

WASHINGTON HERITAGE REGISTER

A) Identification

Property Name: **Rainier Brewery**

Address: 3100 Airport Way

City: Seattle County King
:

B) Site Access (describe site access, restrictions, etc.)

The property is accessed from multiple points along Airport Way South between South Stevens Street and South Horton Street

C) Property owner(s), Address and Zip

Name: Rainier Commons
Address: 1420 5TH AVE #2625
City: SEATTLE State: WA Zip: 98101

D) Legal boundary description and boundary justification

Tax No./Parcel: 7135400260
Boundary Justification: The Brewery is bounded on the west by Airport Way South and more specifically the old Northern Pacific Railway tracks that cut through the property's parking lot, on the north by South Stevens Street, South Horton Street to the south and 10th Avenue South, as well as Interstate 5 to the east.

FORM PREPARED BY

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City / State / Zip: Seattle, WA 98118

Phone: 206-818-1449

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E) Category of Property (Choose One)

- building structure (irrigation system, bridge, etc.) district
 object (statue, grave marker, vessel, etc.) cemetery/burial site
 historic site (site of an important event) archaeological site
 traditional cultural property (spiritual or creation site, etc.)
 cultural landscape (habitation, agricultural, industrial, recreational, etc.)

F) Area of Significance – Check as many as apply

- The property belongs to the early settlement, commercial development, or original native occupation of a community or region.
- The property is directly connected to a movement, organization, institution, religion, or club which served as a focal point for a community or group.
- The property is directly connected to specific activities or events which had a lasting impact on the community or region.
- The property is associated with legends, spiritual or religious practices, or life ways which are uniquely related to a piece of land or to a natural feature.
- The property displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation).
- The property is directly associated with an individual who made an important contribution to a community or to a group of people.
- The property has strong artistic, architectural or engineering qualities, or displays unusual materials or craftwork belonging to a historic era.
- The property was designed or built by an influential architect, or reflects the work of an important artisan.
- Archaeological investigation of the property has or will increase our understanding of past cultures or life ways.

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G) Property Description

See Attached

H) Significance

See Attached

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I) Documentation

Xerox and attach any information or evidence that supports the property's significance.

Written Sources (*books, articles, newspapers*):

See Attached

Oral History/Interviews:

Interview with Conan Gale

J) Map and Photographs

Attach copies of historic maps or photos if available, and current photos (5 x 7 B & W). Include a current map – appropriate U.S.G.S. map and parcel map – with the location of the property and its boundaries clearly marked. (see instructions)

INTRODUCTION TO HISTORIC PRESERVATION PLANNING: PROFESSOR MANISH CHALANA

The Rainier Brewery

Landmark of Our Industrial History

Jennifer Robinson-Jahns

Autumn 2009

Introduction

Driving into Seattle from I-5 south, one of the first buildings a driver sees is the Rainier Brewery, nestled against the freeway in a spot that is not quite Georgetown and not quite SoDo, sitting above the traffic “like a sentry on the edge of downtown.”¹ In spite of a legacy of over 100 years of brewing on the same site, the Rainier Brewery is not a historic landmark, nor has it ever been nominated to the National, State, or City Registers of Historic Places. In fact, its long history as a working brewery makes it questionable if this iconic jumble of buildings, some dating back to the 1890’s, would fit within the criteria for landmark status as it exists currently.² When reviewing a potential landmark, integrity and context are of paramount concern. Changes to the structure are considered detrimental to the building’s historic integrity; changes to the area surrounding the building detrimental to the historic context. The Rainier Brewery was an active site until the 1990’s, so change and adaptation were part of its regular use. Since the Rainier Brewery has never been nominated, one cannot say for sure, but it is likely that the nomination would be denied based on these issues of context and integrity. In spite of these facts, I have chosen to compile what information I could into a Washington Register Nomination format in hopes that it may serve to convey the importance of this site and perhaps be built upon for future preservation efforts.

Property Description

The Rainier Brewery is located in Sodo, Seattle’s industrial neighborhood south of downtown. The complex contains approximately twenty-five separate structures, six of which are the first brewery’s structures from the 1890’s. Sixteen of the buildings contribute substantially to the historic significance and integrity because they belong to the period of expansion before 1950, and twenty-four of the site’s buildings contribute substantially to the size, shape and massing of the site. As a working brewery since before the oldest buildings’ construction in 1898, many of the buildings, and particularly the interior spaces, have been updated, adapted and repurposed in the evolution of industry. In the recent conversion to artist lofts some of the interiors have been drastically altered and in the case of one building windows have been changed out to accommodate residences. In spite of these changes, many of the buildings’ exteriors retain their original character and patina of time. For the purposes of this paper, the descriptive focus shall be limited to the exterior of the buildings, with primary attention to the features that are most contributive to the feel of the site; the shape and massing of the site, the architectural detailing and how the site is experienced by those passing by.

Because of its evolution as a working site, the Brewery exhibits architectural styles of the various periods of growth. The oldest buildings, located at the heart of the Brewery complex, are

¹ Keene, “It’s Last Call Tonight As Rainier Brewery Begins To Shut Down.” *Seattle Times*. 22 May 1999.

² These criteria, (as taken from the Seattle Department of Neighborhoods website), are that the building, object or site be a) the location of a historic event with a significant effect on the community, state or nation; b) associated with the life of a significant person important to the history of the city, state or nation; c) a significant aspect of the cultural, political or economic heritage of the community, state or nation; d) embodies the distinctive visible characteristics of an architectural style, or period, or method of construction; e) an outstanding work of a designer or builder; f) because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city. Also, the location being nominated must possess integrity or the ability to convey its significance.

Richardsonian Revival Romanesque and hint to European architectural styles, specifically Romanesque Revival and Early Italian Renaissance style. Moving out from the center of the complex, there are several 1930's and 40's office and industrial buildings from the expansion of the Brewery in 1939, as well as a few additions, including building 26, from the late 1950's-early 1960's. These historic and recently historic buildings represent various stages of growth and create a visual layering of architectural construction, adaptation and use; weaving together to tell the story of the evolution of the Rainier Brewery and the Brewing industry nationwide.

This lack of a singular style is something that has been noted throughout the history of brewing. In the 1903 publication, *100 Years of Brewing*, the same tendency is noted in the oldest breweries of Europe, where “a special type of brewery architecture is rarely found, owing to the fact that many of the leading breweries are of very old construction, representing and showing the character of the various periods of the development and growth of brewing, which possibly gives them a more interesting architecture or picturesque appearance.”³ This is certainly true for the Rainier Brewery; in studying the site one can trace the historic evolution and technical advancements of the brewing industry's last 100 years.

From Airport Way, the Brewery complex appears as three distinct rows of buildings. The first row is located along the street front of Airport Avenue, the middle row runs juts out to the north with a row of lower buildings along an interior courtyard and the back row is right up against the elevated I-5 freeway with a small street running below it against the backs of the buildings. The first two rows are divided by a small paved area which ends at building 10 where the complex grows taller and becomes a single mass, peaking at building 22's tallest point and the Tully's "T" sign, which sits high above the rest of the complex. The back row is composed of a row of four silos, buildings 20, 22 and 25. Buildings 1,2,24 and 26 make up the northernmost portion of the middle row and are noticeable not only because they sit farther north than building 13, the first building in the street-front row, but also because the buildings' low, unpainted brick profiles provide the grounding elements from which the center of the complex grows skyward. Continuing south along the middle row is the Mountain Room, numbered building 3, then buildings 4, 5a, 5, with the courtyard ending at the junction of buildings 5 and 9, after which the rows appear to be a single mass of varying heights, details and textures. The center of this mass is composed of buildings 6, 7 and an unnumbered building identified in more recent site plans as simply “storage building.” The front row is composed of Building 13, the stack, and an attached, irregular row of buildings numbered 12, 23, 11, 10, 9, 8, 14, and 15. At the end of this row is a cluster of old fermenting tanks, fenced in preventing public access. In observing the site, one takes in not only the front row of buildings, but the massing of larger buildings behind it which rise to the apex of the Brewhouse. The shape and massing of the site has remained the same since the 1950's.

Statement of Significance

The Rainier Brewery is significant under 3 of the Washington Heritage Register criteria; it belongs to the early settlement and commercial development of Seattle, it shows strong patterns of land use and alterations which occurred during a historic period, and it is directly associated with Emil Sick, who made an important contribution to the region.

³ pg. 138

Beer making has been a part of Washington since the earliest settlements. These early ventures have been described as “diminutive breweries, located in barns and frame houses, the humble origin of modern monster establishments.”⁴ The original brewery structure was a steam beer plant of this pioneer legacy. Beer has been brewed on this site since 1883, when Andrew Hemrich opened “Kopp and Hemrich,” a business later renamed the Bayview Brewery in tribute to its beautiful views of Elliott Bay.⁵ At that time the site was bounded by 9th and Hanford and was located at the base of Maple Hill, which is now known as Beacon Hill.

As technology progressed, the production of lager beer came into favor nationwide and the development of mechanical refrigeration marked a change in the architectural needs of breweries. These changes, coupled with the success of the business in Seattle, necessitated the construction of a new plant in 1887. With this, the heart of the Rainier Brewery was created. The stack, buildings 9-12, 5 and 5a were constructed during this time period and Bayview became the first company to bottle lager beer in the Puget Sound area.⁶

A nearby site was started in 1884 and incorporated in 1889 as the Claussen-Sweeny Brewing Company.⁷ In 1893 Claussen-Sweeny, Bayview, and the Albert Braun Brewing Company, also located in South Seattle, consolidated under the name Seattle Brewing and Malting and the “Rainier” brand was launched.⁸ The company rapidly shut down the third facility but continued works at both the Georgetown and Bayview sites, with Bayview serving as both business headquarters and the home Andrew Hemrich.⁹ Both sites were referred to as the “Rainier Brewery” during this time and the years 1906 and 1907 brought further expansion to the brewery, with buildings 13, 4 being added to the site.¹⁰ The brewery had considerable impact on the area during this time period, providing jobs and thriving industry. The impacts of the Brewery on the area lead to the incorporation of Georgetown in an effort to protect what had become an important industrial cornerstone of the area.

During this period before Prohibition the Rainier Brewing Company earned its reputation as the largest industrial establishment in the state of Washington and the sixth largest brewery facility in the world.¹¹ While this time period is significant to the history of the Rainier Brewery, the historic significance of the site is not limited to the years before Prohibition.

With the passing of prohibition, The Rainier Brewery was shut down and eventually retrofitted as a mill.¹² In hopes of continuing production the company built a new facility, The Rainier Brewing Company, in San Francisco.¹³ In 1933 Emil Sick leased and eventually purchased the Bayview Brewery, bringing in brewing equipment and bottling machinery from

⁴ *100 Years of Brewing*. (Chicago: H.S. Rich & Co, 1903), 135.

⁵ Flynn, Gary. *Brewery Gems*. n.p. n.d. Web. 15 Oct. 2009.

⁶ *Ibid.*

⁷ Blecha, Peter. *Rainier Beer -- Seattle's Iconic Brewery*. *Historylink.org Online Encyclopedia of Washington State History*. HistoryInk. 26 Aug. 2009. Web. 19 Oct 2009.

⁸ *Ibid.*

⁹ O'Brien, Tim. *Rainier Cold Storage & Ice/ Seattle Brewing and Malting Company Building Landmark Nomination Form*. Seattle Department of Neighborhoods. 1989, 5.

¹⁰ Historic Photo provided by Conan Gale

¹¹ Flynn, Gary. *Brewery Gems*. n.p. n.d. Web. 15 Oct. 2009.

¹² *Kroll's Atlas of Seattle, Washinton*. (Seattle: Kroll Map Company, 1928).

