new source for that heady aroma," by Don Duncan, Seattle Times, June 17, 1971, p. B1.

Gordon Bowker began a side business and started Redhook Brewery with Paul Shipman formerly of Chateau Ste. Michelle winery.<sup>60</sup> In 1982 Howard Schultz was hired as head of marketing and retail stores. In 1983, Schultz, while travelling in Milan, encountered a traditional neighborhood Italian coffee bar, complete with barista, comfortable interior, and neighbors chatting. Schultz wanted Starbucks to begin to offer these Italian-style drinks (such as *caffè lattes*) in similar neighborhood cafes in Seattle. Bowker and Baldwin did not agree, but allowed Schultz to sell prepared coffee drinks on a limited basis in some of the stores. In 1984, Starbucks had the opportunity to purchase the five extant Peet's Coffee stores in San Francisco, and Bowker and Baldwin divided their time running the two companies, and were not interested in pursuing Schultz's expansion ideas. By 1985, Schultz left Starbucks to open his own coffee company focusing on serving coffee drinks, which was to be called "Il Giornale." Baldwin and Bowker helped get the company off the ground as financial backers. The first Il Giornale was located in the Columbia Tower, and was an immediate success. Schultz began to plan to expand and search for additional seed capital, so that by 1987 there were three stores in Seattle and Vancouver BC. In 1987 Bowker and Baldwin wanted out of the business to pursue other enterprises, and offered the entire Starbucks company roasting plant, stores, and name for sale. Baldwin retained the Peet's company. Schultz purchased Starbucks, and in late 1987 at age 34 was the CEO and president. Since that time, Starbucks expanded nationally during the mid 1990s, bought out competitors, and quickly became one of the largest coffee companies in the country, and closely associated with Seattle.<sup>61</sup>

In 1975, the Cafe Allegro was established by Dave Olsen in the University District, specialized in serving espresso, and after the closure of the Last Exit, is now the oldest continuously operating coffeehouse in Seattle. They claim to have been the original wholesale customer in the 1970s of the small, new coffee roaster in Pike Place Market called Starbucks. In 1986 Olsen went to work for Howard Schultz's coffee business venture as director of operations, and sold the Allegro in 1990 to two longtime employees. The Allegro continues to occupy their original location, the rear portion of a commercial space accessed from the alley, one block from the University of Washington campus.<sup>62</sup>

In 1976, a Seattle Post-Intelligencer article on coffee made no mention of any nascent gourmet coffee or espresso scene, but did state that "a few Seattle restaurants are known in part for the quality of their coffee. A very incomplete sampling might include Woerne's European Cafe in the University District, the Sabika Cafe on Pike Street, Barney Bagel and Suzy Creamcheese at Pier 70, The Bakery and Salad Gallery in Pioneer Square, The Baobab on First Avenue West, and the Design Coffee Shop at the University of Washington School of Architecture."<sup>63</sup>

Another 1976 article, in May, written by Starbucks co-founder Gordon Bowker but concealed under the pen name "Lars Henry Ringseth," surveyed the availability of espresso offerings in Seattle, at a time when Starbucks was not generally offering coffee drinks itself. Of the entire list, the "best in town" was Cafe Allegro, with no competitors. "Recommended" was Vitium Capitale in Pike Place Market and Cafe Society in Pioneer Square. "Recommended with Qualifications" was the Great American Food & Beverage Company restaurant on Eastlake. "Not Recommended" were the Athenian Inn in Pike Place Market, the Last Exit, La Fonda Dona Maria in Kirkland, Pergola Branch and Pioneer Trading Co. in Pioneer Square, Rudy's Italian Restaurant downtown, and Terry Avenue Freight House in Belltown. No other cafes were mentioned.<sup>64</sup>

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<sup>60</sup> "Gordon Bowker timeline: From O'Dea High to Hawaiian guitar," Seattle Times, March 9, 2008, accessed July 7, 2009.

<sup>61</sup> See "Seattle's coffee crazy," Seattle Times, August 19, 1984, Pacific magazine, pp. 10-15; "Brewing up a marketing plan: Purchase of Starbucks was Howard Schultz's idea of a good blend," Seattle Times, June 16, 1987, p. C1. See also Arthur A. Thompson Jr. et al., "Starbucks Corporation" case study, *Crafting and Executing Strategy: The Quest for Competitive Advantage: Concepts and Cases*, New York: McGraw-Hill/Irwin, 2007; also Mark Pendergrast, *Uncommon Grounds: the History of Coffee and How it Transformed our World*, New York: Basic Books, 2000, pp. 367-377.

<sup>62</sup> [www.cafeallegro.com/history](http://www.cafeallegro.com/history), accessed June 26, 2009.

<sup>63</sup> "Coffee: 300 million cups a day," Seattle Post-Intelligencer, January 25, 1976, Northwest pp.4-6, 11.

<sup>64</sup> "On the trail of the elusive espresso," Seattle Weekly, May 19, 1976, pp. 17, 23.

In late 1976 the B&O Espresso was started by Lois Pierris and Jane Goode (Lukatah) at the corner of Belmont and Olive on Capitol Hill (see separate history elsewhere in this report).

In 1977 the Raison d'Etire opened in the Terminal Sales Building at First Avenue and Virginia Street, and was described in an extensive 1984 profile as "the only European-style cafe in town." The coffee house was described as one of the first several in Seattle to serve espresso. It was noted for its excellent pastries and unrushed, spacious, Bohemian-but-elegant atmosphere. The Raison d'Etire closed in December 1991, and the owners moved to Los Angeles.<sup>65</sup>

In 1978 a Seattle Times review of notable coffeehouses included The Classic at 5500 University Way (originally called "Otto's" and started in 1976 by Otto Borsodi, who then moved to New Orleans in 1977 to establish one of the first espresso bars there), which claimed to offer the least expensive espresso in Seattle at 35 cents. Other venues mentioned were the B&O on Capitol Hill; Yetta's in Madison Park; The Washington Post Cafe in Fremont; Cafe Society in Pioneer Square; the Raison d'Etire downtown; the Vitium Capitale in Pike Place Market; and in the University District, the Allegro, the Last Exit, Woerne's European Cafe, and Continental Pastry.<sup>66</sup>

In 1984 a Seattle Times article noted that there were seven gourmet coffee roasters in the Seattle area at that time, including Starbucks, Good Coffee Co., Stewart Brothers, Pegasus, Bargreen's, Coffee Products (Blue Anchor—a brand later owned by Starbucks), and Port Townsend Coffee Company. By the mid-1980s, the gourmet coffee stores were educating an increasingly sophisticated Seattle populace regarding the finer points of coffee-making, including grinders and filters, expensive European espresso machine manufacturers, various roasts and types of beans, methods of preparation, types of coffee drinks, and so forth.<sup>67</sup> The article quoted a 1983 survey showing a higher percentage of gourmet coffee drinkers in the West than anywhere else, and noted that the gourmet coffee trend probably started in San Francisco, but that Seattle was rapidly overtaking the lead.

Although crowded, the developing coffee culture in Seattle continued to create opportunities for new entrants into the field. For example, in 1985, the young entrepreneur Mauro Cipolla started a coffee roasting business in his parent's garage after apprenticing with a roaster in Italy. Called Caffè Mauro, it was by 1991 a two million dollar business selling products to 600 cafes and restaurants on the West Coast.<sup>68</sup> Later the name was changed to Caffè d'Arte due to a trademark conflict.<sup>69</sup>

By 1986 a local magazine review of the best espresso in Seattle included only of nine locations: Caffè Allegro; the Boiserie coffee shop in the Burke Museum on the UW campus, notable for its 18<sup>th</sup> century French wood paneled walls; Free Mars cafe; Il Giornale in the Columbia Tower office building, a coffee stand owned by future Starbucks owner Howard Schultz; Monorail Espresso Cafe downtown; Nordstrom Espresso Bar outside the department store downtown; Raison d'Etire downtown; the Starbucks Coffee & Tea location at Fourth & Spring, as opposed to the five other locations in Seattle; and Stewart Brothers Coffee in Pike Place Market.<sup>70</sup>

New coffeehouses have continued to open in Seattle since the 1980s. Besides the coffee houses, cafes, and roasters listed above, below is a list of coffeehouses—which is by no means complete, and is in no

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<sup>65</sup> "The art of the coffeehouse: How a pair of artists created Raison d'Etire, the only European-style cafe in town," by Roger Downey, Seattle Weekly, July 25-31, 1984, pp. 31-34; and "Clam chowder pizza, apple pie pizza, weird, fun, pantana," (restaurant column), Seattle Post Intelligencer, December 13, 1991.

<sup>66</sup> "Coffeehouses: beating the rat race", Seattle Times, February 25, 1978, p. B1.

<sup>67</sup> "Seattle's coffee crazy," Seattle Times, August 19, 1984, Pacific magazine, pp. 10-15.

<sup>68</sup> [www.caffedarte.com/mainhistory.html](http://www.caffedarte.com/mainhistory.html), accessed June 24, 2009; and "Profile: Mauro Cipolla—he knows beans about coffee—the hard part is making his name known," Seattle Times, December 2, 1991.

<sup>69</sup> "Trademark battle brews trouble for Caffè Mauro," Seattle Times, July 31, 1992.

<sup>70</sup> "Espresso yourself: How and where to get wired," Pacific Northwest magazine, Seattle Times, November 1986, pp. 37-38+.

particular order—with unconfirmed founding dates and locations (some are no longer open), included here to help to round out the breadth of coffeehouses and their prevalence in Seattle:<sup>71</sup>

Bauhaus Espresso (Pike/Pine Corridor)  
Cafe Lladro (several locations)  
Cafe Roma (Capitol Hill, University District)  
Cafe Vita (several locations)  
Caffe Paradiso (Pike/Pine Corridor, now a Cafe Vita)  
Cause Celebre (Capitol Hill)  
Coffee Messiah (Capitol Hill)  
Diva Espresso (Phinney Ridge, West Seattle, other locations)  
Herkimer Coffee (Phinney Ridge, 2003)  
Q Cafe (Interbay)  
Speakeasy (Belltown, 1991-2001)  
Uncommon Grounds (Roosevelt)  
Uptown Espresso (Lower Queen Anne, 1985)  
Victrola (Capitol Hill)  
Vivace Espresso (Capitol Hill, 1988)  
Zeitgeist (Pioneer Square)  
Zoka (Green Lake 1997, University Village 2004)

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<sup>71</sup> Seattle Wikipedia, [www.seattle.wikia.com/wiki/coffeehouses](http://www.seattle.wikia.com/wiki/coffeehouses), accessed June 23, 2009.

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#### Interviews

David Peterson with Lois Pierris, July 9, 2009.

David Peterson with Jane Lukatah, October 22-24, 2009.





