

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



1221

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Bay View Brewery

other names/site number Hemrich and Company's Brewery, Seattle Brewing and Malting Company Bay View Branch, Bay View Milling Company, Century Brewery Association, Sick's Rainier Brewery

## 2. Location

street & number 3100-3222 Airport Way South

city or town Seattle

state Washington

code WA

county King

code 033

zip code 98134

☐ not for publication  
vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national x statewide local

Signature of certifying official/Title

Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Signature of the Keeper

Date of Action

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## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

☒ private  
☐ public - Local  
☐ public - State  
☐ public - Federal

**Category of Property**  
(Check only one box.)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
1	0	objects
2	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

None

## 6. Function or Use

**Historic Functions**  
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: Processing

**Current Functions**  
(Enter categories from instructions.)

WORK IN PROGRESS  
AGRICULTURE/SUBSISTENCE: Processing  
COMMERCE/TRADE: Specialty Store  
DOMESTIC: multiple dwelling

## 7. Description

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY  
REVIVALS/Romanesque Revival  
  
  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS/Commercial Style  
  
  
MODERN MOVEMENT/New Formalism,  
Modernistic

**Materials**  
(Enter categories from instructions.)

foundation: BRICK, CONCRETE  
walls: BRICK, CONCRETE, TERRA COTTA  
  
  
roof: SYNTHETICS, METAL  
  
  
other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Bay View Brewery is located in Seattle, Washington, east of the Duwamish Waterway in King County, Washington. The brewery encompasses the original 1886-1887 building and historically significant additions directly associated with the company's brewing operations through 1962. The brewery retains a high level of historic integrity. The intact building and associated additions convey the quality and purpose of design, material, location, setting, feeling, association, and workmanship of this former industrial processing complex.

The expansion through additions rather than separate, dispersed buildings is essential to understanding changes in technology, production levels, and beer types produced by the brewery. These additions illustrate the consolidation of operations for efficiency. Additions occurred both laterally and vertically. Lateral additions allowed the movement of raw materials and production processes to flow between adjoining floors. Vertical additions allowed gravity to assist in the processing sequence by starting early stages at top floors and allowing gravity to draw beer down through additional steps. Architectural styles and materials employed on the additions indicate their relative periods of construction. Interior spaces and finishes are utilitarian in both office and processing areas reflecting the building's industrial purpose.

Throughout the nomination additions are keyed to the site map using numbers in brackets [#] to allow cross referencing. These numbers are not sequential based on date of construction, but have been assigned starting with the former bottling plant [1] and working in a clockwise direction around the site.

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### Narrative Description

Located at the foot of Beacon Hill, the site overlooks the South Downtown (SODO) industrial district and Port of Seattle. The brewery orients on a north-south axis lengthwise along South Airport Way on the west and Interstate 5 along the east. A gentle slope rises from west to east. An original paved driveway cuts into the brewery at its northern edge, creating an inner courtyard. Added asphalt driveways and parking lots surround the brewery. Landscaping is limited to a few added planting beds.

The original brew house [24] built between 1886 and 1887 forms the brewery core. The first addition occurred in 1888 [23], followed by the addition of the third story on both [24] and [23] between 1894 and 1904 that unified their west facades. The resulting three-story Romanesque Revival-style structure features an almost square footprint. The poured concrete foundation supports common bond brick walls. A flat roof with parapet shelters the building's interior. Brick pilasters divide the west facade into two bays. A corbelled brick beltcourse runs between the first and second stories. A second corbelled brick beltcourse jogs along the separation between the second and third stories. A corbelled frieze and parapet, meeting in a central peak, cap the building. Segmental arches with stone keystones and stone lug sills indicate the original locations of windows and doorways. Windows consist of multi-lite wood sash. Post 1962 alterations include brick infill of former windows and doorways. Non-original windows feature cast concrete lug sills.

As brewing operations increased, the company enlarged the building, constructing a south addition. Built between 1889 and 1892 this five-story addition [25] continues the use of the Romanesque Revival style. The addition features a rectangular footprint. The poured concrete foundation supports common bond brick walls. A flat roof with parapet shelters interior spaces. Brick pilasters accentuate the northwest and southwest corners. A brick beltcourse marks the division between the fourth and fifth stories. Brick corbelling highlights the frieze and parapet. Three sets of three brick pilasters form the west facade's parapet. Deeply recessed window openings and cast concrete lug sills highlight the multi-lite metal sash windows. Post 1962 alterations include contemporary entrance doors and mechanical units, as well as connections into adjacent additions. A contemporary poured concrete ramp with metal pipe railing provides access to the addition's only exterior entrance, located on the west facade.

A beer cellar addition [26], constructed between 1889 and 1892 expanded the brewery south. This three-story addition, now entirely encased within later additions, has a rectangular footprint. A poured concrete foundation supports brick common bond walls. Although formerly supported by wood posts, added steel I-beams support interior floor



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plates. A flat roof with parapet shelters the interior.

A two-story addition [5], constructed between 1889 to 1892 provided space for an engine room and ice machine. The Romanesque Revival style addition features a rectangular footprint and a cast stone foundation supports brick common bond walls. A flat roof with parapet shelters the interior. Brick pilasters with rusticated cast stone piers accent the outer corners. Corbelled brick comprises the cornice and frieze. Brick segmental arches with stone keystones and cast stone lug sills highlight the west facade second story window openings. Simple brick segmental arches are visible above current window openings on the east facade. Deeply recessed window openings and cast concrete lug sills frame the metal multi-light sash windows. A brick Roman arch with cast stone imposts and keystone frames the former location of a doorway on the west facade. Post 1962 alterations include the infill of an original doorway and contemporary lighting and signage.

Immediately south of the engine room, the brewery constructed a four-story addition for a malt kiln [6] between 1889 and 1892. An east-west running elevated walk and conveyor belt connected the malt kiln to the brew house across a central courtyard. The addition features a rectangular footprint and Romanesque Revival styling. A cast stone and poured concrete foundation supports the brick common bond walls. A flat roof with parapet shelters the interior. Two brick pilasters frame the corners of the west facade, rising from tapered rusticated cast stone piers. A cast stone beltcourse runs between each pier along the first floor of the west facade and serves as the header for the windows. Brick corbelling marks the frieze and cornice. A brick Roman arch with a cast stone keystone surrounds the first floor entrance on the west facade. The east facade entrance features a one-lite wood door below a transom with a bank of multi-lite metal sash windows running the entire length of the facade. Deeply recessed window openings with cast concrete lug sills frame the multi-lite metal sash windows on the east and west facades. Post 1962 alterations include window in-fills and a contemporary door on the west facade.

South of the malt kiln addition, the brewery built an addition to serve as a malt house [7] between 1889 and 1892. This three-story addition features a rectangular plan and stands on a poured concrete foundation. Brick walls are laid in the common bond. A flat roof with parapet shelters the interior. Brick corbelling, previously forming the cornice, visually separates the original second story from the third story, added between 1951 and 1962. Vertical recesses highlight the west facade's window openings. Two entrances on the east facade, each featuring a three-panel wood door with six-lites in the upper portion, provide access to the interior. Post 1962 alterations include window infills and a contemporary service door with flat roof awning on the west facade.

A boiler house [3] addition constructed between 1894 and 1904 further expanded the brewery's facilities. The one-story, brick building features a rectangular footprint and stands on a poured concrete foundation. The bricks are laid in the common bond. Brick corbelling defines the frieze. Window openings feature cast concrete lug sills and multi-lite metal sash windows. A segmental arch opening frames the entrance on the north facade. Post 1962 alterations include window infills, replacement windows, contemporary mechanical units and piping, and a heightened parapet on the west facade.

Immediately north of the boiler house [3], the brewery added a 100-foot smokestack chimney [2] between 1894 and 1904 to provide ventilation for the boiler house operations. Constructed of bricks laid in the common bond, the octagonal chimney rises from a square plinth. Brick corbelling decorates the upper portion of the plinth. Post 1962 alterations include a corrugated metal awning projecting from the east elevation of the plinth which shelters mechanical equipment.

Between 1894 and 1904, the brewery added a two-story racking room [22] abutting the original building's [24] north facade. The Romanesque Revival style addition features a rectangular footprint. The poured concrete foundation supports brick common bond walls. A flat roof with parapet shelters the interior. Full height brick pilasters separate the west facade into two bays. A corbelled brick beltcourse separates the first and second stories. Rows of decorative corbelled brick highlight the frieze and cornice. A single entry marks the west facade. Segmental brick arches with stone keystones indicate the former presence of windows on the west facade. Post 1962 alterations include the brick infill of windows on the west facade and the addition of loading bumpers below the addition's only entrance.

The brewery then built a one-story industrial vernacular wash house addition [21] to the north of the racking room [22] between 1894 and 1904. The addition has a rectangular footprint. A poured concrete foundation supports brick common bond walls. A flat roof with parapet shelters the interior. Located on the west facade, the main entrance is reached by a set of poured concrete steps. Two other entrances exist on this facade. No windows interrupt the wall expanses. Post 1962 alterations include the addition of a 1977 Roman brick build out along the entire length of the west facade designed by architects Wohleb and Wohleb as part of the interior's conversion to a social room. The build out includes planter spaces, two sets of poured concrete steps and a ramp, accented with pipe railings. Roman brick continues up the wall on this facade, immediately north of the building's main entrance. A contemporary metal porch, supported by



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two metal columns, shelters the entryway. Stucco covers the original brick on the north and west facades. Further alterations include a window infill on the east facade.

An office addition [20] constructed between 1906 and 1910 extends off the north end of the wash house [21]. This one-story industrial vernacular addition features a rectangular footprint. A poured concrete foundation supports brick walls laid in a modified common bond, with courses of alternating headers and stretchers separated by five stretcher courses. The first story is partially below grade along its east side due to the site's slope. A flat roof with parapet shelters the interior. Corbelled brick accentuates the cornice. Six-lite metal sash windows punctuate the west facade, with four-lite metal sash windows on the east facade. Rowlock brick sills and soldier brick headers frame the west facade windows while sloping concrete sills mark the east windows. Located at the south end of the west facade, the main entrance consists of a four-lite wood door with metal kick plate below an eight-light transom and flanked by a window on either side. Decorative brickwork below these two windows further highlights the entrance. Post 1962 alterations include the infill of two windows on the east facade. A painted "Seattle Brewing & Malting Co. Since 1878" sign runs below the cornice on the west facade.<sup>1</sup> Contemporary electrical conduits and piping run along the east facade and the roof now features contemporary HVAC and mechanical units.

The brewery built a second addition [18] for office space between 1906 and 1910. The two-story Commercial-style addition occupies a rectangular footprint, abutting the first office addition's north facade. The first story is below grade along its east side due to the site's slope. A poured concrete foundation supports brick and hollow clay tile walls. A flat roof with parapet shelters the interior. Multi-lite metal sash windows punctuate each facade. Window openings consist of rowlock brick sills and soldier brick headers on the north and west facades and simple rowlock hollow clay tile sills on the east facade. Post 1962 alterations include a contemporary metal awning, which shelters the first and second story windows on the east facade. Standing seam metal cladding covers an upper portion of the south facade and the addition is primarily accessed through a 1962 addition.

In 1906 the brewery added a bottling plant [1], off the north side the smokestack chimney. The plant connected to the boiler house for power and was fed by a line from the main cellars supplying beer for bottling. Between 1938 and 1945 the building received a second story addition as part of its conversion to the brewery's power house. The two-story industrial vernacular structure, with Romanesque Revival elements, occupies a mostly rectangular footprint, with the west wall featuring a gentle curve. A poured concrete foundation supports brick common bond walls. A flat roof with parapet shelters the interior. Corbelled brickwork comprises the frieze and cornice. A corbelled brick beltcourse wraps around the west and south facades, between the first and second stories, marking where the brewery constructed an additional upper story. Numerous multi-lite metal sash windows punctuate each of the addition's four facades. Cast concrete lug sills mark the first story window openings, while rowlock brick sills project from the second story openings. Post 1962 alterations include boarded windows and windows and doorways infilled with brick.

Facility expansion came to a halt during Prohibition. The next wave of construction followed the lifting of Prohibition and reopening of the brewery in 1933. While visually distinct from the pre-Prohibition portions, these additions continue stylistic elements present on earlier additions, specifically cornice detailing and multi-lite windows.

In 1935 the brewery constructed two major additions. A four-story industrial vernacular addition [8] provided case goods storage. The addition, abutting the south side of the malt house [7], features a polygonal footprint. A poured concrete foundation supports the reinforced concrete walls. A flat roof with parapet shelters the interior. A decorative cornice encircles the facades. The west facade features three bays each with a loading bay accessing a recessed open-air loading area below banks of windows which punctuate the upper stories. Within the loading area, five roll-up service doors access the first floor. Concrete lug sills highlight the multi-lite metal sash windows on the west facade. Post 1962 alterations include five replacement windows on the west facade's fourth story.

In 1935 the brewery also built a cellar addition [27] to the south of the earlier cellar and brew house structure [26]. This four-story industrial vernacular addition features reinforced concrete walls and foundation. A flat roof with parapet shelters the interior. Decorative cornice detailing and pilasters continue stylistic elements present on the adjoining beer cellar.

In 1940 the brewery constructed several more additions. An addition for keg filling [9] built out southward from the case goods storage addition [8]. The two-story industrial vernacular addition features a rectangular footprint and reinforced concrete walls, foundation, and floors. A flat roof with parapet shelters the interior. Only the western portion

<sup>1</sup> This sign dates to at least the early 1930s. The reason for "since 1878" remains undetermined and is attributed by Gary Flynn to a marketing slogan worked up by Louis Hemrich. As of 2012, no definitive reason for this date has been identified. The Hemrich's were not in Seattle in 1878 and this was around the time when Andrew Hemrich was opening his first brewery in Glendale, Montana.

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risers to two full stories. The second story opens out onto the roof of the eastern one-story portion, an area used for keg storage. The west facade features two loading bays which provide access to a recessed open-air loading area, continuing the loading area from addition [8]. An elevated poured concrete loading dock recessed within the loading area runs the length of the west facade. Poured concrete steps with pipe railings lead to the loading dock. Metal roll-up service doors, as well as a four-lite personnel door, provide access to the first floor. A bank of metal multi-lite windows, located to the south of the personnel door, daylight a portion of the interior. Post 1962 alterations include the addition of a poured concrete ramp along the south end of the west facade, ensuring accessible access to the addition.

Another 1940 addition provided space for keg washing [11], built out to the south of the 1935 beer cellar [27] and east of the keg filling addition [9]. This two-story industrial vernacular addition is almost entirely surrounded by other additions. The rectangular addition stands on a poured concrete foundation. The addition's structure consists of reinforced concrete. A flat roof with parapet shelters the interior. A monitor with multi-lite windows daylights the interior volume. Alterations include concrete block infill of doorways and a contemporary poured concrete stair wrapping around the south and east facades of the addition.

In 1940 the brewery constructed a bottle storage addition [10] south of the keg filling addition [9]. The two-story industrial vernacular addition features a rectangular footprint. A poured concrete foundation supports the reinforced concrete and hollow clay tile walls. A flat roof with parapet shelters the interior. Decorative cornice detailing is present on the west facade. Concrete lug sills highlight the west facade windows. Post 1962 alterations include vinyl window replacements, metal siding along the east elevation, and infilled loading doors.

In 1945 in order to increase on-site grain storage the brewery constructed a five-story industrial hexagonal tower [15] with modern design elements to serve as a head house and grain elevator for the facility. Reinforced concrete walls and foundation comprise the structure. A flat roof with parapet shelters the interior. Glass block windows with concrete lug sills wrap the east and west corners of the upper stories. Three-lite sash windows with concrete lug sills punctuate the northeast and southeast facades. In 1948 the brewery finished constructing four 28-foot steel grain silos [16] set on a poured concrete base. An access walkway extends from the third story of the head house tower [15] over the silos.

A 1947 beer cellar addition [13] abuts the east facade of the 1933 brew house. The three-story industrial addition with modern design elements features a rectangular footprint. Reinforced concrete walls, floors, foundation, and roof comprise the structure. A flat roof with parapet shelters the interior. Beltcourses mark each story transition on the east facade and pilasters frame out each bay. Windows mount flush to the exterior wall surface. Post 1962 alterations include vinyl window replacements and minimal concrete block infill on the east facade.

In 1948 the brewery further extended their beer cellar and brew house facilities. The brewery constructed a five-story brew house addition [14] to the east of the older brew house structures [23, 24, 25]. The five-story industrial vernacular addition with modern design elements features a rectangular footprint. A two-story concrete tower projected from the rear eastern portion of the roof. Westward expansion of this tower along the front portion occurred between 1950 and 1962 along with the addition of an octagonal tower, which historically showcased the Rainier Beer "R" monogram, to the original east tower. Reinforced concrete walls, floors, foundation, and roof comprise each of the additions. A flat roof with parapet shelters the interior. Glass block windows with concrete lug sills punctuate the north, east, and west facades. Post 1962 alterations include vinyl window replacements, concrete cladding panels along the 6<sup>th</sup> story, and concrete block infill along the east facade's first story.

Between 1945 and 1952, the brewery constructed a narrow, three-story addition [4] to connect the engine and boiler houses. The industrial vernacular addition features a rectangular footprint. A poured concrete foundation supports the reinforced concrete walls. Brick veneer clads the west facade. Window openings with cast concrete lug sills frame the multi-lite metal sash windows. A double loading door services the west facade. A three-lite door with metal kickplate provides access to the addition from the east facade. Two glass block windows punctuate the south facade. The rest of the addition is obscured by surrounding additions and the interior is only accessed through other parts of the complex.

Between 1946 and 1949, the brewery infilled a bottling storage addition [28], that ran north-south between the brewery's malt kiln and brew house. The four-story infill addition features a rectangular footprint. A poured concrete foundation supports the reinforced concrete walls. At the same time, the brewery constructed an elevated walkway [29] along the north facade of the bottling storage addition. Standing seam metal clads the covered walkway, and a six-lite metal sash window provides daylight to the interior.

In 1954 the brewery built another office addition [17], extending to the north of the office addition [18] constructed between 1894 and 1904. This two-story Modern-style addition occupies a rectangular footprint. The main entrance, located on the west facade, is now accessed through an addition [19] constructed in 1962. The first story is below grade along its east side due to the site slope. Reinforced concrete comprises the foundation and walls. Brick veneer clad

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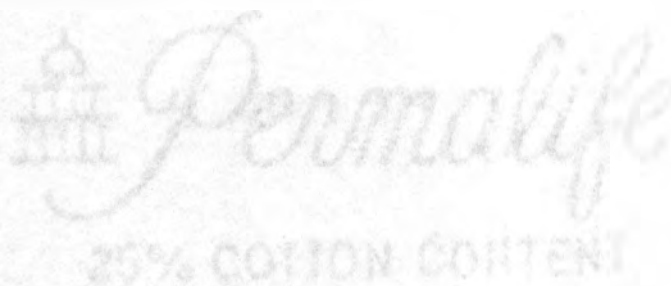
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the facades. A flat roof with parapet shelters the interior. Banks of windows run continuously along the first and second stories of the three visible facades (north, east, and west). Windows consist of single-lite fixed metal sash. Vertical metal fluting divides the banks of windows into three bays on the west facade and two bays on the north. Window openings consist of rowlock brick sills. A metal awning shelters the first and second floor windows on the west facade and continues along the windows of addition [18].