¹³ Flynn, Gary. *Brewery Gems*. n.p. n.d. Web. 15 Oct. 2009

the shut-down Crystal Brewing Company in Saskatchewan, Canada, and opening initially as Century Brewing Company.¹⁴

This reopening was the impetus for a massive update and new additions to the Brewery. Joseph Wohleb, a Washington architect known for his work on public buildings in Olympia, was hired, as was the A. W. Quist and Company, the contractors who built Seattle's historic Roosevelt Hotel.^{15 16} The existing structures were stripped down to the walls and reinforced with concrete and steel.¹⁷ The brewery remained the same until the end of World War II, which brought with it another round of updating, an expansion of the Brewhouse and additional storage onsite.¹⁸ During this time, Sicks' Breweries became one of the world's largest brewing organizations, with 10 plants and two hops farms and was hailed as "one of the most modern post-Prohibition firms in the country."^{19 20}

Without the intervention of Emil Sick the story of Rainier would have ended with the Bayview Mill. He was the driving force that brought Rainier back to Seattle and made it a household name. A driving force was exactly what was needed to bring Rainier beer back to the northwest; in 1935 Sick purchased the right to use the Rainier name in the Northwest region from The Rainier Brewing Company of San Francisco but it took him eighteen years to obtain unencumbered ownership of the name.²¹ In his memoirs, Sick speculates on the idea that he may have paid more for a beer name than anyone in the else in the history of the industry and likened it to the story of Jacob, saying, "when Jacob finally got Rachel, she had grown a little old and worn, and what we got in the end...was likewise a little old and worn."²²

Emil Sick's Rainier Brewery thrived and, in spite of his business holdings elsewhere, Sick made Seattle his home, becoming a well-known personality and influential civic leader. He fostered minor league baseball in Seattle, buying a team in 1937 which he named the Rainiers. Sick's Stadium was constructed in the Rainier Valley and the team experienced immediate success, winning 3 pennants in their first years. Their star player, Fred Hutchinson, was named Seattle's Man of The Year by the Seattle Post-Intelligencer and Minor League Player of the Year by *Sporting News* in 1938.²³ Seeing a Rainiers game became the thing to do in Seattle and their success endured until Sick sold the team to the Boston Red Socks.²⁴ Sick was a member of the Seattle Chamber of Commerce and was instrumental in both the opening of the King County Central Blood Bank and the renovation of St. Mark's Cathedral after its foreclosure in 1947.²⁵ As a member of the board for the Seattle Historical Society, Sick was also a major leader in fundraising for and constructing Seattle's Museum of History and Industry, state chairman for

¹⁴ Sick, Emil. "Memoirs of Emil G. Sick." (Seattle: n.p.1971), 89.

¹⁵ Ibid, p 90.

¹⁶ "Historical Sites: Summary for 3415 S. Mount Baker Blvd S." *Seattle.gov*. Seattle Department of Neighborhoods.

¹⁷ Sick, *Memoirs*, p 90.

¹⁸ Sick, *Memoirs*, p 127.

¹⁹ "\$1.5 Million Brewery Expansion Completed," *Seattle Time*, 28, June, 1949.

²⁰ "Rainier Brewing Co. Toasting its 100th." *Seattle Times*. 8, Oct. 1978: G3. Print.

²¹ Sick, *Memoir*, p 92.

²² Ibid, p. 97.

²³ Bowels, C.J. "Baseball Has a Long History in Seattle." *Mariners.com* n.p. 20, July, 2006. Web. 01 Dec. 2009.

²⁴ Ibid.

²⁵ Sick, *Memoirs*, p 122.

the National Foundation of Infantile Paralysis and director of Seattle's World Fair.^{26 27} Emil Sick passed away in 1964 but his lasting impact on the city of Seattle as a civic leader and on the Northwest as the force behind Rainier Beer.²⁸

After his passing in 1954 Molson of Canada took majority interest of the company and it traded hands several times before the Stroh Brewery Company purchased it in 1996.²⁹ In 1999 Stroh sold a portfolio of brands, including Rainier, to Pabst Brewing Company.³⁰ This sale included a handful of brands but only one brewery in Pennsylvania, the rest of which were left seeking new buyers. This included the Rainier Brewery, which ended its days as a functioning brewery in the summer of 1999.

The closure of the Rainier Brewery caused an outpouring of nostalgia from Seattleites. Rainier was described as "as much a part of Seattle history as hydroplanes and Seafair pirates. Long before there were microbrews and gourmet coffee, there were thundering herds of Rainier beers."³¹ The iconic R, which has topped the building since approximately 1952, was donated to the Museum of History and Industry.³² This closure ended a legacy of over one hundred years of brewing and marked the loss of an important piece of Seattle's industrial history.

After its closure, the brewery was listed for sale at an asking price of \$19.7 million and was purchased by Larry Beneroya. Tully's relocated to the site, using it for administrative offices, roasting and storage.³³ Shortly thereafter, Sound Transit purchased the land west of the brewery complex for the development of light-rail, paying over twenty-four million dollars.³⁴

The facility's functionality as a brewery was in question and its future was up for debate as a mid-size facility competing in a stratified market of microbrews and large-scale national brands.³⁵ It was "too small to be big and too big to be small."³⁶ The Rainier Brewery produced roughly one million barrels a year; this is compared to the two hundred and fifty thousand produced by microbreweries like Redhook Brewery and the ten to twelve million barrels produced by the largest breweries of the time. After the sale of the Rainier name, Stroh had left the Brewery gutted in such a way that beer could not easily (or perhaps ever) be brewed on the site again. The silos were left full of grain with their doors wide open to rodents and the metal that was sold for scrap was limited to the most expensive and critical pieces of equipment need

²⁶ *Brewing Industry Here Receives Wide Recognition*

²⁷ Flynn, Gary. *Brewery Gems*. n.p. n.d. Web. 15 Oct. 2009.

²⁸ *Brewing Industry Here Receives Wide Recognition*

²⁹ "Rainier Brewing Company." *Fundinguniverse.com*. FundingUniverse, n.d. Web. 19 Oct. 2009.

³⁰ Keene, "It's Last Call Tonight As Rainier Brewery Begins To Shut Down." *Seattle Times*. 22 May 1999: n.pag. Web. 29 Oct. 2009.

³¹ *Ibid.*

³² Mulady, Kathy. "Rainier's Landmark Big 'R' Surrenders I-5 Perch to a Sign of the Times: Tully's 'T.'" *Seattle Post-Intelligencer*. 4 July 2000: n.pag. Web. 1 Nov. 2009.

³³ Fitzpatrick, "Tully's Set To Move Headquarters, Roasting Plant Into Rainier Brewery." *Seattle Times*. 28 Oct. 1999: n.p. Web. 29 Oct. 2009.

³⁴ Nabbefeld, Joe. "\$5.97M Sale Closes for Rainier Brewery." *DJC.org*. Daily Journal of Commerce. 28 July 2003. Web. 17 Oct. 2009.

³⁵ Star, Rick. "Rainier Brewery: Rest in Peace." *Beernotes.com*. n.p. Aug. 1999. Web. 17 Oct. 2009.

³⁶ *Ibid.*

for brewing beer; things like the brew kettle vent hoods, which cost upwards of two hundred and fifty thousand dollars each, were sold off while many sellable pipes and other metals were left behind.³⁷ Unable to find a suitable development plan, Benaroya considered demolition of the brewery during this time.

In 2003, the Rainier Brewery was sold to Ariel Development for \$5.97 million.³⁸ At the time of sale, it was estimated that the conversion would cost between \$3 and \$4 million. Conan Gale, who has been living in warehouses since the 1980s, functioned as a project manager for the company, spearheading the conversion into unfinished artists' live-work lofts.³⁹

Today the first two phases of conversion are complete and signs of the artists' community that inhabits the space are evident; the brewing equipment has been removed, new windows installed and the spaces stripped bare for the tenants to finish as needed.⁴⁰ The basement of the brewery has been retrofitted to house several recording studios and practice spaces, the capoeira/martial arts studio is complete with mirror-lined walls and exercise mats, and the area intended as a community gathering site is being covered with an ever-changing conglomeration of graffiti art by artists from around the country. This transformation to lofts required significant alterations to the property, and one could argue that those alterations erased the historic integrity of its buildings, leaving it unqualified for, or unworthy of, landmark status in spite of the historic elements that remain.

In considering this property for landmark status, the main challenges are the issues of integrity and context. It could be argued that, with the rapid pace of industry changing the surrounding area, the building lacks the historical context that gave the site its significance as a turn of the century brewery. It is true that the area surrounding the brewery has changed much since its beginnings; even the hill above it has changed names. A freeway is where the owner's estate once stood and the Duwamish was straightened so long ago that many can't remember when it meandered through the area. In spite of these changes, people still know the Rainier Brewery; it is used regularly by traffic reporters discussing south of downtown, the Tully's neon T glows over I-5 in tribute to the old R, even the new light rail facility's signage reads "Rail" in the Rainier font. With these surrounding changes paying homage to this historic brewery it retains its context as a symbol of Seattle's early industry.

In spite of the recent changes, much of the Brewery's historic fabric remains and the buildings tell a story of the brewery's evolution through their alterations. While the facades and architectural detailing of several of the brewery buildings clearly date back to the turn of the century, the numerous layers of alterations have left old doors blocked, piping holes filled in, windows removed, covered, and cut out. One can still see original detailing, the "graceful cornice line of bricks laid as inverted-pyramid pendants", ghosting from the bays where beer was once loaded into horse-drawn carriages and where keystone arched windows once looked out

³⁷ Gale, Interview.

³⁸ Nabbefeld, Joe. "\$5.97M Sale Closes for Rainier Brewery." *DJC.org*. Daily Journal of Commerce. 28 July 2003. Web. 17 Oct. 2009.

³⁹ Heyamoto, Lisa. "Old Rainier Brewery on tap to be artists' home address." *Seattle Times*. 4 Oct. 2004. Web. 12 Oct. 2009.

⁴⁰ Gale, Interview.

over the Duwamish tide-flats.⁴¹ The original stack, pictured in photographs from 1898, is still standing, having lost only its top in the Nisqually Earthquake. The changes to the site are an integral part of their historic context, they provide an insight into the “restless, improvisatory industry” that was housed within their walls and should not be considered detrimental.⁴²

To take the position that the updating and alterations that happened as a result of the property being a functioning site have eroded its historic integrity overlooks the fact that these changes are part of what gives the site its historic significance as a working brewery. The bricked over windows, steam pipe holes and carriage bays are as integral to the site as the original fenestration that remains intact elsewhere. It is these changes that convey the history of the site, they serve to tell the story of the brewing industry in Seattle, of the rapidly changing industry of the 20th century, and the story of Rainier Beer’s legacy in the Northwest.

Sick’s Rainier Brewery is an important piece of our heritage and deserves recognition as a landmark, not only because of Sick’s legacy and the Brewery’s significance as an early and important industry within the region, but also because, in inspecting the site, one can trace the local patterns of land use and alteration. The earliest buildings were built against the tide line of Elliott Bay, since their construction the site has changed with the straightening of the Duwamish, the addition of the I-5 freeway, and most recently construction of Seattle’s new light rail system. The Rainier Brewery offers an irreplaceable insight into these important historical trends and, due to its unique and rich history, deserves official recognition as a designated landmark.

Inventory of District Resources

Buildings 4, 5a, and 5

The stack, along with buildings 5a, 5, and 9 through 12 are the oldest buildings onsite, appearing in photos from 1880’s. Building 4 was added some time before 1910. Because of their similarity in age and development, Buildings 4, 5, and 5a exhibit similar architectural details that serve as unifying features of the complex. They are all brick header bond buildings with detailed dentil cornices laid in a descending line to the body of the buildings. These cornice lines are elaborate in detail with multiple rows of detailing corbels descending from the roofline and creating several distinct lines of embellishment.