VI. PHOTOS, MAPS, DRAWINGS

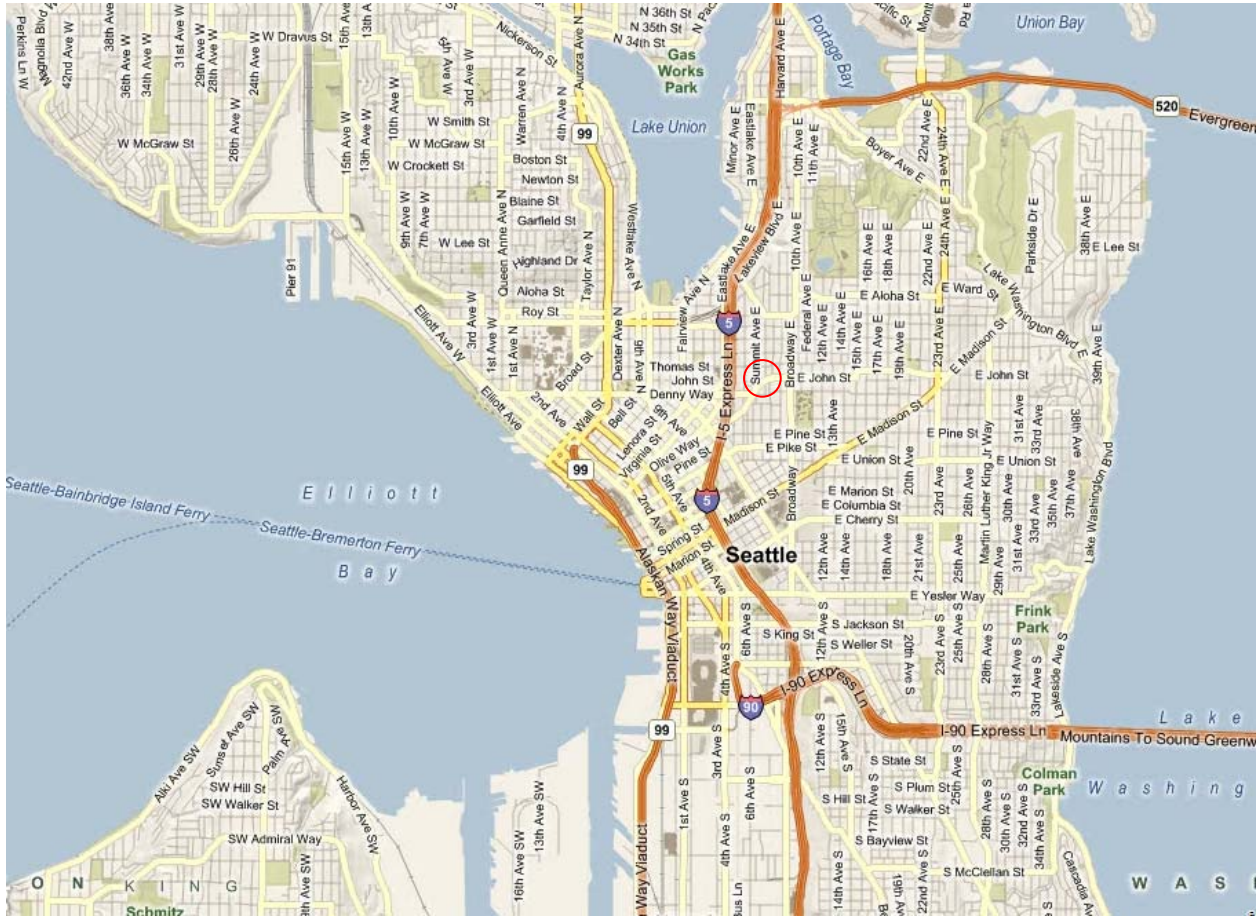


Figure 1 – Site map (red circle indicates location of site). North is up.

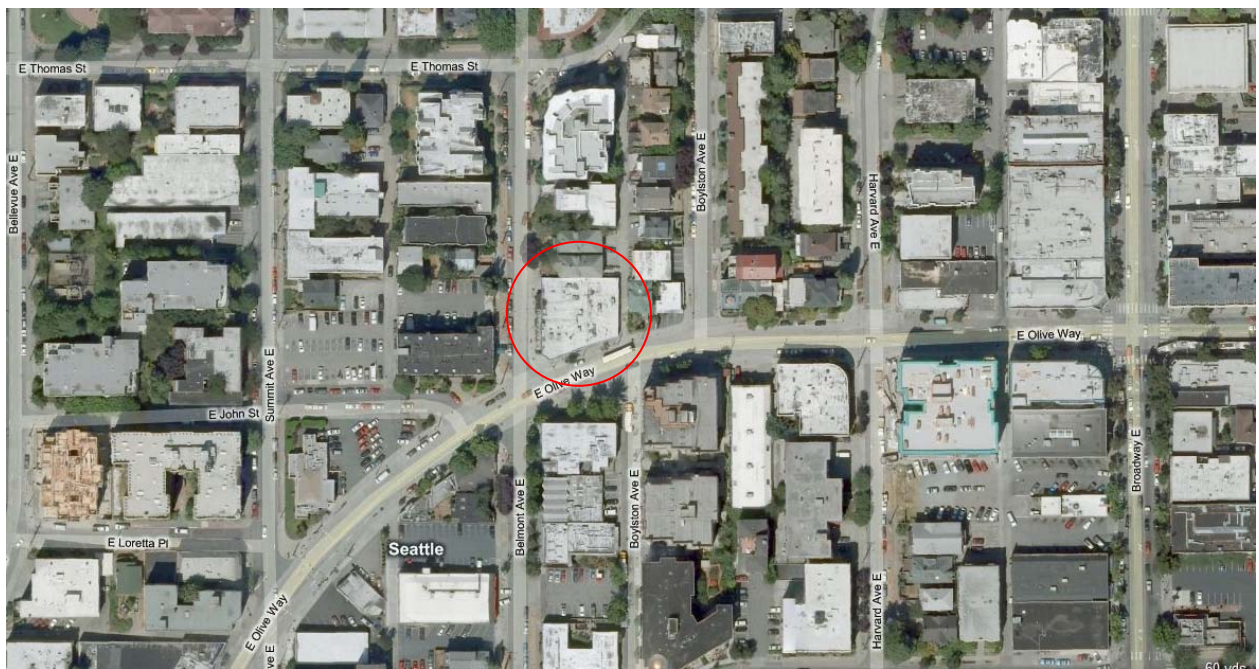


Figure 2 – Aerial view of neighborhood (red circle indicates location of site). North is up.



Figure 3 – Detail of Zoning Maps, Seattle Department of Planning and Development (red oval indicates site). North is to the left, in order to show continuation of E Olive Way to Broadway.

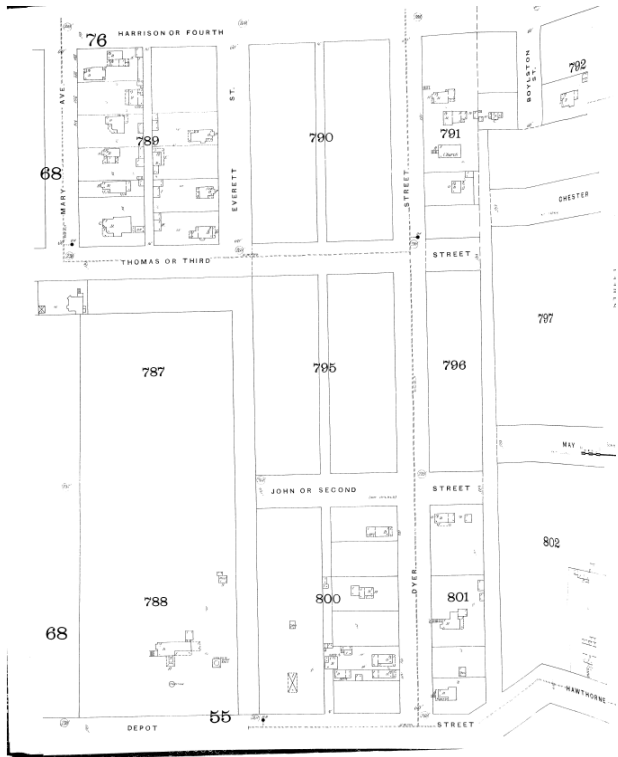


Figure 4 – Sanborn Insurance Map #69A, Vol. 2, 1893

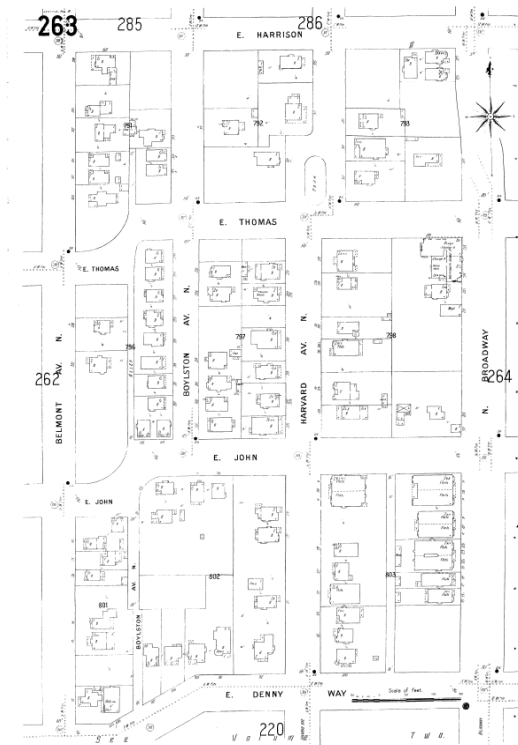


Figure 5 – Sanborn Insurance Map #263, Vol. 3, 1905

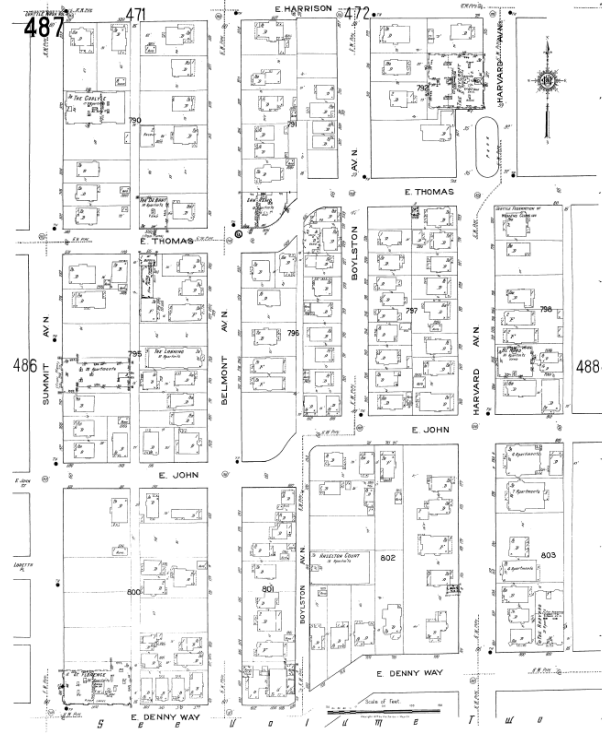


Figure 6 – Sanborn Insurance Map #487, Vol. 4, 1917; the site is still vacant, and E Olive Way has not yet been cut through.

