

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NCRS use only
received JUL 28 1980
date entered SEP 8 1980

1. Name

historic Columbia City Historic District

and/or common

2. Location

*Roughly bounded by S. Hudson and S. Alaskan Sts.,
35th and Rainier Aves.*

street & number

not for publication

city, town Seattle

vicinity of

congressional district 7th-Mike Lowry

state Washington

code 053

county King

code 033

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
- private
- both
- Public Acquisition**
- in process
- being considered

Status

- occupied
- unoccupied
- work in progress
- Accessible**
- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

name Multiple

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Administration Building

street & number 4th and James

city, town Seattle

state Washington 98501

6. Representation in Existing Surveys

title Office of Urban Conservation Survey has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Department of Community Development

city, town Seattle

state Washington 98501

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Columbia City, one of Seattle's earliest sections and one of the most successful and complete of the towns incorporated by Seattle, still retains an individual identity of consistent architectural and historic character and quality. The Columbia City business district contains a preponderance of structures of special character dating back to the turn-of-the-century American town.

Columbia City extends from Alaska Street on the north to Dawson Street on the south, and from 39th South on the east to 35th South on the west. However, most of the buildings and activity are oriented along Rainier Avenue, a north-south street bisecting the community. Although Rainier Avenue contains no residential structures, residences are located just up the side streets. This layout reflects Columbia City's present and historic significance as both a commercial and residential district. With its nearby residential development, the commercial core of Columbia City is, and was pedestrian oriented. The present nomination includes public and commercial buildings facing upon Rainier Avenue in a four block section from South Alaska Street on the north to South Hudson Street on the south. Also included are various dwelling houses, two churches and an elementary school situated on blocks that adjoin Rainier Avenue on the east and west.

Most of the structures in Columbia City represent the small, modest scale of small-town, turn-of-the-century development: no building exceeds three stories in height and most are faced with brick or wood. Nearly all of the buildings along Rainier Avenue, and most buildings in the district, were built prior to 1925. Most of the buildings in the district are in reasonable sound physical condition, although some are in need of repair and maintenance. The scale of the buildings and their materials and detailing offer a very special architectural setting, including continuous storefronts. Several of the commercial buildings continue to have residential units or offices above the first floor, providing the district with well integrated mixed uses.

In layout, Columbia City possesses a park and a number of alleys which, rather than paralleling the main street as in most areas, are perpendicular to Rainier Avenue and present pedestrian and vehicular connections to the side streets. The park has many of the qualities of a traditional village green: a broad expanse of lawn containing clusters of huge maple trees and providing distant views, a civic attraction in a public library, and several distinctive buildings as well as row housing units fronting it.

The major difference in Columbia City's physical appearance from that of earlier times is the absence of street car tracks down the center of Rainier Avenue. Although the gaps between the tracks were planked in for safety during the teen years and Rainier Avenue was paved a few years later, tracks down Rainier Avenue provided a distinct visual and physical element until 1941.

Columbia City's first industry was a shingle mill which stood just south of the park ravine and made use of the stream for water. Another notable structure in Columbia city, until it was removed during the early 1920's, was the Seattle, Renton and Southern Railway's car barn; it was south of the district, at Rainier and Dawson Streets, and was a large structure used to service the line's trolley cars. The oldest business site in the district, at 4860 Rainier Avenue, originally housed a half wood, half canvas sandwich shop. The site now houses a furniture and hardware store, located in the district since 1902, in a building constructed in 1908.

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At the time of its incorporation in 1907, Columbia City had many buildings with boomtown storefronts. These facades added a continuity to the district's appearance. Also present at that time, but since altered, was the building housing the Columbia Hotel. As constructed around 1898, the building was a two-story brick with a mansard roof.

Among the locally prominent architects who designed buildings in Columbia City were: W. Marbury Somervell, Harlan P. Thomas, F. A. Naramore, and Henderson Ryan.

There are 42 buildings in the Columbia City Historic District, classified as primary, secondary, altered historic, and intrusive. Primary structures are those with massing, architectural detail and integrity sufficient to occupy dominant positions in the streetscape. Secondary structures are those of less architectural interest but that still retain much of their original treatment. Altered historic buildings maintain the massing of their original form but have lost significant portions of their fabric and finish. Intrusive structures are those of relatively recent construction whose massing, materials, and/or scale are not compatible with the visual character of the district. The architectural significance of the district relates to the collective qualities of the buildings rather than to the distinguishing characteristics of individuals, and together they constitute an even, interesting, and cohesive group.

Primary

Ark Masonic Temple Lodge 126
4812 - 16 Rainier Avenue South

One of the most formally organized structures in the district, the Ark Lodge was built in 1921. The two story building is finished with white stucco and features monumental pilasters below an entablature and parapet.

4820 Rainier Avenue South

A two story apartment building built in 1927 of brick with terra cotta details. The street level shop space fronting on Rainier has been altered slightly.

Toby Block

4850 Rainier Avenue South

Built in 1907 as a two story building, a basement and third story were added to the Toby Block in 1913. The straight forward brick exterior is enhanced by a prominent bay at the intersection with South Edmonds Street and features regimented arch window openings. It is built on the site of the Rainier Valley State Bank.

4860 Rainier Avenue South

A two story brick building erected in 1908, the primary facade is marked with a pair of window bays at the second story. In 1923, a two story brick structure was added to the original building.

4900 Rainier Avenue South

A three story building of brick and stucco, it was built in 1892 with a mansard roof; later changes removed the roof and remodeled the storefront. The second and third story are marked by recessed window bays and large window openings.

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Columbia Police Station

4923 Rainier Avenue South (3722 South Hudson Street)

One of the more recent buildings in the district, the police station was built in 1926 of reinforced concrete with brick trim. It is unique among the Rainier Avenue buildings in that it has a gable roof. The irregular plan is marked with a polygonal bay at the Hudson Street corner, offset from the main structure.

4873 Rainier Avenue South

Featuring the marquee typical of many Columbia City buildings, this two story brick with a terra cotta coping was built in 1913. For a time it housed the Rainier Valley Meat Market, billed by its proprietor as the "most sanitary market in Rainier Valley." It has a prominent rounded tower base at the intersection with South Ferdinand Street.

Seattle Public Library - Columbia Branch

4721 Rainier Avenue South

This Colonial Revival library of brick and frame construction, was erected in 1914. It was designed by architects W. Marbury Somervell and Harlan P. Thomas, with Andrew Carnegie funding.

Fifth Church of Christ Scientist

36th Avenue South and South Alaska Street

Built in 1921, this neo-Palladian church lends classical formality to the north end of the district's village green.

Columbia School

3528 South Ferdinand Street

The district's elementary school is a stuccoed, one-story building designed by F. A. Naramore in a Spanish Revival style. Erected in 1922, the school is handsomely detailed and well-maintained.