Building 4 is a 2 story building with pilasters along the sides and center of the building. The pilasters exhibit the same pyramid line as seen in the cornices. Building 5a is a 3 story structure flush between 4 and 5. There is an entablature detailing that runs across the front of buildings 4 and 5a unifying the two in appearance. This detailing runs straight across building 4 directly under the cornice-line, then across to building 5a where it steps up in 2 different places creating rectangular spaces from which protrudes a rock-faced keystone element, left over from the removal of the original windows. Rock-faced keystones are present along building 4 below this line as well, and one can clearly see that they are remainders from the old arched windows, the ghosting of which is still clearly visible along the face of the building.

⁴¹ Cheek, Lawrence. “On Architecture: Soul ties to the past.” *Seattle Post-Intelligencer*. 24 March 2008: n.p. Web. 20 Oct. 2009.

⁴² Ibid.

Building 5a shares a pilaster with building 4 and has the same descending pyramid detail features that were used to top the pilasters of building 4. These pilasters sit on a base of roughly cut sandstone blocks. Ghosting from two original carriage loading bays are present on the main floor and their original rock-faced keystones are still in place. 5a originally had finials and a triangular parapet element protruding from the top of the building. This parapet, and the finials that originally topped both 4 and 5a were replaced when height was added to the building, which happened sometime before 1939. The detailing of the buildings was taken into account with the height addition- the same cornice detailing was used, and while the building now has 3 different elevations, stepping up flatly to the highest point, the brick cornice detailing comes across the two lower elevations in a straight line and then steps up and comes together in a peak at the center of the taller rectangular space in a manner suggestive of the building's original detailing. The same detailing was used for both the tops of the parapets for building 4 and to define the changes in elevation along the top of building 5a creating a unified appearance.

Building 5 is 4 stories with corner pilasters and descending lines along the roof, reminiscent of the cornices of the adjacent buildings but simpler in their design and lacking the dentil features. The roof has an elevated, triangular parapet on the west elevation that is similar in shape and size to the triangular brick detailing on building 5a. The face of this parapet is embellished with pilaster-like detailing of 3 clusters of 3 columns each, topped with the same descending brick line as seen elsewhere. The bottom of the parapet is detailed with one of the same elements used to top the pilasters of building 4, this is placed in the center of the parapet creating an appearance of support. This building also has a very unique detailing along the north elevation; a row of receding rectangular spaces that look almost like windows with moulded trim runs along the north elevation. This effect is created using the same descending line that embellishes the building elsewhere to create a border around small, recessed rectangular areas.

Buildings 1, 2, 3, 24, and 26

Building 24, the northernmost building, it is a 2 story header-bond brick office building with continuous aluminum windows on the street side of both floors, the top floor has an aluminum shade mounted to the building that extends across the window line of building 1 as well. It was constructed sometime after 1951 and built flush against Building #1, another office building which was built between 1916 and 1939.¹ This is a two-story brick building that was the source of Building 24's style. This building has been adapted with the aluminum element running above the windows of both building 24 and 1 and the addition of the reception building, number 26, which was added to the front of the structure on the south side of the building. The windows are flat openings with brick slipsill, four across the second story, one still visible on the main floor. The rest of the main floor has been obscured by the addition of the Reception Building, but the old arches and detailing can still be seen just above its roofline.

Office Building #2 is flush against the south wall of Building 1. It is a single story brick building also built before 1939. As with building #1, much of the north face of the building is obscured by the Reception Building. This building has "Sick's Brewing and Malting Co, Since 1878" painted on the building in white letters on a red panel and a row of what appear to be original flat arched windows with vertical joints. It is important to note that this building appears as 3 separate buildings in site plans from the late 1940's but, except for a change in brickwork on the south side of the exterior, one would not know that it was not a single structure.

Next to building #2 is building 3, the Social Room, also known as the Mountain Room. This room served as the public face of the Rainier Brewery, here tastings were offered, social events were held, and even classes on beer were offered to the public.¹ This building is a brick building whose entire west elevation has been covered over with a solid concrete facing and one vertical section of thin brick, which was also used in the construction of an entry ramp and planters. This building's doors are heaved wooden double doors with windows made up of glass circles, similar to the bottom of a bottle. It is my belief that these doors are original.

Building #26, the Reception Building, is a low, modern-era building that has vertical wood sheathing and thin floor to ceiling windows between the wood elements. This was added to the site in 1962, and while its attachment to the existing buildings serves as a perfect example of the spontaneous and sporadic growth of the site that occurred as the industry, and thus the needs of the Brewery, changed with time.¹

Buildings 9, 10, 11, 12, and 13

Building 13, known as the Boiler House, is a brick building that was constructed sometime after 1889 and before 1910. This building appears rectangular along the back but its west elevation points out a bit, making the building a polygon shape. Originally constructed as a 1 story building, additional height was added some time between 1939 and 1949. This building exhibits the dentil cornice work seen elsewhere and a second band of the same detailing in an entablature across the west elevation. It is my belief that this was the original roofline and the detailing was left as height was added. This building has no existing windows on the west side, which is scarred with ghosts of keystone window lines from the original construction and the flat arch windows that replaced them in the 30's or 40's.

The Stack is one of the most historic elements of the site, appearing in photos from 1898. It sits on a base that is roughly one and a half stories tall and is embellished with the same dentil detailing throughout the site. The stack is still intact, missing only its top from the Nisqually earthquake and it has since been filled in with cement for stabilization. The stack stands at the heart of the brewery, marking the center from which the complex developed.

As one of the original buildings, building 12 displays many of the same features; simple pilasters stand at each corner, descending lines detail the roof, dentil corbelling and keystone window ghosting on the main floors from windows closed over before the 1930s. This building also has a second line of dentil corbelling as seen on building 13. In photos from 1910, one can see that this building originally had a stepped parapet with finials like buildings 4 and 5a. This was replaced with the plain descending line parapet that exists today. Between buildings 12 and 11 sits building 23, a plain modern building added to complete the row some time after the 1950's.

Buildings 9, 10 and 11 appear to have been built together as part of the first development. Buildings 10 and 11 have rough-cut stone footings on each corner that stand almost a full story tall, rock-faced keystones left from old windows (although building 11 appears to have the original fenestration on the top floor), and the unifying cornice work seen elsewhere. Building 10 is the tallest of the three standing between the two, its vertical lines enhanced by two pilasters running the length of each side of the west elevation. Building 10 has the dentil corbelling running across the top third of the structure, creating a broad entablature from which recessed

panels reach upwards. A pattern of recessed panels and offset, low pilasters define the entire western elevation. These recessed panels had windows in them across each floor, and it appears that the fenestration changed from small windows to larger windows during Emil Sick's early remodel, and then all of the openings were covered over in 1967.⁴³

Buildings 6, 7, 8, 14, 15

Buildings 8, 14 and 15 are located on the street front of Airport Way and were added to the site during Emil Sick's major addition in 1939. These are all relatively plain concrete warehouse buildings whose only embellishment is a simple dentil cornice element in acknowledgement of the stylistic detailing on the oldest buildings. Buildings 8 and 14 have loading docks facing the street and evenly spaced, original windows along the second floor. Building 15 has had its second floor windows replaced, old loading bays and windows covered over on the main floor, leaving one 1960's garage door as its only access to the street. Buildings 6 and 7 are visible only where their rooflines exceed the street front buildings. Looking north at the brewery, they serve as a visual step up between the low profiles of buildings 14 and 15 and tall massing of the back row's buildings. Being flush against the front and end rows, it is impossible for me to describe buildings 6 and 7 as they may exist separate from their adjacent structures other than to say that the unifying dentil cornice work of building 6 is visible from the street.

Buildings 15, 20, 21, 22, and 25

Along the north side of the back row of buildings, 4 silos still stand, an enclosed walkway structure running across their tops with a door at the end of the walkway that, opens to empty space high above the silos. The south end of this walkway is a tall, skinny diamond building that is connected to the Brewhouse building via an open air walkway. This building has two small rectangular windows on each level; the top floor has a large rectangular glass-block area with two small windows for ventilation. Building 20 is most unusual; it is a single story building built out of the Brewhouse that is located below ground level on the back side of the brewery complex. Only the top 3 feet of the roofline can be seen from the 10th Ave South behind the brewery and the east wall and low roofline is the only way you can tell it is a building distinct from the mass of buildings 4, 5a and 21.

Buildings 21, 22 and 25 are large buildings that have been altered in the conversion to lofts, most visibly on the east site of the brewery, unseen by the majority of passers-by. Building 21 is the Brewhouse that replaced building 5 as the brewing center of the complex when the property was expanded by Emil Sick in the 1940s. This building is the apex of the brewery complex and has several different elements to it that are important to note. The west elevation has a large steam column that protrudes from the building and runs the length of the wall. The roofline is irregular, with the south and west elevations higher than the northeast elevation, creating rooftop access for the upper stories of the west elevation. On top of the highest elevation to the south is another tall square protrusion that appears to be over 2 stories tall. This is where the original Rainier "R" was mounted and where the Tully's "T" stands today. The east elevation's fenestration retains much of the original glass blocking and the external stairway that was present

⁴³ Permit Records for 3100 Airport Way. Seattle Department of Planning and Development. Microfilm.

in photos from 1949 has been removed. Buildings 22 and 25 contribute in massing only, from Airport Way only the top two stories and 25's external stairwell on the south elevation can be seen. From 1-5 these buildings appear more significant, with their top two stories at eye level from the freeway.

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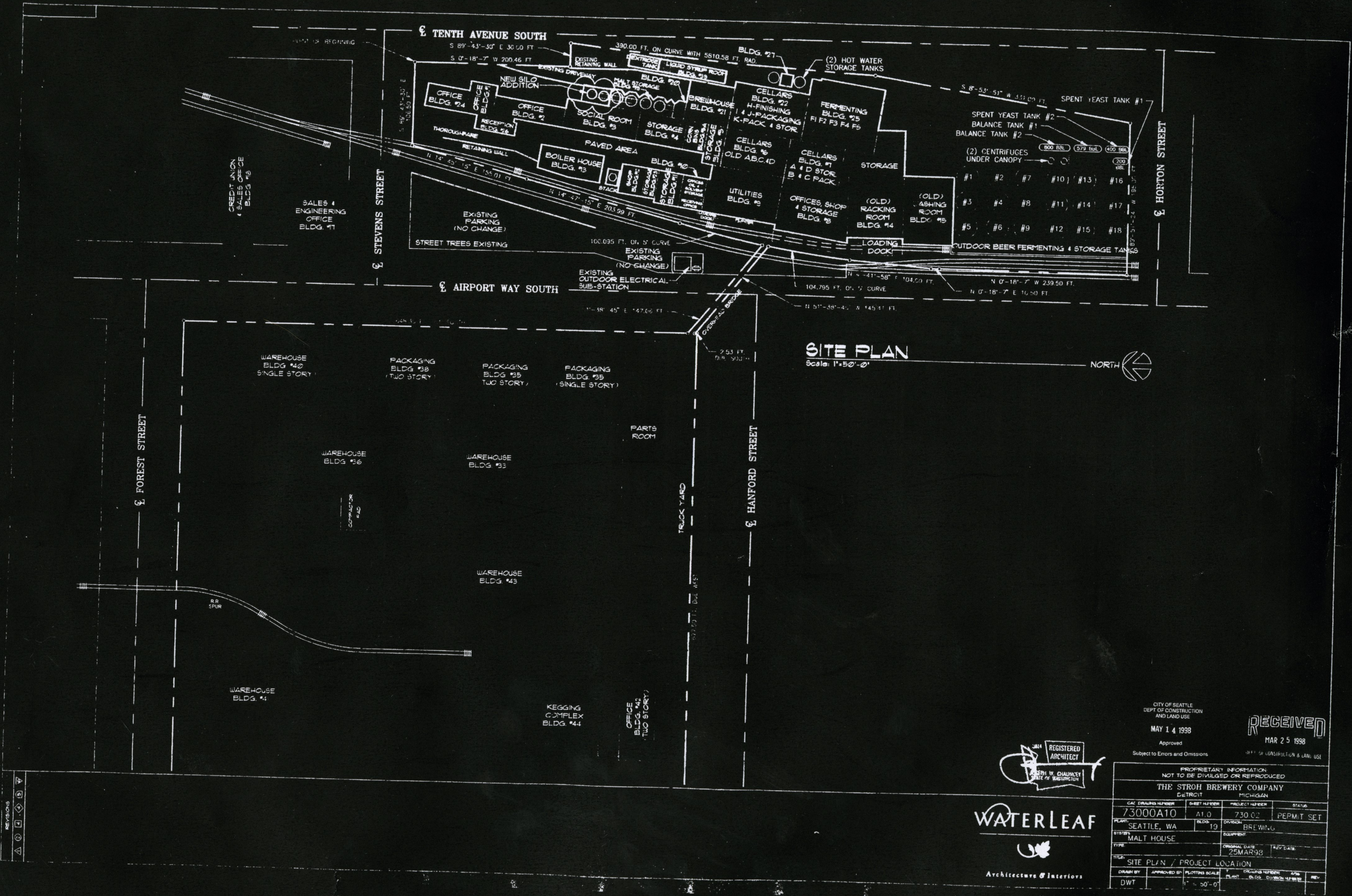
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CITY OF SEATTLE
DEPT. OF CONSTRUCTION
AND LAND USE