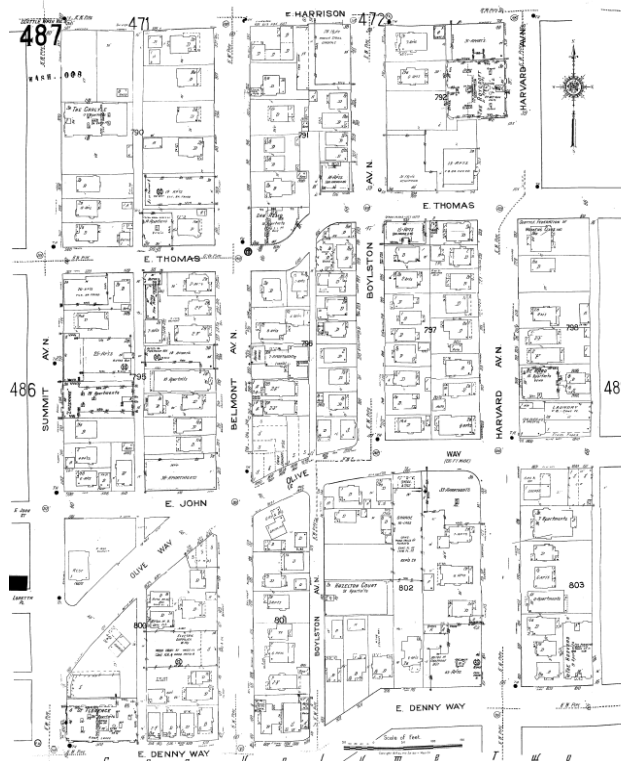


Figure 7 – Sanborn Insurance Map #487, Vol. 4, 1951, showing the subject property at center (note party walls between shops), and showing E Olive Way, both dating from the 1920s.

#### IV. CONTEXT PHOTOS



Figure 8 – Site map (red oval indicates location of site). North is to the left. Note stepping roof.



Figure 9 – Context: View eastward on E Olive Way towards site (at center left)



Figure 10 – Context: View southward on Belmont Avenue E towards site (at center left, hidden by trees)



Figure 11 – Context: View eastward on E Olive Way towards site (at center left)



Figure 12 – Context: Continuing view eastward on E Olive Way from site (at far left)



Figure 13 – Context: View westward on E Olive Way towards site (at center)



Figure 14 – 1937 (Assessor's photo)



Figure 15 – 1953 (Seattle Municipal Archives #44507)



Figure 16 – 1953 (Seattle Municipal Archives #44499)





Figure 17 – 1953 (Seattle Municipal Archives #44509)



Figure 18 – 1954 (Assessor's photo). Note alteration of Ackerman Photography space between 1953 (top photo) and 1954 (above).



Figure 19 – Period photo from DPD Microfilm library for unknown permit, showing Belmont Tavern. Undated, but likely 1976 (adjacent sign over storefront for Caravan Gallery, occupant only for that year).



Figure 20 – E. Olive Way elevation, 2006 (reflects current condition)



Figure 21 – Belmont Avenue E. elevation, 2009



Figure 22 – Belmont Avenue E. elevation, 2009



Figure 23 – E. Olive Way elevation, 2009



Figure 24 – E. Olive Way elevation, 2009



Figure 25 – E. Olive Way elevation, 2009



Figure 26 – E. Olive Way elevation, 2009



Figure 27 – Alley elevation, 2009



Figure 28 – E. Olive Way elevation, detail, 2009



Figure 29 – Belmont Avenue E. elevation, detail, 2009



Figure 30 – Belmont Avenue E. elevation, detail, 2009



Figure 31 – Interior, B&O Espresso dining room, 2009



Figure 32 – Interior, B&O Espresso dining room, 2009





Figure 33 – Interior, B&O Espresso entry and retail counter, 2009. Note stairs to bar/dining room, right of center.



Figure 34 – Interior, B&O Espresso retail counter area, 2009



Figure 35 – Interior, B&O Espresso entry and retail counter area, 2009. Windows face Belmont Avenue E.

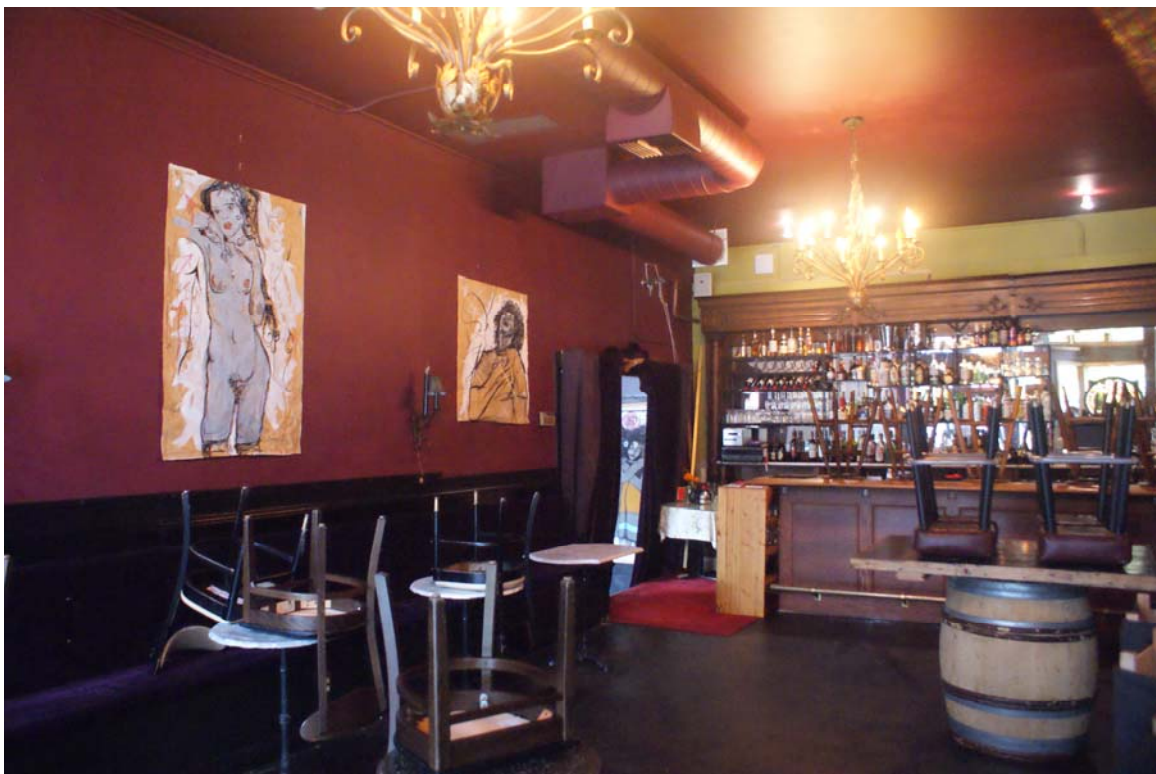


Figure 36 – Interior, B&O Espresso bar/dining room, 2009 Note passage access to main dining room (center)



Figure 37 – Interior, B&O Espresso bakery area in northernmost storefront space on Belmont Avenue E., 2009



Figure 38 – Interior, B&O Espresso kitchen (left) and storage room (right), 2009





Figure 41 – Interior, Heller's Cafe main room, 2009



Figure 42 – Interior, Heller's Cafe main room, 2009. Note stairs and entry into adjacent storefront space, formerly Ackerman Photography.



Figure 43 – Interior, Heller's Cafe adjacent retail room, 2009. Note large angled glazed wall, installed in 1953-54 by Ackerman Photography.



Figure 44 – Interior, Capitol Hill Tobacco, 2009



Figure 45 – Interior, Capitol Hill Tobacco, 2009



Figure 46 – Interior, Capitol Hill Tobacco, rear storeroom, 2009. Note steps to alley side door.

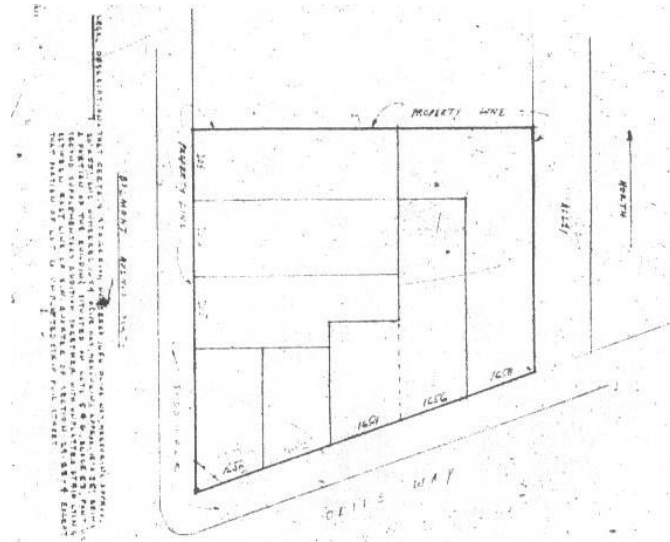


Figure 47 – 1958, "A Shop Remodeling for Wallace Ackerman", Tucker & Shields Architects (part of sheet 1). North is up.

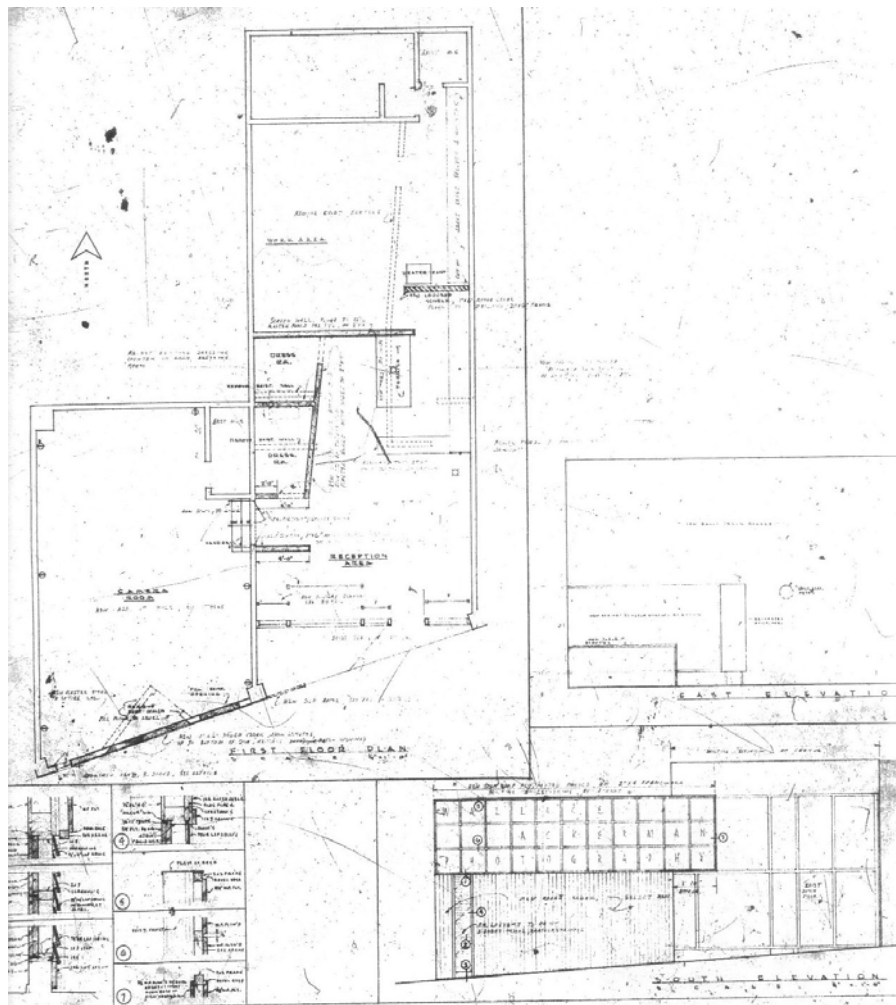


Figure 48 – 1958, "A Shop Remodeling for Wallace Ackerman", Tucker & Shields Architects (part of sheet 1). North is up.