Secondary

This group is composed of one and two story buildings, usually of small scale and occasionally of recent construction. Brick and stucco are the most common surface materials found in commercial buildings, and residences are of frame construction with a variety of siding types.

4868 Rainier Avenue South

Built 1908, remodelled 1928.

3806 South Ferdinand Street

Built in 1916.

3815 and 3811 South Ferdinand Street

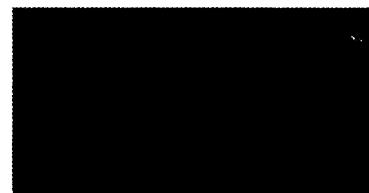
Two-story frame residences built in 1891 and 1908 respectively.

4908 Rainier Avenue South (Weed Building)

Built in 1908, remodeled in 1930.

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4869 Rainier Avenue South
Built in 1928.

4861 Rainier Avenue South
Built in 1892, later remodeled.

4855 Rainier Avenue South
Built in 1927.

3704 South Ferdinand Street
Recently constructed masonry with brick veneer.

Columbia Baptist Church
3518 South Edmunds Street
Built in 1907, remodeled in 1933.

4757, 4753, 4747, 4743, and 4731 - 36th Avenue South
Frame residences fronting on the park and dating from 1902 to 1933.

Altered Historic

3806 South Edmunds Street; built 1925.
4864 Rainier Avenue South; built 1909.
4910 Rainier Avenue South; built 1926.
4914 Rainier Avenue South; built 1914.
4916 Rainier Avenue South; built 1923, remodeled 1970.
4915 Rainier Avenue South; built 1905.
4901 Rainier Avenue South; built 1905.
4863 Rainier Avenue South; built 1901, remodeled 1927, second story removed 1941. Originally Phalen's Hall.
3514 South Edmunds Street and 4739, 4735, 4729, and 4723 - 36th Avenue South; frame residences dating from 1903 to 1907.

Intrusive

Columbia Park Building, 4739 Rainier Avenue South; built 1959.
Tradewell Supermarket, 4801 Rainier Avenue South; built 1957.
Seattle First National Bank, 4825 Rainier Avenue South, built 1959.
3701 - 3705 South Edmunds Street; built 1959.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Only sparsely populated until 1889, Columbia City's early growth paralleled that of Seattle and the State of Washington. The Lakewood district, east of downtown Columbia City along Lake Washington, was the first area settled, largely due to the fact that it was a terminus for the Leschi ferry. But the thrust of Rainier Valley development changed to Columbia City when the trolley car began service in 1890. When the Seattle, Renton and Southern Railway (the final name of the railway, adopted in 1903) stretched the seven miles from Seattle to Columbia City, it spawned a great deal of real estate activity in the valley. On April 4, 1891, the townsite of Columbia was put on the market for purchase; enough people moved to Columbia City and enough industry located there to allow it to become an incorporated city on January 2, 1893. (Columbia City's name comes from the name proposed for the State by the Territorial Delegation--Columbia. Congress chose, however, to honor George Washington instead of Christopher Columbus.)

By becoming the only incorporated city in the Rainier Valley (the name given the Valley because of its magnificent views of Mt. Rainier), Columbia City captured most of the valley's growth in population, industry, and market for goods and services. Columbia City's major industry was lumber and milling, the same as that of most of the Northwest. Taylor's Shingle Mill provided shingles not only to a growing Columbia City and its vicinity, but also to Seattle as it was being rebuilt after the devastating fire of 1889. As Taylor's Mill, and two others like it grew, so did Columbia City. Businesses moved in to meet the needs of the mill workers and the residents who commuted to work in Seattle, and by the turn of the century Columbia City was a "full-service community." Columbia City's population was 337 in 1900, but it was also "downtown" for the nearby neighborhoods of Hillman, Atlantic City, and Brighton. The only Post Office for the area was located in Columbia City.

Like the rest of the country, Columbia City's development and importance tie in closely to that of railed transportation. It was the establishment of trolley service between Seattle and Columbia City that opened up Columbia City to real estate sales, and it was the establishment of the trolley line's car barn at the corner of Rainier Avenue and Dawson Street that helped anchor the downtown. Just as the towns grew up along early railroad lines, Columbia City grew up around the trolley's station. The trolley from Seattle made only limited stops, one of which was always Columbia City. This fact aided the building of many shops along Columbia City's portion of Rainier Avenue. The trolley company car barn provided Columbia City with an additional employment draw.

The access provided by the trolley line also aided in the development of the Lake Washington shore line near Columbia City. The area became popular with Seattle residents as a site for summer residences. The trolley brought both the people and the goods needed to supply them, and Columbia City took its place as a market place and entertainment center.

9. Major Bibliographical References

Seattle City Landmarks Form for Columbia City Landmark District, Dated June 19, 1978.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 20
 Quadrangle name Seattle South

ACREAGE NOT VERIFIED

Quadrangle scale 1:24,000

UMT References

A

1	0	5	5	3	5	4	0	5	2	6	7	5	4	0
Zone		Easting				Northing								

 C

1	0	5	5	3	9	5	0	5	2	6	7	1	4	0
Zone		Easting				Northing								

 E

Zone		Easting				Northing								

 G

Zone		Easting				Northing								

B

1	0	5	5	3	9	4	0	5	2	6	7	5	4	0
Zone		Easting				Northing								

 D

1	0	5	5	3	5	5	0	5	2	6	7	1	3	0
Zone		Easting				Northing								

 F

Zone		Easting				Northing								

 H

Zone		Easting				Northing								

Verbal boundary description and justification

See attached.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Michael A. Hindery Edited by David M. Hanson, Office of Archaeology and Historic Preservation, April 1980

organization Office of Urban Conservation date June 1978

street & number 400 Yesler Building telephone (206) 625-4501

city or town Seattle state Washington 98501

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

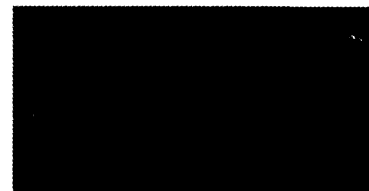
State Historic Preservation Officer signature Jeanne M. Welch

title Deputy State Historic Preservation Officer date July 22, 1980

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>John W. Ray</u> Keeper of the National Register	date <u>9/8/80</u>
Attest: <u>[Signature]</u> Chief of Registration	date <u>9-2-80</u>

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As already mentioned, many buildings were built in Columbia City to meet the growing demands of the citizenry. These buildings, many of which are still used, demonstrate a unique functional aspect of western architecture. In order to portray the growth and importance of the area, boomtown storefronts were put on many of the buildings, providing the buildings and area with an illusion of height and volume. The structures reflected a diversity of uses. Buildings were built to house the necessary businesses on the first floor, providing the owner with space for his drug store or grocery store or hardware store. Upstairs, as a source of rental income, were meeting rooms, dance floors, dentists' and doctor's offices, and an occasional apartment.