MAY 14 1998

Approved
Subject to Errors and Omissions

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MAR 25 1998
CITY OF SEATTLE DEPT. OF CONSTRUCTION & LAND USE



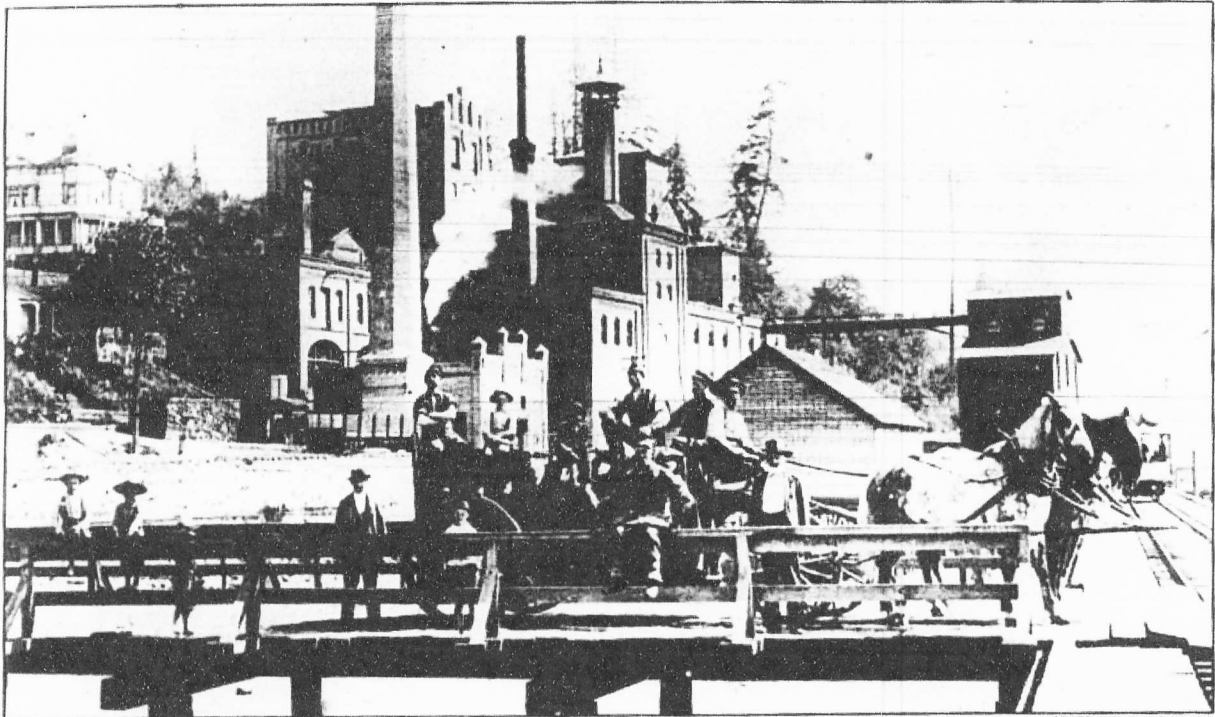
WATERLEAF
Architecture & Interiors

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SYSTEM	MALT HOUSE	EQUIPMENT	
TYPE		ORIGINAL DATE	REV. DATE
		25MAR98	
TITLE: SITE PLAN / PROJECT LOCATION			
DRAWN BY	APPROVED BY	PLOTTING SCALE	DRAWING NUMBER AND PLANT BLDG. DIVISION NUMBER
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NOW AND THEN

Birth of the Brews



SEATTLE PUBLIC LIBRARY

This mid-1890s view of the Bayview Brewery was photographed from the Grant Street Viaduct, in line with today's Airport Way South.

EVEN BEFORE
TV COMMERCIALS,
RAINIER BEER
WAS FAMOUS

WRITTEN BY PAUL DORPAT

Today's historic view of Rainier Beer's Bayview Brewery has been printed at least 100 times. It is as easy to understand the scene's popularity as it is to see that some of the brewery's architectural features have survived into this century.

Researchers vary widely in giving the photo a date. It has been documented that at the time this photo was taken, the corporate name of the brewery was the Seattle Brewing & Malting Co., which dated to 1893. One of the brand names, of course, was Rainier.

Accounts vary as to when the founder, Andrew Hemrich, first came to Seattle. Some say 1878, others 1881, but most of the brewer's

biographers claim he arrived in 1883. Once in town, Hemrich joined with a John Kopp in building a brewery here at Bayview just above the tidewater that then still lapped against the western slope of Beacon Hill. Since there was then still no year-round waterfront road into Seattle, the first barrels were brought to town on a rowboat.

I speculate that this view was photographed soon after the 1893 naming. On the scene's far left is the mansion Hemrich built for his family in 1892, and on the far right are the narrow-gauge tracks of the Grant Street Electric Railway.

About this time Hemrich began building a new brewery down the viaduct in Georgetown. When Prohibition dried the state in 1916, the company's Georgetown plant was the sixth largest brewery in the world and the largest industrial establishment in the state.

Soon after the "noble experiment" was repealed in 1933, Canadian brewer Fritz Sick and his Tacoma-born son, Emil, purchased the original Bayview plant, renovated it and started brewing Rheimlander brand beer. Two years later the Sicks bought the Georgetown plant and the Northwest rights to the historic trademark "Rainier."



PAUL DORPAT

The contemporary Rainier Beer plant retains some of the architectural features of the original.

It was not until 1957 that Emil Sick managed to purchase the nationwide rights to the Rainier label. By then the Sicks' kingdom had grown into the world's largest brewery system. Five years later the Rainier-label operations were consolidated into the Bayview plant.

P

Rainier Brewing Co.

TOASTING ITS 100TH

WRITTEN BY RABBY GREEN

The Rainier Brewing Co. couldn't have timed its Bicentennial better.

For years, it has been striving to become the No. 1 seller in its home state, and recently reached that plateau.

Also, it appears this will be the first year the company has produced one million barrels.

In 1878, when there were hundreds of small, independent breweries nationwide, a German immigrant brewmaster, Andrew Henrich, founded a small brewery south of Seattle along what is now Airport Way South.

Under the banner of Seattle Brewing and Mating Co., he brewed three brands, with Rainier Beer carrying the premium label. In 1878, he produced approximately 200 barrels of Rainier.

At that time, breweries depended chiefly upon local consumption of their product for survival. Each city and town proudly toasted its local beer.

Since then, it has outlasted such brands as Horlicks, Aero Club, Selah Springs, Lorelei, Golden Age, Mountain

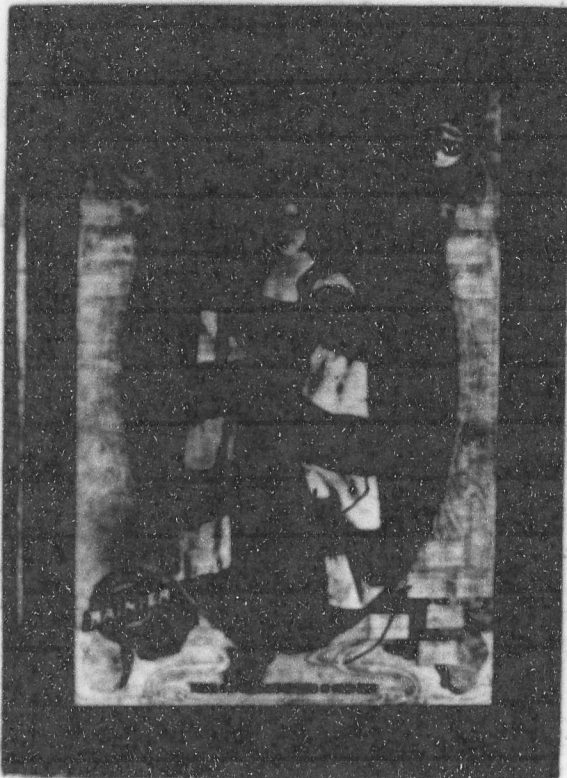
Club, Rocky Mountain, Edel-Stein, Gold Seal, Olympic Club, Tejon's Pale, Washington Viking and many others.

Prohibition cut short the growth of the brewing industry in 1916, two years before the rest of the country, and by that time the young company had become the largest industrial enterprise in the state and the sixth largest brewery in the world.

When Seattle Brewing and Mating shut down in 1916, right to use the coveted Rainier brand name was sold to a California brewery.

But Fritz and Emil Sick, a father and son with extensive brewing interests in Canada, purchased Henrich's operation and rebuilt it into one of the most modern post-Prohibition firms in the country.

Since the Rainier brand was being produced in San Francisco by virtue of the 1916 sale of rights, the Sicks immediately negotiated for its return here in the 1930s soon after repeal ... and they were successful.



This vintage Rainier Brewing Co. poster was on display in Seattle in the early 1900s.



After the turn of the century, women played a key role on the production line of the fast-growing company.

BREWERY *Continued*

Emil Sick celebrated the return by purchasing the Seattle Indians of the Pacific Coast League and renaming them the Rainiers. In the process, he built them a new home, Sicks' Seattle Stadium, which was long regarded as one of the premier minor-league baseball parks in the country.

The Rainiers were an instant success, winning P.C.L. pennants in 1939, '40, '41, '51 and '55. The team was sold to the Boston Red Sox in 1961.

Emil Sick died in 1964 and management was assumed by his adopted son, Alan Ferguson. Ferguson's successor, Edwin S. Coombs, Jr., is president of Rainier today.

During the past two decades, Rainier has undergone many corporate changes.

Sicks' Century Brewing Co. became Sicks' Rainier Brewing Co. and then The Rainier Companies, which owned and operated the Rainier Brewing Co.