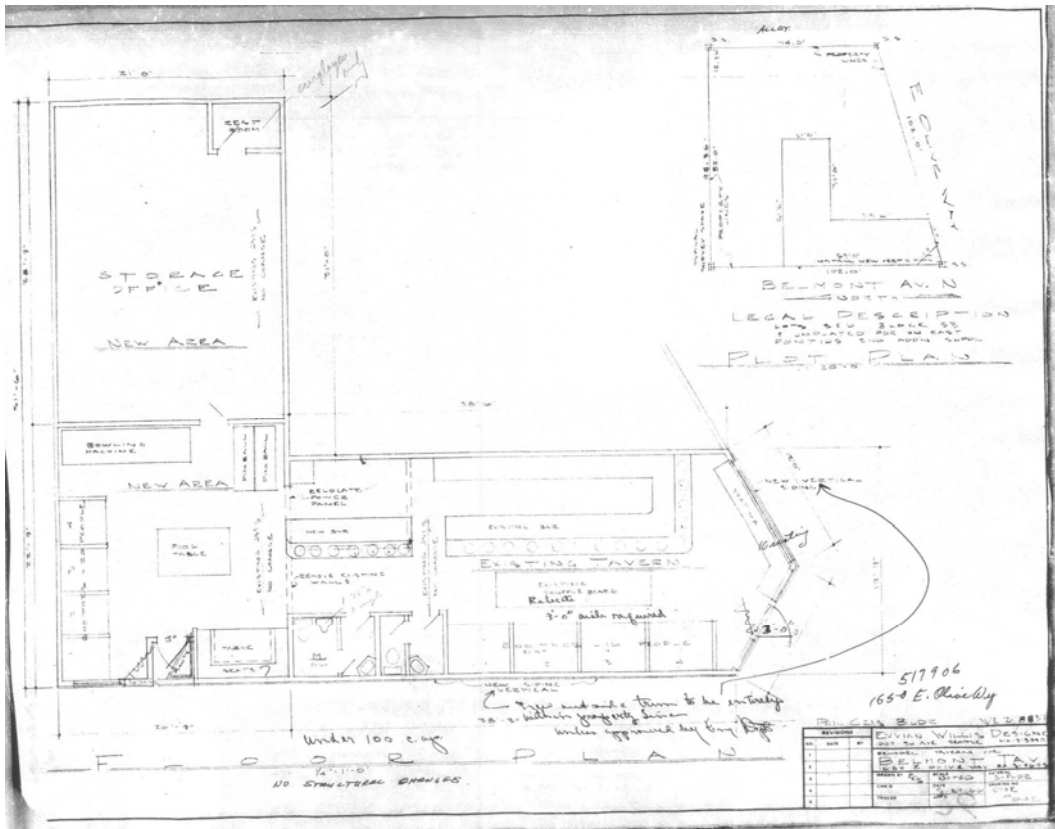
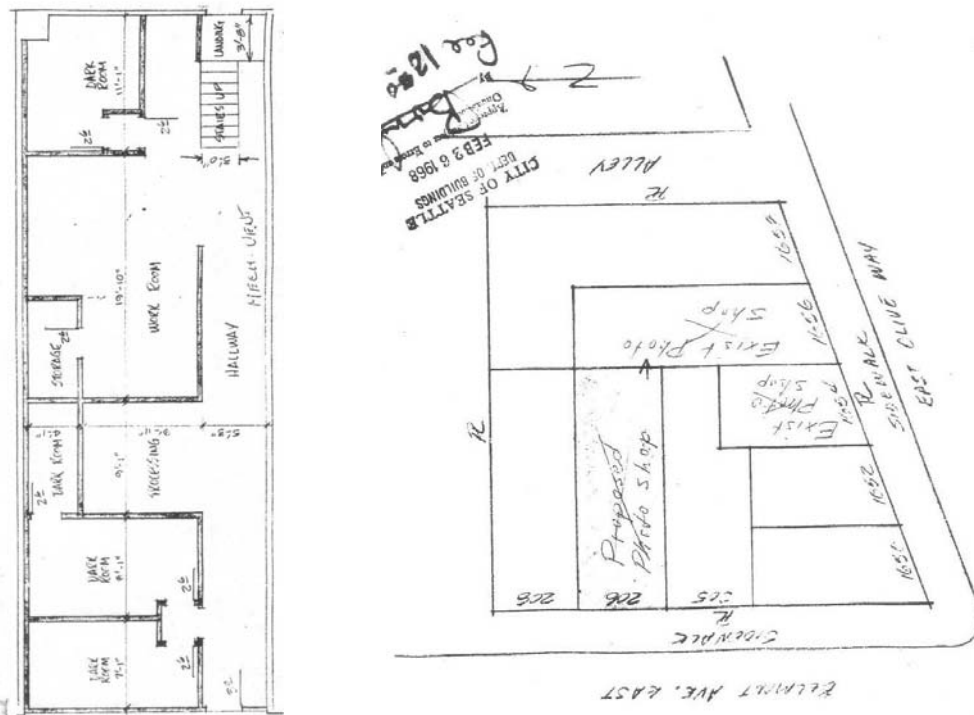


Figure 49 – 1966, "Remodel for Belmont Tavern", Evvian Willis Designs. North is to the left.



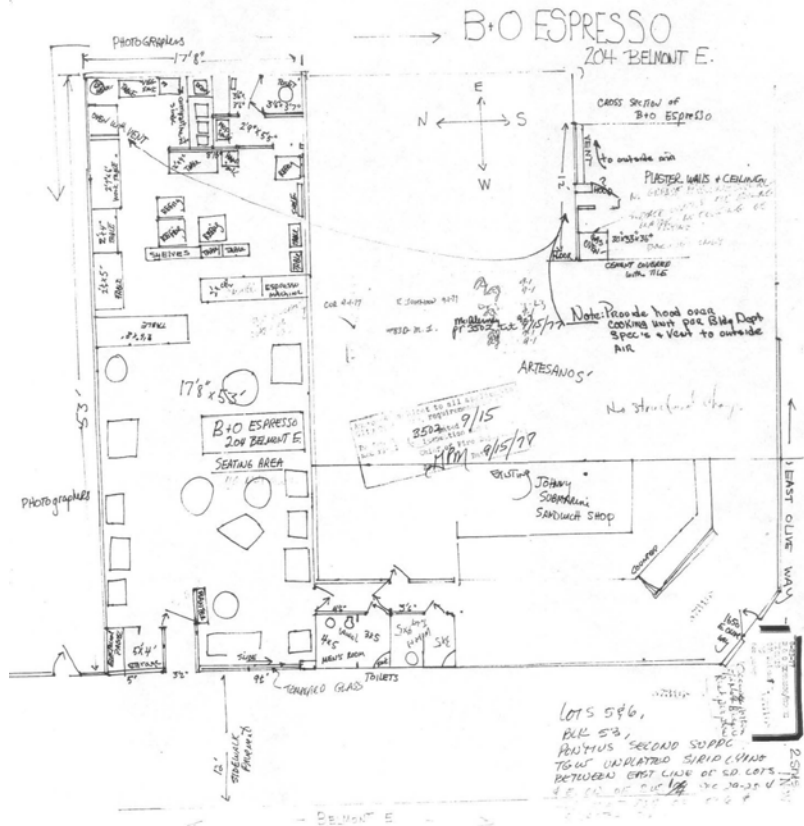


Figure 51 – 1977, B&O Espresso permit drawing, unpaginated. North is to the left. Johnny's Submarine Shop occupies corner storefront, with shared restrooms.

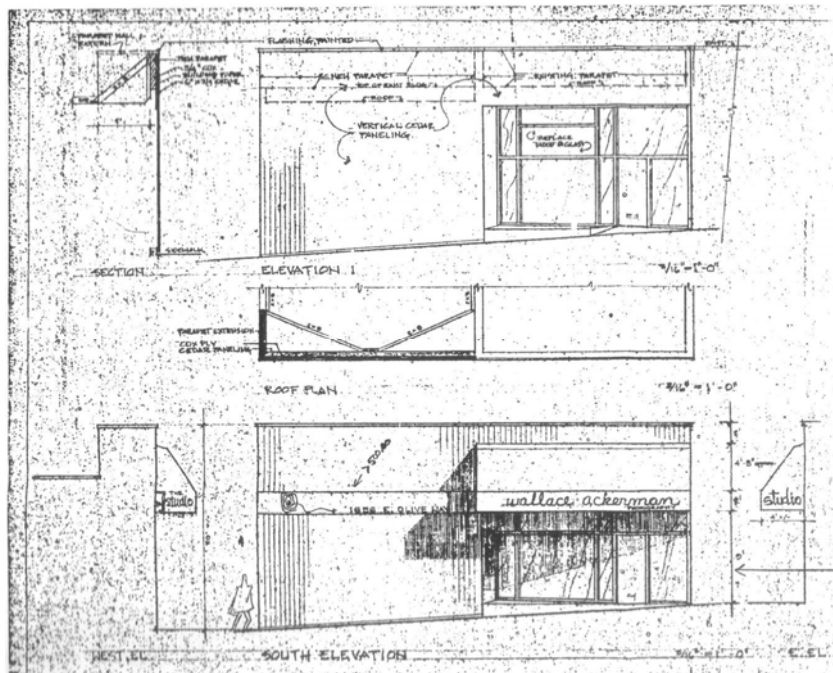


Figure 52 – 1986, permit drawing (part) for exterior alterations by Puget Sound Tent & Awning Co., unpaginated.

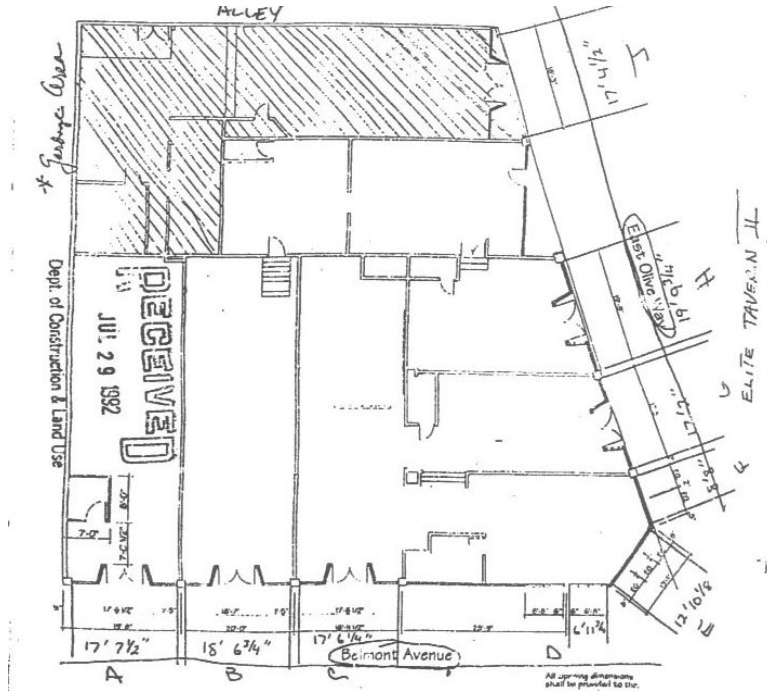


Figure 53 – 1992, Remodel for Elite Tavern II permit drawings (part). North is to the left. Shaded area shown in plan below.