Columbia City and vicinity residents led an active social life, and dances and socials, as well as many different fraternal lodge meetings, were held in the buildings. The first church, a collection of Methodists who became Congregationalists when the Congregationalists raised the first church building, met and held its services in the upstairs of Phalen's Hall.

The period 1900 to 1907 saw Seattle and the surrounding areas grow rapidly, and although Columbia City was more prosperous than ever, it was annexed by Seattle on May 3, 1907. Annexation, however, did not cause a loss of vision or independence in the people of Columbia City. Columbia City made plans to use Wetmore Slough, which extended from North of town to Lake Washington, as a port thus turning the area into a booming seaport. But the opening of the Lake Washington Ship Canal, which lowered the lake level by nine feet, drained the Slough, and pulled the plug on the idea for a maritime future.

The "village green" of Columbia City is a unique reminder of small town colonial life. Dedicated to "public use forever" on September 18, 1891, the park still provides Columbia City with recreational opportunities right downtown. The stream through the park cut a ravine about 40 feet deep, but in 1911 the Park Department cleared away the underbrush, opened up the paths, and cleared out the brook, making the area attractive as a small neighborhood park. The stream was put in a sewer in the 1920's and the ravine was filled at the same time. The filling of the Slough began then and was completed in 1968, allowing for present efforts to extend the park the three miles from Columbia City to Lake Washington.

A portion of the park not in the ravine was deeded to the Library in 1912, and in 1914, a branch public library was built with money donated by Andrew Carnegie. The building, designed by prominent Seattle architects W. Marbury Somervell and Harlan P. Thomas, still stands with its handsome red quarry tile floor.

In keeping with its history as a link to the various communities in the area, Columbia City held a "Rainier Valley Fiesta" each summer from 1915 to 1919. In part, the Fiesta was a showcase in an effort to draw more residents to the area; in larger part, it was intended to make the area into a truer "community." Highlights of each year's Fiesta were the "Brides of (that year's) Race" and the fireworks display by the Hitt Fireworks Company, one of the largest fireworks businesses in the country and a Columbia City business.

Columbia City was also the site of the first women's realty company. The "Columbia Co-operative Investment Company" was organized in March, 1907, and incorporated four years later with 24 Columbia City women as members. The Company made a business of loans and dealings of Rainier Valley property.

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Continuation sheet

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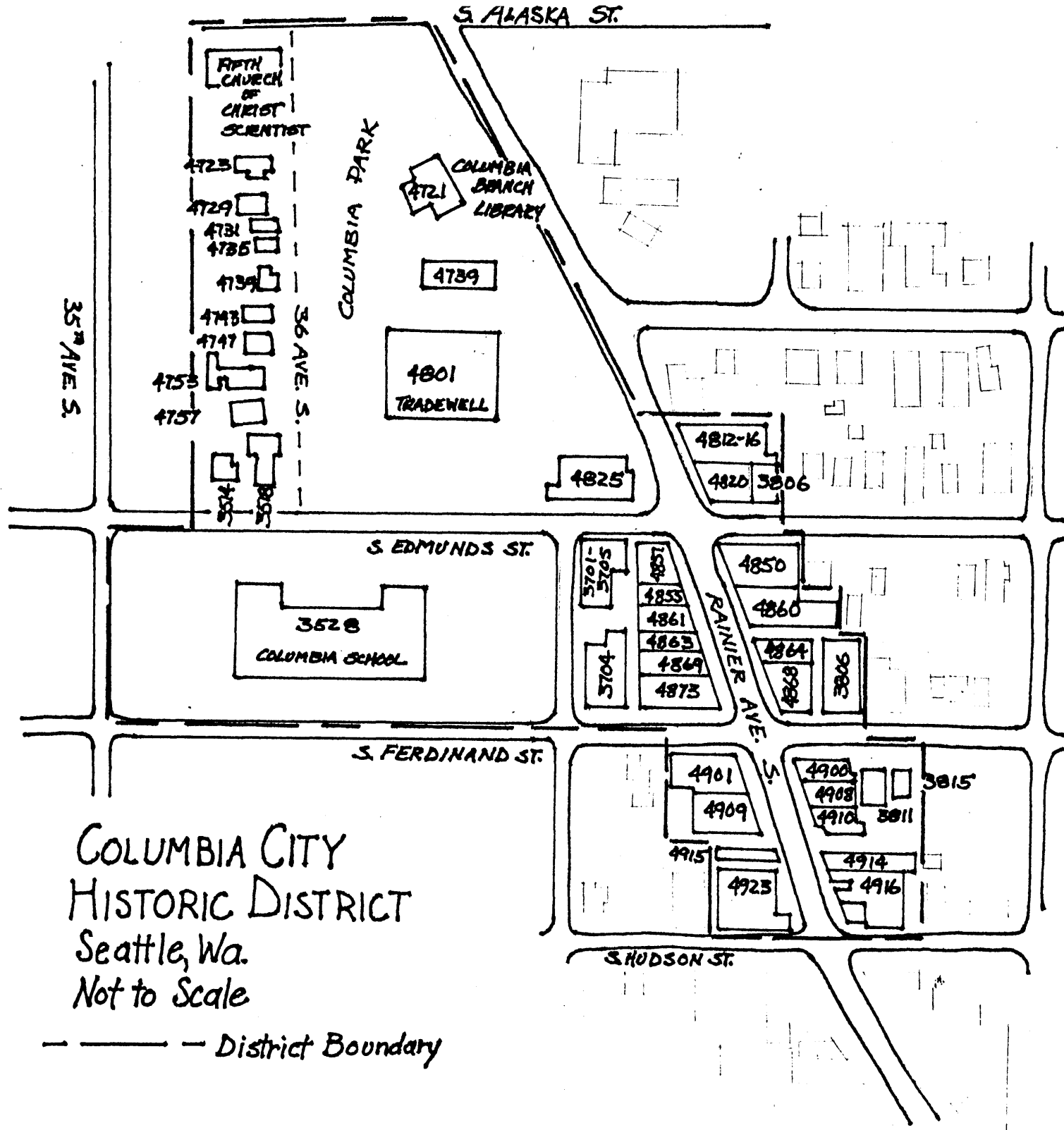
Page 1

The boundary of the Columbia City Historic District begins at the southwest corner of the intersection of South Alaska Street and Rainier Avenue South. From there it proceeds generally south along the western curb of Rainier Avenue to a point opposite the northern property line of 4812 Rainier Avenue South, and turns east following said property line. It then turns south following the rear property line of 4812 Rainier Avenue South and continues south along the eastern property line of 3806 South Edmunds Street to the opposite (southern) curb of South Edmunds Street. It then runs east to the rear property line of 4850 Rainier Avenue South and turns south along said property line to the northern property line of 4860 Rainier Avenue South. It then proceeds east and south following the property lines of 4860 Rainier Avenue South to the property line of 3806 South Ferdinand Street. It then runs east and south along said property lines to the opposite (southern) curb of South Ferdinand Street. It then proceeds east to the eastern property line of 3815 South Ferdinand Street and turns south following said property line, and continuing south along the rear property lines of 4914 and 4916 Rainier Avenue South to the northern curb of South Hudson Street.