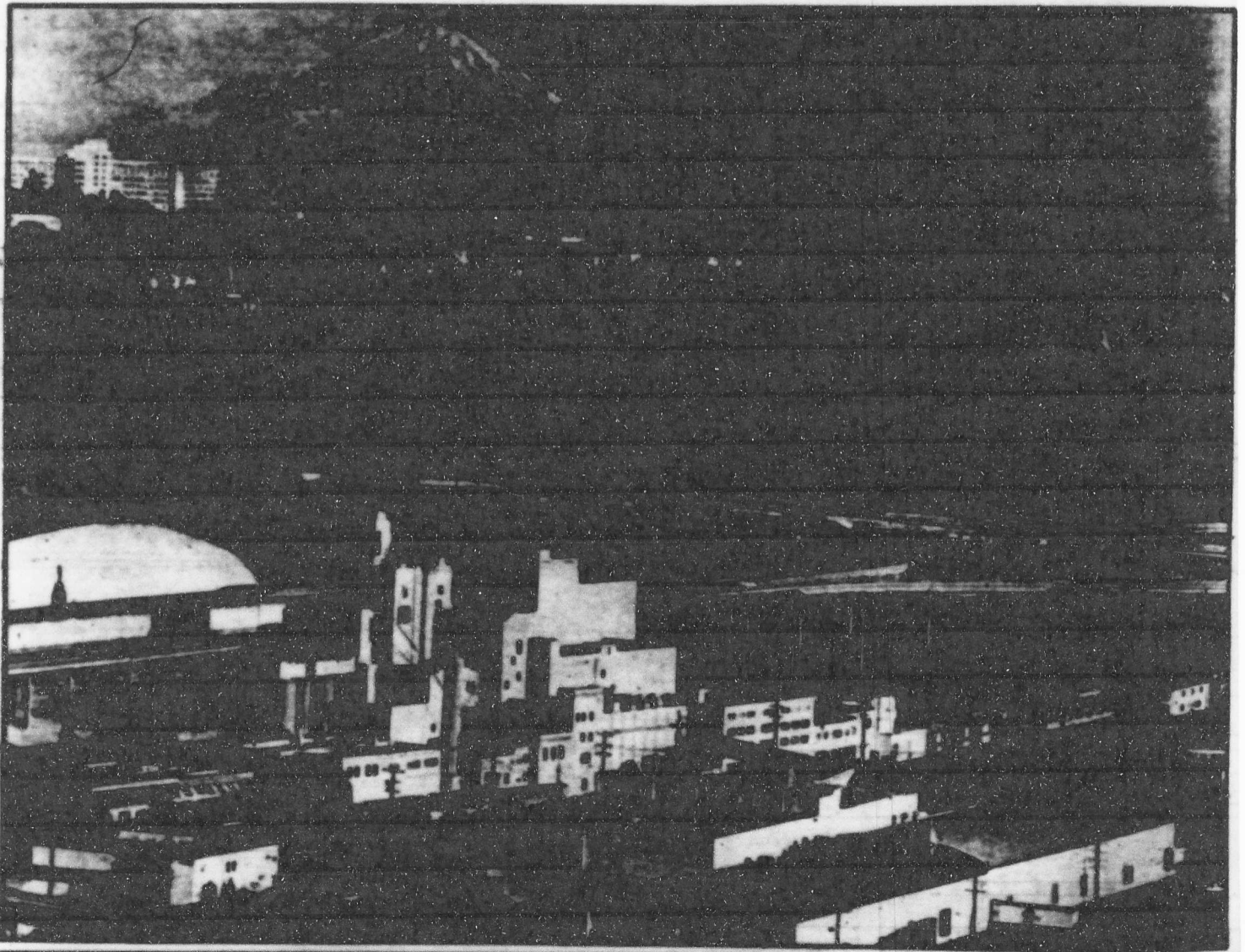
The majority of stock in The Rainier Companies was owned by Molson-Breweries, Ltd., of Canada, the oldest brewing firm in North America. In 1977, the brewery was sold to the G. Heileman Brewing Co. of La Crosse, Wis., the seventh largest brewing company in the U.S.

From baseball, the company has become involved in a variety of promotional events, including the sponsorship of a tennis tournament, ski carnival, powerboat and bicycle races, jazz concerts and community theater.

The brewery is open for free public tours Monday through Friday from 1-6 p.m. except holidays.



Above: In 1878 Andrew Heinrich founded the Seattle Brewing and Malting Co. (now Rainier Brewing Co.) along what is now Airport Way South. Below: While Mount Rainier loomed in the background, the modern brewery dominated the South Seattle commercial setting in the foreground.



Wide Recognition

The beer made in Washington is known everywhere. Travelers began to spread its fame long ago.

Largely, the excellence of all the brands produced in the state is due to a combination of environmental factors and ingredients and to the

brewer's art, which has continued a Washington tradition.



EMIL SICK

Among these traditions is the story of Rainier Beer and two men.

This year marks the diamond jubilee of Rainier and expansion of this historic Washington product into Oregon, California and Montana.

Eleven years before Wash-

ington achieved statehood the Seattle Brewing & Malting Co. was producing beer at its Bayview Brewery. In 1893 it began production in Georgetown. By 1916 the Georgetown installation was the largest single industrial enterprise in the state, and the sixth largest brewery in the world.

Company Moves

With state prohibition in 1916, the company moved to California. After national prohibition the Seattle facility became a feed mill and the California brewery began producing near-beer — that curious stepchild of an art.

In 1933 a Washington native returned home, bought the old Bayview Brewery building on Airport Way, reconverted the feed mill to its original status as a brewery and began producing Rheinlander Beer.

The man's name was Emil G. Sick. His story goes back 50 years.

A little more than 50 years ago a German immigrant whose hands were skilled in cooperage and in whose mind were locked the secrets of Old Country beer-making founded a brewery at Lethbridge, Canada.

His name was Fritz Sick. His son, Emil, was 7 then. This was the beginning of the Sicks' organization, now one of the world's largest brewing enterprises.

Brewery Established

Lethbridge was a tiny frontier settlement then, and the only water supply was the railroad standpipe. Near this source of water, Fritz Sick established his brewery. It is still there — modernized, expanded, sprawling over several blocks.

The story of the Sicks' organization is the story of a

humble thousands found on a new continent in the late 19th Century.

Fritz Sick arrived in the United States in 1883, with \$5 and a ticket to Cincinnati—then a major brewing center—in his pocket. But this was not his only capital. He had vigor and he had vision. He had a laughing indifference to difficulty. And he had his cooper's skill, which made him welcome when he sought a job at the brewery gates.

The West was young — it was a pioneer's country — and Fritz was a pioneer. Eventually he came to Washington, met and married Louisa Frank, a Tacoma girl — and here Emil was born.



BEER TESTERS: Technicians in the Rainier laboratory subject every batch of beer to a variety of chemical tests to assure uniform quality.

The years and events brought Fritz to Lethbridge. He brewed his own beer, made his own barrels, was his own salesman and office force.

Sales Work Begins

"I had one helper in the brewery," he once said, in recalling those days, "and another chap who drove the mule team I used for carting deliveries to my customers."

Here Emil watched his father, and listened to him. He worked in the brewery after school and on holidays. He learned.

He learned the things that master brewers know. He learned that rain, sunshine, the wind, even the chemistry of the soil combine to produce

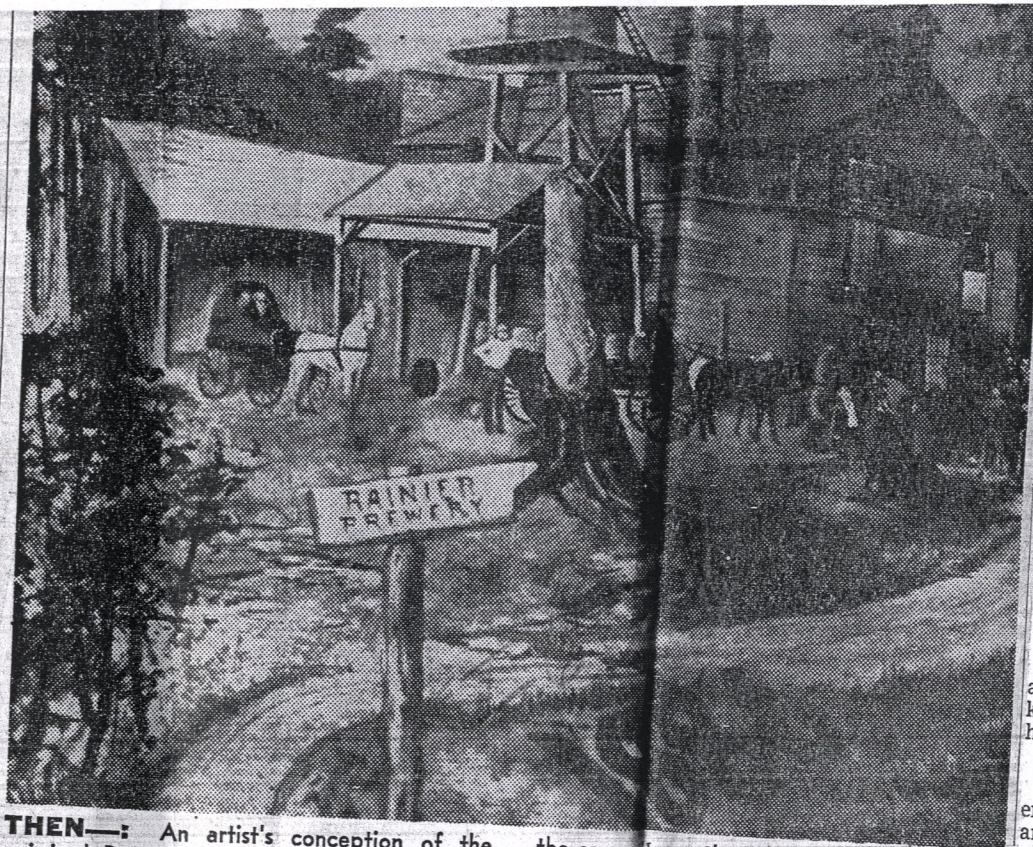
grains vary, that yeast changes, that even water can affect the taste and body of a beer.

Science Is Learned

So then, he learned the science of beer-making. At first he learned to trust his senses—his sense of taste and sight and smell, and more importantly, that intangible instant sensing of a brew's rightness or wrongness.

Eventually science and an intricate array of testing equipment came to the aid of the brewmaster.

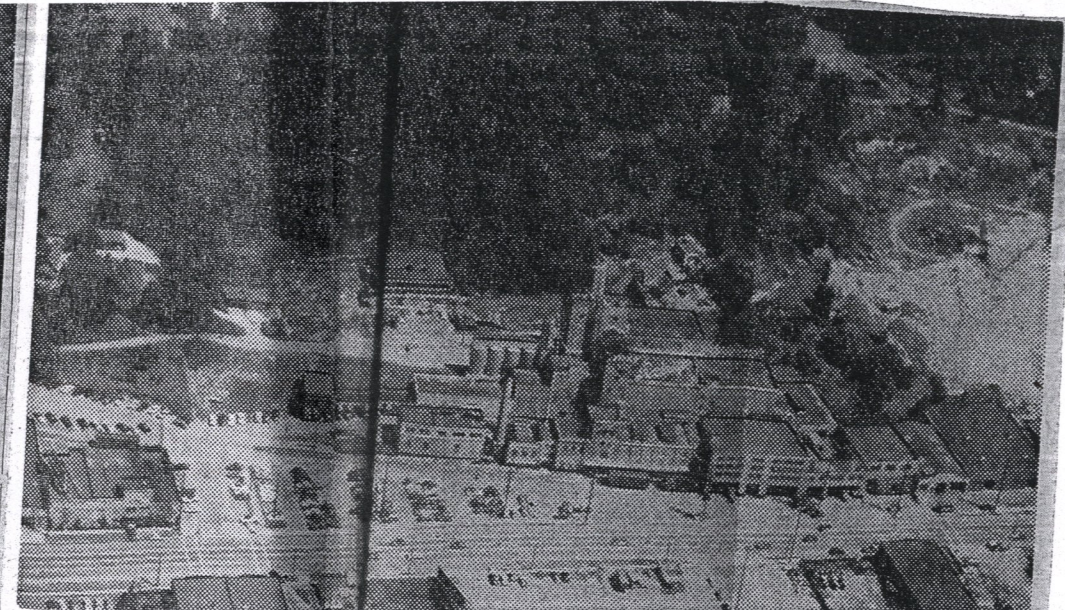
The Rainier Brewery today has a laboratory that can test not only beer as it is produced, but it can also foretell with ma-



THEN—: An artist's conception of the original Rainier Brewery built in 1878, on the same site as the present installation on Airport Way, then a wooded hillside.