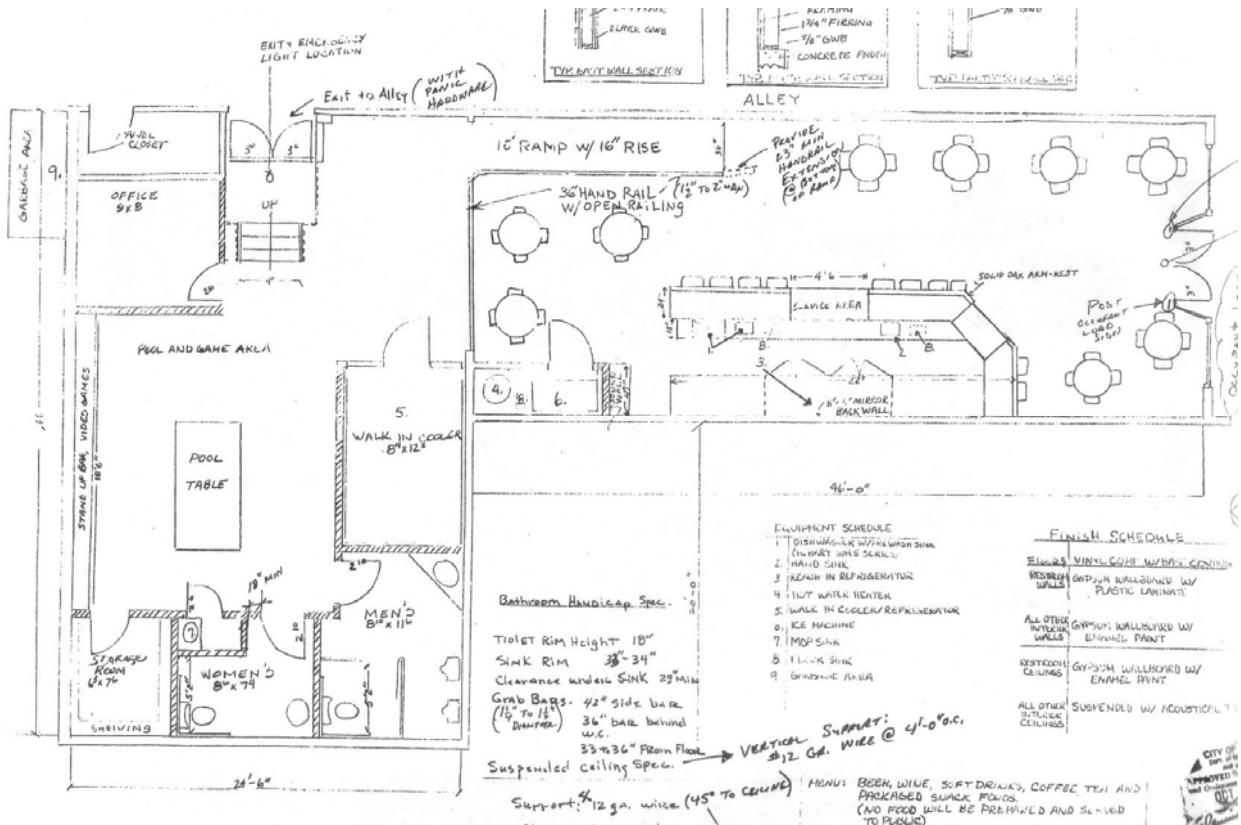


Figure 54 – 1992, Remodel for Elite Tavern II permit drawings (part). North is to the left.

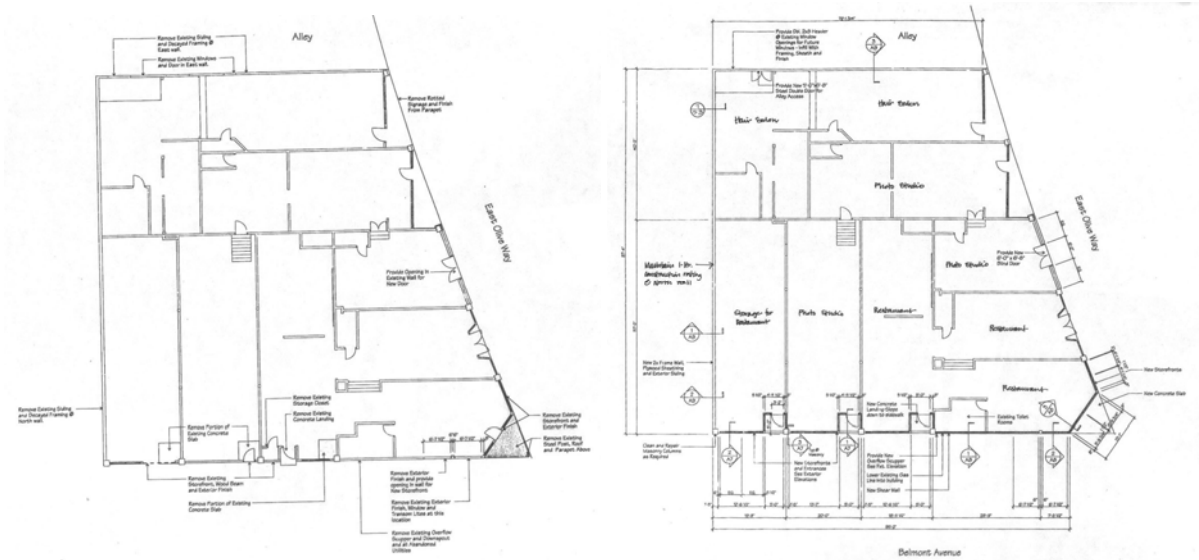


Figure 55 – 1992, alterations for exterior building repair, by d'ARCH. North is to the left.

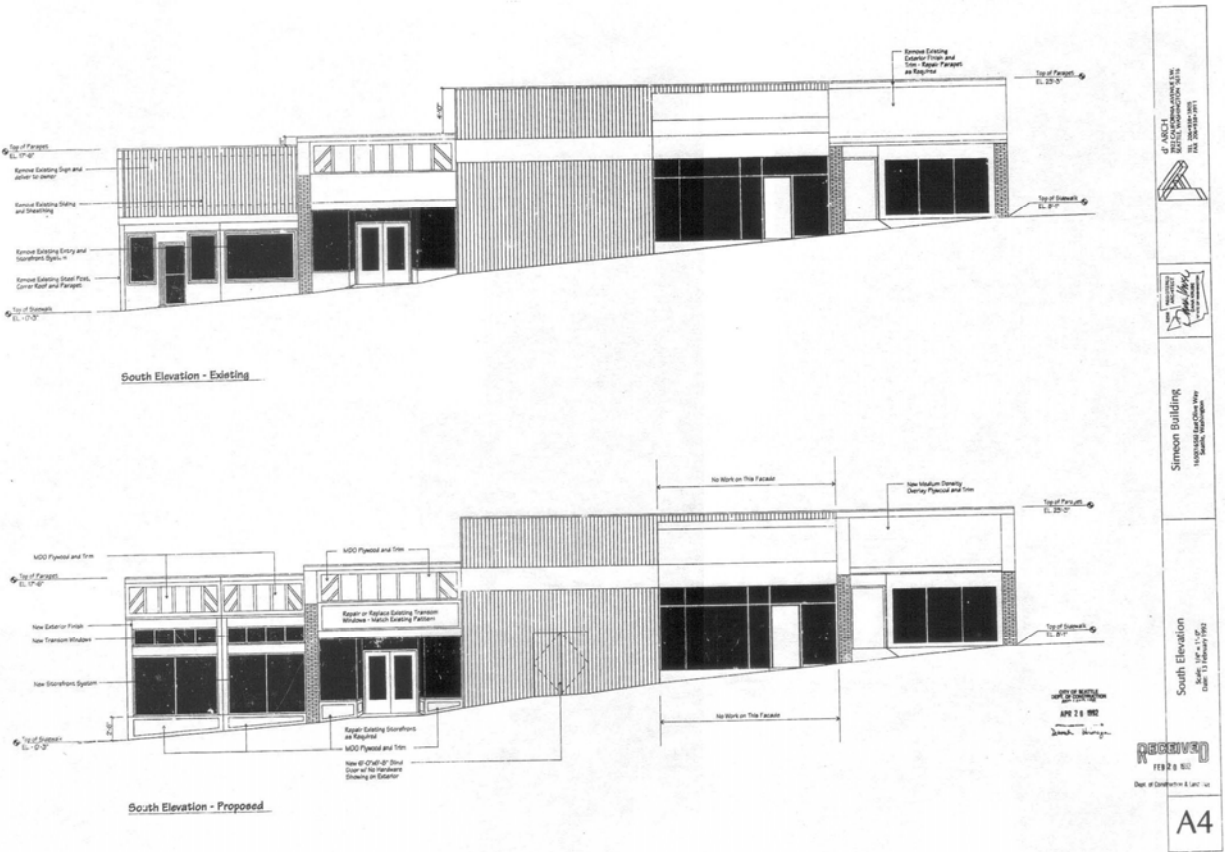


Figure 56 – 1992, alterations for exterior building repair, by d'ARCH Architects, showing existing and proposed conditions. In 1994, these storefronts were altered further by the same architect.

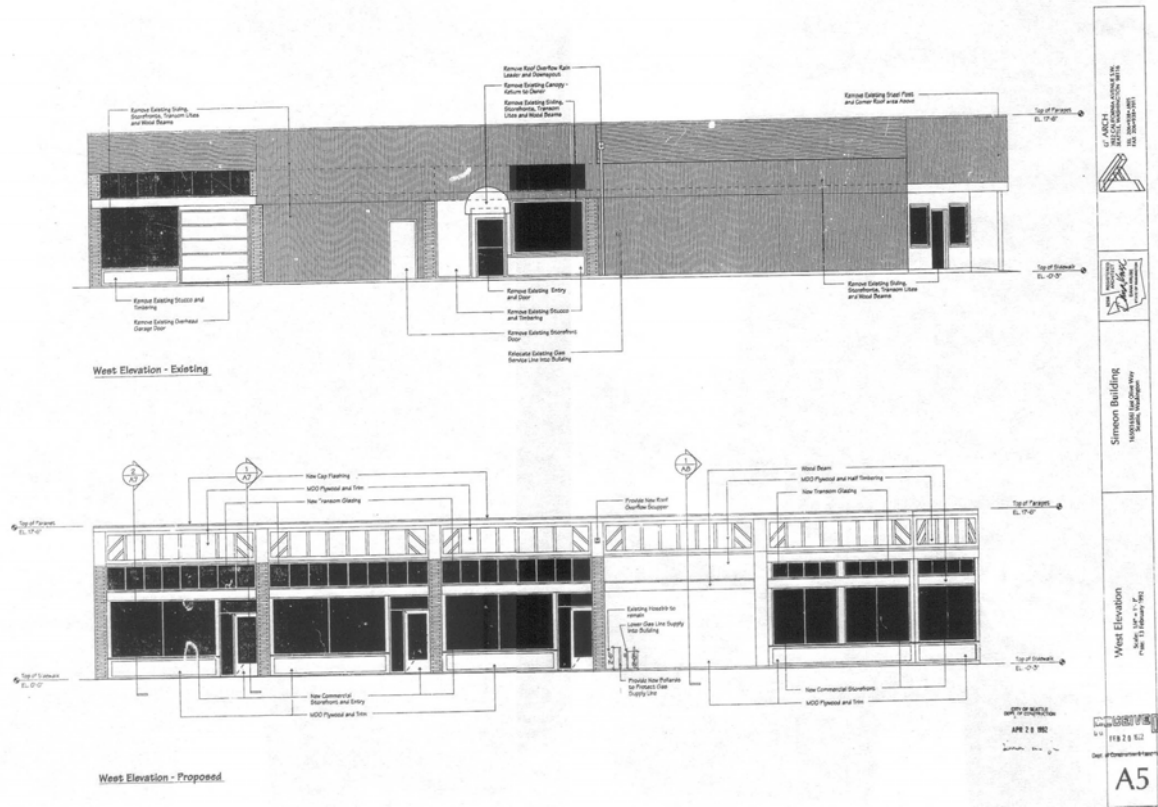


Figure 57 – 1992, alterations for exterior building repair, by d'ARCH.