A fermentation cellar [12] added in 1958 expanded brewing capacity. The five-story Modern addition features a rectangular footprint. A poured concrete foundation supports the reinforced concrete walls. A flat roof with parapet shelters the interior. A one-story penthouse projects from the northwest corner of the roof. Windows mount flush to the exterior wall surface. Post 1962 alterations include vinyl window replacements and concrete block infill of two windows on the north facade.

In 1962, the brewery constructed a small addition [19] to the office portion of the complex providing a new entry and reception space. The one-story Modern addition projects from the southwest corner of addition [18]. The wood-frame structure stands on a poured concrete foundation. A flat roof with parapet shelters the interior. Windows consist of tall, single-light fixed units. Two rectangular window bays project from the west facade.

The bronze fountain at the north end of the site was commissioned in 1903 from Germany. The figure stands atop a globe with a beer glass held in her outstretched right hand. Originally water bubbled over the top of the glass. The fountain has resided at various locations over time and is currently part of the collection of ephemera transferred to the Museum of History and Industry in 1999. The fountain remains intact, though not in operation.

  
Permalife  
25% COTTON CONTENT



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

INDUSTRY

COMMERCE

### Period of Significance

1886-1962

### Significant Dates

1886-1910 Hemrich, Andrew management period

1933-1962, Sick, Emil management period

### Significant Person

(Complete only if Criterion B is marked above.)

Hemrich, Andrew

Sick, Emil

### Cultural Affiliation

N/A

### Architect/Builder

Wohleb, Joseph (Architect)

Wohleb & Wohleb (Architect)

Naramore, Bain, Brady & Johanson (Architect)

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### Period of Significance (justification)

The period from 1886 to 1962 begins with the brewery's first permanent structure and ends with the last addition constructed before Emil Sick's death in 1964. This period encompasses the formative development under the direction of Andrew Hemrich from 1886 until his death in 1910. Consolidation and operation from 1893 to 1918 as the Bay View Branch, of the Seattle Brewing and Malting Company, forming one of the region's largest industrial operations. This is followed by operation of the brewery as a grain mill from 1919 through 1932, during Prohibition. Then post Prohibition reopening as a brewery, facility expansion, and revival of the Rainier Beer brand as a regional icon under direction of Emil Sick from 1933 to 1962.

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Bay View Brewery building is eligible for listing to the National Register of Historic Places under criteria A, B, and C at the statewide level of significance due to the regional impact that the brewery had upon local markets across the Pacific Northwest. Areas of significance represented are industry and architecture. Significant associated persons are Andrew Hemrich and Emil Sick.

Under criterion A for the area of significance of industry, the brewery is significant as one of Seattle's longest producing breweries, operating from 1886 through 1962 (with temporary conversion for milling use due to Prohibition). The brewery created a high-quality product available for regional and international markets. As such, the brewery's lager was the first to be bottled (1887) along the Puget Sound. The brewery's lager beer was also the first (1900) in the state to utilize hops cured according to the Bavarian method from the Yakima Valley (a national center for hop production). The "Rainier Beer" branding, adopted in 1893 and signature the "R" continued in use through 1962. They rose to the level of regional icons through product quality and astute marketing under direction of both Andrew Hemrich (1893-1910) and Emil Sick (1935-1962). As one of two active breweries forming the Seattle Brewing and Malting Company in 1893, the Bay View Brewery directly contributed to one of the largest brewery operations on the West Coast and one of the largest industrial processing operations in Washington State. The Bay View Brewery was the only one of the two Seattle Brewing and Malting Company breweries to reopen after Prohibition ended in 1933 and within two years emerged as one of the most modern breweries on the West Coast.

Under criterion B for association with brewery founder, owner and operator Andrew Hemrich the brewery embodies the culmination of his local commercial and political prominence. The brewery is the only structure standing associated with Hemrich and his brewing legacy. As owner and brewer, Hemrich founded and built-up one of Seattle's largest breweries, led advances in hop curing processes for Yakima Valley that were used in the brewery's lager brewing, spearheaded the creation of the Seattle Brewing and Malting Company, and, as a four-term State Senator and brewery owner, participated in legislation directly affecting labor law. During the period of growth and expansion (1893-1910) of the Seattle Brewing and Malting Company, Andrew Hemrich guided the company as president.

Under criterion B for association with brewery owner and operator Emil Sick, the brewery embodies the culmination of his local commercial prominence. The brewery is the last structure standing in Seattle associated with Sick and his brewing legacy. As owner and brewer, Sick directed the post Prohibition growth of the brewery. This growth made it one of the most modern breweries on the West Coast.

Under criterion C for the area of significance of architecture, the brewery as an industrial processing complex embodies the distinctive characteristics of its type. The sequence of additions chronicles material, scale, and technological changes in industrial processing design from 1886 through 1962. The additions represent examples of the types of work of the noted architectural firms of Joseph Wohleb, Wohleb and Wohleb, and Naramore, Bain, Brady and Johanson (NBBJ).

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Due to the complexity of the business changes and the industrial functions of the brewery, the significance statement is organized in two parts. The first Narrative Statement of Significance addresses the growth and development of the brewery as a business. The second Developmental History section addresses the additions and physical changes to the brewery as an industrial processing complex. A timeline of both business and physical growth accompanies this narrative as an attachment.

The growth and success of the Bay View Brewery facilitated Andrew Hemrich's political and commercial prominence; the incorporation of the Seattle Brewing and Malting Company; and the creation of the regionally iconic Rainier Beer brand. From founding in 1883 through construction of the last addition in 1962 before Sick's death, the brewery underwent several name changes:

- 1883-1884: Hemrich and Company's Brewery
- 1885: name changes to Bay View Brewery, because of site overlooking Elliott Bay
- 1891: brewery incorporated as the Bay View Brewing Company and continued as such through 1892.<sup>2</sup>
- 1893-1918: Seattle Brewing and Malting Company Brewery, Bay View Branch
- 1919-1932: Bay View Milling Company
- 1933-1935: Century Brewing Association, Inc.
- 1936-1962: Seattle Brewing and Malting Company and Rainier Brewery

Andrew Hemrich rose quickly in the ranks of local brewers, politicians and business men. Arriving in Seattle at the end of the 1883 depression, the 27-year old partnered with John Kopp, whom he met in Montana, to start a brewery. Coming from a family of German brewers and having worked in multiple breweries across the nation, this was familiar territory for Hemrich. Within two years Hemrich consolidated control of the brewery within the Hemrich family, buying out Kopp's shares. Over the years, Hemrich and his father both lived on site in houses just uphill from the brewery.<sup>3</sup>

Ownership within the Hemrich family expanded with the brewery's growth. The year after opening the brewery, Hemrich's father John moved west, leaving his own brewery in Alma, Wisconsin, to join the company. A master brewer, trained in Germany, he brought considerable skill to the operation. The next year, 1885, Hemrich's sister Emma and her husband Frederick Kirschner joined them in Seattle.<sup>4</sup> Kopp sold his shares to John and Kirschner.<sup>5</sup> Within the next three to five years Hemrich's brothers John Junior, William, Alvin, and Louis all moved out west and into the beer industry.<sup>6</sup> Under family direction the brewery entered a period of growth between 1887 and 1892 with significant increases in production. This set the stage for creation of the Seattle Brewing and Malting Company as the nation-wide crash of railway and building speculation ushered in the 1893 depression.

The Seattle Brewing and Malting Company was created by combining the expertise and capacity of Hemrich and the Bay View Brewery (Bay View Branch) with the massive production capacity and experience of the Claussen-Sweeney Brewery and the capital of the Albert Braun Brewery's investors.<sup>7</sup> Within the new Seattle Brewing and Malting Company, the Bay View Brewery became the Bay View Branch. This consolidation amidst the 1893 depression brought the advantage of a larger distribution market and united marketing efforts. Under Hemrich's leadership as president, they immediately closed down the Albert Braun Brewery, concentrated production in the two operating breweries, and

<sup>2</sup> (Rev. H. K. Hines 1893)

<sup>3</sup> Interstate 5 runs through the former house locations.

<sup>4</sup> (G. F. Flynn n.d.)

<sup>5</sup> Hemrich served as president with his father John as treasurer and brother-in-law Kirschner as secretary. Kirschner had previously worked for John in his brewery in Alma, WI.

<sup>6</sup> John Junior and William ran the Bay View Depot and Bottling Works in Bellingham. William also worked briefly at the Bay View Brewery. Alvin established the Hemrich Brothers Brewing Company in Seattle and the Aberdeen Brewing Company in Aberdeen. Louis would move into a prominent role with the brewery, as well as working with Alvin as the other brother in the Hemrich Brothers Brewing Company.

<sup>7</sup> In 1908 the brewery reincorporated under West Virginia law to take advantage of the state's less strict regulations.



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defined a regional branding legacy.<sup>8</sup> Their flagship beer brand "Rainier Beer" ascended as a regional icon before Prohibition and reclaimed that role after Prohibition.<sup>9</sup> Within the next twenty years the combined production of the two breweries under Seattle Brewing and Malting Company management became one of the largest on the West Coast.

As the 1897 Klondike Gold Rush pulled the economy out of the depression the well-positioned Seattle Brewing and Malting Company kept pace with the increasing demand.<sup>10</sup> Distribution expanded beyond the continental US, Canada, and Hawaii to include other Pacific Rim ports in Australia, the Philippines, and Singapore. The Rainier Bottling works, opened in 1903 by the company in Victoria, BC, which allowed barrels to be shipped north for bottling and distribution in Canada. Hemrich rose to presidency of the Northwest Brewers' Association and was elected as state senator in 1898 followed by chairmanship of the Committee on Manufactures, drafting an act to provide arbitration and settlement for labor/employer disputes.<sup>11</sup> Labor strikes had an ongoing effect on production and often left local saloons short of beer if they did not get an express wagon down to the brewery before production stopped.<sup>12</sup>

This ten to fifteen year period of prosperity before the start of World War I was dampened by the death of Hemrich in May of 1910. Newspaper coverage reported every bar in the city closed as a five car funeral procession filled with flowers and followed by another 50 cars wound through the city south to Hemrich's house adjacent the brewery.<sup>13</sup> Nearly 1,000 of Hemrich's family, friends and supporters turned out in one of the city's largest funeral services.<sup>14</sup> The services were held at his house adjacent the brewery.

Louis, Hemrich's brother and already a partner in the Seattle Brewing and Malting Company, stepped in to become president and oversee operations.<sup>15</sup> The next quarter century brought dramatic changes for the United States and the brewing industry in particular. These changes would take Louis down to San Francisco, then to Canada before returning to the Bay View Brewery.

By 1913 the Bay View Branch ceased brewing and focused exclusively on bottling while the Claussen-Sweeney Brewery continued as the main brewing facility for the Seattle Brewing and Malting Company. A state-wide prohibition on the manufacture and sale of alcohol, approved by Washington voters, followed in the fall of 1914. A 1916 Brewer's Bill sought to allow breweries to continue to make beer but only sell to individuals; this, however, was rejected by voters. Nationwide, war-time grain rations followed and led to a complete ban in beer production during wartime by 1918. The next year Congress ratified the 18<sup>th</sup> Amendment to the US Constitution prohibiting the transport, sale, and manufacture of alcohol. This was the death knell for the nation's breweries.

The next fifteen years marked a tumultuous period for the Bay View Branch and Louis. He sold the brewery in 1918 to Robert Montague and Manley Harshman. They retooled the complex to mill grain for feed and flour under the name of Bay View Milling Company. Before Montague died in 1927 he bought out his partner. His death left Mrs. Montague with sole control of the milling operation until 1933 and the nation-wide repeal of prohibition. Meanwhile Louis, after a brief stint trying to start up a brewery in San Francisco prior to nationwide prohibition, purchased interests in 1921 in the Imperial Brewing Company in Canada that became the Rainier Brewing Company of Canada, Ltd. In 1931, anticipating the repeal of prohibition and seeing a means to build back up the Seattle brewery operations, Louis sold his interests in the Canadian company and formed a partnership with Joseph Goldie to purchase from Andrew Hemrich's estate, which included the Claussen-Sweeney Brewery and the San Francisco plant.

1933 was an auspicious year, the 21<sup>st</sup> Amendment to the US Constitution lifted prohibition, yet the nation was in

<sup>8</sup> The Claussen-Sweeney Brewery is the main Georgetown brewery still standing as of 2012. This brewery started in 1883, concurrent with the Bay View Brewery and contributed much of the worker housing growth of Georgetown. However, after prohibition this brewery did not reopen. In contrast, a group of investors started the Albert Braun Brewery in 1890. Its integration into the Seattle Brewing and Malting Company brought capital and eliminated a competitor while allowing the two main breweries to continue production. The Albert Braun Brewery never reopened.

<sup>9</sup> At the 1900 Paris Exposition, Rainier Beer was the only West Coast brewery awarded a medal for purity and quality.

<sup>10</sup> (Brewery Spends Large Sum 1906)

<sup>11</sup> (They Still Talk Politics 1902)

<sup>12</sup> (Beer Drinkers Will Have to Swear Off 1902)

<sup>13</sup> (Close Saloons in Brewer's Honor 1910)

<sup>14</sup> (The Seattle Republican 1910)

<sup>15</sup> Several other Hemrich's were closely involved with the business, including Ernest who worked as a clerk and John A., an assistant superintendent with the Seattle Brewing and Malting Company.

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the midst of the Great Depression.<sup>16</sup> That same year, Tacoma born brewer Emil Sick entered into a lease with Mrs. Montague to reopen the Bay View Milling Company as the brewery to be called the Century Brewing Association, Inc.<sup>17</sup> Sick renamed the brewery and hired renowned Olympia architect Joseph Wohleb to design a series of improvements to bring the brewery back into operation. Sick also owned the Seattle Rainiers baseball team and in 1938 built Sick's Stadium in Seattle, which sold Rainier beer. He built capital through a multitude of partnerships, with ownership interests in breweries in Canada and Montana. Sick's father was a master brewer, who had emigrated from Germany and operated a brewery in Canada where Sick worked after college.

Negotiations between Sick and Louis for marketing rights to Rainier Beer in Washington and Alaska led to a 1935 merger and reformation of the Seattle Brewing and Malting Company. Louis served as chairman of the board of directors and Sick as president.<sup>18</sup> The company decided not to reopen the Claussen-Sweeney Brewery, instead focusing their efforts on the Bay View Brewery. On July 4<sup>th</sup>, 1935 the brewery released the first batch of Rainier Beer, made under the careful watch of brew master Karl Heigenmooser. The brewery brought in brewing expert Clifford Wendte for an official tasting before distribution began to confirm they had remained true to the original pre-Prohibition beer.

The decades from 1933 through 1962 marked a period of massive growth for the brewery employing the design skills of some of the region's most renowned architecture firms: Joseph Wohleb, Wohleb and Wohleb, and NBBJ. Following the brewery's use as a mill during prohibition, significant technical upgrades were needed to create a modern industrial facility. To accomplish this, the brewery grew over 200,000 square feet by 1962. This growth represented an expansion of 76-percent with over 150,000 square feet of cellars, fermenting and production space. Sick operated the brewery until he died in 1964. The last addition under Sick's management was completed in 1962.

Following Sick's death the brewery underwent a period of change. The brewery changed ownership, brewing materials, and capacity to compete regionally with the hyper competitive large national breweries, such as Miller Brewing Company and Coors Brewing Company. The brewery sold in 1977 to G. Heileman Brewing Company, a Wisconsin brewery. At this time the brewery began using malt extract and they embarked on an aggressive marketing campaign and added massive storage tanks south of the brewery.

The 1990s chronicled the demise for the brewery. In 1996 Stroh Brewery Company (a Michigan brewery) bought the brewery. Stroh's own financial troubles led to their collapse just three years later, at which time the Pabst Brewing Company purchased and shut down the brewery. By the early 2000s the brewery began to see new life as the building shifted to adaptive new uses during the transition. Much of the 1970s and 1980s additions, including the tanks to the south were removed. Existing spaces were rehabilitated for a variety of businesses, artist lofts, band practice studios, and a recording studio. Tully's Coffee established their company headquarters in the building's north end. The signature red "R" for the Rainier Beer atop the building's tallest tower was removed to the Seattle Museum of History and Industry collection and replaced with a green "T" for Tully's Coffee. The "Lady Rainier" statue at the north end of the site was also given to the Museum of History and Industry in 1999. Commissioned in 1903 and made in Germany, the statue originally served as a fountain with water bubbling over the top of the glass held in her outstretched hand. The statue has resided in various locations. In 2010 Emerald City Beer Company, a small craft brewery, made the first batch of beer in the building since closure in 1999. Other businesses operating from the building today include the Bartholomew Winery and Red Soul Motorcycle Fabrications.

<sup>16</sup> Congress ratified the repeal of the 18<sup>th</sup> Amendment on January 1, 1934 but beer containing up to 3.2-percent alcohol could be sold as of April of 1933.

<sup>17</sup> Sick purchased the brewery in 1934.

<sup>18</sup> In 1938 Louis retired, though remained on the board of directors.

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## Developmental history

As an intact agricultural industrial processing facility, a series of additions chronicle the growth and development of the brewery expanding out from the original 1886-1887 brew house. The entire facility was purpose built from the beginning and through all of its additions as a brewery to produce beer. These changes, through 1962, illustrate milestones in the brewing industry, how breweries coped with the effects of prohibition, and the massive industrial growth once Congress repealed prohibition and breweries struggled to slake the thirsts of those suffering the Great Depression. The brewery footprint grew substantially during each of the following growth periods.

- 1883-1885: established the brewery in wood buildings producing steam beer
- 1886-1892: rebuilt the brewery in brick adding bottling, broader distribution, and lager beer production capacity
- 1893-1910: production and operational growth
- 1911-1932: coping with the death of Andrew Hemrich and changes during Prohibition
- 1933-1949: post Prohibition growth under the direction of Emil Sick
- 1950-1962: post WWII growth and expanding scale of brewing operations

### 1883-1885

In 1883, the brewery started producing 2,500 barrels of steam beer on the shore of Elliott Bay.<sup>19</sup> Steam beer uses a bottom fermenting lager yeast as opposed to top fermenting ale yeast. As the starting beer for the brewery it reflects the training and background of the brewer and the lack of capacity of their cooling equipment. Andrew Hemrich's father was a master brewer trained in Germany where lager beers represented a dominant beer type. Brewing lager requires bottom fermenting yeast that can ferment at much cooler temperatures (40s to 50s-Fahrenheit) than ale yeast (60s-70s-Fahrenheit) and cellars for extended cold storage and aging (upper 30s-Fahrenheit). Lacking adequate chiller and ice production facilities to keep the fermenting wort (mixture of sugars extracted from grains, hops, water and any adjuncts) cool and for cellaring, a brewer could still make beer with a lager yeast at warmer temperatures. Steam beer, however, was not considered as refined as lager beer. This prompted the addition of cooling and cellaring facilities so the brewery could make the more valuable lager beer.