COOLING THE BEER: Beer hot from the brew kettles at the Rainier Brewery is cooled before it can be stored in aging cellars. The cooler is laced with pipes carrying ice-cold water. The pipes cool the beer to 48 degrees.



—AND NOW: The Rainier Brewery as it looks today, at 3100 Airport Way. It has a yearly production capacity of more than 500,000 barrels. A barrel holds 31 gallons.

additional modern checks on the knowledge Fritz Sick instilled in his young son.

Company Expands

Emil went to school at Western Canada College, Calgary, and later attended Stanford University. In the 1920's the Sicks' organization—now a father-and-son team—began its expansion across the prairies into Western Canada.

The 1933 purchase of the physical property of an industrial institution rich in the history of Washington was only a beginning.

In 1935 the parent company licensed Sicks' Seattle Brewing & Malting Co. to use the historic trade-name "Rainier" for distribution in Washington, Idaho and Alaska. This limitation is now removed.

Last July the Seattle brewery purchased exclusive worldwide rights to the Rainier name from the parent firm, and an immediate expansion into Oregon and California was commenced. This took place at the same time that Sicks' Spokane brewery was expanding into Montana.

The expansion makes Seattle once again headquarters for a brewing organization extending up and down the Pacific Coast from California to Alaska. And again, throughout this vast area, Rainier carries the fame of Washington's brewing traditions.

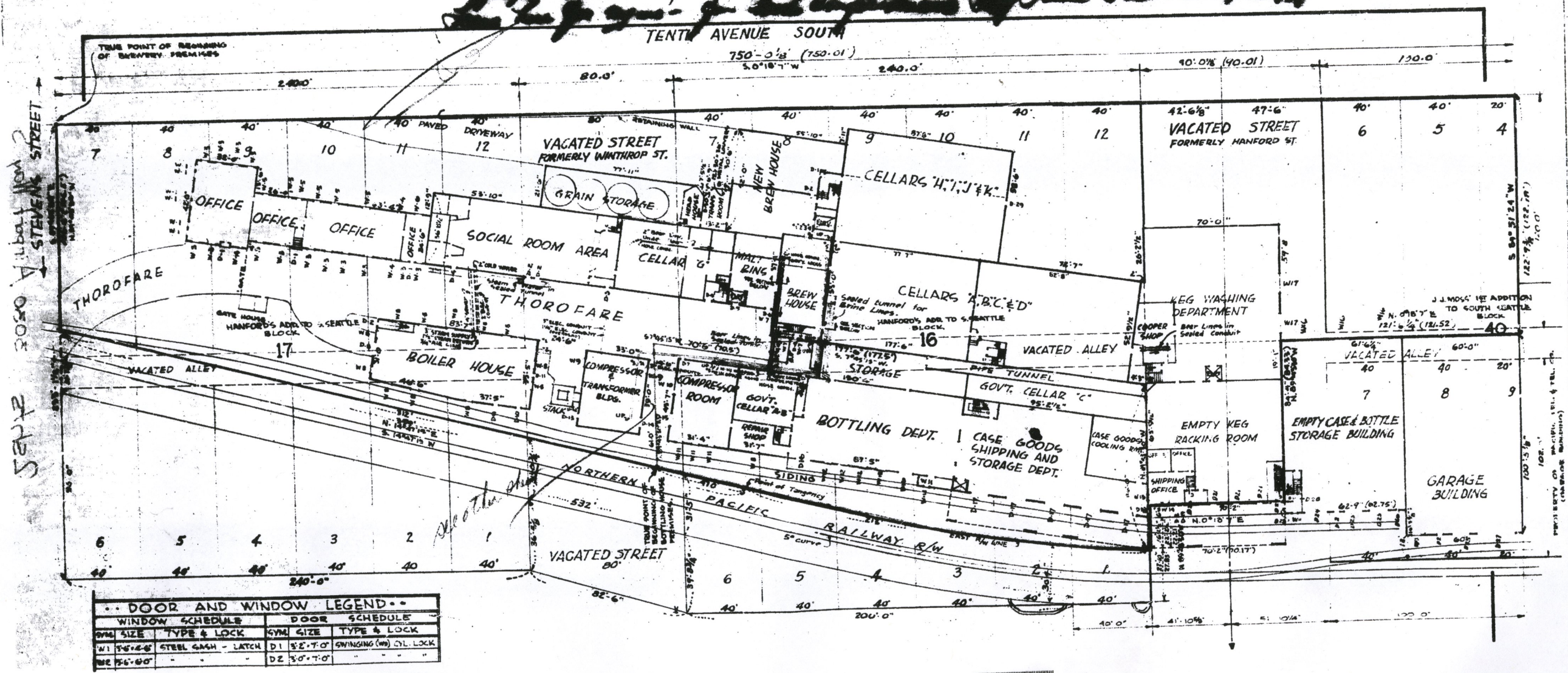
The Sicks' organization now operates three breweries in Washington—two in Seattle and one in Spokane. The Rainier Brewery on the site of the old Bayview plant covers an area of two and a half city blocks. It comprises facilities for brewing and aging beer, storage bins for grain, bottling and canning works, a laboratory, shipping department and offices.

Statistics Impressive

The Rainier Brewery statistics are impressive: In 1952 15,000,000 pounds of grains, 125,000 pounds of hops and 20,000,000 cubic feet of water were used.

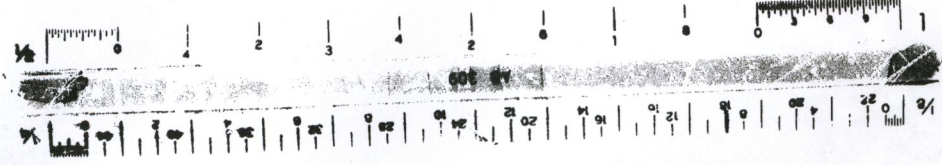
ies are capable of producing 80,000 barrels of beer annually. (A barrel holds 31 gallons, equivalent to 600 average-size glasses.) The payroll covers more than 600 workers. Emil Sick has many interests. In 1937 he formed a corporation which took over the Seattle entry in the Pacific Coast Baseball League. Sicks' Seattle Stadium was opened the next year. Sick has served as president of the Seattle Chamber of Commerce, and as state chairman of the National Foundation for Infantile Paralysis. Fritz Sick died in 1945, after a long life in which he laid the foundation for one of the state's most successful businesses. He lived long enough to see his able son carrying on the tradition of the master brewer.

Handwritten note: Part of the site was formerly the site of the old Seattle Brewing Co. - see map for location of the old building.



DOOR AND WINDOW LEGEND

WINDOW SCHEDULE		DOOR SCHEDULE	
SYMBOL	TYPE & LOCK	SYMBOL	TYPE & LOCK
W1	4'-0" x 6'-0" STEEL GASH - LATCH	D1	5'-0" x 7'-0" SWINGING (IN) OIL LOCK
W2	4'-0" x 6'-0"	D2	5'-0" x 7'-0"