The district boundary then proceeds west along this curb, continuing in a straight line across Rainier Avenue, to the rear property line of 4923 Rainier Avenue South. It then turns north along the rear property lines of 4923 and 4915 Rainier Avenue South to the southern property line of 1909 Rainier Avenue South. It then proceeds west and north along said property lines, and continues north along the rear property line of 4901 Rainier Avenue South to the opposite (northern) curb of South Ferdinand Street. It then turns west following said curb to the eastern curb of 35th Avenue South. It then runs north along said curb to the southern curb of South Edmunds Street. It then proceeds east along said curb to a point opposite the western property line of 3514 South Edmunds Street. It then turns north crossing Edmunds Street and following said property line, and continuing north along the rear property lines of 4957, 4753, 4747, 4743, 4739, 4735, 4731, 4729, and 4723 - 36th Avenue South and along the rear property line of the Fifth Church of Christ Scientist to the southern curb of South Alaska Street. It then proceeds east along said curb to point of origin.

Boundary Justification

Boundaries for the Columbia City Historic District were established on the basis of resource distribution and historical association. Commercial blocks along Rainier Avenue that retain the greatest concentration of intact historic buildings and the fewest visual intrusions form the core of the district. The Columbia School and Columbia Branch Library are included within the boundaries as key architectural and cultural landmarks of the community, in spite of some recent intrusive structures that tend to interrupt their continuity with the central core. Columbia Park is an important green space within the district, with a history of use that is significant to the development of the community. Early 20th Century residences that face the park along 36th Avenue South as well as a few that stand adjacent to the commercial center, are representative of the kind of housing stock that characterized early-day Columbia City.



COLUMBIA CITY
 HISTORIC DISTRICT
 Seattle, Wa.
 Not to Scale

--- District Boundary

JUL 28 1980

80004000

United States Department of the Interior
National Park Service

DEC 20

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Columbia City Historic District

Other names/site number _____

2. Location

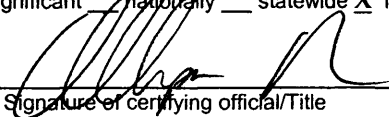
street & number Roughly bounded by Alaska Street to the north and Hudson Street to the south, and extending approximately one half block east and west of Rainier Avenue. not for publication

city or town Seattle vicinity _____

State Washington code WA county King code 033 zip code 98118

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)



12/16/04
Date

Washington State Historic Preservation Office
State or Federal agency and bureau

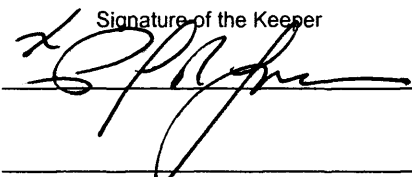
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby, certify that this property is:
- entered in the National Register.
 See continuation sheet
 - determined eligible for the National Register.
 See continuation sheet
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other (explain:)

Signature of the Keeper  Date of Action 1/18/05

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
32	12	buildings
1		sites
		structures
		objects
33	12	Total

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. Functions or Use**Historic Functions**

(Enter categories from instructions)

COMMERCE/business, professional, financial,
 specialty store, restaurant

DOMESTIC/single dwelling, multiple dwelling, hotel

SOCIAL/meeting hall

EDUCATION/school, library

RELIGION/religious facility

LANDSCAPE/park

Current Functions

(Enter categories from instructions)

COMMERCE /business, specialty store, restaurant

DOMESTIC/single dwelling, multiple dwelling

SOCIAL/civic

EDUCATION/school, library

RELIGION/religious facility

LANDSCAPE/plaza, street furniture

7. Description**Architectural Classification**

(Enter categories from instructions)

Late Victorian: Queen Anne

Late 19th and Early 20th Century American Movements:
 Commercial Style; Bungalow / Craftsman

Late 19th and Early 20th Century Revivals: Colonial
 Revival; Late Gothic Revival; Mission / Spanish

Colonial Revival; Neo-Classical

Materials

(Enter categories from instructions)

foundation Concrete - poured

walls Wood; Brick; Stucco; Ceramic Tile; Terra Cotta;
 Concrete; Stone; Glass

roof Asphalt / Composition

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

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 Engineering Record# _____

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEV

COMMERCE

SOCIAL HISTORY

TRANSPORTATION

ARCHITECTURE

Period of Significance

1891 - 1937

Significant Dates

1891, 1893, 1907, 1937

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Architects: McCauley, J.L.; Narramore,

Floyd; Ryan, Henderson; Schack &

Huntington; Sommervell, W. Marbury;

Thomas, Harlan; Thompson & Thompson;

Voorhees, Victor W.

Builders: Peirson, Van; Mangrum, W.S.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Rainier Valley Historical Society

10. Geographical Data

Acreege of Property Approx. 20 Acres

UTM References

(Place additional UTM References on a continuation sheet.)

Table with 5 rows and 6 columns of UTM coordinates (Zone, Easting, Northing) for points 1 through 5.

Verbal Boundary Description

(Describe the boundaries of the property.) SEE CONTINUATION SHEET.

Boundary Justification

(Explain why the boundaries were selected.) SEE CONTINUATION SHEET.

11. Form Prepared By

name/title Holly Taylor, Past Forward - Northwest Cultural Services
organization (for) Dept. of Neighborhoods, City of Seattle date September 8, 2004
street & number 700 Third Avenue telephone 206.684.0381
city or town Seattle state WA zip code 98104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Sections 7, 8, 9, and 10

Maps

- A USGS map indicating the property's location
Community Map
Contributing vs. Non-Contributing Properties Map
Site Identification Map

Photographs

Representative black and white photographs of the district

Additional items

Historic Photographs & Maps

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Narrative Description

The Columbia City Historic District is an intact collection of late 19th and early 20th century commercial, residential, and civic buildings centered on a four-block section of Rainier Avenue, approximately five miles southeast of downtown Seattle. The district was initially listed in the National Register of Historic Places in 1980; this revised registration form replaces the earlier nomination, providing additional descriptive and background information. The overall resource count has increased slightly, reflecting buildings and sites which were omitted from the earlier nomination. The boundaries of the district remain the same.