The brewery's site afforded an optimal location for beer distribution. Moving beer to market and developing localized distribution points enabled the brewery to expand operations. Standing at the edge of the tide flats, plank roads in front of the brewery led north to Pioneer Square. A narrow-gauge Grant Street Railway, also in front of the brewery, provided regular service to Seattle and destinations south. A wharf for ship access, also in front of the brewery, enabled distribution throughout the Puget Sound, north to Canada and south to California. Before being infilled in the 1900s, Elliott Bay came right up to the front of the brewery.

Rail service soon grew to the principal means of supplying raw brewing material as railways brought inland grain and hops to the ports for distribution. By 1887 Northern Pacific Rail Road (NPRR) and Columbia and Puget Sound Rail Road (C&PSRR) lines replaced the narrow-gauge railway in front of the brewery. The brewery's granary, built adjacent to these lines, handled the rail car bulk deliveries of grain and hops from eastern Washington. Springs on Beacon Hill, behind the brewery, delivered a constant supply of fresh water. This left only distribution, which the region's maritime waterways aptly filled.

Shipping via the Puget Sound's many waterways served as the dominant regional means for movement of commerce through the late 1800s. During this period, prior to infilling of the tide flats, bottles and barrels of beer could be sent by ship from the wharf directly in front of the brewery. The first to bottle lager beer on the Puget Sound, Hemrich built his Bay View Brewing Company's Bottling Works on pilings along the shore of Elliott Bay as part of an 1887 expansion.<sup>20</sup> Amidst development of the tide flats, into the early 1900s, the City Waterway (a canal), maintained shipping access between the brewery and Duwamish River (emptying into Elliott Bay). The brewery sent barrels north to the Victoria Brewing and Ice Company bottling plant, of which Hemrich served as a provisional trustee, for Canadian

<sup>19</sup> (Rev. H. K. Hines 1893)

<sup>20</sup> John Hemrich Junior was listed as owner of the bottling works in 1889.



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distribution. Local distribution moved by wagon along plank roads and rail. By 1891 the brewery contracted exclusively with Close and Johnson, a bottling and cold storage plant, as distribution agents.<sup>21</sup>

The 1883 brewery development consisted of wood frame structures built along the shoreline. This transitional stage lasted a couple years as the company grew production and capital. Andrew's father moved west to join the company during this period, bringing his expertise. The company also consolidated ownership within the family by 1885. These set the stage for redevelopment of the facilities.

### 1886-1892

From 1886 through 1892 the brewery upgraded facilities for lager beer production and became one of the first breweries on Puget Sound to bottle lager beer. Capacity jumped to 80,000 barrels per year by 1887 with quart, pint, and half-pint size bottles of lager distributed out from the brewery.<sup>22</sup> Employees increased from 13 in 1888 to 35 in 1893 and expanded to include limited staffing at night using lanterns and candles. The plant upgrade shifted to brick as the primary building material. This afforded greater fire protection with boilers operating for the kiln and brew kettle as well as greater load carrying capacity allowing the brewery to grow vertically. Stacking of tasks utilized gravity to aid in moving raw ingredients through the production process.

#### Key intact facility growth:

- Brew house no. 1 [24, 1886-1887]: 2-story brick building. This served as the operational center for the brewery. Successive additions grew out from this building in later development periods. This building contained the mash tun, brew kettle, and wort chiller. A water line brought spring water down from a 5,000 gallon tank on the hill behind the brewery. A feed mill supplied grain from the kiln. The mash tun holds the grains and water that is heated to specific temperatures for specific lengths of times to allow the enzymatic action to break down sugars from the grains into a form the yeast can digest. This is a critical process defining many characteristics of the final beer. Once the mashing process is completed the liquid is drained from the tank into the brew kettle. There it is brought to and held at a rolling boil and hops added at the desired stages. Boiling is also important to the character and stability of the final beer. A large rooftop vent let off steam from boiling. From the brew kettle the wort (liquid) is taken through a chiller to quickly drop it to under 80-degrees Fahrenheit. Once at the temperature set by the brew master, the yeast is pitched (added) and the wort moved to the fermentation tanks.
- Malt storage [23, 1888]: 2-story brick. This addition expanded the operational capacity of the brew house providing malt storage adjacent the brew house to facilitate production. A 30 horsepower motor provided power for moving the malt.
- Malt kiln [6, 1889-1892]: 3-story brick. Wet brewers grains arrived by the train car load. In their wet state they could not be stored for long periods. The grains had to be kilned in this addition before being used and stored. This process involved wetting and allowing the grains to germinate and then heating them to specific temperatures and with specific durations to prepare the sugars and achieve the desired level of flavor imparted by the process. Once completed, the process allowed the grains to be stored in the malt storage additions until ready for brewing. The malt kiln featured a hip roof with a wood frame vent tower at the top and two perforated interior floors. These allowed heat from the furnace to move up through the grain and vent out the top. A feed mill ran from the kiln over to the brew house.
- Power house no. 1 [5, 1889-1892]: 2-story, brick. This addition provided power for the majority of the brewery operation. Heat from the furnace kilned the malt and heated the mash tun and brew kettle. A steam pipe also ran from the power house over to the bottling works on pilings over Elliott Bay. The west half of the ground floor contained the boilers with offices above on the second floor. The east half contained two ice machines and two 90 horsepower motors and external brine pump to create ice and circulate chilled brine for chilling the wort and maintaining fermentation and cellar temperatures for the beer. The system's ammonia condenser mounted to the roof on the east half of the building.
- Malt Storage [7, 1889-1892]: 3-story brick. This addition provided the majority of malt storage for the brewery with

<sup>21</sup> (Rev. H. K. Hines 1893)

<sup>22</sup> (Rev. H. K. Hines 1893)

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iron columns supporting first and second floor concrete floors and wood posts above. A 5-story wood tower on the south end was used sift and clean the barley. An elevated grain feed extended from this building west over the railroad tracks to the granary to receive grain.<sup>23</sup> A 5-story wood frame tower at the north end worked in conjunction with the malt kiln.

- Beer cellar no. 1 [25, 1889-1892]: 5-story, brick. This addition provided a wash room on the first floor for cleaning out barrels prior to filling them with beer. Malt storage occupied the second floor at the same level as the mash tun in the brew house adjoining to the north. The third and fourth floors served as beer cellars for fermenting and aging the beer to maturity. Younger beer pumped into tanks on the fourth floor underwent primary fermentation before being drawn off to the third floor for aging. The fifth floor contained a cooler and two 8,000 gallon water tanks. This building connected to the brew house and the beer cellar to the south.
- Beer cellar no. 2 [26, 1889-1892]: 3-story, brick. This addition provided expanded fermentation and cellaring space. Wood posts supported each floor.

This period of plant development included the following buildings which the brewery replaced during subsequent periods of development. A wood frame granary stood alongside the railroad tracks for receiving grain deliveries with a conveyor system to transport grain to the kiln. Between 1888 and 1892 a larger, corrugated metal clad granary was built to handle the increased grain volume. The brewer's house stood just northeast of the brew house [24] with smaller cottages located around the perimeter of the brewery for workers. Between 1889 and 1892 two large brewer's houses were built on the hill overlooking the brewery and the bay for Hemrich family members. Several additional single-family and duplex houses and associated chicken coops and cellars were constructed around the brewery for family and worker housing. The former brewer's house was converted to the foreman's house. A kiln, malt storage building, and pitch kettle stood just south of the brew house. Since breweries were not able to bottle or store bottled beer on site between 1875 and 1890, the brewery built its bottling facility on pilings out over Elliott Bay, just across the Northern Pacific railroad's mainline. The bottling facility had to be separate and across a public right-of-way. Between 1889 and 1892 this facility expanded its storage space as well as adding lodgings, a restaurant, and a saloon. A two-story cellar with refrigeration equipment stood to the northwest, between the brew house and bottling facility before being removed by 1893 upon completion of the beer cellars [25, 26] that consolidated all functions. A small single story storage building stood nearby the former larger storage building.

### 1893-1910

A period of general growth marked the years between 1893 and 1910. The tide flats were being filled in by 1905 partially with material sluiced down from the hill behind the brewery, increasing the importance of the brewery's immediate proximity to the railroad and access to the canal waterway linking the brewery to the Duwamish River.<sup>24</sup> Although a spark from a passing locomotive did briefly catch the brewery on fire, though it was soon extinguished with minimal damage.<sup>25</sup> The brewery merged with two others to form the Seattle Brewing and Malting Company becoming the Bay View Branch and continued to make both export and pale lager beer.<sup>26</sup> This period saw rapid plant growth, innovations in hop types, and the death of Andrew Hemrich in 1910 who had led the building of the brewery. The cellars began utilizing wood chips to clarify the beer by 1905. Fermenting cellars remained on the second and third floors; however, the first floor was used as a chip cellar. Once the beer had completed fermentation it was racked into tanks in the chip cellar along with wood chips to clarify. The wood chips acted as a filter pulling out fine particles. In 1910 the brewery also installed new automatic feed regulators on the steam boiler system. These regulators were invented by Seattle resident William Loudon and improved boiler efficiency and safety.<sup>27</sup>

<sup>23</sup> By 1905 the brewery utilized 36 tons of malt daily, giving a scale for the amount of grain that passed from the granary, through the kiln and into storage before going to the brew house for brewing. Despite laws prohibiting this, some of the spent grain from this process was sold to dairy farmers as feed at the rate of \$9 per day.

<sup>24</sup> (Tide Flats No Place For Garbage 1902)

<sup>25</sup> (Bay View Brewery Fire 1902)

<sup>26</sup> At the time of the merger the Bay View Branch had a 110 barrel capacity each brew. By comparison Albert Braun's Branch had 135 and the Claussen and Sweeney brewery a 125 barrel capacity with each brew.

<sup>27</sup> (Automatic Regulator Patented by Local Man 1910)

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Key intact facility growth:

- Addition [21, 1894-1904]: 1-story, brick. This addition provided expanded wash house space, allowing the former wash room in the first floor of the beer cellar [25] to be relocated to this building. A 15 horsepower motor operated the washing machinery. Vents on the roof allowed the steam and water vapor from cleaning to escape.
- Addition [22, 1894-1904]: 2-story, brick. This addition provided a racking room on the first floor for transferring mature beer to barrels. The second floor contained bins for malt storage.
- Addition [23, 24, 1894-1904]: added a 1-story addition to each, bringing to 3-stories and unified the west facade into a larger brew house. The first floor contained the malt mill for grinding the malt prior to loading into the mash tun and a hop jack. The crush of the grain is important for extracting the most sugars and to not have too fine a crush allowing the grains to set as a filter in the bottom of the mash tun to keep particles out of the extracted liquid. The hop jack was used to strain hops out of the wort after it was boiled. The second floor retained the mash tun and kettle. The third floor received a rice tun and rice mill. Rice is an adjunct used to create a drier, light beer. As an adjunct, rice does not impart a strong flavor allowing it to lighten the beer without competing with the malt and hop flavors.<sup>28</sup> An added elevator also improved the movement of equipment and materials within the building.
- Power house no. 2 [3, 1894-1904]: 1-story brick addition allowed the boilers to be removed from power house no. 1 and the boiler capacity increased. This addition continued to provide power for the brewery operations.
- Chimney [2, 1894-1904]: 100-foot tall brick chimney added to service the boilers in the power house no. 2 addition.
- Bottling plant [1, 1906]: 1-story brick addition provided a dedicated bottling facility on site, which consolidated operations. Formerly the bottling plant had been required by law to be off site.<sup>29,30</sup> Construction of this addition was partly in response to the growth of export trade in bottled beer.<sup>31</sup>
- Office addition no. 1 [20, 1906-ca. 1910]: 1-story brick addition provided dedicated office space for the brewery. This addition extended off the north end of the 1-story wash house [21]. Expansion of brewery operations in the existing additions had gradually displaced office space. Previously offices had been located in the second floors of various buildings, fit in around brewing, cellar, engine house and bottling operations. This marked the first dedicated expansion to provide office space.
- Office addition no. 2 [18, 1906-ca. 1910]: 2-story brick addition provided expanded office space for the growing brewery operation. The exact timing of this addition relative to [20] is not known. Configuration of this addition provided the brewery with a main front entrance for receiving visitors that was not available with [20].

This period of plant development included the following buildings which the brewery replaced during subsequent periods of development. The 50-foot tall granary expanded and received its own spur line with a scale to weigh rail cars. The formerly overwater bottling works consolidated into a large brick, single story facility on the filled in tide flats.

### 1911-1932

The years following Andrew Hemrich's death in 1910 through the last full year of Prohibition were not one of growth for the brewery. After Hemrich died, his brother Louis managed brewery operations for three years until Prohibition started in Washington State in 1914. The brewery remained closed for four years until opening as a flour mill. The flour mill operated for nearly 15 years through the Great Depression until the end of Prohibition in 1933. Existing grain storage and power house facilities from the brewery operation would have been reused; however no details were identified as to what changes were made to accommodate the milling machinery.

### 1933-1941

Following use of the brewery during prohibition for milling grain, a period of growth followed the reopening of

<sup>28</sup> Rice hulls are often used with beers containing high amounts of wheat or rye, which do not have hulls like barley. There is no indication this brewery ever made high wheat or rye containing beers.

<sup>29</sup> (Brewery Spends Large Sum 1906)

<sup>30</sup> (Building Permits 1906)

<sup>31</sup> Contractor was H. Lohse, Jr. Building permits were issued on June 6, 1906.



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brewery operations in 1933 when prohibition lifted until the US entered World War II in 1941. The release from prohibition coupled with the hardships of the Great Depression contributed to strong demand for beer. On the business side this was also a period of expansion as the brewery merged in 1935 with Louis Hemrich's interests. Sick hired architect Joseph Wohleb of Olympia to design the new additions and integrate these expansions into an efficient processing operation. The modernization included installing a system for filtering air throughout the brew house, fermentation and aging cellars to prevent contamination. The remodeling work also included renovations to addition [21] in 1933 and an interior balcony in 1939, installing a balcony and skylights in 1933 in addition [1], adding offices for the brew master and assistant brew master along with a waiting room and toilet into [10]. New signs were added on the brewery, including the 1933 sign for Century Brewing Association and the 1938 sign "In the West It's Rainier Beer."

Key intact facility growth:

- Case goods storage [8, 1935]: 4-story reinforced concrete addition designed by Joseph Wohleb provided dedicated storage space for bottling and packaging beer into cans and cardboard cases for distribution. This reflected the growing importance of bottles for large scale distribution and the importance of on-site bottling facilities. The new facility had a capacity of 150 bottles or 200 cans per minute. A knocked down carton storage space occupied the second floor. This building featured an overhead conveyor to move the cases. A Barry -Wehmiller floor type and pint type pasteurizers sanitized the bottles before they moved to the 50 and 34 spout fillers. The fillers were located opposite one another on the floor. Two 8-head crowner machines capped the bottles with labeling machines to adhere the labels. Construction of the addition also involved remodeling of spaces in the adjacent building [7] to accommodate the work flow. Upon completion of this addition, Emil Sick reported that "Only one brewery in the U.S. has a greater can-line capacity than Century's."<sup>32</sup>
- Beer cellar no. 3 [27, 1935]: 4-story reinforced concrete addition designed by Joseph Wohleb expanded the cellaring capacity of the adjacent cellar [26]. This featured the primary fermenting cellars on the fourth floor. A Ruh cellar on the third floor was used for secondary fermentation followed by moving the beer down to the first floor chip cellar for clarifying. Beer was pumped in over wood chips, which aided in settling out proteins and other particles that would cause the beer to be hazy. This addition brought the brewery up to having the largest storage capacity in the Pacific Northwest.
- Second story addition to [1] added between 1938 and 1945 to modify the building to serve as the new boiler house. Designed by Joseph Wohleb, this addition raised the roof by one story, reusing the original roofing system. One 200 horsepower Sterling boilers installed in the south portion in addition to two existing 100 horsepower Sterling boilers provided power for the brewery operation.<sup>33</sup> The chimney stack [2] connected to these boilers.
- Keg filling [9, 1940]: 2-story reinforced concrete addition design by Joseph Wohleb provided space for filling kegs. W. H. Witt Company served as structural engineers. The building featured a U-shaped second floor built out along the Airport Way South side. The back, single-story portion provided rooftop keg storage adjacent the keg washing facilities in the adjacent building [11] to the east. The front overhang projected 16-feet over the railroad tracks to allow sheltered loading.
- Bottle storage [10, 1940]: 2-story reinforced concrete addition with wood posts. This building provided expanded storage space for bottles and packaged cases.
- Keg washing [11, 1940]: 1-story reinforced concrete addition designed by Joseph Wohleb provided space for keg washing and sanitizing prior to filling. The rooms in the northwest corner contained the cooper's shop and a pitch room. The northeast portion of this addition was removed when the 1958 beer cellar was constructed (addition [12]).

This period of plant development also included the construction of a single story garage building south of [9] in 1938. This building was removed by the 1950s.

1945-1962

The period following World War II through the 1950s marked a period of additional growth and expansion for

<sup>32</sup> (Bottling Plant Now Operating, 1936)

<sup>33</sup> Building permit number 326213.