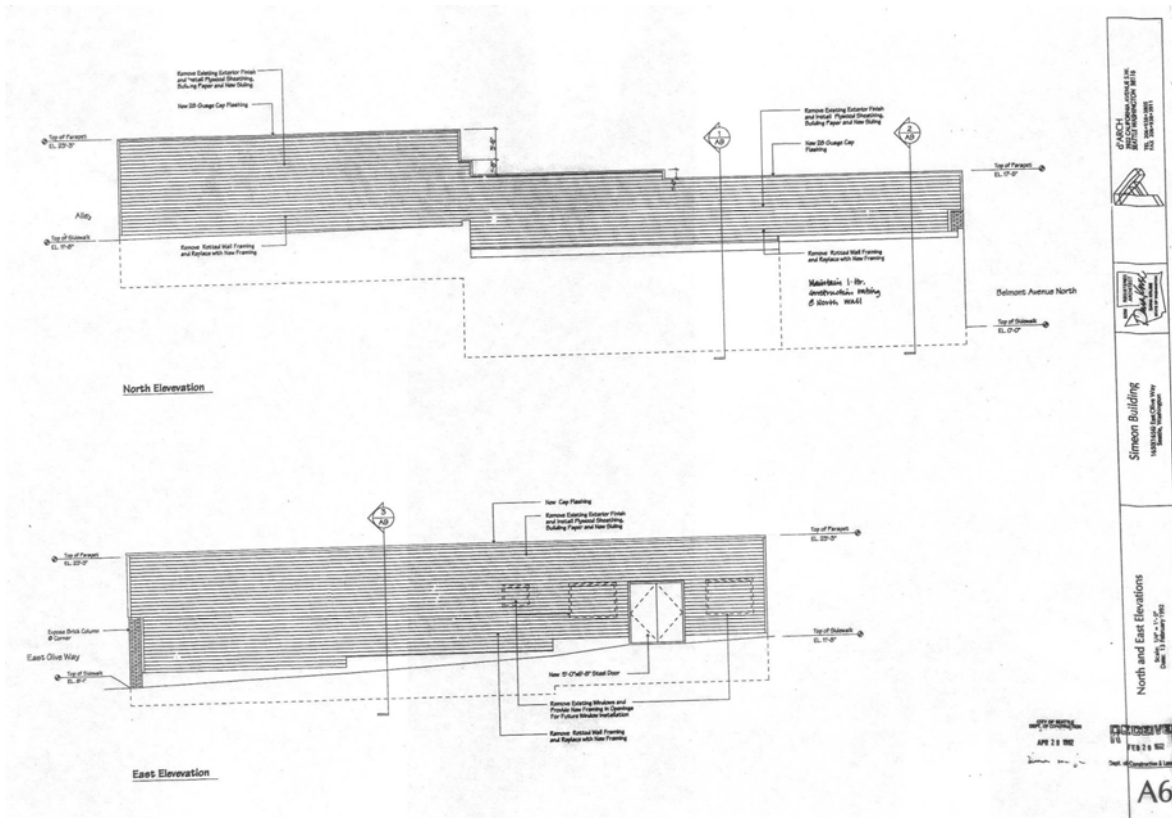
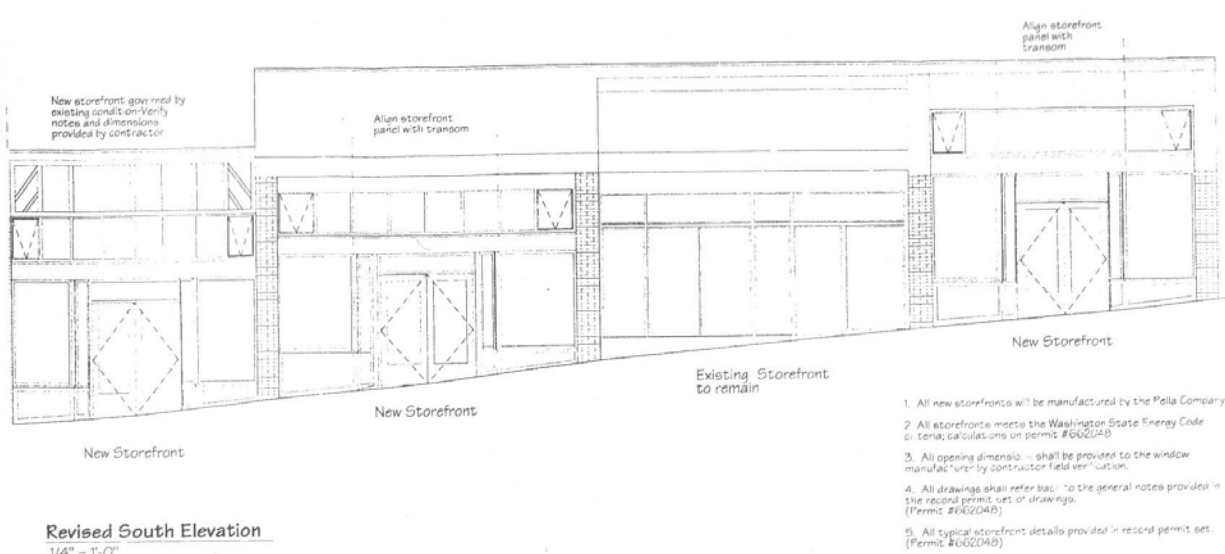


Figure 58 – 1992, alterations for exterior building repair, by d'ARCH.



**Revised South Elevation**  
1/4" = 1'-0"

Figure 59 – 1994, alterations for new storefronts (compare 1992 existing condition), part of permit drawing sheet A3, by d'ARCH Architects. As built, the parapet here is slightly different.

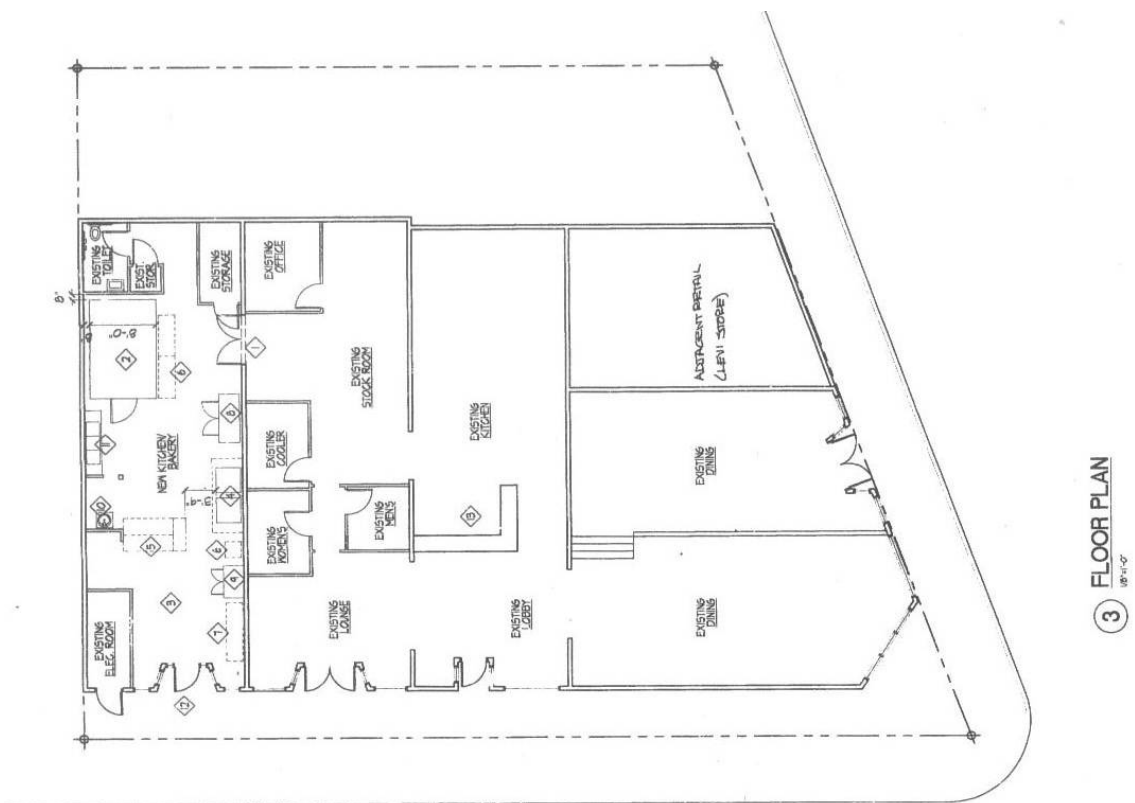
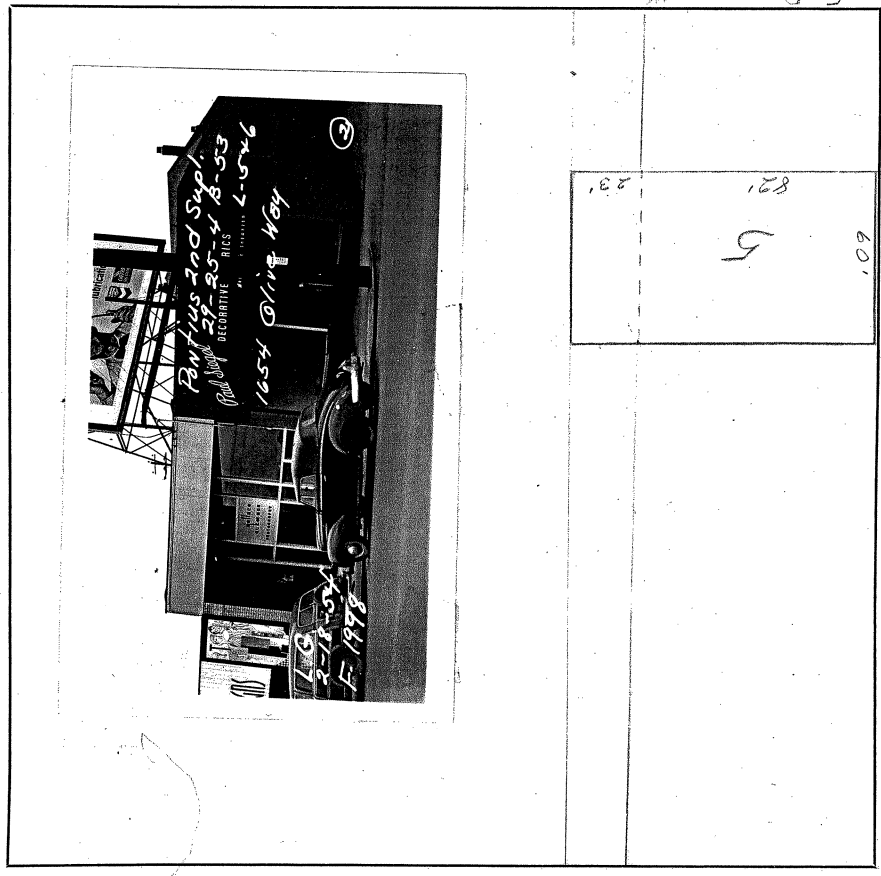


Figure 60 – 2003, Interior alterations to expand B&O Espresso into adjacent space for use as bakery workspace (part of permit drawing sheet T2-1), by Craft Architects. Although this plan is included in this report to show the current layout of B&O Espresso, this drawing is inaccurate regarding the location of the building in relation to the property line, and regarding the rest of the building, which is not shown (there are two additional storefront spaces along Olive Way). North is to the left.