The Columbia City Historic District continues to convey its distinct identity as a small mill town and commercial center oriented toward a streetcar line which formerly ran through its center and served as the primary means of transportation for both people and goods traveling to and from Columbia City. The district is comprised of one, two, and three story vernacular brick and wood commercial buildings, representative late 19th and early 20th century vernacular residential buildings, and an historic open space landscape known as the Columbia Green. The district is anchored by prominent public and institutional buildings, including the Fifth Church of Christ, Scientist (#1), the Columbia Branch Library (#13), and the Ark Lodge #126 F&AM (#45) at its north end; Columbia School (#17) at its west end; and the Columbia Precinct (#29) at its south end. The district is roughly bounded by Alaska Street to the north and Hudson Street to the south. Rainier Avenue is the primary thoroughfare running through the district on a northwest to southeast axis, with district boundaries extending one-half to one block both east and west of Rainier Avenue. The 45 buildings and sites within these boundaries, most of which were constructed between 1891 and 1928, form a cohesive urban mixed-use district which continues to convey Columbia City's economic, social, and developmental history.

Columbia City's location and setting in the Rainier Valley has strongly influenced its development. In the late 19th century, much of the terrain in Rainier Valley to the north of Columbia City was swampy and poorly drained, making it usable for some types of farming and for logging, but not well-suited for building. The area that became Columbia City's commercial core was drained by a creek which formerly ran northward along the west side of the district, and was sited on a well-drained plateau that is elevated above the valley floor. The creek cut a deep ravine through what became the Columbia Green; this ravine was gradually filled between 1900 and 1920 to create the contemporary landscape.

The Rainier Valley Electric Railway, which was originally constructed to run from downtown Seattle to Columbia City, was built largely on trestles and fill due to the swampy condition of the ground. When the tracks reached the north edge of the Columbia City district, at the present location of Alaska Street, it was necessary to re-grade the hillside just north of Columbia City to reduce a prohibitively steep grade. Between Alaska Street and Hudson Street (the streetcar line's original terminus), tracks were laid along a generally northwest to southeast angled right of way, following the lowest point in the contour of the landscape, which sloped moderately upward to the south and east. As residential development took place, particularly to the east of Columbia City's commercial district, side streets running east – west were re-graded to reduce their steepness and facilitate residential construction. Much of the dirt removed from the side streets as a part of this re-grading effort was used to fill and stabilize the area north and northeast of Columbia City, to raise the level of the streetcar line along what is now Rainier Avenue, and to fill Wetmore Slough, now known as the Rainier Playfield.

The original 1891 Plat of Columbia established the most unique characteristic of commercial development in Columbia City. Lots adjacent to Rainier Avenue, then the Rainier Valley Electric Railway line, were platted at angles consistent with the angled right of way of the streetcar, creating trapezoidal lots. Commercial buildings, in turn, were constructed side by side, and built out to each lot line, giving the entire commercial district an unusual appearance, having north and south walls built on straight east-west grids, back walls built on straight north-south grids, and front walls facing Rainier

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Avenue that are noticeably angled, giving the commercial buildings a unified though unusual character. Copies of the original 1891 plat maps are included in the additional documentation.

Typical commercial buildings facing Rainier Avenue include one, two and three story buildings with commercial storefronts on the first floor and apartments or offices on the upper floors. Many buildings have partial or full basements which provide storage, office, or workshop space. Form, cladding, and storefront configuration remain largely intact. Buildings are either masonry or frame construction, with concrete foundations. Buildings generally have flat roofs, with simple decorative cornices or diminutive parapets. Cladding is generally stucco, brick or brick veneer, clapboard or asbestos shingle. Typical attributes of storefronts include recessed entry doors flanked by large windows, with transom windows above flat metal frame canopies. Portions of many storefronts are clad in a variety of glazed tile. Two and three story buildings generally have a separate external entryway in the primary façade which leads to upstairs living and working space. Typical second story fenestration consists of one-over-one double hung windows.

Residential buildings facing the Columbia Green and side streets off of Rainier Avenue are one or two story vernacular buildings of wood frame construction, typically with clapboard, shingle or drop siding. The predominant roof form is a front gable, and most residences have a porch on their primary façades. Most residences have front lawns and central paths with plantings around building perimeters. Residences facing the Columbia Green are mostly unfenced, "borrowing" the park as an extension of their landscaping.

Institutional buildings, including two churches (#1 and #11), the Library (#13), the police station (#29) and the Masonic Lodge (#45) tend to be architect designed and have distinctive revival styles, setting them apart from typically more vernacular commercial and residential buildings found throughout the district.

Taken together, these buildings form a cohesive district reflecting steady growth and development in the community between 1891 and the 1930s. Just over 20% of the district's extant buildings and sites (10 properties) were constructed during Columbia City's initial period of development between 1891 and its incorporation into City of Seattle in 1907. Approximately 30% of the district's extant buildings (13 properties) were constructed during a period of intense development between 1907 and 1914. Following a hiatus in construction during World War I, approximately 30% of the district's extant buildings (14 properties) were constructed between 1920 and 1933. Buildings constructed after the district's period of significance account for fewer than 20% (8 properties) of buildings in the district. These modern buildings are mostly clustered in a one block area, at the northwest corner of Edmunds Street and Rainier Avenue, formerly the location of three houses sited at the top of a substantial hill. This hill was re-graded flat to make way for new construction in the late 1950s. Limited new construction has taken place since the district was listed in the local Seattle Landmarks Register (1978) and in the National Register of Historic Places (1980), with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board, where some new residential housing units facing the Columbia Green have replaced previously altered historic structures.

The Columbia Green, historically called Columbia Park, was set aside for use as a public park in the original Columbia Supplement No. 1 plat in 1891, and the property provides a significant parcel of open space on the west side of Rainier Avenue within the historic district. The park property stretches two full north – south blocks between Alaska Street and Edmunds Street, forming a continual uphill slope in the direction of Edmunds Street. It averages around 100 feet in width. A portion of the park property was used for construction of the Columbia Branch Library (#13) in 1914, and three stately big leaf maple trees date from this period. Two public artworks were installed in the Columbia Green by the Seattle Arts Commission in the late 20th century. One is a sculpture by Marvin Oliver called "Spirit of Washington" depicting the dorsal fin of an orca decorated with a traditional northwest coast design motif, installed in 1992. The other

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is a series of wind sculptures by both well known artists and student artists surrounding a METRO bus shelter near the Green's northeast corner. Each sculpture depicts the artist's ethnic heritage, and the work is collectively titled "Whirligig."

Rainier Valley is named for its magnificent vistas of Mount Rainier which can be seen from the Valley's north end as well as its south end, but Columbia City's location on a slight rise above the valley floor with gently sloping hills to the south and east offers only limited vistas of Mount Rainier or nearby Lake Washington.

As Columbia City's main thoroughfare, Rainier Avenue has evolved from a streetcar right of way to a four lane boulevard which fills its 100 foot right of way insisted on by Seattle City Engineer R.H. Thompson when the streetcar line was originally laid out. A contemporary asphalt street surface conceals historic brick pavers underneath. A brick design was recreated to delineate crosswalks during a city revitalization project in the 1980s. Ten foot concrete sidewalks with rounded curb cuts are found throughout the district, with well established street trees planted along both sides of Rainier Avenue. The aforementioned revitalization project also saw historic three-globe and single-globe light standards relocated to Columbia City from the Pioneer Square neighborhood in Seattle, as well as the installation of reproduction light fixtures. A beloved street clock formerly sited in 1200 block of First Avenue, in front of the former Myers Music store in downtown Seattle, was also relocated to Columbia City during that same revitalization effort, and it now graces the corner of Rainier Avenue and Ferdinand Street, in front of the Rainier Valley Investment Company (#24).