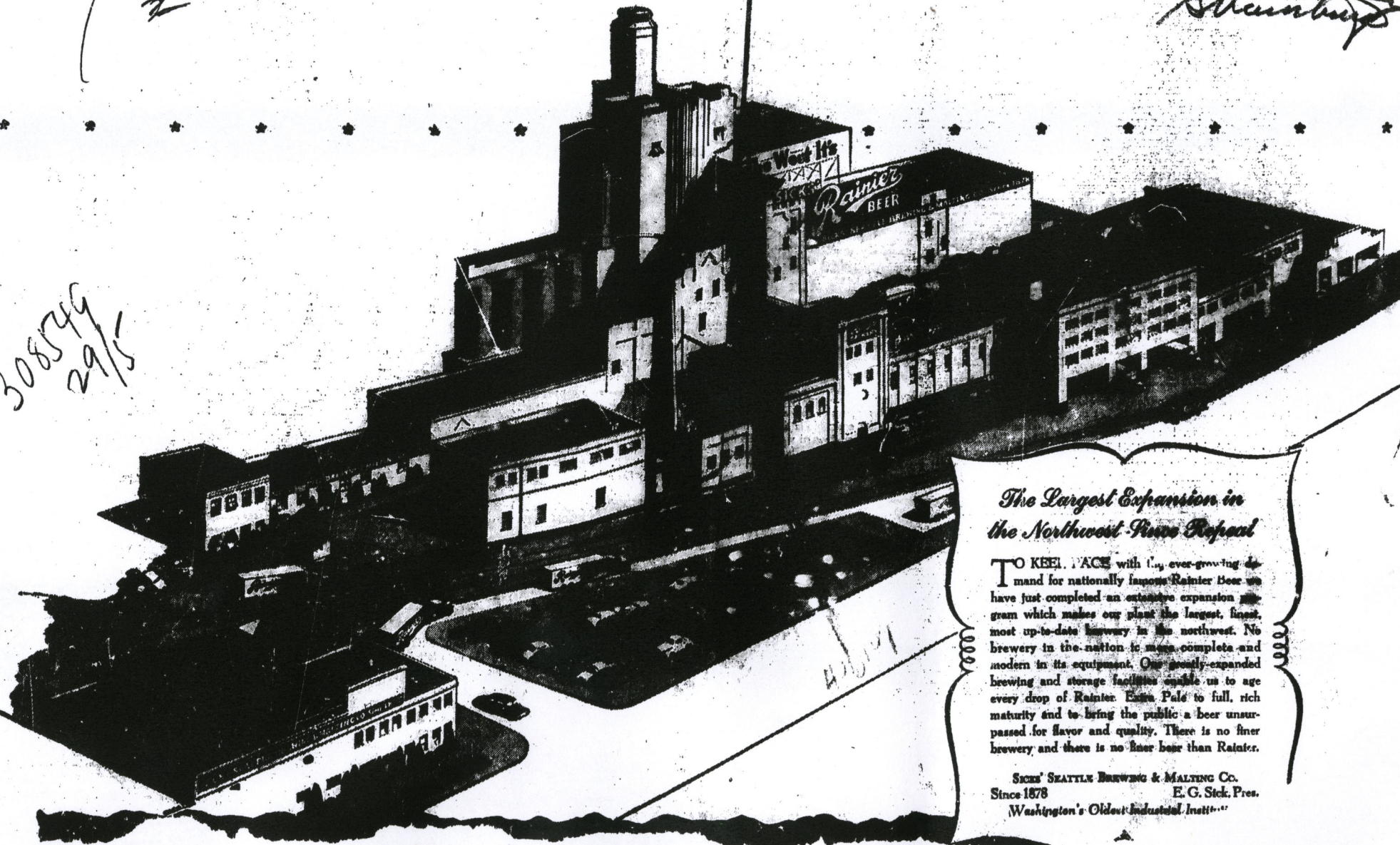


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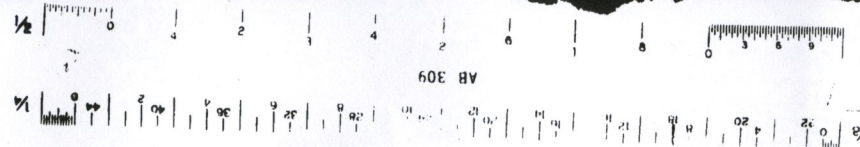
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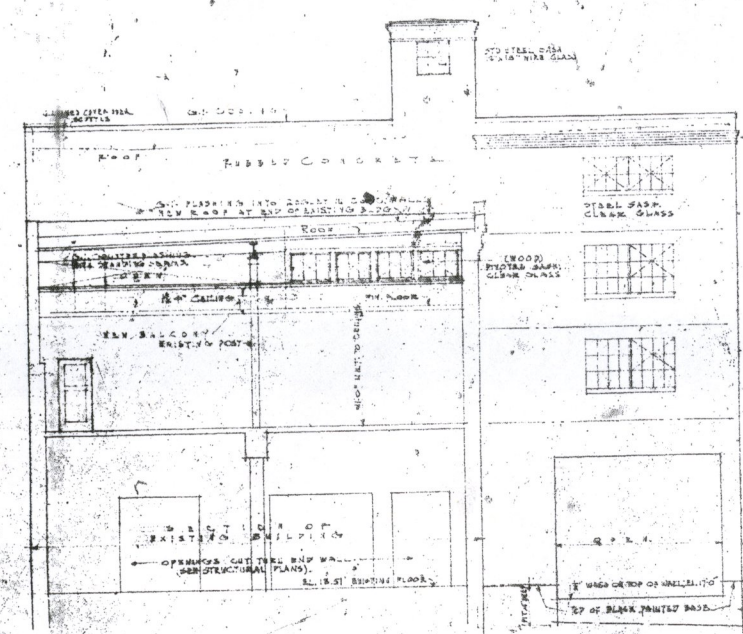


*The Largest Expansion in
the Northwest Since Prohibition*

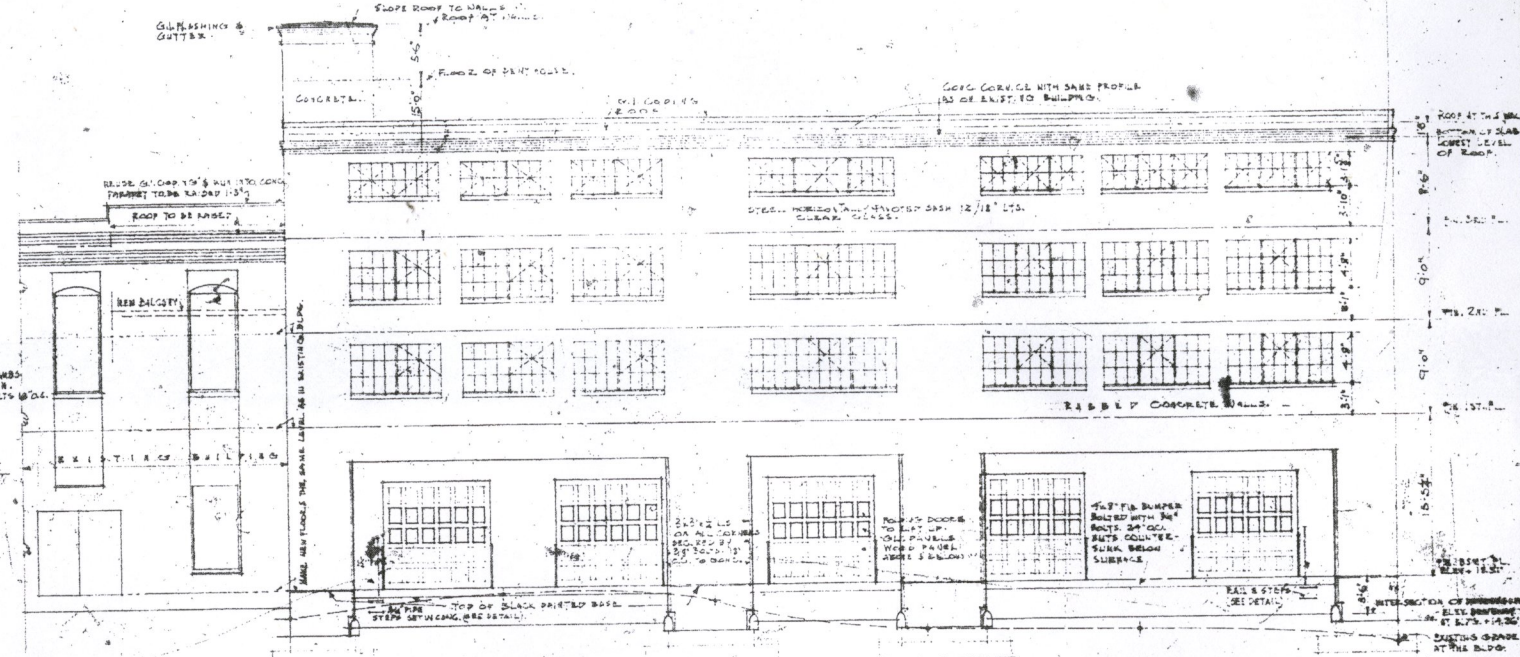
TO KEEP PACE with the ever-growing demand for nationally famous Rainier Beer we have just completed an extensive expansion program which makes our plant the largest, finest, most up-to-date brewery in the northwest. No brewery in the nation is more complete and modern in its equipment. Our greatly expanded brewing and storage facilities enable us to age every drop of Rainier Extra Pale to full, rich maturity and to bring the public a beer unsurpassed for flavor and quality. There is no finer brewery and there is no finer beer than Rainier.

SEATTLE BREWING & MALTING CO.
Since 1878 E. G. Stek, Pres.
Washington's Oldest Industrial Institution

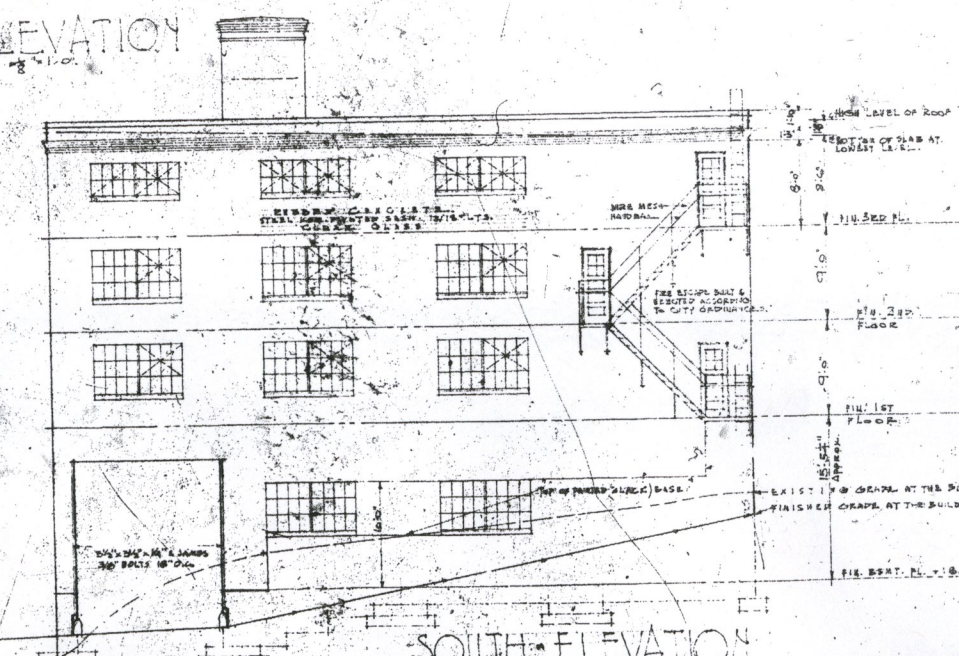




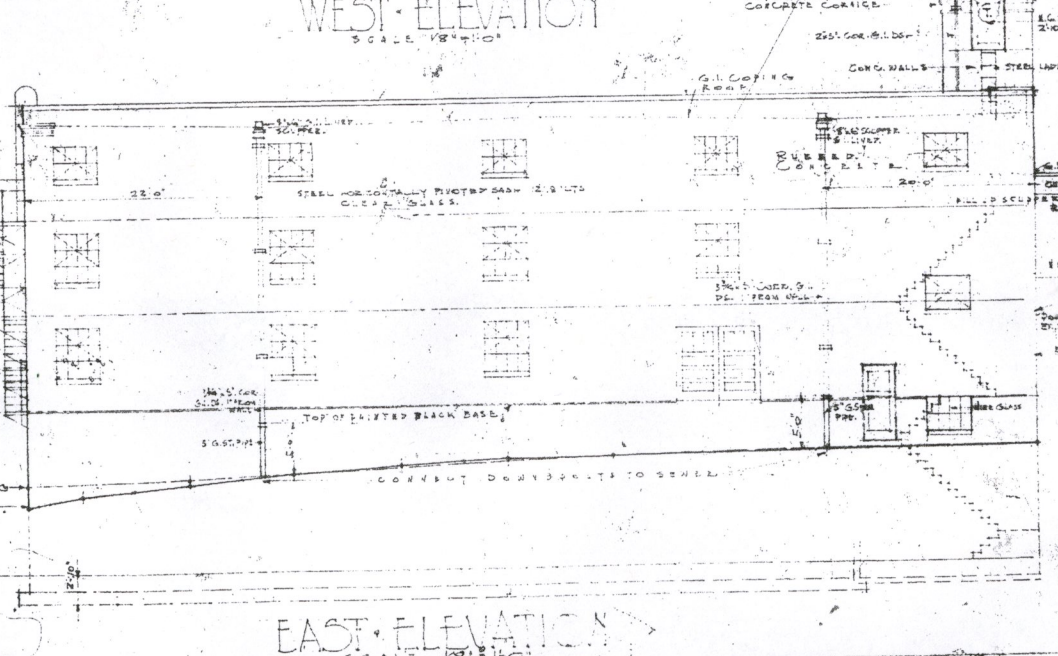
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