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the brewery. Small breweries nationwide were bought up and interests consolidated, setting the stage for the massive brewing operations of the 1970s and 1980s before the emergence of small craft brewery operations.<sup>34</sup> Sick retained the services of renowned Seattle architecture firm NBBJ to design two of the additions during this period as well as continued design work by Joseph Wohleb including remodeling of addition [21] for use as a social meeting space in 1951. During this period the brewery ceased to kiln its own malt, instead constructing large bins to store kilned malt delivered to the site. Bottling became increasingly important for both local and broader distribution. As production of beer increased so did the need for bottling space and storage of bottled goods prior to distribution. Former malt storage spaces [7] transitioned into bottling spaces. The expansion referred to as addition [26] received an added floor in 1962 to house a Cofar composite slab system developed in the 1950s and used through the late 1960s to 1970s. This system relied upon a metal deck with cold drawn wires welded to its topside with concrete poured over the top around the wires.<sup>35</sup>

Key intact facility growth:

- Head house [15, 1945]: 75-foot tall reinforced concrete addition. Designed by Joseph Wohleb, this tower served as the grain elevator to lift grain up to a distribution system that moved the grain to the silos. This elevator utilizes glass block along the outer corners to provide day lighting for interior operations.
- Additions [14, 1945-1948]: westward expansion of the original two-story east tower as well as adding an octagonal tower above the original east tower with the signature "R" for Rainier Beer.
- Addition [4, 1945-1952]: 1-story reinforced concrete addition between [3] and [5].
- Beer cellar no. 3 [13, 1947]: 3-story reinforced concrete addition. Designed by Joseph Wohleb, this provided expanded fermenting and aging facilities for beer production.
- Grain silos [16, 1948]: 2-story steel silos added on concrete footings. Designed by Joseph Wohleb, each of the 28-foot diameter silos held 205,000 bushels of malted grain. These operated in conjunction with the head house [15] to provide grain for the brewing process using a Dracco pneumatic grain handler and screw type conveyors. These replaced the former granary alongside the railroad tracks. Further consolidating brought operations into a closely packed series of building additions that streamlined the overall operation through proximity of materials to their processing locations. The three existing tanks previously used for malt storage became storage space for corn grits used in the brewing process to lighten the color and body with minimal change to the flavor of American style light lagers.
- Brew house no. 2 [14, 1948]: 5-story reinforced concrete addition. Designed by Joseph Wohleb, this provided the new brewing core for the operation as production quickly expanded following World War II. The brew house functions shifted from their previous locations in [23, 24] to this new space. The former spaces became beer storage [23] and malt bins [24] with the freight elevator moved from the north side of [23] to the northwest corner of [24].
- Bottling works [28, 1946-1949]: 2-story reinforced concrete addition. This long addition between the bottling and beer cellar operations allowed for a more efficient movement of bottles during processing. Beer could be pulled from the cellars to the east and capped and labeled bottles could be deposited in their cases for storage and distribution in the warehouse additions to the west.
- Overhead bridge [29, 1946-1949] added between [25] and [7] facilitated movement between the upper floor office and work spaces amongst the additions.
- Office addition no. 3 [17, 1954]: 2-story brick clad addition.<sup>36</sup> Designed by NBBJ this addition provided expanded offices on the first floor with accounting, bookkeeping, and additional offices on the second floor.<sup>37</sup> A vault and lounge also occupied the second floor. This addition and the growth in office operations reflect a second growth in management and marketing operations last seen in the additions of [20] and [18] in the 1910s.
- Beer cellar no. 4 [12, 1958]: 4-story reinforced concrete addition.<sup>38</sup> Designed by Wohleb and Wohleb this marked the last major processing expansion of the 1950s.<sup>39</sup> The first floor contained the machine and cooling unit rooms

<sup>34</sup> The number of breweries nationwide dropped from an initial 700 that reopened in 1933 after Prohibition to just 54 by 1975.

<sup>35</sup> Bengt Borg served as the structural engineers.

<sup>36</sup> Building permit number 429297.

<sup>37</sup> William Bain stamped the drawings.

<sup>38</sup> Building permit number 470662.

<sup>39</sup> Robert Wohleb served as the designer.

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with a pit clean up area and recirculating and yeast pumps for managing the liquid stored in tanks on the floors above. Each of the upper temperature controlled floors contained twelve closed fermenting tanks per floor, six to either side of a central aisle. Each tank, when full weighed 144 tons. The floor sloped slightly on each floor toward center drains to facilitate cleaning. Ducts between the floors allowed transfer of wort up to the upper tanks for primary fermentation and then cycling down through successive stages of clarifying and maturing in the lower floor tanks. The stairwell and elevator allowed worker access between floors to monitor the tanks and temperatures.

- Reception addition [19, 1962]: 1-story addition to [18]. Designed by NBBJ this modern style addition provided a prominent front room for receiving visitors. The design employed amber cathedral and new Glar-X glass supported by laminated wood wall sections.<sup>40</sup>
- Addition [7, 1954-1962]: added a brick clad third story and in-filled the first and second story windows.

This period of plant development also included the following buildings which the brewery replaced during subsequent periods of development. A large building built across Airport Way South provided expanded space for bottling and packing. A pipe to transfer the beer and a conveyor skybridge ran over Airport Way South to allow materials and workers to move safely to and from the brewery. A loading platform was added to [6] and sprinkler systems upgraded in the buildings.

1963-2000s

The late 1960s marked a period of change following Sick's death in 1964. In order to compete with competitive national breweries, the brewery embarked upon a change in ownership, brewing materials, and capacity. Construction of Interstate 5 commenced directly behind (east of) the brewery. In 1967 the packaging center across Airport Way South expanded with construction of a new metal clad warehouse and then again in 1979. In 1977 the brewery constructed a long, rectangular malt extract syrup tank house on the east side of the brewery. The brewery also hired Wohleb and Wohleb to remodel [21] converting the addition to a social room with leaded amber glass and wood slats and the west entry. A platform stage occupies the north end with a large bar and counter at the south end. The brewery also launched an aggressive marketing campaign. A kegging warehouse was built in 1987 and streetscape improvements made to Airport Way South. In 1979 the brewery also began departing from tanks contained within buildings for beer cellaring to constructing large external tanks. The first of these were built just south of addition [10]. In 1985 the brewery added an additional above ground storage tanks.

The 1990s ushered in the end for the brewery during this time. Much of the 1970s and 1980s additions, including the tanks to the south were removed. Existing spaces were then rehabilitated for a variety of businesses, artist lofts, band practice studios, and a recording studio.

However, the sprawling, industrial building that grew over several major development periods remains substantially intact as of 2012. The changes in materials and architectural styles of the additions communicate the sequence of alterations. Doorways, connecting stairwells, and freight elevators as well as the multitude of passages between the many additions continue to allow movement throughout the building conveying the interconnectedness of the additions.

By comparison, the other two breweries listed to the National Register of Historic Places in Washington State, the Schade Brewery in Spokane and the Pacific Brewing and Malting Company historic district in Tacoma differ significantly. The Schade Brewery started as a cold storage facility and was not purpose built as a brewery. The Bay View Brewery started nearly 20 years prior to the Schade brewery and had a much larger production capacity and overall footprint. The Pacific Brewing and Malting Company in Tacoma consists of a series of buildings rather than a single building built out through additions. The Pacific Brewing and Malting Company was younger, starting in 1891 and reached its full build out by 1913. Whereas the Bay View Brewery reopened after prohibition as a brewery and continued to grow. Both breweries were listed under criteria A and C at the local level of significance.

<sup>40</sup> Building permit number 495913.



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### Andrew Hemrich

Andrew Hemrich (1856-1910) emerged as a prominent local figure in the realm of politics and commerce. Elected to the state senate in 1898 representing the 33<sup>rd</sup> district he was soon chair of the Committee on Manufactures, helping to draft recommendations for an act to provide arbitration and settlement for labor/employer disputes.<sup>41</sup> Hemrich served four consecutive terms through 1909. As senator he also lobbied, albeit unsuccessfully, for the construction of a boulevard along the Lake Washington ship canal. He was president of the Northwest Brewers' Association.<sup>42</sup> During a trip to Yakima Hemrich also became involved in the cultivation and curing of Bohemian hops, which the Bay View Brewery then used in Rainier Beer.<sup>43</sup> Hemrich's commercial interests also extended to mining shares in the Cascade Mountains, presidency of the Eureka Coal Company, and land ownership in Seattle and Yakima.

Born in 1856 as the first son of master German brewer John Hemrich, Andrew grew up and went to school in Alma, Wisconsin.<sup>44</sup> By age 10 he was learning the trade working for his father in his brewery before being sent at age 13 to La Crosse to apprentice as a brewer. Andrew worked in breweries in Milwaukee, Wisconsin; Denver, Colorado; and Eureka, Nevada. At the age of 21 he made his first, unfortunately unsuccessful, start at opening a brewery in Glendale, Montana, in partnership with Frank Gilig. After a brief stint at mining, he worked for a brewery in Bozeman, Montana, and met John Kopp (1856-1897) with whom he moved to Seattle to start the Bay View Brewery in 1883. Hemrich's father, sister and brothers soon followed, with many of them working at the Bay View Brewery.

Hemrich married Amelia Hucke of Essen, Germany in 1885. They had five children, John, Alvin, Ernest, Katherine, and Carl. During the early stages of the brewery development the family lived in one of the brewer's houses overlooking the brewery.

Ever intent on refining their lager beer, Hemrich traveled to Yakima in the fall of 1900 to spend 10 days supervising the curing of Yakima hops using Bavarian methods to see if they would improve the beer quality. Upon brewing a batch using these hops he thought they were excellent and shipped fifteen half barrels to Yakima in thanks on January 17, 1901.<sup>45</sup> This led to a \$5,000 investment in four large drying kilns and cultivation of Bohemian hops in Yakima. These sold for \$1 per pound compared to 10 to 15 cents for hops cured using the then prevailing practices.<sup>46</sup> Hemrich also built a stone building along Front Street in Yakima in 1902 and owned a white brick saloon built in 1903 in Pullman. By 1907 he was also a trustee, along with others such as Joshua Green and H. H. Dearborn, in the new Bank for Savings opened in Seattle. He and his family often cruised around the Puget Sound on the yacht "Rainier" and were part of an early 1900s welcoming committee for the German cruiser "Arcona".

Hemrich's death in 1910 at the young age of 54 spared him the dramatic changes brought by Prohibition to the brewery industry. The company remained in the capable hands of his brother Louis Hemrich who would remain involved until his death in 1938.

### Emil Sick

Born in 1894 in Tacoma, Washington Emil Sick, son of Canadian brewer Fritz Sick, would spend much of his life moving between brewery operations in Canada and the United States. Sick graduated from Western Canada College in Calgary before taking additional courses at Stanford University. He worked up through his father's brewing business after starting out as a shipping clerk for the Lethbridge Breweries, Ltd based in Alberta Canada. Sick worked at a multitude of breweries controlled by his father, including operations in Salem, Oregon; Spokane, Washington; Missoula, Montana; Vancouver, British Columbia; and Prince Albert and Regina, Saskatchewan. Sick married Kathleen Thelma McPhee in 1918 and received his major promotion in 1925 when he became general manager of Associated Breweries of

<sup>41</sup> (They Still Talk Politics 1902)

<sup>42</sup> (The Yakima Herald 1900) Senator Hemrich was well connected. By 1900 he participated in goose hunting in the Horse Heaven hills outside of Yakima with Seattle Mayor Hume and Seattle's Chief of Police Reed.

<sup>43</sup> (Beer From Yakima Hops 1901) Advertisements by 1906 identify Rainier Beer as using Saaz-Bohemian hops. Saaz are a noble hop with low bitterness often used for their aromatic qualities in pilsners and lagers.

<sup>44</sup> (Rev. H. K. Hines 1893)

<sup>45</sup> (Beer From Yakima Hops 1901)

<sup>46</sup> (Pullman Herald 1901)

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Canada, Ltd.

With the purchase of the Bay View Brewery in 1934, Sick and his family became firmly established in Seattle. He soon purchased the Seattle Rainier's baseball team, a Pacific Coast League baseball team from 1937 to 1960. Sick built Sick's Stadium for the team that went on to have five pennant winning seasons. By 1941 Sick was president of the Seattle Chamber of Commerce and went on to receive an honorary life-time membership. He led fundraising efforts for the Museum of History and Industry construction and development of the first King County Blood Bank. The King County Blood Bank grew to over 20 blood banks and became the Puget Sound Blood Center known today for advances in blood transfusions and transplant medicine.

Despite all of his philanthropic and related business ventures, Sick continued to build the brewery empire started by his father. By 1949 he was at the helm of one of the largest brewing operations in the world. He had 10 breweries located in Seattle and Spokane, Washington; Salem, Oregon; Great Falls, Montana; Prince Albert and Regina, Saskatchewan; Edmonton and Lethbridge; Alberta. He also operated hop farms at Sunnyside, Washington and Kamloops, British Columbia. Sick also served as director of Molson's Brewery, Ltd.<sup>47</sup> By 1957 he had assembled largest number of breweries under single management in the world.<sup>48</sup>

Declines in his health during the early 1960s did not stop him from serving as one of the directors for the Seattle World's Fair. However; his wife of over 40 years died in 1962. Sick remarried the following year to Mrs. Martha Gardner, before he died in 1964.

### Joseph Wohleb

Brewery design comprised a significant portion of Joseph Wohleb's industrial design experience and that of his practice with his son. The majority of the Wohleb's experience with brewery design occurred between the end of Prohibition in 1933 and the US entry into World War II in 1941. These skills benefited his firm immensely as breweries expanded rapidly following the close of World War II through the 1960s before consolidation in the 1970s began closing down breweries. The firm designed all of the post 1933 industrial expansion for the brewery. The following are the different periods of firm ownership:

- Joseph Wohleb, Architect, sole owner of architectural firm with multiple employees.
- Wohleb and Wohleb, partnership between Joseph Wohleb and his son Robert Wohleb starting in 1949 and lasting until Joseph's death in 1958.
- Robert Wohleb and Associates, sole ownership of firm by Robert with associates, starting in 1959 after his father's death and continuing until his own death in 1966.

Joseph Wohleb led the first period from 1933 through 1941, then the sole principal of his architectural firm. An immensely talented and practical designer, Wohleb did not have a formal training in architecture. Born in 1887 in Connecticut he made his way to Olympia, Washington by 1911 where he began advertising himself as an architect. He built his experience doing residential designs in the 1910s before expanding out to commercial properties and public works. In 1919, Wohleb received his architectural license, the first year Washington State began requiring the license. By the 1930s he was designing major buildings for the Washington State Capitol campus in Olympia. Both the Rainier Brewery in Seattle and the Olympia Brewing Company in Tumwater hired Wohleb to design the quick growth of their facilities following repeal of Prohibition in 1933. To meet demand, the breweries had to quickly increase production in a manner that could also support continued growth and expansion. T. E. McCormick served as Wohleb's chief draftsman from 1934 through 1942 learning from Wohleb and emerging as a specialist in brewery design for the firm after World War II. A firm profile prepared by the company in the 1950s included a short biography of T. E. McCormick giving his past work experience as chief architect for the Long-Bell Lumber Company from 1921-1934 in Longview Washington. This period corresponds with the build out of the lumber mill and associated master planned city of Longview, which would have provided immense industrial design experience. McCormick came to Olympia to work for Joseph Wohleb in 1934.

<sup>47</sup> (Seattle Post-Intelligencer, 1964)

<sup>48</sup> (Wayback Machine: Seattle First Citizen Emil Sick, 2012)

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The second period followed the close of World War II and extended through the mid 1960s. Robert Wohleb, Joseph Wohleb's son, joined the firm in 1946 and soon became an integral part of the design team.<sup>49</sup> In 1949 the firm's name changed to Wohleb and Wohleb. As breweries sought to expand after World War II, the firm found a ready market for their expertise. By the 1950s the firm had brewery design and planning projects in Washington, Oregon, Utah, Texas, Hawaii, Montana, and Canada. The majority of these projects included brewery expansions involving expanded brew house, cellars, bottling facilities, packaging plants, and grain storage facilities. Active projects during these years:

- Heidelberg Brewing Company, Tacoma, WA: facility expansion design from 1948 through the 1950s;
- Blitz-Weinhard Brewery, Portland, OR: facility expansion design and comprehensive development plan from the 1950s through mid 1960s;
- Olympia Brewing Company, Tumwater, WA: facility expansion design, from 1933 through the 1950s;
- Saskatoon Brewing Company, Saskatoon, Canada: facility expansion design in the 1960s;
- Golden Age Brewery, Spokane, WA: facility expansion design in the late 1940s;
- Lucky Later Brewing Company, Vancouver, WA: facility expansion design in the 1950s;
- Fisher Brewing Company, Salt Lake City, Utah: facility expansion design in the 1950s;
- Columbia Breweries, Tacoma, WA: facility expansion design in the 1950s; and,
- Interior Breweries, Ltd., Fernie, British Columbia, Canada: new brewery design in the late 1950s through 1960s.

In 1958, Joseph Wohleb died. Robert Wohleb continued the firm as Robert Wohleb and Associates with T. E. McCormick moving into a more central role in brewery design. In 1966, Robert Wohleb died in a boating accident, just as the period of brewery expansion was beginning to decline and the firm shifted to new ownership.

NBBJ

The firm of Naramore, Bain, Brady and Johanson (NBBJ) formed in 1943 amidst World War II to work on war time projects. Well positioned to proceed directly into commercial and public architecture following the war, the firm grew in to an internationally renowned practice that continues today. William J. Bain (1896-1985) stamped the drawings for the two additions to the Bay View Brewery designed by NBBJ. These two additions represent departures from Bain's main focus on residential design. After graduating from the University of Pennsylvania's architecture in 1921 and finishing his apprenticeships he opened his own practice in 1924 and built a reputation for residential design. During World War II he worked with other architects on war-related projects, including his role as director of camouflage for the State. After joining Floyd Naramore (1879-1970), Clifton Brady (1894-1963), and Perry Johanson (1910-1981) to form NBBJ, he continued to focus primarily on housing projects and residential architecture with some notable exceptions. His style began shifting into the Modern Movement by the early 1940s with the design of Yesler Terrace (1940-1943) housing project in Seattle. During the 1950s Bain's work as lead designer expanded to include the Seattle's downtown Federal Reserve Bank branch (1949-1950), the Kingdome, Rainier Tower, and several Battelle Northwest buildings.

During the post World War II expansion period, Emil Sick hired NBBJ to design two key additions marking transitions in the brewery identity.<sup>50</sup> The first, built in 1954, consisted of an office addition for the brewery. As an office space the addition did not require the industrial design expertise of Wohleb and Wohleb. Instead it needed to convey a modern extension for the growing management and marketing arm of the brewery. The addition employed Commercial style elements, continuing fenestration and cladding precedents from the existing building. A metal brise-soleil extended above windows on the new and existing structures united them into a single public presence for the brewery.

The second addition, built in 1962, consisted of a reception and receiving entrance for the brewery to welcome visitors. Built concurrent with the start of the 1962 Century 21 Exposition (Seattle World's Fair), the design incorporates elements of the New Formalism style keeping with structures built as part of the World's Fair. With Sick serving as a director for the World's Fair this provided a wonderful marketing opportunity. The glulam structural members with glazing between provided a modern entrance to the brewery. As a marketing element it was important in promoting the

<sup>49</sup> Robert Wohleb received his BA in architecture from the University of Washington in 1939. He served on multiple civic groups and from 1954-55 served as chairman of the Washington State Board of Architectural Examiners.

<sup>50</sup> William Bain stamped the drawings.



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Rainier Beer brand.

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**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☒ Other  
Name of repository: Seattle Public Library

\_\_\_\_\_  
Historic Resources Survey Number (if assigned):  
\_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 2.9

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>10</u> Zone	<u>0551091</u> Easting	<u>5269490</u> Northing	3	<u>10</u> Zone	<u>0551121</u> Easting	<u>5269299</u> Northing
2	<u>10</u> Zone	<u>0551114</u> Easting	<u>5269490</u> Northing	4	<u>10</u> Zone	<u>0551046</u> Easting	<u>5269274</u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is bounded on the west by Airport Way South and the curved right-of-way marking the former railroad line, on the north by South Stevens Street, to the east by 10<sup>th</sup> Avenue South and Interstate 5, and to the south by the 2008 storage and artist loft building and the vacant lot at the former beer tank storage site (generically described as South Horton Street).