Remnants of a complex set of alleyways which formerly bisected each block in the Columbia City Historic District can still be found. Alleyways run on both north – south and east – west grids, offering further contrast between this standard rectangular grid and the angled lot lines and building façades facing Rainier Avenue. On the west side of Rainier Avenue, an alley still runs north – south the full length of the block parallel to 35th and 36th Avenue, west of the Columbia Green, connecting Alaska Street and Edmunds Street. Another alley runs north – south between 37th Avenue and Rainier Avenue connecting Edmunds Street and Ferdinand Street, and still another runs east – west in the middle of the block parallel to and between Ferdinand Street and Hudson Street, almost perpendicular to Rainier Avenue. On the east side of Rainier Avenue, an alley runs east – west through part of the block between Edmunds Street and Ferdinand Street, connecting to an alley running north – south through to Ferdinand Street. Another runs east – west through the block between Ferdinand Street and Hudson Street. These alleyways were included in the two original plats for Columbia City. The alleys were originally dirt, and later may have been planked or bricked before being paved with asphalt. Historically, advertisements for local businesses were often painted on the sides of buildings facing alleyways, or facing side streets off of Rainier Avenue. Outbuildings are rare in the district, with just one historic residential outbuilding documented.

The general condition of buildings in the Columbia City Historic District is good. All buildings are occupied, and many have been rehabilitated in recent years with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

The Columbia City Historic District includes a total of 45 properties. Of this total, 33 properties (73%) are classified as historic contributing resources; 4 properties (9%) are classified as historic non-contributing resources; 8 properties (18%) are classified as non-historic non-contributing resources, and none are vacant.

<u>Total number of contributing and non-contributing resources:</u>	45
historic contributing resources	33
historic non-contributing resources	4
non-historic non-contributing resources	8

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Determination of contributing vs. non-contributing status for each resource within the district was based on a variety of factors. The commercial district has evolved over time, and many wood-frame false-front buildings constructed during the early period of Columbia City's development (1891 – 1907) were replaced by brick buildings in the 1920s. Other buildings were renovated during the historic period in the 1920s and 1930s to give storefronts a more contemporary look, and these renovations have become historically significant in their own right as they embody the evolution and adaptation of a historic commercial district over many decades. Several commercial buildings have been rehabilitated since the original designation of the Columbia City Historic District, and these rehabilitation projects have been reviewed and approved by the Columbia City Review Committee and the Seattle Landmarks Preservation Board to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation.

The clearest unifying characteristic of the commercial buildings fronting Rainier Avenue are the rhythm of the continuous storefronts exhibiting typical features described on page two of this section which make the buildings readily recognizable as intact pre-WWII vernacular commercial buildings with strong integrity of association. Buildings which contribute to the historic character of the district are those which have most original stylistic features intact, including a preponderance of the following: original siding material or appropriate siding material typical of the district dating from the historic period; original window and door openings and / or materials, including both display and transom windows; original or historic period decorative elements including glazed tile, canopies, and detailing over door and window openings on the primary façade(s). Residential buildings which contribute to the historic character of the district are those which exhibit minimal alterations since construction, and which exhibit a preponderance of original historic materials and details including siding, door and window openings, porches, and decorative elements.

As a point of clarification, the locally designated Columbia City Landmark District, listed in the Seattle Landmark Register in 1978, includes all of the resources in the National Register historic district, with the exception of Columbia School (#17). The local district also includes an additional 25 residential and commercial properties, which are located east of Rainier Avenue on Angeline, Edmunds, Ferdinand and Hudson Streets, and south of Hudson Street on Rainier Avenue. Any proposed changes to the 69 properties listed in the locally designated district are reviewed by the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

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Historic District Properties (numerical by identification number)

ID#	Address	Street	Building Name	Rank	Built
1	3515	S Alaska St	Fifth Church of Christ Scientist / RVCC	Historic Contributing	1921
2	4723	36th Ave S	Town Homes	Non-Hist. Non-Contributing	1992
3	4729	36th Ave S	Rosby – Garrison House	Historic Non-Contributing	1905
4	4731	36th Ave S	Evans Rental House	Historic Contributing	1933
5	4735	36th Ave S	New Construction	Non-Hist. Non-Contributing	2004
6	4739	36th Ave S	New Construction	Non-Hist. Non-Contributing	2004
7	4743	36th Ave S	Floyd Riggs House	Historic Contributing	1912
8	4747	36th Ave S	Dodge – Elliott House	Historic Contributing	1902
9	4753	36th Ave S	Elliott, Thomas & Nina, House	Historic Contributing	1925
10	4757	36th Ave S	Rodia – Elliott House	Historic Contributing	1907
11	3518	S Edmunds St	Columbia Baptist Church / Church of Christ	Historic Contributing	1907
12	4701	Rainier Ave S	Columbia Park / Columbia Green	Historic Contributing	1891
13	4721	Rainier Ave S	Columbia Branch Library	Historic Contributing	1915
14	4739	Rainier Ave S	Hasegawa Professional Building	Non-Hist. Non-Contributing	1959
15	4801	Rainier Ave S	Tradewell Market / Columbia Plaza	Non-Hist. Non-Contributing	1957
16	4811	Rainier Ave S	SeaFirst Bank / Bank of America	Non-Hist. Non-Contributing	1959
17	3528	S Ferdinand St	Columbia School / Orca at Columbia	Historic Contributing	1922
18	3701	S Edmunds St	Columbia City Parcel & Post	Non-Hist. Non-Contributing	1959
19	4851	Rainier Ave S	Rector's	Historic Contributing	1911
20	4855-59	Rainier Ave S	Calvert Baker / La Medusa – Little City Hall	Historic Contributing	1927
21	4861	Rainier Ave S	Nelson's Butcher Shop / Bob's Qual. Meats	Historic Contributing	1892
22	4863-65	Rainier Ave S	Phalen Hall / Pet Elegance	Historic Non-Contributing	1892
23	4869	Rainier Ave S	Columbia Confectionery / The Wellington	Historic Contributing	1928
24	4871-75	Rainier Ave S	Rainier Valley Investment Company	Historic Contributing	1913
25	3704	S Ferdinand St	Soreano's Plumbing	Non-Hist. Non-Contributing	1953
26	4901-03	Rainier Ave S	Hastings Building	Historic Non-Contributing	1905
27	4909	Rainier Ave S	Hepler Block	Historic Contributing	1908
28	4915	Rainier Ave S	Boar's Nest / Angie's Tavern	Historic Contributing	1905
29	4923	Rainier Ave S	Columbia Precinct (3722 S Hudson St)	Historic Contributing	1926
30	4918	Rainier Ave S	Skaggs Safeway / Tutta Bella	Historic Contributing	1928
31	4916	Rainier Ave S	Columbia Theater	Historic Contributing	1920
32	4914	Rainier Ave S	Columbia Café / Columbia City Ale House	Historic Contributing	1914
33	4910	Rainier Ave S	Rainier Valley Barber Shop	Historic Contributing	1926
34	4906-08	Rainier Ave S	Weed Building	Historic Contributing	1908
35	4900	Rainier Ave S	Columbia Hotel / Lottie Mott's	Historic Contributing	1892
36	3811	S Ferdinand St	Peirson Apartment Building	Historic Contributing	1908
37	3815	S Ferdinand St	Peirson, Van R. and Agnes, House	Historic Contributing	1891
38	3806	S Ferdinand St	Columbia Motor Company	Historic Contributing	1921
39	4868-72	Rainier Ave S	Dodge Building / Ferdinand Street Building	Historic Contributing	1908
40	4864	Rainier Ave S	Columbia Department Store	Historic Contributing	1910
41	4860	Rainier Ave S	Grayson & Brown Building	Historic Contributing	1908
42	4850	Rainier Ave S	Toby Building	Historic Contributing	1903
43	3806	S Edmunds St	Fasica Building	Historic Non-Contributing	1924
44	4820-24	Rainier Ave S	Rainier Valley State Bank / Starbucks	Historic Contributing	1922
45	4812	Rainier Ave S	Ark Lodge #126 F&AM	Historic Contributing	1921