DISTRICT		ROAD		SCHOOL		WATER		FIRE		METRO		DECREASE OR INCREASE IN ASSESSMENT		SECTION	
Seattle I												68482		1060	
												684820-0735		0735	
												7100		5150-0010	
RECORD OF ASSESSED VALUE												LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE	INCREASE		
19 38		1300	2090	3390	4/28/38	(V)	Should be depreciated but 40%								
19 50		2000	3000	5000	6-24-49	JH	R.V. Per folio.								
19 54		2000	4250	6250	10-14-52	JH	R.V. per folio								
19 56		4000	4250	8250	5-54	P. & B.	Merge								
19 59		4000	5150	9150	5-6-58	RA	Revalue								
19 60		4650	5150	9800	10-9-58	JB	Revalue								
19 65		7700	5150	12850	12-18-63	BJ	Revalue								
19 70		7700	5800	13500	7/30/68	RA	NEW HEAT - MORE STAIR TAKEN INTO PLATE SHED								
19 71	L	15400 B	11600 T	27000	684820-0735-0	8/9									
19 72		29220	15580	44800	5-19-71	OM	REV (1)								
19 72	L	23201 B	12371 T	35572	684820-0735-0	9/71									
19 73	L	29220 B	15580 T	44800	684820-0735-0	9/71									



SECTION SW 25  
TWP. 45  
RANGE 4

TAX LOT NO. \_\_\_\_\_  
PARCEL NO. \_\_\_\_\_  
LOT NO. \_\_\_\_\_  
BLOCK NO. \_\_\_\_\_

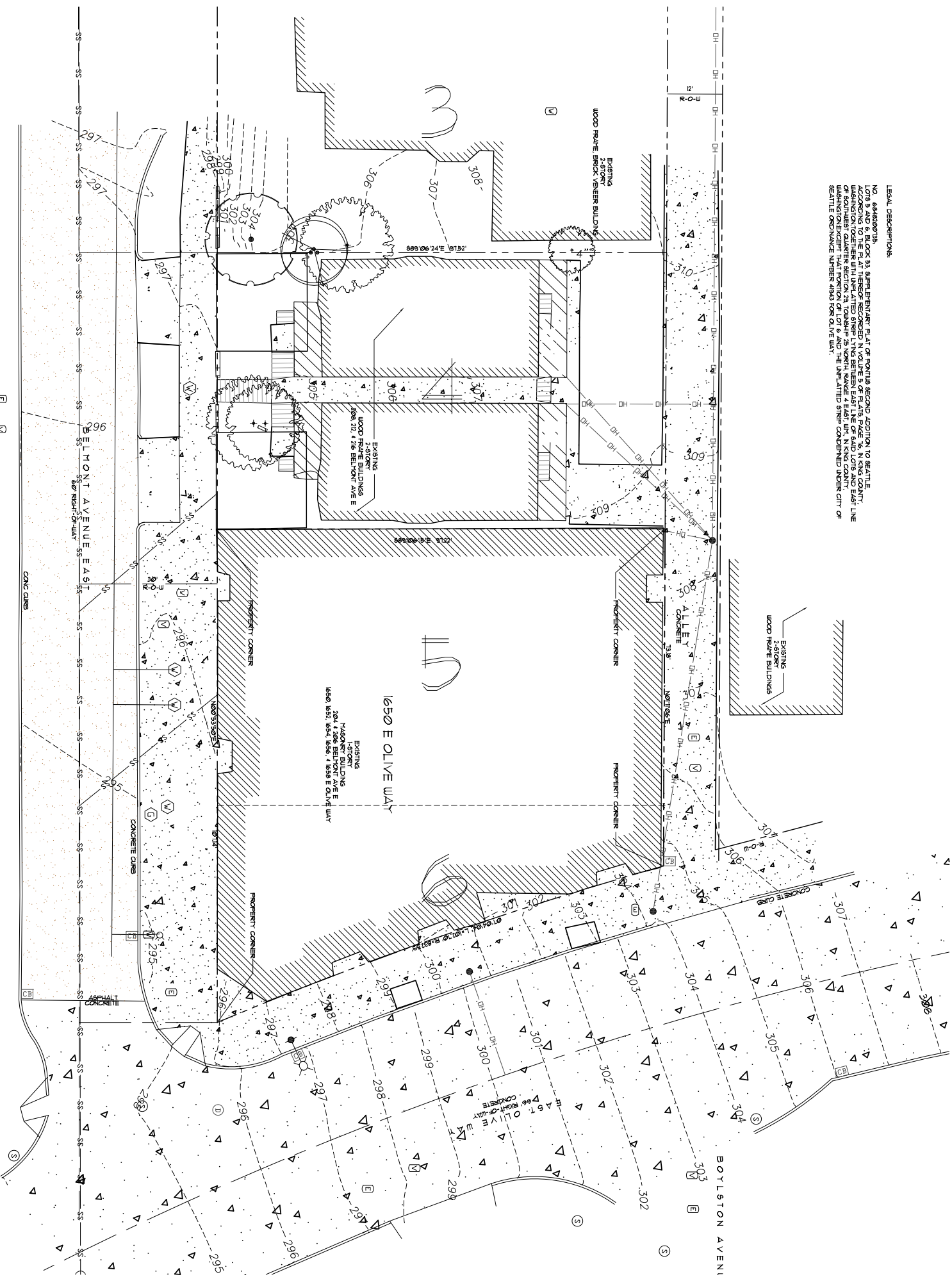
AERIAL PHOTO  
QUARTER MAP  
PLAT MAP  
#2674

LAND CLASSIFICATION AND SEGREGATION 1"=50'



LEGAL DESCRIPTION:

LN 144892813  
 LOTS 9 AND 6, BLOCK 93, SUPPLEMENTARY PLAT OF POINTS SECOND ADDITION TO SEATTLE  
 ACCORDING TO THE PLAT HEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 16, IN KING COUNTY,  
 WASHINGTON TOGETHER WITH UNPLATTED STRIP Lying BETWEEN EAST LINE OF SAID LOTS 9 AND EAST LINE  
 OF SAID LOT 6, AND THE UNPLATTED STRIP CONDENSED UNDER THE CITY OF  
 WASHINGTON EXCEPT THAT PORTION OF LOT 6 AND THE UNPLATTED STRIP CONDENSED UNDER CITY OF  
 SEATTLE ORDINANCE NUMBER 4193 FOR OLIVE WAY.



SITE PLAN: EXISTING

SCALE: 1" = 10'-0"