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the northern portion of the urban tax lot (No.7135400000) which is occupied by the historic structures on the site (see attached map).



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### 11. Form Prepared By

name/title Spencer Howard, partner, Katie Chase, associate

Organization Artifacts Consulting, Inc.

date 8/13/2012

street & number 201 North Yakima Avenue

telephone 253.572.4599 x103

city or town Tacoma

state WA

zip code 98403

e-mail showard@artifacts-inc.com

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

### Photographs:

See attached graphic sheets and photograph log.

### Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Herzel Hazan, Shimon Mizrahi, Rainier Commons, LLC.

street & number 918 South Horton Street, Suite 1018

telephone 206.447.0263

city or town Seattle

state WA

zip code 98134

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Development Time Line

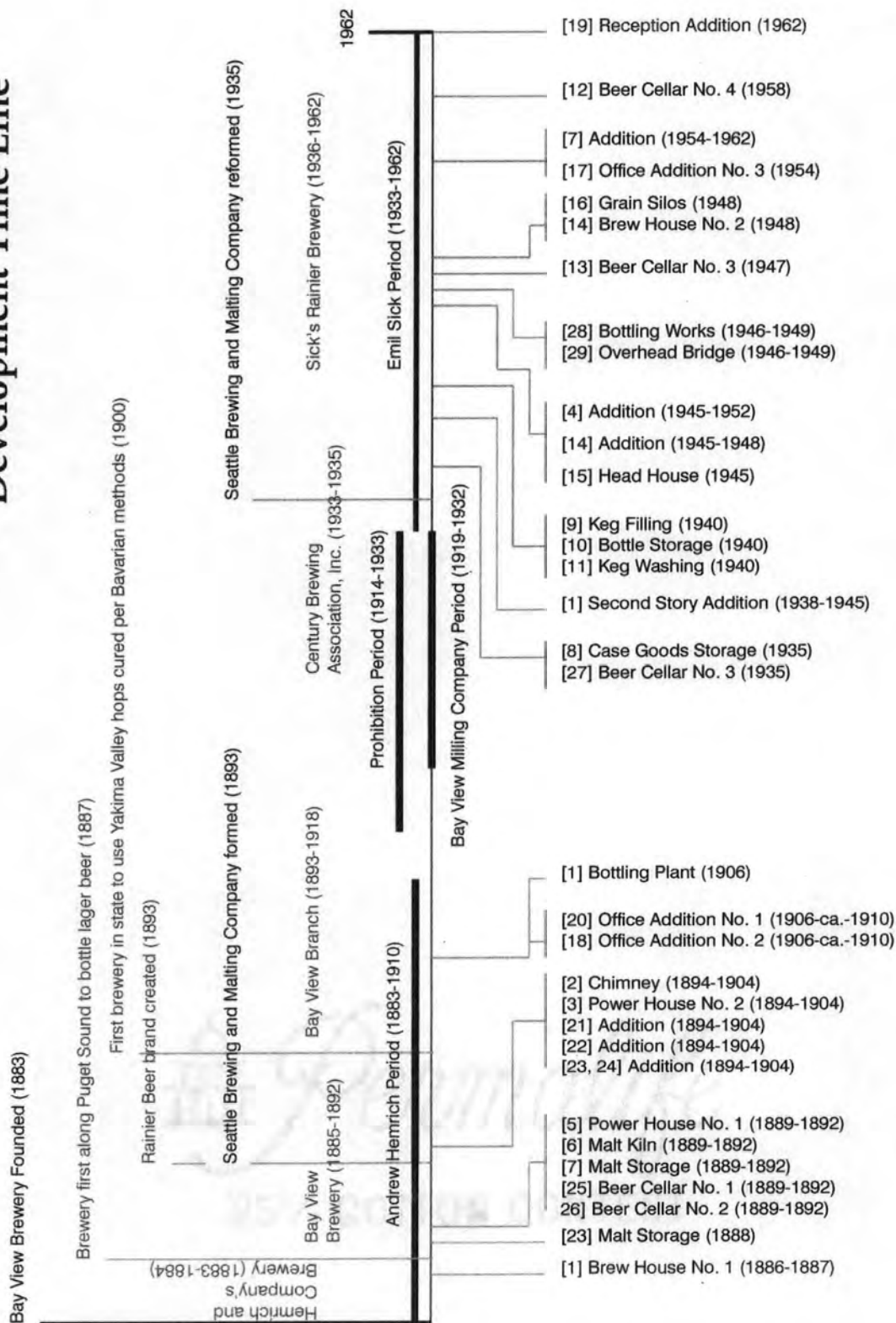
## National Register Nomination

### Bay View Brewery

3100-3222 South Airport Way, Seattle

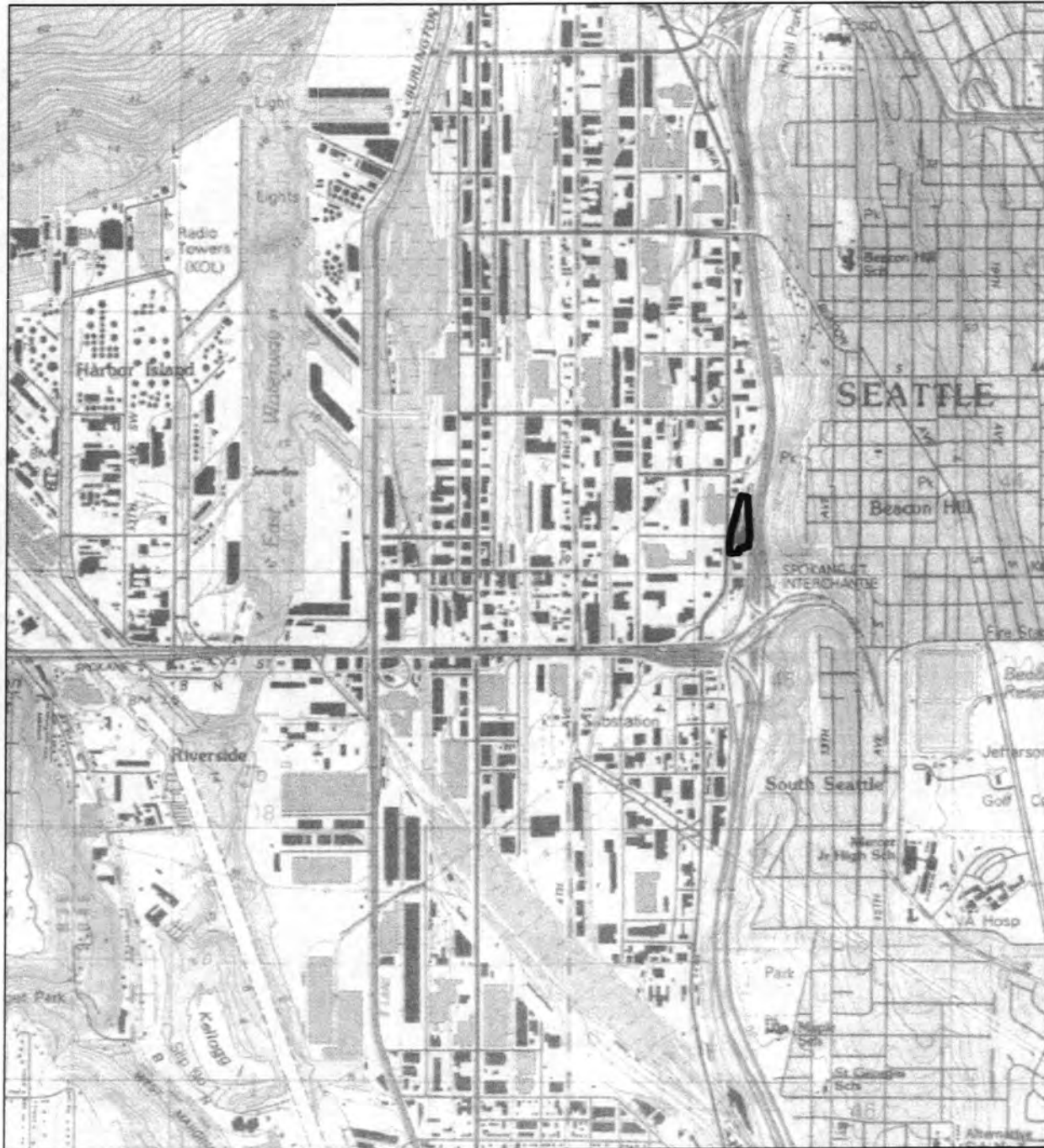
King County, Washington State

Maps




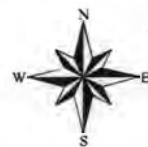
National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Maps



**Legend**

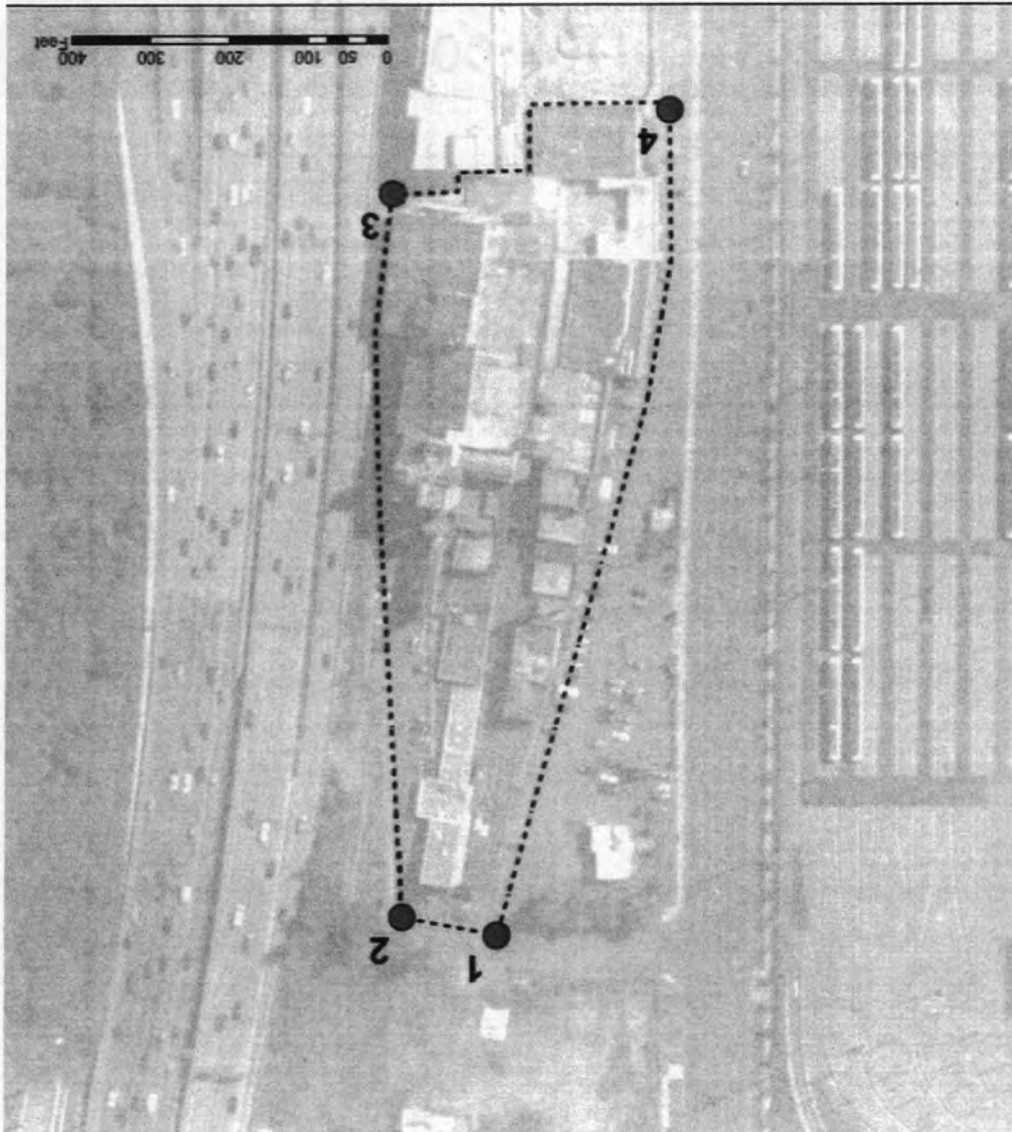
 Nomination Boundary



USGS map detail showing the location of the Bay View Brewery, 3100-3222 Airport Way South, Seattle. USGS source: 2011 National Geographic Society.



**National Register Nomination**  
**Bay View Brewery**  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

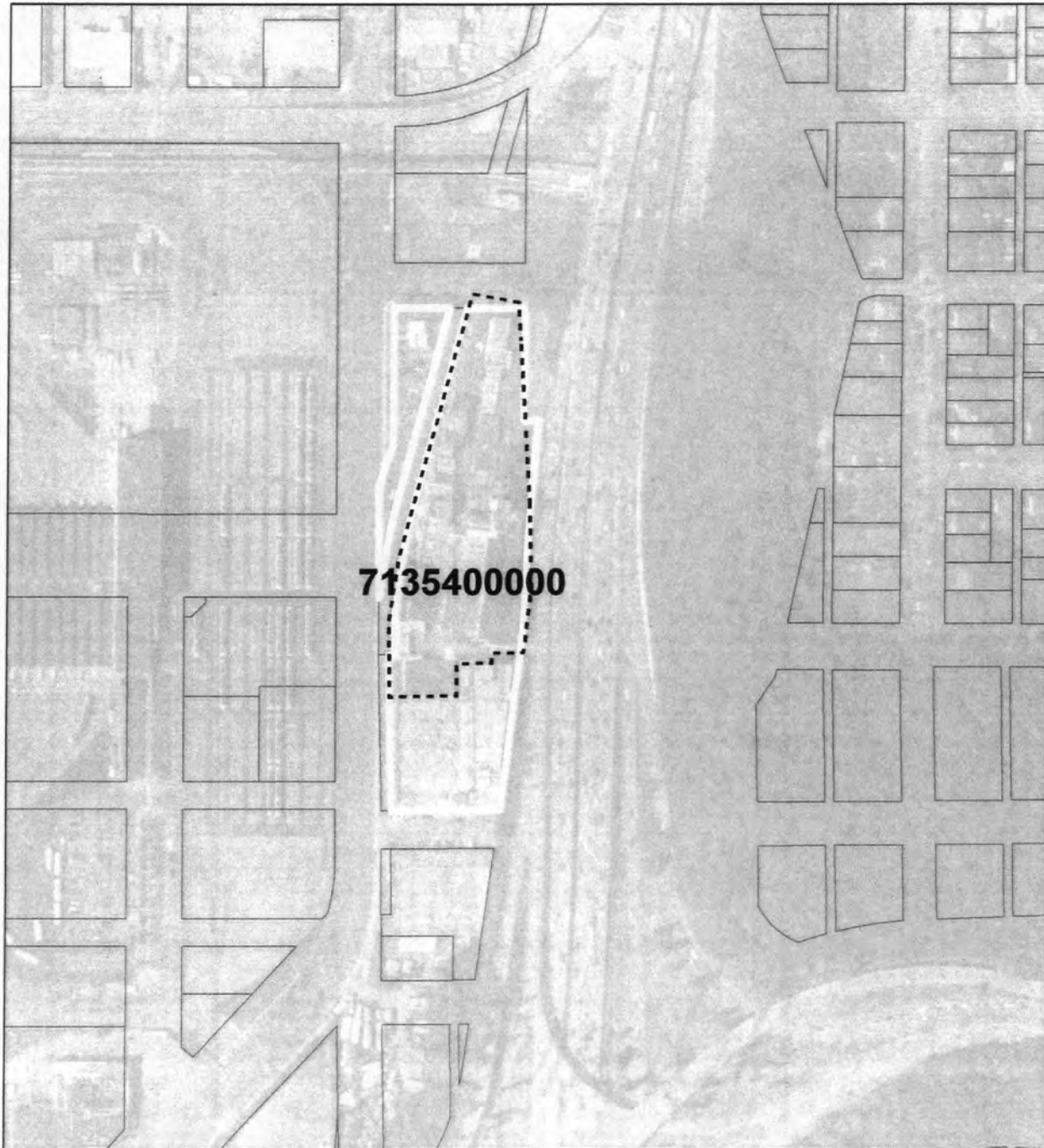


**Legend**  
 ● UTM  
 --- Nomination Boundary


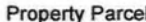

1	10	Zone	0551091	Eastings	5269490	Northings	5269299
2	10	Zone	0551114	Eastings	5269490	Northings	5269274
3	10	Zone	0551121	Eastings	5269490	Northings	5269274
4	10	Zone	0551046	Eastings	5269490	Northings	5269274

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Maps



**Legend**

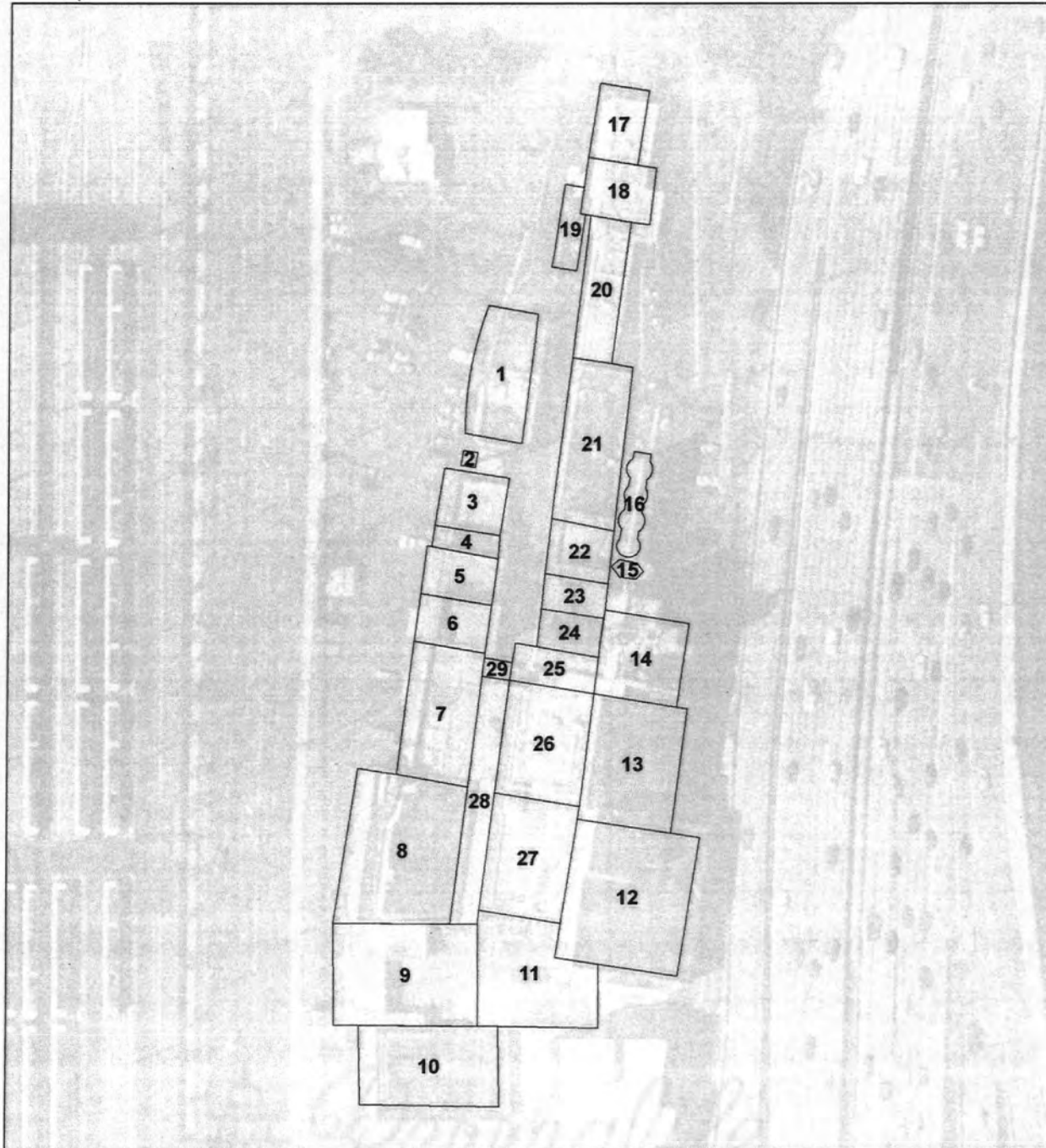
- |   |   |
|---|---|
|  Nomination Boundary |  Property Parcel |
|  Surrounding Parcels |   |