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Individual Property Descriptions

3515 S Alaska St Historic Name: **Fifth Church of Christ, Scientist** Built: **1921**

Columbia Supplement No. 1 Block 56 Lot 1537-1540 Parcel: 1703400145

Style: Greek Revival

Architect: Earl A. Roberts

Builder: Unknown

Rank: Historic Contributing

Site ID #1

Description: This intact one story church building is of frame construction and is supported by a concrete foundation. The building has a rectangular plan and a front gable roof with a stepped parapet. The building is clad in stucco on hollow clay tile with brick trim. The building features a Roman portico with a pediment that encloses a small circular window. A large concrete base supports the portico. The portico has four smooth columns with simple bases. The fenestration consists of large six-over-nine single hung windows. The front elevation features a series of three double doors with multi-pane windows and round fanlights. Two windows flank the series of three doors.

Cultural Data: The Fifth Church of Christ, Scientist originally occupied the building. In 1911 a number of Christian Scientists held a series of meetings in private homes which led to the organization of Christian Science Society, Rainier Valley. Eight individuals attended its first Sunday service at the Socialists Hall in Hillman City, just south of Columbia City. The Society also began conducting Sunday School classes at this time. It was not long before it relocated one mile north to Woodmen Hall in Columbia City, later known as the Weed Building (#34). In 1914 the Society, now thirty members strong, moved to a leased hall in the newly constructed Rainier Valley Investment Company building (#24). Upon relocating, it began holding Wednesday evening services in addition to Sunday services and opened a Christian Science Reading Room in its new building. The Christian Science Society, Columbia City, dissolved and reincorporated as Fifth Church of Christ, Scientist, in June 1918, and purchased the lot on which their church was built in 1919. The subject church building was built in 1921. The building is significant as an intact example of the Greek revival style, and was designed by Seattle architect Earl A. Roberts. The building was purchased by Southeast Effective Development in 1997 and is now a non-profit community center and home of the Rainier Valley Historical Society.

4719-4723 36th Ave S Historic Name: **N/A [Town homes]** Built: **1992**

Columbia Supplement No. 1 Block 56 Lot 1544-1545 Parcel: 1703400165

Style: Contemporary

Architect: SHA Architects

Builder: Unknown

Rank: Non-historic Non-contributing

Site ID #2

Description: These six, two story multi-family dwellings are of wood frame construction and are supported by concrete foundations. The buildings have rectangular plans and side gable roofs with front gable wings. The buildings are situated in two rows of three, with the front and rear buildings connecting. The fenestration consists of sliding windows and doors. Balconies are located on the second floor, next to the front gable wings.

Cultural Data: This multi-family building group was built in 1992 with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

4729 36th Ave S Historic Name: **Rosby – Garrison House** Built: **1905**

Columbia Supplement No. 1 Block 56 Lot 1545-1546 Parcel: 1703400185

Style: Craftsman

Architect: Unknown

Builder: Unknown

Rank: Historic Non-contributing

Site ID #3

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Description: This one story craftsman house is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a hipped roof with an offset cross gable front. The house is clad in running stretcher brick veneer and vertical wood siding in the front gable end. The fenestration on the front elevation consists of a one-over-one double hung window located below the front gable, and two three-light fixed pane windows that flank the inset front entrance. The original windows, some with decorative upper sashes, have been replaced with 1940s windows and modern vinyl windows. Originally, the house had a cut away front porch, which has since been partially enclosed. A concrete block retaining wall is located on the side of the house facing the park.

Cultural Data: This house, located overlooking Columbia Park, was built in 1908. Early ownership is unknown. A.L. Rosby owned the house in 1937. D.P. Garrison purchased the house in the early 1940s.

Accessory Structure: garage

Built: c1995

Description: A detached non-historic non-contributing garage is located directly behind the Rosby – Garrison House.

4731 36th Ave S **Historic Name: Evans Rental House**
Columbia Supplement No. 1 Block 56 Lot 1547 Parcel: 1703400200
Style: Vernacular **Architect: Unknown**
Rank: Historic Contributing

Built: 1933

Builder: William C. Stitsel
Site ID #4

Description: This intact single story vernacular house is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a front gable roof form. The house is clad primarily in rustic drop siding. An offset small gable roof, supported with brackets, covers the front entrance. The gable end of the porch roof is clad in wood shingles. The porch roof was originally supported with simple wood posts. The fenestration consists of one-over-one double hung windows with simple surrounds. Two windows are located on the front elevation and flank the front entrance.

Cultural Data: This house, site overlooking Columbia Park, was built by William C. Stitsel in 1933, or possibly 1934, for his sister Lulu F. Evans. Lulu Evans was born in Seymour, Iowa in 1876. She moved to Seattle in 1903 with her husband Harry Evans, who died in 1930. The Evans lived down the street from the subject property, at 4739 36th Avenue S. According 1930s city directories, Lulu F. Evans was a factory worker. Evans used the house as a rental property. When she died in 1958, the ownership of the property transferred to her daughter Doris Evans Dimock. The Evans family owned two properties overlooking Columbia Park.