**1650 E Olive Way - Building Occupants**  
**Polk's Directory 1938-1996, Cole's Directory 1996-2009**

1650 E Olive Way	1652 E Olive Way	1654 E Olive Way	1656 E Olive Way	1658 E Olive Way	204 Belmont Ave E	206 Belmont Ave E
1938 Vacant	1938 Bush Clinton W clo prsr	1938 Not Listed	1938 Connolly Bedding Supply Co mattress mfrs	1938 Pinkman Herbert radio repair	1938 Abe Takaji gro	1938 Not Listed
1939 Olive Way Drug	1939 Bush Clinton W clo prsr	1939 Ko Chin Indy	1939 Vacant	1939 Schaber Frank X uphol	1939 Abe Takaji gro	1939 Not Listed
1940 Vacant	1940 Bush Clinton W clo prsr	1940 Ko Chin Indy	1940 Vacant	1940 Schaber Frank X uphol	1940 Abe Takaji gro	1940 Not Listed
1941 Vacant	1941 Bush Clinton W clo prsr	1941 Ko Chin Indy	1941 Alaska-Siberian Fur Co	1941 Holland Furnace Co	1941 Abe Takaji gro	1941 Not Listed
1942 Bendele Henry X beer parlor	1942 Bush Clinton W clo prsr	1942 Ko Chin Indy	1942 1656-58 Holland Furnace Co	1942 1656-58 Holland Furnace Co	1942 Abe Kazukogro	1942 Not Listed
1943-44 Bendele Henry X beer parlor	1943-44 Bush Cleaners clo prsr	1943-44 Pacific Home Service Co insulating contrs	1943-44 1656-58 Holland Furnace Co	1943-44 1656-58 Holland Furnace Co	Abe Takaji	
1945	1945	1945	1945	1945	1943-44 Spring's Grocery	
1946	1946	1946	1946	1946	Spring Hazel Mrs	1933-44 Not Listed
1947	1947	1947	1947	1947	1945	1945
1948-49 Belmont Tavern	1948-49 Harlan G P Mrs Indy	1948-49 Siegel Paul Interior dec	1948-49 Elec Motor Sls & Serv	1948-49 Day & Nite Refrig coml refrig	1946	1946
1950	1950	1950	1950	1950	1947	1947
1951 Not Listed	1951 Not Listed	1951 Berger Martin phys MA 4500 DePree J F phys EL 3037	1951 Milwaukee Hospital Assn EL 4231	1951 Not Listed	1948-49 Latsch L M gro	1948-49 Honey kreme Donut Co whol
					1950	1950
1952	1952	1952	1952	1952	1951 Belmont Gro CA 6406	1951 206-208 Honey Kreme Donut Co whol MI 5525
1953 Belmont Tavern CA 9869	1953 Laundr-Eze Lndry EA 9761	1953 Vacant	1953 LaComa Upholstry FR 6689	1953 Siegel Paul whol draperies FR 3754	1952	1952
1954 Belmont Tavern CA 9869	1954 Laundr-Eze Lndry EA 9761	1954 Vacant	1954 Ackerman Wallace R photog FR 1111	1954 Siegel Paul whol furn FR 3754	1953 Belmont Gro CA 6406	1953 206-208 Honey Kreme Donut Co whol MI 5525
1955 Belmont Tavern FR 3700	1955 Laundr-Eze Lndry FR 8272	1955 Wood Ins Agcy F R4455	1955 Ackerman Wallace R photog FR 1111	1955 Siegel Paul whol draperies FR 3754	1954 Belmont Gro CA 6406	1954 206-208 Honey Kreme Donut Co whol MI 5525
1956 Belmont Tavern FR 3700	1956 Laundr-Eze Lndry FR 8272	1956 Wood Ins Agcy FR 4455	1956 Ackerman Wallace R Studio photog FR 1111	1956 Siegel Paul whol draperies FR 3754	1955 Belmont Gro CA 6406	1955 206-208 Honey Kreme Donut Co whol MI 5525
1957 Belmont Tavern EA 3-9695	1957 Laundr-Eze Lndry EA 4-8272	1957 Wood Ins Agcy EA 4-4455	1957 Ackerman Wallace R Studio photog EA 4-1111	1957 Vacant	1956 Belmont Gro CA 6406	1956 206-208 Vacant
1958 Belmont Tavern EA 3-9695	1958 Laundr-Eze Laundrette EA 4-9136	1958 Not Listed	1958 Ackerman Wallace R Studio photog EA 4-1111	1958 Maison Décor-Interiors int dec EA 2-8356	1957 Belmont Gro CA 3-6406	1957 206-208 Vacant
1959 Belmont Tavern EA 3-9695	1959 Vacant	1959 Not Listed	1959 Ackerman Wallace Studio photog EA 4-1111	1959 Maison Décor-Interiors int dec EA 2-8356	1958 Belmont Gro CA 3-6406	1958 206-208 Modern Lounge (plant) EA 2-5754
1960 Belmont Tavern EA 3-9695	1960 Quick-Clean Self Serv Lndry	1960 Not Listed	1960 Ackerman Wallace Studio photog EA 4-1111	1960 Maison Décor-Interiors int dec EA 2-8356	1959 Belmont Gro CA 3-6406	1959 Dragon Book Pavillion The used books
1961/62 Belmont Tavern EA3-9695	1961/62 Quick-Clean Self Serv Lndry	1961/62 Not Listed	1961/62 Ackerman Wallace Studio photog EA4-1111	1961/62 Maison Décor-Interiors int dec EA2-8356	1960 Belmont Gro EA 3-6406	1960 Dragon Book Pavillion The used books
1963 Belmont Tavern EA3-9695	1963 Quick-Clean Self Serv Lndry	1963 Not Listed	1963 Ackerman Wallace Studio photog EA4-1111	1963 Maison Décor-Interiors int dec EA2-8356	1961/62 Belmont Gro EA3-6406	1961/62 Vacant
1964 Belmont Tavern EA3-9695	1964 Quick-Clean Self Serv Lndry EA5-7585	1964 Not Listed	1964 Ackerman Wallace Studio photog EA4-1111	1964 Maison Décor-Interiors int dec EA2-8356	1963 Belmont Gro EA3-6406	1963 Vacant
1965 Belmont Tavern EA3-9695	1965 Quick-Clean Self Serv Lndry EA5-7585	1965 Not Listed	1965 Ackerman Wallace Studio photog EA4-1111	1965 Maison Décor-Interiors int dec EA2-8356	1964 Belmont Gro EA3-6406	1964 Vacant
1966 Belmont Tavern EA3-9695	1966 Quick-Clean Self Serv Lndry EA5-7585	1966 Not Listed	1966 Ackerman Wallace Studio photog EA4-1111	1966 Maison Décor-Interiors int dec EA2-8356	1965 Belmont Grocery EA3-6406	1965 Cantel Barricades Barricade Rentals EA5-3179
1967 Belmont Tavern EA3-9695	1967 Quick-Clean Self Serv Lndry EA5-7585	1967 Not Listed	1967 Ackerman Wallace Studio photog EA4-1111	1967 Trade To The Inc Whol Hsehold Furnishings EA4-7191	1966 Bibioff Furniture Upholstry EA4-64-47	1966 Cantel Barricades Barricade Rentals EA5-3179
1968 Belmont Tavern EA3-9695	1968 Quick-Clean Self Serv Lndry EA5-7585	1968 Not Listed	1968 Ackerman Wallace Studio photog EA4-1111	1968 Trade To The Inc Whol Hsehold Furnishings EA4-7191	1967 Not Listed	1967 Cantel Barricades Barricade Rentals EA5-3179
1969 Belmont Tavern EA3-9695	1969 Quick-Clean Self Service Laundry	1969 Not Listed	1969 Ackerman Wallace Studio photog EA4-1111	1969 To The Trade Inc Whol Shehold Furnishings EA4-7191	1968 Not Listed	1968 Not Listed
1970 Belmont Tavern 329-2463	1970 Quick-Clean Self Service Laundry	1970 Not Listed	1970 Ackerman Wallace Studio photog EA4-1111	1970 To The Trade Inc Whol Hsehold Furnishings EA4-7191	1969 Not Listed	1969 Not Listed
1971/72 Belmont Tavern 329-2463	1971/72 Quick-Clean Self Service Laundry	1971/72 Not Listed	1971/72 Ackerman Wallace Studio photog EA4-1111	1971/72 To The Trade Inc Whol Hsehold Furnishings EA4-7191	1970 Not Listed	1970 Not Listed
1973 Belmont Tavern 329-2463	1973 Quick-Clean Self Service Laundry	1973 Not Listed	1973 Ackerman Wallace Studio photog EA4-1111	1973 To The Trade Inc Whol Hsehold Furnishings EA4-7191	1971/72 Not Listed	1971/72 Not Listed
1974 Belmont Tavern 323-9973	1974 Quick-Clean Self Service Laundry	1974 Not Listed	1974 Ackerman Wallace Studio photog 324-1111	1974 Bristol English hsehold furnishings ret 329-9494	1973 Not Listed	1973 Not Listed
1975 Belmont Tavern 323-9973	1975 Amazing Eighteen Minute Wasg Fluff & Drt	1975 Not Listed	1975 Ackerman Wallace Studio photog 324-1111	1975 Westgard Michl Co 324-5450	1974 Not Listed	1974 Not Listed
1976 Belmont Tavern 323-9973	1976 Caravan Gallery art gallery 324-2073	1976 Not Listed	1976 Ackerman Wallace Studio photog 324-1111	1976 Westgard Michl Co 324-5450	1975 Not Listed	1975 Not Listed
1977 Johnny's Submarine Sandwiches restr 322-2002	1977 Artesanos woolens 325-8777	1977 Not Listed	1977 Ackerman Wallace Studio photog 324-1111	1977 Wick's Hair Art 324-7676	1976 Not Listed	1976 Not Listed
1978 Johnny's Submarine Sandwiches restr 322-2002	1978 Artesanos woolens 325-8777	1978 Not Listed	1978 Ackerman Wallace Studio photog 324-1111	1978 Wick's Hair Art 324-7676	1977 B & O Espresso coffee hse 322-5028	1977 Not Listed
1979 Johnny's Submarine Sandwiches restr 322-2002	1979 Artesanos woolens 325-8777	1979 Not Listed	1979 Ackerman Wallace Studio photog 324-1111	1979 Wick's Hair Art 324-7676	1978 B & O Espresso coffee hse 322-5028	1978 Not Listed
1980 Johnny's Submarine Sandwiches restr 322-2002	1980 Artesanos woolens 325-8777	1980 Not Listed	1980 Ackerman Wallace Studio photog 324-1111	1980 Wick's Hair Art 324-7676	1979 B & O Espresso coffee hse 322-5028	1979 Not Listed
				Environmental Design floral design 324-9654	1980 B & O Espresso coffee hse 322-5028	1980 Not Listed
1981 Johnny's Submarine Sandwiches restr 322-2002	1981 Not Listed	1981 Not Listed	1981 Ackerman Wallace Studio photog 324-1111	1981 Wick's Hair Art 324-7676	1981 B & O Espresso coffee hse 322-5028	1981 Not Listed
				Environmental Design floral design 324-9654	1982	1982
1982	1982	1982	1982	1982	1983 B & O Espresso coffee hse 322-5028	1983 Not Listed
1983 Johnny's Submarine Sandwiches restr 322-2002	1983 Not Listed	1983 Not Listed	1983 Ackerman Wallace Studio photog 324-1111	1983 Wick's Hair Design 324-7676	1984	1984
1984	1984	1984	1984	1984	1985 B & O Espresso coffee hse 322-5028	1985 Not Listed
1985 Johnny's Submarine Sandwiches restr 322-2002	1985 B & O Espresso (addl sp & entrance)	1985 Not Listed	1985 Ackerman Wallace Studio photog 324-1111	1985 Akios Hair Design 324-7676	1986 B & O Espresso coffee hse 322-5028	1986 Not Listed
1986 Johnny's Submarine Sandwiches restr 322-2002	1986 B & O Espresso (addl sp & entrance)	1986 Not Listed	1986 Ackerman Wallace Studio photog 324-1111	1986 Akios Hair Design 324-7676	1987/88 B & O Espresso coffee hse 322-5028	1987/88 Not Listed
1987/88 B And O Deli 322-2002	1987/88 B & O Espresso (addl sp & entrance)	1987/88 Not Listed	1987/88 Ackerman Wallace Studio photog 324-1111	1987/88 Akios Hair Design 324-7676	1989/90 B & O Espresso coffee hse 322-5028	1989/90 Not Listed
1989/90 B And O Deli 322-2002	1989/90 B & O Espresso (addl sp & entrance)	1989/90 Not Listed	1989/90 Ackerman Wallace Studio photog 324-1111	1989/90 Akios Hair Design 324-7676	1991	1991
1990	1990	1990	1990	1990	1992	1992
1991	1991	1991	1991	1991	1993	1993
1992	1992	1992	1992	1992	1994 B & O Espresso coffee hse 322-5028	1994 Not Listed
1993	1993	1993	1993	1993	1995	1995
1994 B And O Deli 322-2002	1994 B & O Espresso (addl sp & entrance)	1994 Not Listed	1994 Just A Second Inc 322-9220	1994 H2 O2 324-7676	1996 B & O Espresso coffee hse 322-5028	1996 Not Listed
1995	1995	1995	1995	1995	1997 B&O Espresso	1997 Not Listed
1996 Not Listed	1996 Not Listed	1996 Not Listed	1996 Nine Lives 323-6073	1996 Elite Tavern II 322-7334	1998 B&O Espresso	1998 Not Listed
1997 Not Listed	1997 Not Listed	1997 Hellers CF Inc A W	1997 Nine Lives	1997 Elite Tavern II	1999 B&O Espresso	1999 Not Listed
1998 Not Listed	1998 Not Listed	1998 Hellers CF Inc A W	1998 Not Listed	1998 Elite Tavern II	2000 B&O Espresso	2000 Not Listed
1999 Not Listed	1999 Not Listed	1999 Hellers A Far W	1999 Not Listed	1999 Elite Tavern II	2001 B&O Espresso	2001 Not Listed
2000 Not Listed	2000 Not Listed	2000 Hellers A Far W	2000 Not Listed	2000 Elite Tavern II	2002 B&O Espresso	2002 Not Listed
2001 Not Listed	2001 Not Listed	2001 Hellers A Far W	2001 Not Listed	2001 Elite Tavern II	2003 B&O Espresso	2003 Not Listed
2002 Not Listed	2002 Not Listed	2002 Hellers CF Inc A C	2002 Not Listed	2002 Patrick Bear Salon	2004 Jane Lukatah	2004 Not Listed
2003 Not Listed	2003 Not Listed	2003 Hellers CF Inc A W	2003 Not Listed	2003 Patrick Bear Salon	Majed A Lukatah	
2004 Not Listed	2004 Not Listed	2004 Hellers CF Inc A W	2004 Not Listed	2004 Patrick Bear Salon	B&O Espresso	
2005 Not Listed	2005 Not Listed	2005 Hellers CF Inc A W	2005 Not Listed	2005 Patrick Bear Salon	2005 B&O Espresso	2005 Not Listed
2006 Not Listed	2006 Not Listed	2006 Hellers CF Inc A W	2006 Not Listed	2006 Patrick Bear Salon	2006 B&O Espresso	2006 Not Listed
2007 Not Listed	2007 Not Listed	2007 Hellers CF Inc A W	2007 Not Listed	2007 Capitol Hill Tobacco	2007 B&O Espresso	2007 Not Listed
2008 Not Listed	2008 Not Listed	2008 Hellers CF Inc A W	2008 Not Listed	2008 Capitol Hill Tobacco	2008 B&O Espresso	2008 Not Listed
2009 Not Listed	2009 Not Listed	2009 Hellers CF Inc A W	2009 Not Listed	2009 Capitol Hill Tobacco	2009 B&O Espresso	2009 Not Listed