Ownership map showing the location of the nominated property, outlined in black, and the King County tax parcel and number in which it resides. Aerial photograph source: 2010 Microsoft Corporation and its data suppliers.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Maps



**Legend**

 Building Additions

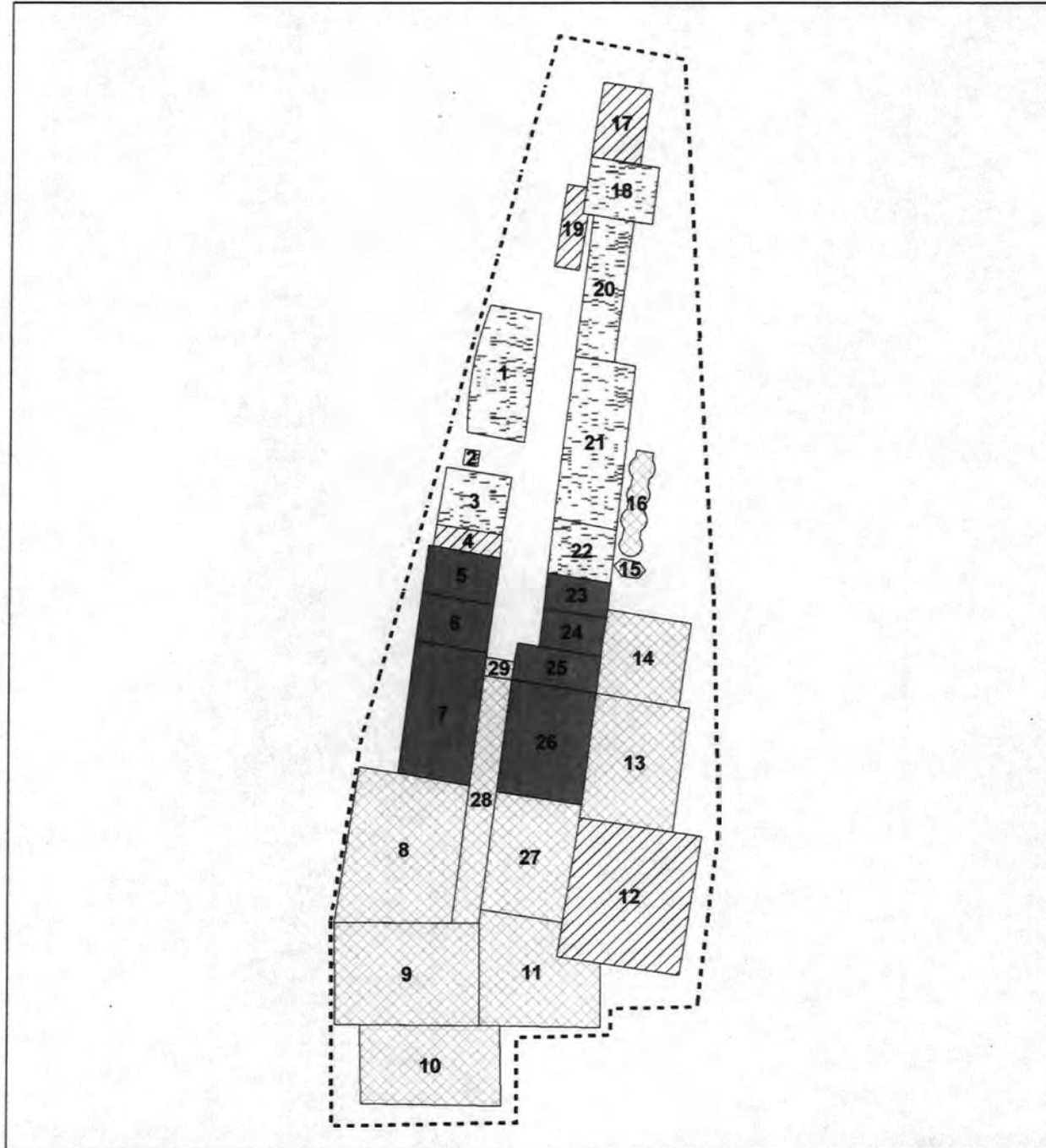


Addition key map showing the numbers assigned to each addition referenced in the text. To facilitate cross referencing the numbers begin in the upper left corner and proceed counter clockwise. Aerial photograph source: 2010 Microsoft Corporation and its data suppliers.








National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Maps



**Legend**

-  Nomination Boundary
-  1886-1892 Development
-  1893-1910 Development
-  1933-1949 Development
-  1950-1962 Development



Development chronology map prepared in GIS using historic maps, photographs and building permit information to chronicle the additions over time. No known additions were constructed between 1911 and 1932, hence this time period is not shown in the legend.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 1 of 36: 1892 advertisement for the Bay View Brewing Company in the Polk City Directory. Source: King County Museum Collections.



Historic Photograph 2 of 36: 1901 view of Elliott Bay prior to infill. The wood frame buildings at right in the foreground are the former over water bottling facilities for the brewery. Source: Courtesy of the University of Washington Libraries. Special Collection Division. Asahel Curtis Photo Co. Collection. PH Coll 482. Negative: A. Curtis 01771.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 3 of 36: 1901 view of Elliott Bay prior to infill. The brewery is in the mid-ground at right. Note the former wood frame buildings. Source: Courtesy of the University of Washington Libraries. Special Collection Division. Seattle Collection.



Historic Photograph 4 of 36: 1901 view of Elliott Bay and the South Canal trestle used to fill in the tide flats. The buildings at right are the brewery. Source: Courtesy of the University of Washington Libraries. Special Collection Division. Asahel Curtis Photo Co. Collection. PH Coll 482. Negative: UW26754.



National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Property of Museum of History & Industry, Seattle

Historic Photograph 5 of 36: Ca. 1915 view of the brewery. Source: Museum of History & Industry Photograph Collection. PEMCO Webster & Stevens Collection. Negative: 1983.10.10091.



Property of Museum of History & Industry, Seattle

Historic Photograph 6 of 36: Ca1939 view of the brewery. Source: Museum of History & Industry Photograph Collection. PEMCO Webster & Stevens Collection. Negative: 1983.10.13345.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 7 of 36: Ca. 1967 to 1979 view of the brewery. Source: Washington State Library, General Subjects Photograph Collection, 1845-2005. Item: AR-28001001-ph002137.



Property of Museum of History & Industry, Seattle

Historic Photograph 8 of 36: 1949 view of the brewery viewed from the hill. Source: Museum of History and Industry Photograph Collection.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs

# THE POTLATCH DRINK



DRINK  
SING AND  
BE MERRY

Everybody's Drinkin' it Now

(Tune—"Everybody's Doin' It")

Baby, Baby, did you hear  
Of the famous **RAINIER** Beer?  
Don't the sparkling taste fill your sweetest mouth,  
Like a kiss of mine,—fine?  
Hon, hon, hon, hon, drink **RAINIER**,  
Beer, beer, beer, beer, never fear.  
Don't you feel a spark way down in your heart?  
Let's have another **RAINIER**.

Chorus

Everybody's drinkin' it, drinkin' it, drinkin' it.  
Everybody's drinkin' it, drinkin' it, drinkin' it;  
Ask your friend or sweetheart anywhere,  
Ask the poor or any millionaire,  
Drink no beer unless **RAINIER, RAINIER**,  
If it's beer, just **RAINIER, just RAINIER**. There  
Everybody's drinkin' it, drinkin' it, drinkin' it.  
Everybody's drinkin' it, drinkin' it, drinkin' it.  
Ain't **RAINIER** beer touching the heart?  
You feel the joy in every part.  
Drink, drink, drink, let us start.  
Everybody's drinkin' it now.

Seattle Brewing and Malting Co.  
SEATTLE, U. S. A.

Property of University of Washington Libraries, Special Collections Division

Historic Photograph 9 of 36: 1912 advertisement in the Orpheum Theater Program for Rainier Beer. Source: Museum of History and Industry.

# Right and Privilege

There is a vast difference between right and privilege. That the manufacturer has a right to make beer is undeniable. That the individual has a right to drink beer—moderately and temperately—is indisputable. It is the sale of and traffic in beer that is a privilege.

Why should the right of the manufacturer and the right of the individual be endangered by the misuse of privilege?

Is it not wiser to better regulate and control privilege than to impair and destroy rights?

THE REMEDY OF ANY AND EVERY ABUSE OF THE LIQUOR TRAFFIC LIES IN THE HANDS OF THE OFFICIALS.

SEATTLE BREWING & MALTING CO.  
Brewers and Bottlers of the Unexcelled  
**RAINIER BEER**

Historic Photograph 10 of 36: 1914 notice in the Moore Theater Program at the time Washington voters were approving statewide prohibition of alcohol and breweries were pushing for direct sale from brewery to individual. Source: Museum of History and Industry.



National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 11 of 36: ca. 1898 view of brewery. The third story had not yet been added to [23, 24]. Source: BreweryGems.com.



Historic Photograph 12 of 36: Undated portrait of Andrew Hemrich. Source: BreweryGems.com.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



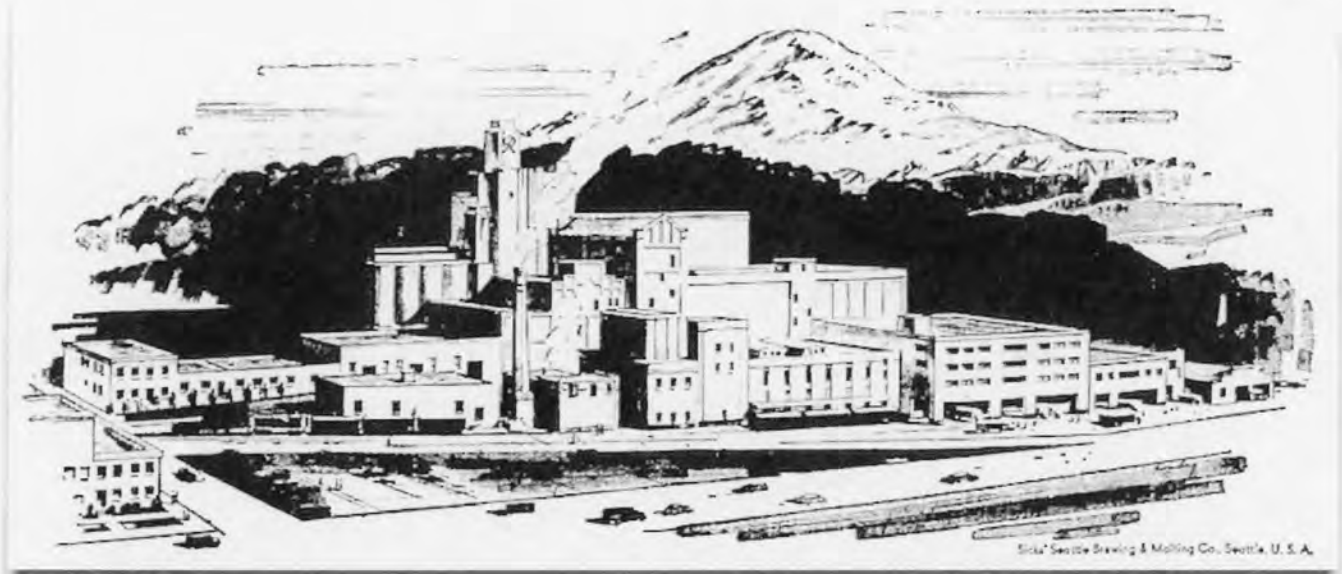
Historic Photograph 13 of 36: Undated family portrait of Andrew Hemrich. Source: BreweryGems.com.



Historic Photograph 14 of 36: 1935 promotional literature for the Century Brewing Association prior to their merger with Louis Hemrich who held the rights to the Rainier Beer brand. Source: BreweryGems.com.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 15 of 36: 1950 to 1953 print of brewery prior to additions [17] and [19] but after additions [15] and [16] and before the 2nd story addition to [1]. Source: BreweryGems.com.



Historic Photograph 16 of 36: 1910 portrait of Louis Hemrich. Source: The Seattle Republican, December 30, 1910, Seattle Builder's Edition, p 39.

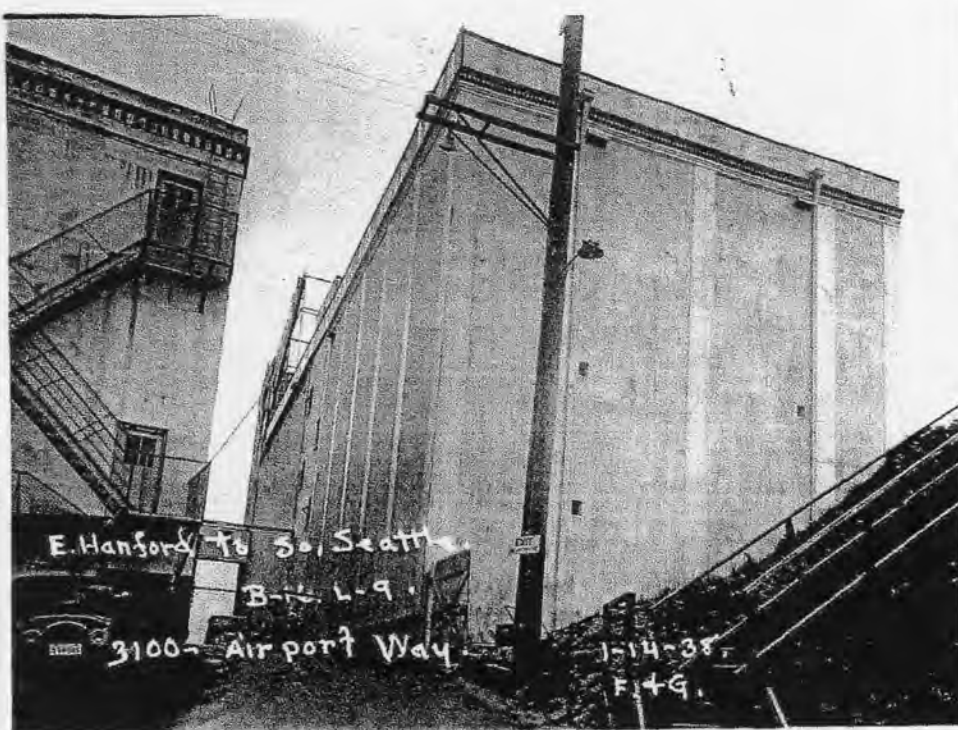


National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

Photographs



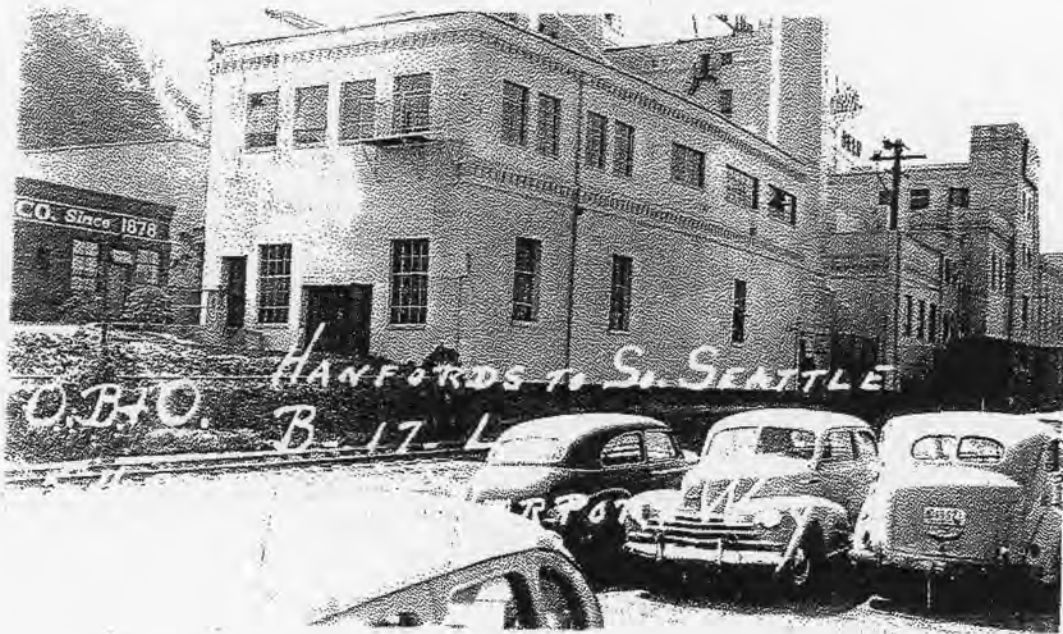
Historic Photograph 17 of 36: 1937 photograph of addition 20. Source: Puget Sound Regional Archives Property Record Card.