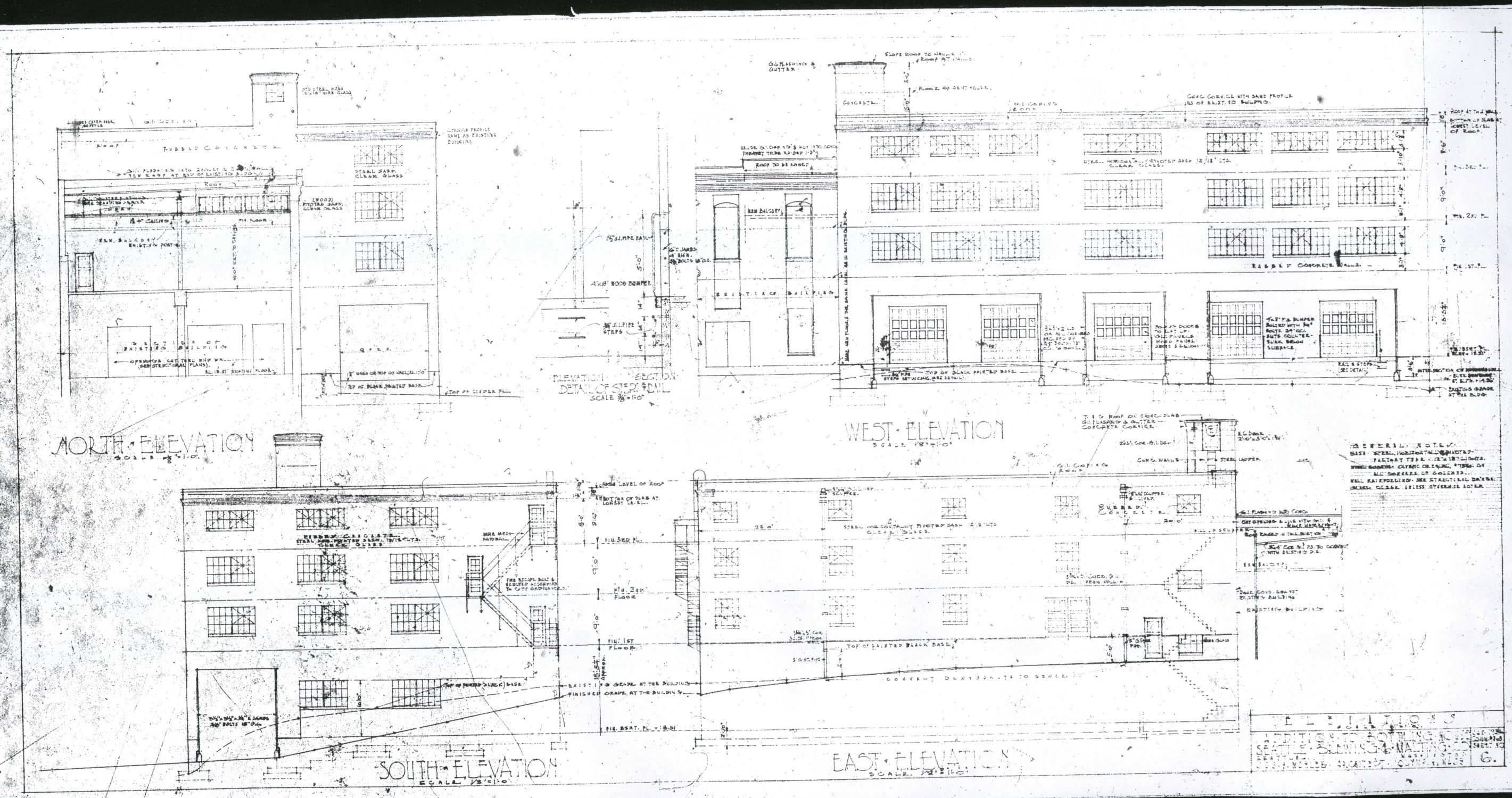
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

GENERAL NOTES
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 3. ALL WORK SHALL BE ACCORDING TO THE CITY ORDINANCES.
 4. ALL WORK SHALL BE ACCORDING TO THE CITY ORDINANCES.
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ELEVATIONS
 SEATTLE DRAWINGS & MATERIALS CO.
 1500 1ST AVENUE, SEATTLE, WASH.
 6.

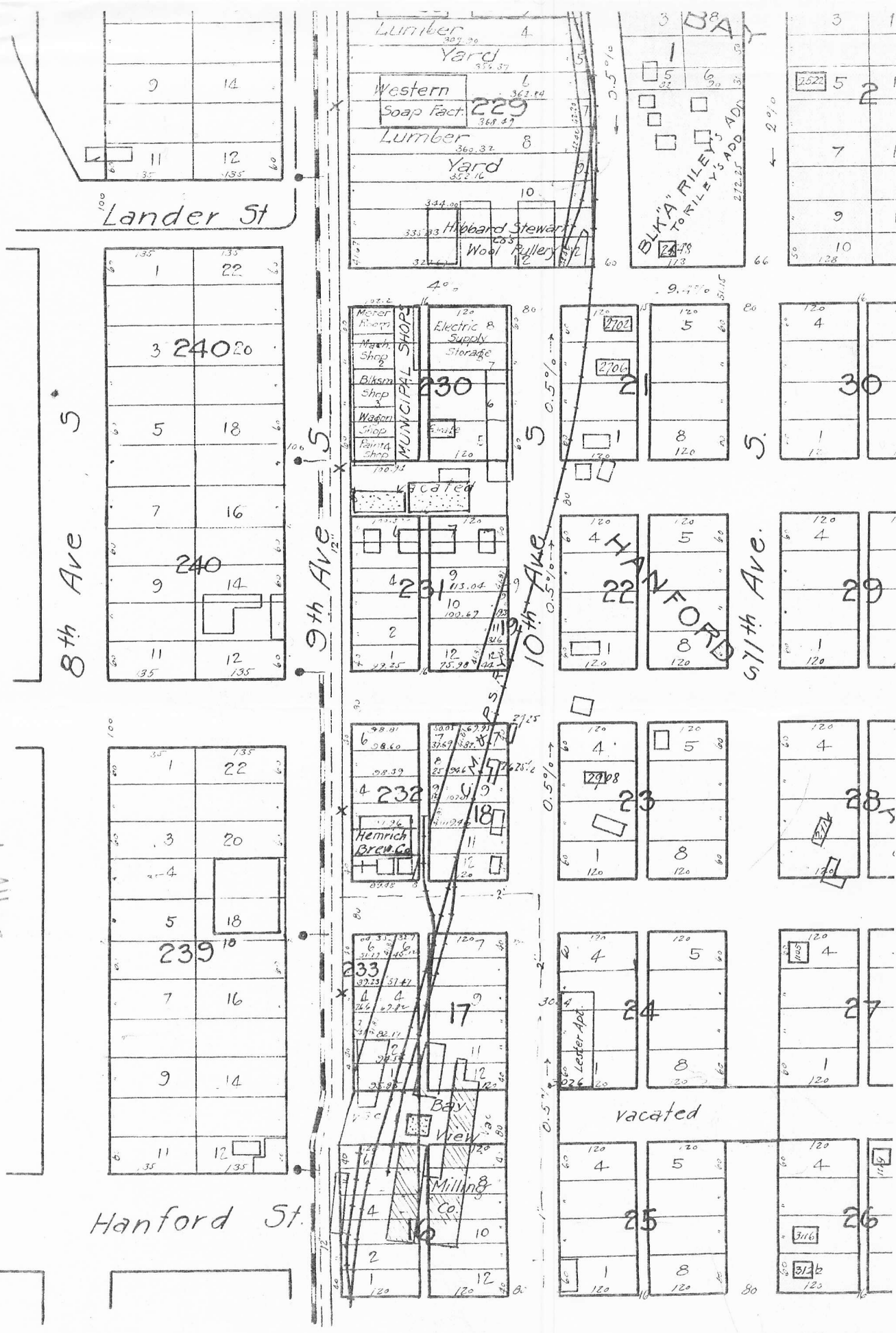


GENERAL NOTES:
 1. ALL WORK SHALL BE ACCORDING TO THE CITY SPECIFICATIONS.
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Kroll Atlas
 1928
 Pub Kroll Map Co.
 Seattle 1928

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 1489
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 25E
 26W
 REFERENCE
 FOLIO



- Frame Building
- Brick
- Stone or Concrete
- Street Cars
- Railroads
- Water Mains
- Hydrant
- Paving
- Sandstone
- Wood Block
- 3% Grade

Assessor information for parcel number 7135400000 (a condominium complex)

Parcel description

Property name	RAINIER COMMONS	Plat name	RAINIER COMMONS	Water system	WATER DISTRICT
Property type	K - CONDOMINIUM	Plat block		Sewer system	PUBLIC
Present use	Industrial(Heavy)	Plat lot		Access	PUBLIC
Lot area	199,063 sq. ft. (4.57 acres)	Q-S-T-R	SE-8-24-4	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	URBAN SELF STORAGE
Year built	2009	Predominant use	MINI WAREHOUSE, HI-RISE (525)
Stories	9	Gross sq. ft.	158,931
Building quality	GOOD	Net sq. ft.	128,403
Construction class	STRUCTURAL STEEL	Heating system	ELECTRIC
Building shape	Very Irreg	Sprinklers	Y
		Elevators	Y

Condominium complex description

Complex address	3100 AIRPORT WAY S	Complex description		Project location	NONE OR UNKNOWN
Year built	2007	Complex type	Condo,Commercial	Project appeal	NONE OR UNKNOWN
Effective year	2007	Percent complete	0	Percent with a view	0
Land type	NONE OR UNKNOWN	Number of buildings	0	Elevators	
Building quality	NONE OR UNKNOWN	Number of stories	0	Security system	
Construction class	NONE OR UNKNOWN	Number of units	0	Fireplace	
Condition	NONE OR UNKNOWN	Average unit size(sq. ft.)	0	Laundry	NONE OR UNKNOWN
Apartment conversion		Land per unit(sq. ft.)	0		

Units in this condominium complex

Parcel number	Taxpayer	Building number	Unit number	Taxable value	Complete unit report:
7135400070	RAINIER COMMONS LLC		17	\$1,180,700	more info
7135400180	RAINIER COMMONS LLC	1	28	\$81,700	more info
7135400100	RAINIER COMMONS LLC	10	20	\$152,400	more info
7135400060	3100 AIRPORT WAY SOUTH LP	100	16	\$4,826,500	more info
7135400110	RAINIER COMMONS LLC	11	21	\$126,900	more info
7135400120	RAINIER COMMONS LLC	12	22	\$36,300	more info
7135400140	RAINIER COMMONS LLC	13	24	\$118,000	more info
7135400150	RAINIER COMMONS LLC	14	25	\$379,800	more info
7135400160	RAINIER COMMONS LLC	15	26	\$365,000	more info
7135400170	RAINIER COMMONS LLC	18	27	\$163,300	more info
7135400270	RAINIER COMMONS LLC	19	38	\$105,200	more info
7135400220	RAINIER COMMONS LLC	2	32	\$70,800	more info
7135400130	RAINIER COMMONS LLC	23	23	\$35,300	more info
7135400200	RAINIER COMMONS LLC	24	30	\$100,300	more info
7135400010	RAINIER COMMONS LLC	25	1	\$2,743,100	more info
7135400190	RAINIER COMMONS LLC	26	29	\$27,500	more info
7135400210	RAINIER COMMONS LLC	28	31	\$248,900	more info
7135400230	RAINIER COMMONS LLC	3	33	\$118,000	more info
7135400250	RAINIER COMMONS LLC	4	35	\$81,700	more info
7135400240	RAINIER COMMONS LLC	5	34	\$215,500	more info
7135400260	RAINIER COMMONS LLC	5A	36	\$156,400	more info
7135400020	RAINIER COMMONS LLC	6	11	\$429,900	more info
7135400030	RAINIER COMMONS LLC	7	12	\$272,500	more info
7135400040	RAINIER COMMONS LLC	7	13	\$135,700	more info
7135400050	RAINIER COMMONS LLC	7	14	\$135,700	more info
7135400080	RAINIER COMMONS LLC	8	18	\$867,700	more info
7135400090	RAINIER COMMONS LLC	9	19	\$308,900	more info

Related resources

- King County Assessor: [Submit a request to correct information in this report](#)
- King County Assessor: [eReal Property Report](#) (PDF format requires Acrobat)
- King County Assessor: [Quarter Section Map](#) (PDF format requires Acrobat)
- King County GIS: [Property information FAQ](#)
- King County GIS: [Districts and Development Conditions Report](#) (a detailed report about the location of this property)
- King County DDES: [Permit Applications Report](#) (for unincorporated areas only)
- King County Treasury Operations: [Property Tax Information for this property](#)
- King County Recorders Office: [Excise Tax Affidavits Report](#)
- King County Recorders Office: [Scanned images of plats](#)

King County Recorders Office: [Scanned images of surveys and other map documents](#)
[Open iMAP to this property](#) (requires a high speed internet connection)
[Open Parcel Viewer to this property](#) (any connection speed, but less features than iMAP)

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