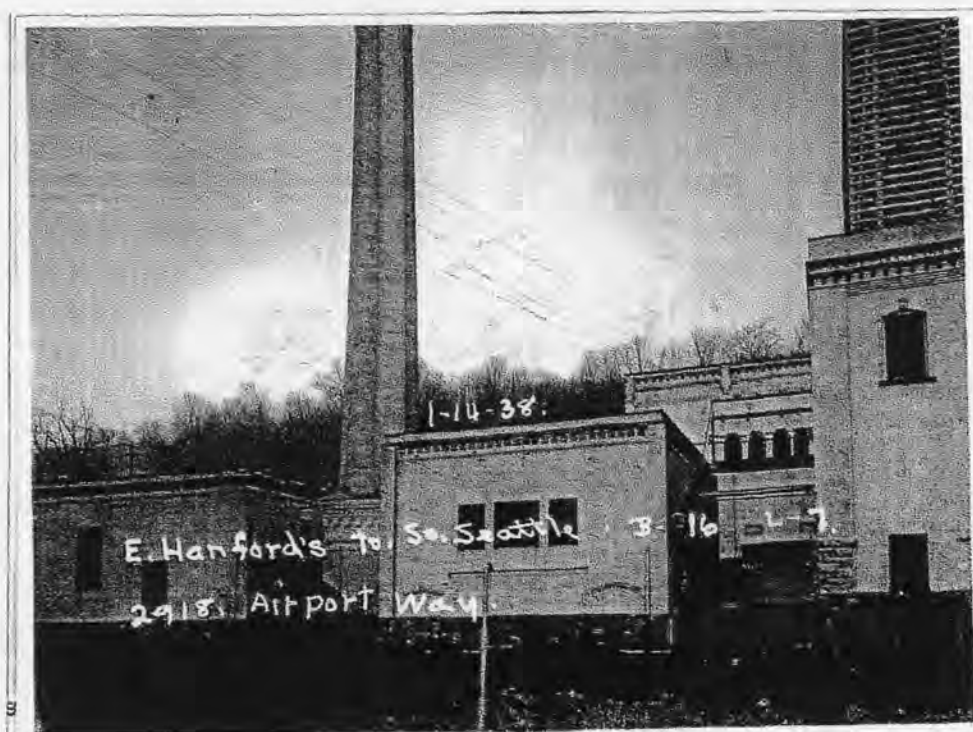
Historic Photograph 18 of 36: 1938 view looking north at the south ends of additions 8 (left) and 27 (right) both built in 1935. Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 19 of 36: ca. 1945 view of addition [1] built in 1906 with a second story addition constructed in 1945. Source: Puget Sound Regional Archives Property Record Card.



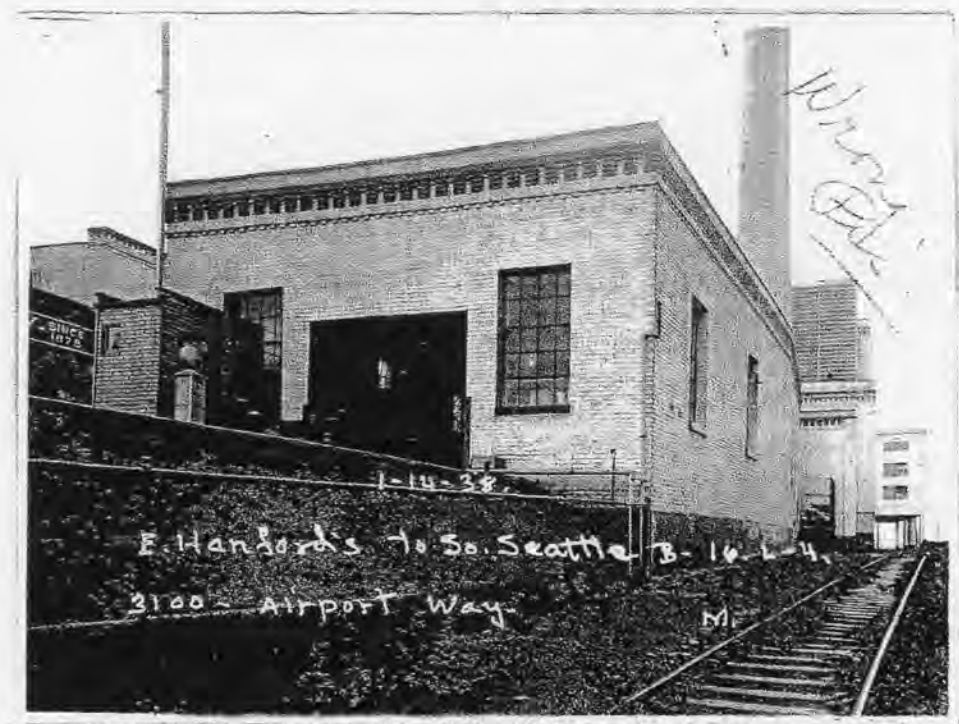
Historic Photograph 20 of 36: 1938 view of addition 1 (far left, without the 1945 second story) addition 2 (smoke stack) and addition (3) center. Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



Historic Photograph 21 of 36: 1953 photograph of addition 7 prior to its third story addition and infill of the second and first story windows. Source: Puget Sound Regional Archives Property Record Card.

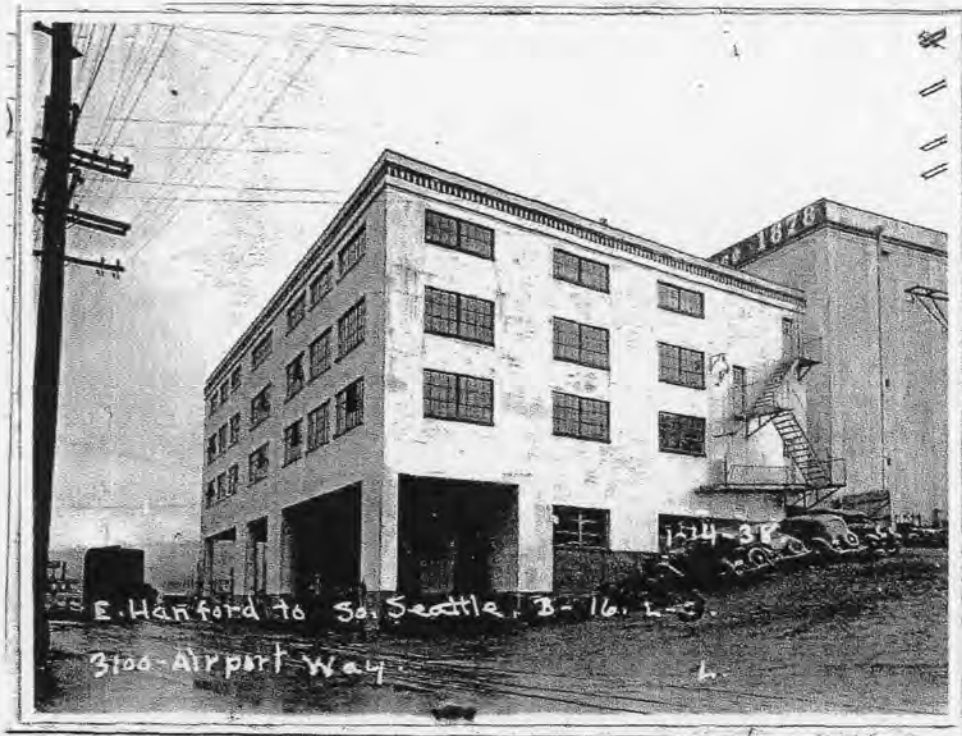


Historic Photograph 22 of 36: 1938 photograph of addition 1's north end prior to the 1945 second story addition. Source: Puget Sound Regional Archives Property Record Card.

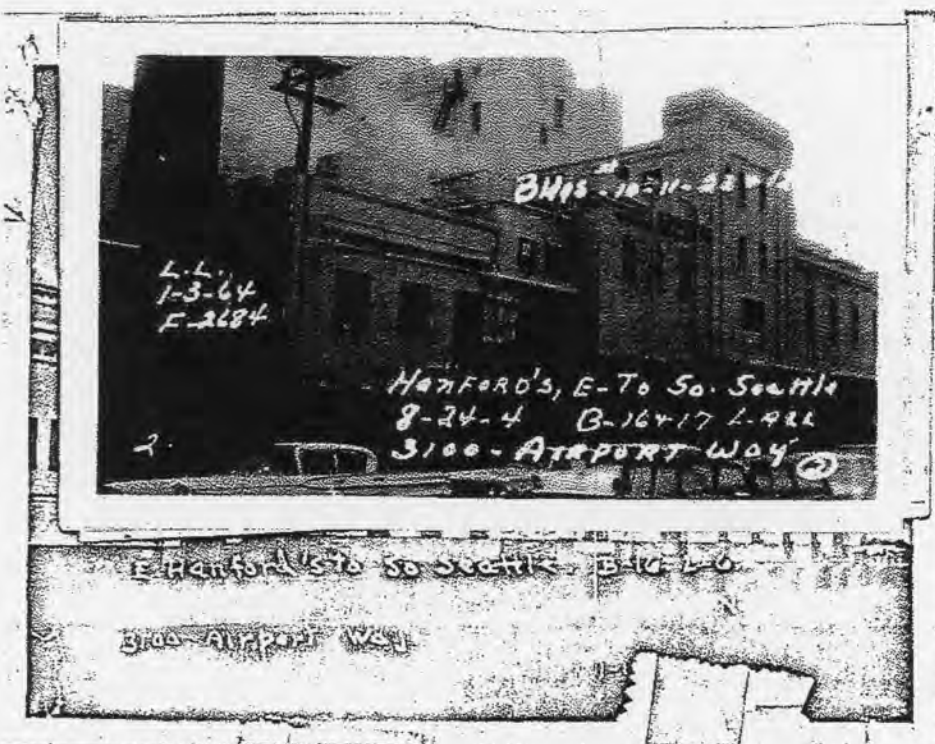


National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

Photographs



Historic Photograph 23 of 36: 1938 view of addition 8's (built in 1935) west and south facades. Source: Puget Sound Regional Archives Property Record Card.



Historic Photograph 24 of 36: 1964 view of the front west facades of additions 2, 3, 4, 5, 6, and part of 7 (from left to right)Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

*Photographs*



Historic Photograph 25 of 36: 1955 view of the west facade of addition 17, built in 1954. Source: Puget Sound Regional Archives Property Record Card.



Historic Photograph 26 of 36: ca. 1960 view of the brewery looking northeast from across Airport Way South. Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

Photographs



Historic Photograph 27 of 36: 1949 view of the grain silos and upper story expansion of addition 14 upon completion. Source: Puget Sound Regional Archives Property Record Card.

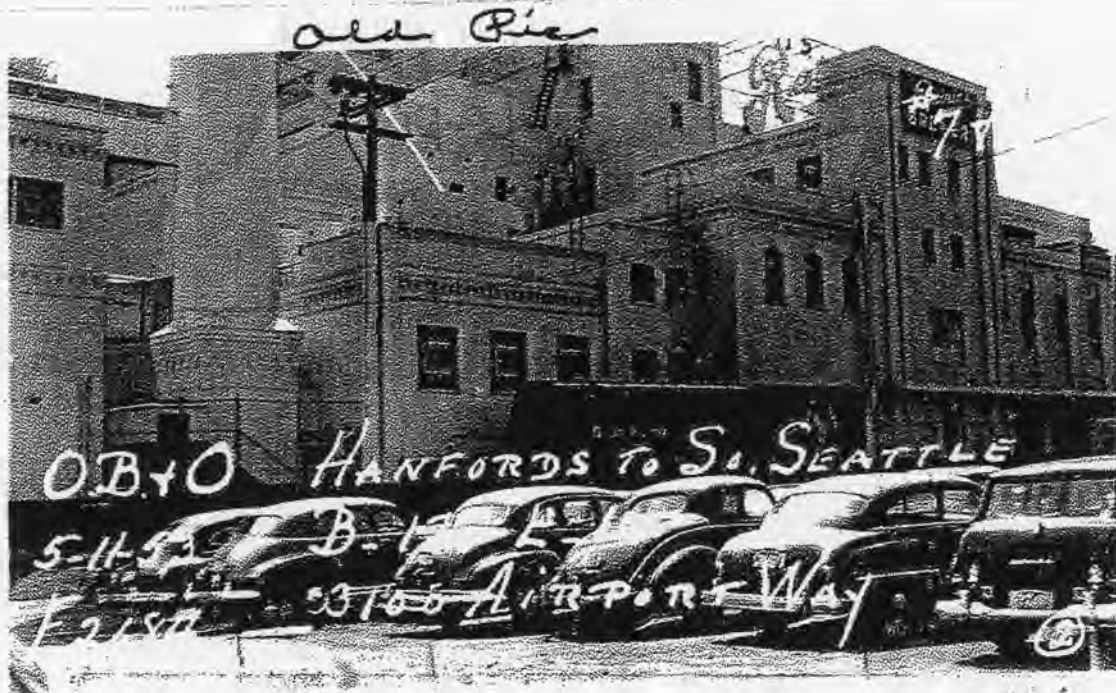


Historic Photograph 28 of 36: 1949 view from the southeast corner of the site looking northwest with addition 13 built in 1947 in the foreground. Source: Puget Sound Regional Archives Property Record Card.



National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

Photographs



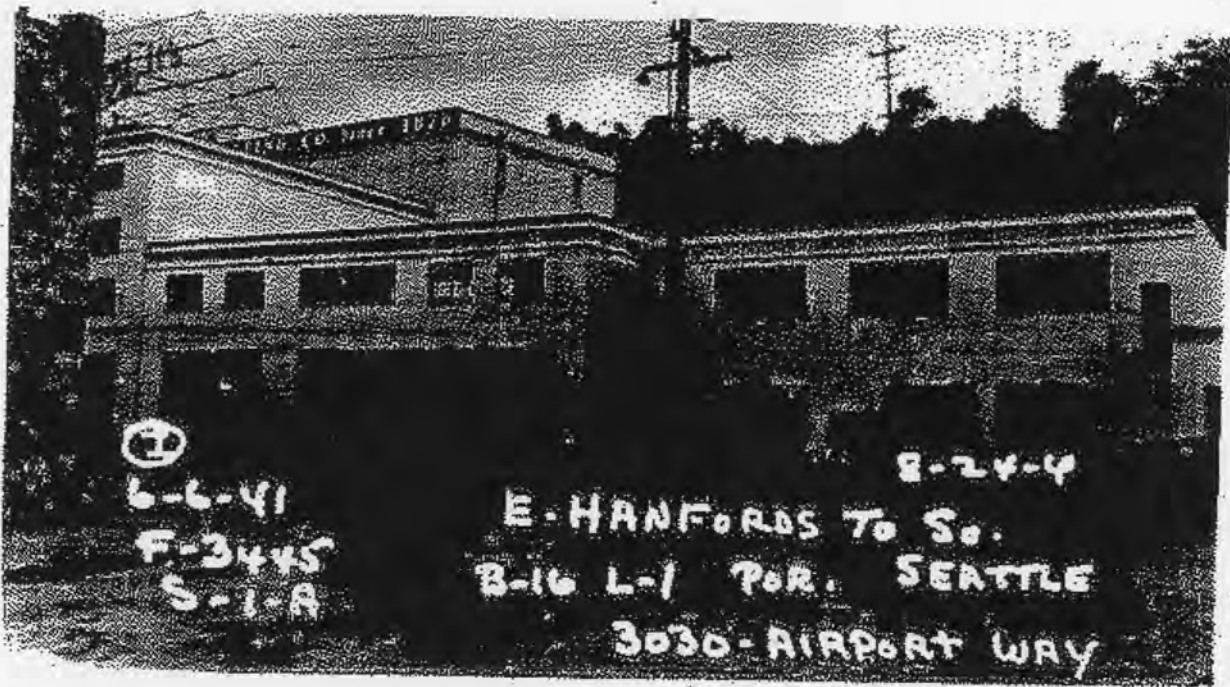
Historic Photograph 29 of 36: 1953 photograph of the brewery from the northwest looking southeast. Source: Puget Sound Regional Archives Property Record Card.



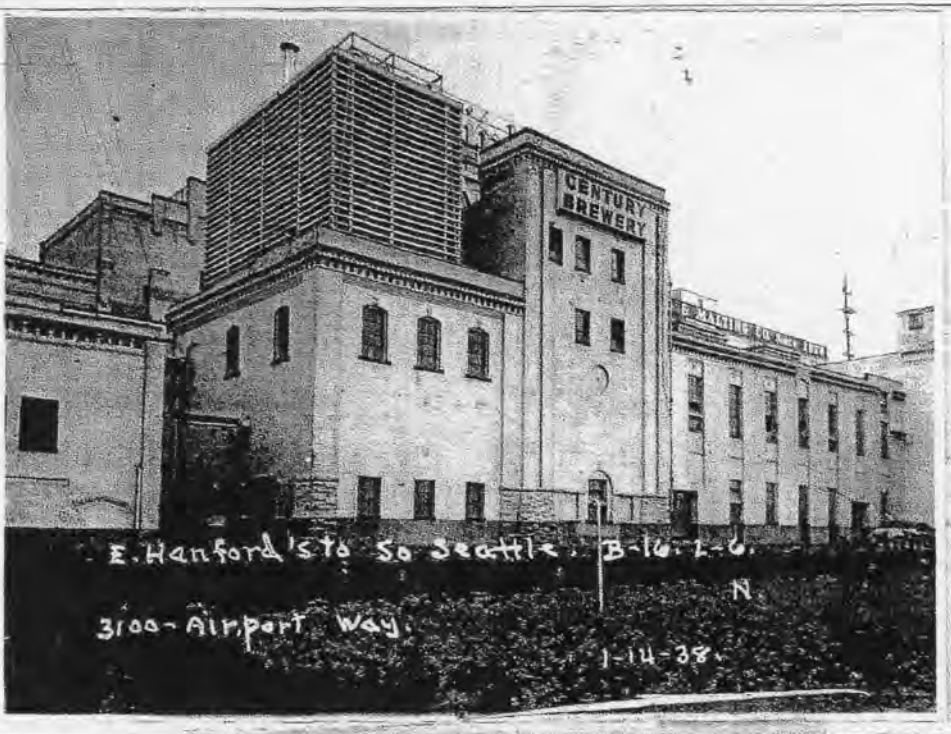
Historic Photograph 30 of 36: 1932 photograph of addition 18's north and west facades. Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

*Photographs*



Historic Photograph 31 of 36: 1941 view of the west facades of additions 9 and 10, both built in 1940. Source: Puget Sound Regional Archives Property Record Card.



Historic Photograph 32 of 36: 1938 photograph of the west facades of additions 5, 6 and 7 (from left to right). Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

Photographs



Historic Photograph 33 of 36: 1937 view of the brewery looking south Source: Puget Sound Regional Archives Property Record Card.



Historic Photograph 34 of 36: 1964 view of the brewery; however the exact location is difficult to determine. Source: Puget Sound Regional Archives Property Record Card.



National Register Nomination  
Bay View Brewery  
3100-3222 South Airport Way, Seattle  
King County, Washington State

Photographs



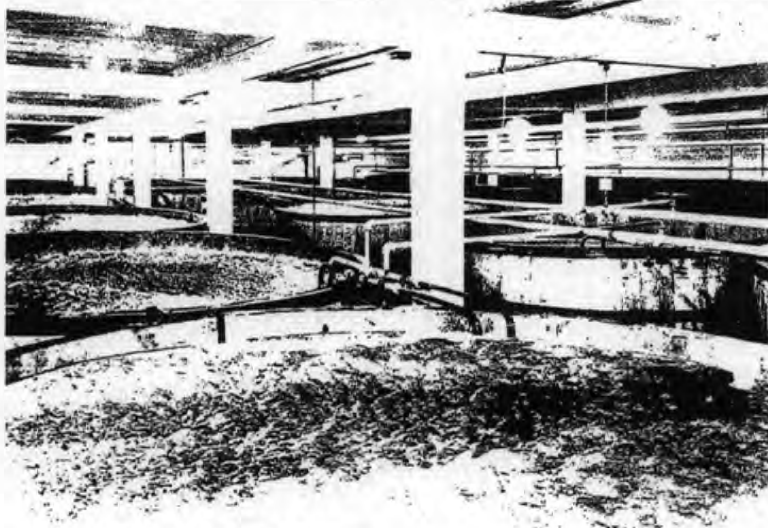
Historic Photograph 35 of 36: 1938 view of the court area at the north end of the brewery, used for stacking kegs and moving materials and equipment. Addition 21 visible. Source: Puget Sound Regional Archives Property Record Card.

National Register Nomination  
 Bay View Brewery  
 3100-3222 South Airport Way, Seattle  
 King County, Washington State

*Photographs*

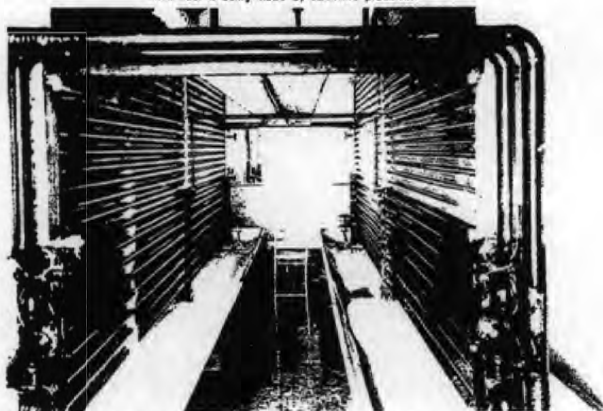
Sunday, July 28, 1935

THE SEATTLE SUNDAY TIMES TOURIST AND TRADE NUMBER 5



FOAMING BREW IN THE PROCESS OF BECOMING BEER

• Here is a view in a large fermenting cellar, typical of scenes in the state's breweries while beer is being made by scientific processes.



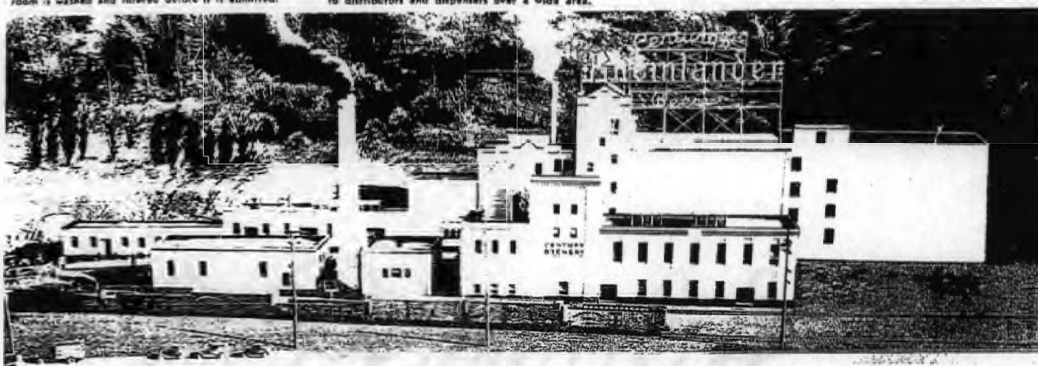
A SANITARY BEER COOLER

• Pasteurized beer is cooled under the most sanitary conditions in this room. Air reaching the room is washed and filtered before it is admitted.



WHERE BEER AGES IN HUGE TANKS

• Right—The finished product is aged in cellars such as this before being shipped out by breweries to distributors and dispensers over a wide area.



THE MODERN PLANT OF THE SEATTLE BREWING AND MALTING COMPANY

• An airplane view shows the plant at 3100 Airport Way where both Rheinfelder and Rainier beers are produced in the most modern brewery west of Chicago.

## A NEW \$25,000,000 INDUSTRY

In the two years since legal beer came back to the nation the eighteen breweries in Washington have created a capital investment of \$6,376,666, have paid \$5,243,222 taxes yearly and have made annual purchases of materials to the extent of \$3,251,242. Their aggregate yearly payrolls have totaled \$1,674,510. It is estimated also that distributors and dispensers have spent \$12,500,000 annually. The beer industry's contribution to Washington arteries of trade totals about \$25,000,000 yearly. More than 50,000 have found employment in the state's breweries and many properties converted from worthless holdings.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bay View Brewery  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 12/07/12 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/23/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001221

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.23.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the  
nomination is no longer under consideration by the NPS.





Bay View Brewery  
3100 - 3222 S Airport Way Seattle WA  
May 23 2012  
Photograph 12 of 22





Bay View Brewery  
3100-3222 6 Airport Way Seattle WA  
May 23 2012  
Photograph 12 of 22



Bay View Brewery  
3100-3222 S Airport Way Seattle WA  
May 23 2012  
Photograph 13 of 22





Bay View Brewery  
300-3222 S Airport Way Seattle WA  
May 23 2012  
Photo graph 14 of 22





Bay View Brewery  
3100 - 3222 S Airport Way Seattle WA  
May 23 2012  
Photographs 15 of 22



Bay View Brewery

3100 - 3222 S Airport Way Seattle WA

May 23 2012

Photograph 16 of 22





Bay View Brewery

3100 - 3222 S Airport Way Seattle WA

May 23 2012

Photographed 22



Bay View Brewery  
800-3222 S Airport Way Seattle  
May 23 2012  
Photographs 18 of 22





Bay View Brewery

3100-3222 S Airport Way Seattle WA

May 23 2012

Photograph 19 of 22



Day View Brewery  
3100 - 3222 S Airport way Seattle WA

May 23 2012

Photograph 20 of 27





Bay View Brewery  
3100-3222 S Airport Hwy Seattle WA  
May 23 2012  
Photograph 21 of 22



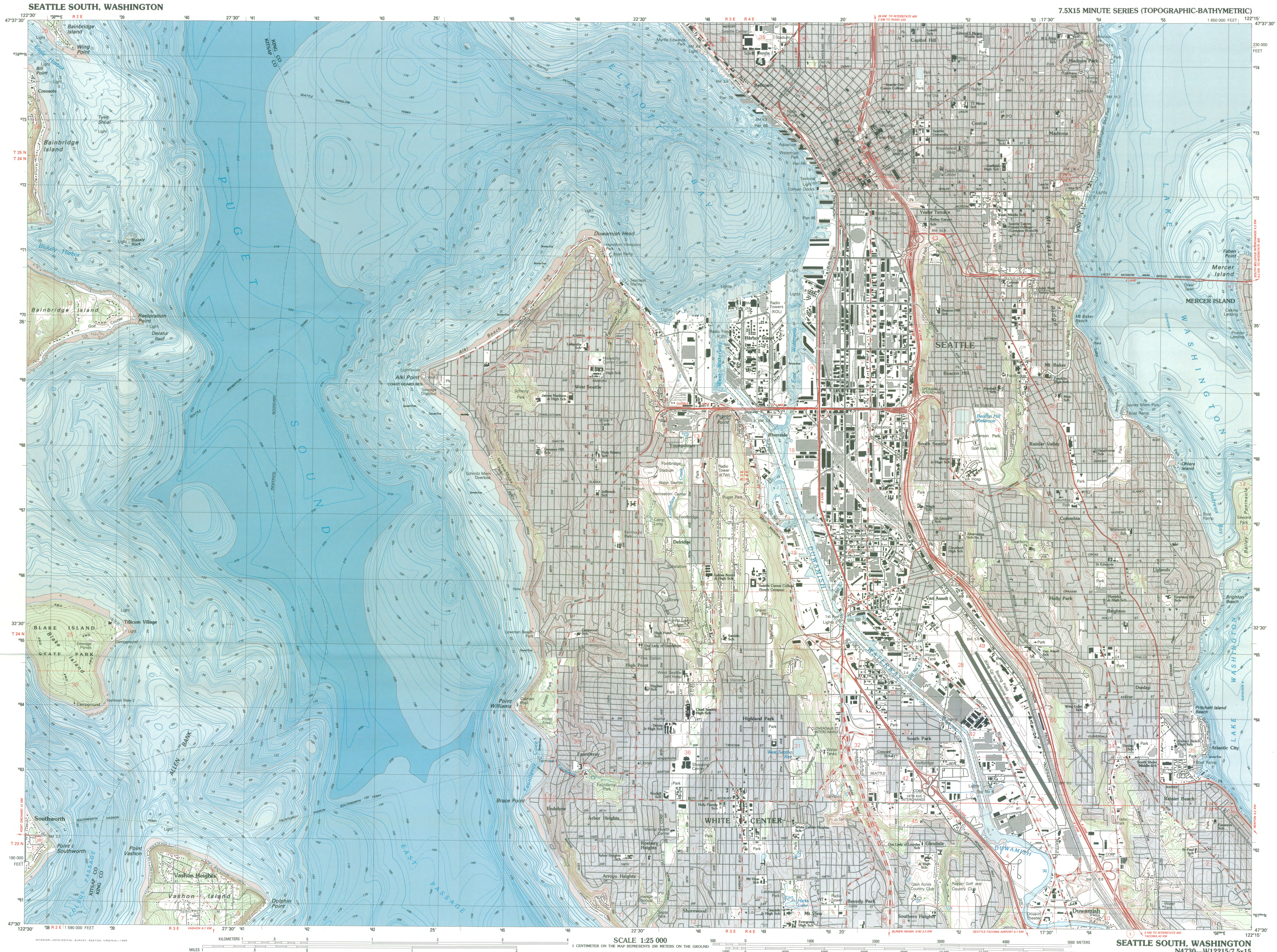
Day View Brewery

3100-3222 6 Airport Way Seattle WA

May 23 2012

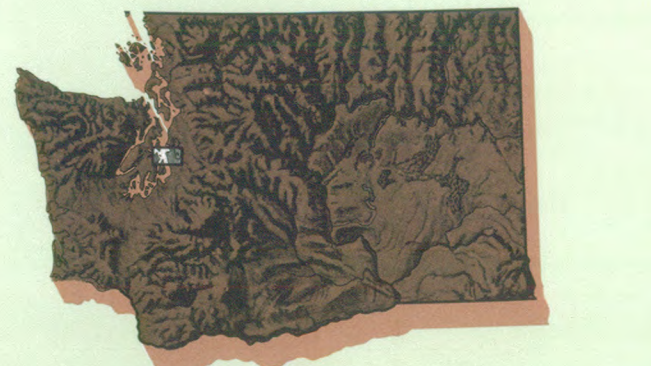
Photograph 22 of 22





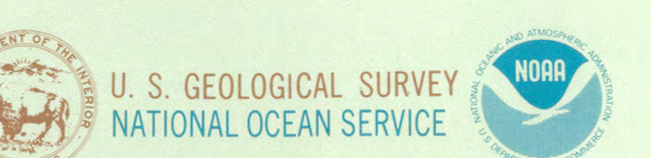
# Seattle South WASHINGTON

1:25 000-scale metric  
topographic-bathymetric map



7.5 X 15 MINUTE QUADRANGLE  
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names
- Bathymetric contours in meters



1983

Produced by the United States Geological Survey  
and the National Ocean Service

Control by USGS, NOS/NOAA, USCE and King County Engineer Office  
Compiled by photogrammetric methods from aerial photographs  
taken 1977. Field checked 1978. Map edited 1983  
Supersedes Duwamish Head and Seattle South 1:25 000 scale maps dated 1949  
Bathymetry compiled by the National Ocean Service from tide-coordinated  
hydrographic surveys. This information is not intended for nongovernment purposes  
Mean low water (dotted) line and mean high water (heavy solid) line  
compiled by NOS from tide-coordinated aerial photography updated through 1977  
Projection and 1000-meter grid, zone 10, Universal Transverse Mercator  
10,000-foot grid ticks based on Washington coordinate system, north zone  
1927 North American Datum  
To place on the predicted North American Datum 1983 move the projection lines  
23 meters north and 93 meters east  
Copyright indicates areas in which only landmark buildings are shown  
There may be private buildings within the boundaries of the National or State  
reservations shown on this map

CONTOUR INTERVAL 5 METERS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 1 METERS-DATUM IS MEAN LOWER  
LOW WATER DATUM OF LAKE WASHINGTON IS LOW WATER WHICH IS 30  
FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER  
OTHER ELEVATIONS SHOWN TO THE NEAREST METER  
BASE MAP COMPILED WITH NATIONAL MAP ACCURACY  
STANDARDS. BATHYMETRIC SURVEY DATA COMPILED WITH  
INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL  
PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS  
USED AS OF THE DATE OF THE SURVEY

# CONVERSION TABLE

Meters Feet

1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9658
8	26.2467
9	29.5275
10	32.8084

convert meters to feet  
ply by 3.2808

convert feet to meters  
ply by 0.3048

# DECLINATION DIAGRAM

The diagram shows three north arrows originating from a point labeled 'GN'. The 'M' arrow (Magnetic North) is to the right of the 'N' arrow (True North). The 'G' arrow (Grid North) is to the left of the 'N' arrow. The angle between 'M' and 'N' is labeled '17° 20' W'. The angle between 'G' and 'N' is labeled '21° W'. Below the arrows, the distances are given as '8 MILS' for the distance between 'M' and 'N', and '3.73 MILS' for the distance between 'G' and 'N'.

UTM and convergence  
(GN) and 80% magnetic  
declination (MN)  
at center of map  
Diagram is approximate

# ADJOINING MAPS

1	2	3
Sequimish*	Seattle North	Seattle South
2	Bellevue North	Bellevue East
3	Bellevue South	Oak Harbor
4	Oak Harbor	Port Townsend
5	Port Townsend	Port Angeles
6	Port Angeles	Port Blakely
7	Port Blakely	Port Hadley
8	Port Hadley	Port Angeles

1 Sequimish\*  
2 Seattle North  
3 Bellevue North  
4 Bellevue East  
5 Bellevue South  
6 Olla's\*  
7 Port Townsend  
8 Renton  
124 000

ISBN 0-607-57921-6  
9 780607 579215

## Topographic Map Symbols

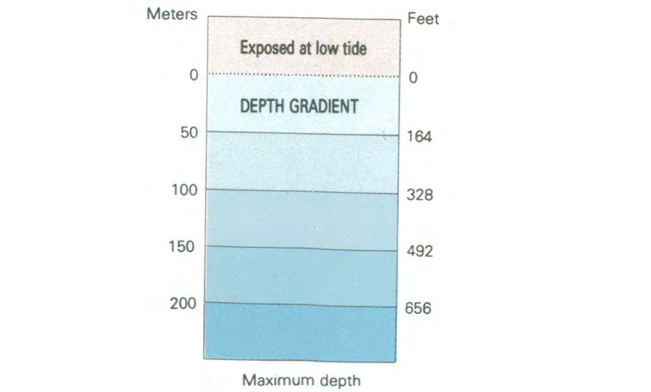
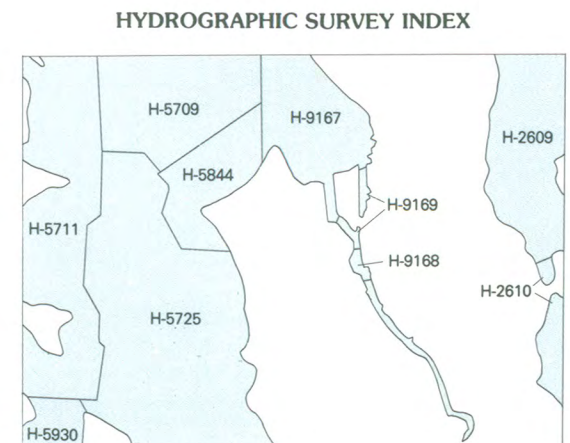
- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road; trail
- Railroad, standard gage; narrow gage
- Bridge, drawbridge
- Fortification; overpass; underpass
- Build-up area; only selected landmark buildings shown
- House; barn; church; school; large structure
- Boundary:
  - National, with monument
  - State
  - County, parish
  - Civil township, precinct, district
  - Incorporated city, village, town
  - National or State reservation; small park
  - Land grant with monument; round section corner
  - U. S. public lands survey; range, township, section
  - Range, township, section line; location approximate
  - Fence or field line
  - Power transmission line, located tower
  - Dam; dam with lock
  - Cemetery, grave
  - Campground; picnic area; U. S. location monument
  - Well; water well; spring
  - Mine shaft; prospect; adit or cave
  - Control: horizontal station; vertical station; spot elevation
  - Contour: index, intermediate, supplementary, depression
  - Distorted surface: strip mine, lava, sand
  - Bathymetric contours: index; intermediate
  - Perennial lake and stream; intermittent lake and stream
  - Rapids, large and small; falls, large and small
  - Swamp; marsh
  - Submerged marsh; land subject to controlled inundation
  - Woodland; scattered trees
  - Scrub; mangrove
  - Orchard; vineyard

A pamphlet describing topographic maps is available on request

FOR SALE BY U.S. GEOLOGICAL SURVEY,  
P.O. BOX 25866, DENVER, COLORADO, 80225

EXP NEW BUREAU  
ZONE 10  
2055101E 5269490N  
2055114E 5269490N  
3055112E 5269299N  
4055104E 5269274N

HYDROGRAPHIC SURVEY INFORMATION			
SURVEY NUMBER	SURVEY DATE	SURVEY SCALE	SURVEY LINE SPACING (NAUT. MILES)
H-2692	1902	1:10,000	06.23
H-2693	1902	1:10,000	06.23
H-2694	1902	1:10,000	06.23
H-2695	1902	1:10,000	06.23
H-2696	1902	1:10,000	06.23
H-2697	1902	1:10,000	06.23
H-2698	1902	1:10,000	06.23
H-2699	1902	1:10,000	06.23
H-2700	1902	1:10,000	06.23



Photographic copies of the above and prior surveys may be obtained, at the cost of reproduction, by  
addressing the Director, U.S. Geological Survey, National Ocean Service, National Oceanic Atmospheric  
Administration, Rockville, Maryland 20852



## Missing Core Documentation

**Property Name**

Bay View Brewery

**County, State**

King County, WA

**Reference Number**

12001221

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (#s: 1-10)

☐ USGS Map



STATE OF WASHINGTON  
Department of Archaeology and Historic Preservation  
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501  
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343  
(360) 586-3065 Fax Number (360) 586-3067

Nov 30, 2012

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1201 "I" Street NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed new National Register Nomination forms for the:

- **Bay View Brewery – King County, WA**
- **Maleney-O'Neill – Mason County, WA**
- **Bumping Lake Cabin No.16 – Yakima County, WA**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076  
E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)