4735 & 4739 36th Ave S **Historic Name: N/A [New construction]**
Columbia Supplement No. 1 Block 56 Lot 1548 Parcel: 1703400205
Style: Vernacular **Architect: Colin Walker**
Rank: Non-historic Non-contributing

Built: 2004

Builder: Unknown
Site ID #5 & 6

Description: New construction.

Cultural Data: N/A

4743 36th Ave S **Historic Name: Riggs, Floyd, House**
Columbia Supplement No. 1 Block 56 Lot 1551 Parcel: 1703400225
Style: Vernacular **Architect: Unknown**
Rank: Historic Contributing

Built: 1912

Builder: W.S. Walker
Site ID #7

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Description: This moderately intact one and a half story vernacular house, which overlooks Columbia Park, is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a front gable roof form. The house has a corner cut away front porch with simple porch posts and railings. A bay window is located on the front elevation. The front gable end has a pent roof beneath, and a triangular section at the top of the gable end is extended forward. A gable dormer is located on the north side elevation. The house is clad in clapboard siding. The fenestration consists of one-over-one double hung windows with simple surrounds. A single window is centrally located on the half story of the front gable end. A decorative fixed pane diamond window is located next to the front door. The windows appear to be modern replacements, although the original window openings are intact. A chimney, clad in clapboard siding, has been added to the north side elevation.

Cultural Data: This house was built in 1912. W. S. Walker built the house for the original owner Floyd Riggs. The Riggs family lived in the house until it was sold to Thomas M. Elliott in 1923. Elliott rented the house to a number of tenants; Archie W. Moore lived in the house from 1942 until at least the mid-1950s. The house is significant as a mostly intact example of an early twentieth century vernacular house.

4747 36th Ave S **Historic Name: Dodge – Elliott House** **Built: 1902**
Columbia Supplement No. 1 Block 56 Lot 1552-1553 Parcel: 1703400231
Style: Vernacular **Architect: Unknown** **Builder: Unknown**
Rank: Historic Contributing **Site ID #8**

Description: This one and a half story vernacular house, which overlooks Columbia Park, is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a side gable roof form with a centered front gable. The house has a full width hipped roof porch supported by four shake-clad columns. The house is clad in cedar shakes. The fenestration consists primarily of one-over-one double hung windows. Two one-over-one windows with decorative multi-pane upper sashes flank the central front door. A single window is located on the half story of the front gable and one each on the side gable ends. A single story addition is located on the rear elevation and was likely built prior to 1937.

Cultural Data: This house was built in 1902. Anna A. Dodge originally owned the house. The Dodge family also owned a commercial building in Columbia City, located at 4868 Rainier Avenue. Dodge sold the house to Nina Elliott in 1911. Thomas M. and Nina Elliott lived in the house from 1911 to 1920; in 1921 they moved to 4757 36th Avenue S. The Elliots eventually built a house at 4753 36th Avenue S., where the family lived until Thomas Elliott's death in the late 1960s. Thomas M. Elliott was a manager of the Seattle Security Co. for 38 years. Nina Elliott was born in Salem, Oregon in 1863. Her father, Levin N. English was a veteran of the War of 1812. Her mother, Mary Tate Daley, was a member of the wagon train that brought Levin English and his first wife across the plains to Oregon. Nina Elliott went to the Yukon during the gold rush in 1897. There she married Thomas Elliott, and lived until 1908. The Elliots moved to Seattle in 1908 and eventually lived in Columbia City. When Nina Elliott died in 1942, she was the last Washington member of the Daughters of 1812. She was also a member of the Christian Science Church. Thomas Elliott continued to live in Columbia City until his death in 1969.

4753 36th Ave S **Historic Name: Elliott, Thomas and Nina, House** **Built: 1925**
Columbia Supplement No. 1 Block 56 Lot 1554-1555 Parcel: 1703400240
Style: Bungalow / Craftsman **Architect: Unknown** **Builder: W.S Mangrum**
Rank: Historic Contributing **Site ID #9**

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Description: This one story vernacular house, which overlooks Columbia Park, is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a cross gable roof form; the roof has wide eaves and decorative knee braces. The house has asbestos shingle siding. A gabled roof porch with brick piers and tapered columns is located on the front elevation; the porch has been partially enclosed with vinyl windows. A brick chimney is located on the south side elevation. The fenestration consists of a three-part transom window on the front elevation and single-hung windows on the other elevations.

Cultural Data: This house was built in 1925. Contractor W.S. Mangrum built the house for owner Thomas M. Elliott. Thomas Elliott purchased the property from E.E. Grant in 1919. The Elliotts owned three properties on the Columbia Green. The Elliotts lived in this house from 1925 until Thomas Elliott's death in the late 1960s.

Accessory Structure: garage

Built: 1925

Description: A detached single car garage is located directly behind the Thomas and Nina Elliott House. It is the only historic outbuilding located in the Columbia City Historic District.

4757 36th Ave S Historic Name: Rodia – Elliott House
Columbia Supplement No. 1 Block 56 Lot 1555-1556 Parcel: 1703400250

Built: 1907

Style: Queen Anne Free Classic Architect: Unknown

Builder: Unknown

Rank: Historic Contributing

Site ID #10

Description: This largely intact two and a half story Queen Anne style house is prominently sited overlooking Columbia Park. The house is of wood frame construction and is supported by a concrete foundation. The house has a rectangular plan and a hipped roof form with cross gables. The house is clad in clapboard siding. A hipped roof porch with a pedimented entry, supported by slim columns, is located on the front elevation. Above the pedimented entry is a balcony with a gable roof. The fenestration consists of double hung modern vinyl windows, but retains the original window openings and surrounds. The fenestration of the first story of the front elevation consists of a window next to the front door and a bay window next to the pedimented entry. The second story of the front elevation has a single window directly above the first story bay window and a single window above the front porch. A door on the second story allows access to the balcony. The half story, on the cross gable end, features a three-part window, which originally had a Palladian window form. A two story bay window is located on the north side elevation. A hipped roof dormer is located on the north side elevation. A brick chimney is located on the south side elevation.

Cultural Data: This house was built in 1907 or 1908. The house was likely built for Florence Rodia, who purchased the property from Emma H. Hart in early 1908. Thomas M. and Nina Elliott purchased the property from James Rodia in 1920. The Elliotts owned three houses on Columbia Park. The Elliotts lived in this house from 1920 to 1925.

3518 S Edmunds St Historic Name: Columbia Baptist Church
Columbia Supplement No. 1 Block 56 Lot 1557-1559 Parcel: 1703400255

Built: 1907

Style: Late Gothic Revival Architect: Unknown

Builder: Unknown

Rank: Historic Contributing

Site ID #11

Description: This one story church building is of frame construction and is supported by a concrete foundation. The building has a rectangular plan and a front gable roof form. The building is clad in brick veneer and horizontal wood siding. The front elevation features a narrow projected pavilion with pointed arch three-part window. A low extended entrance bay, with a pointed arch double door, has a flat roof with a parapet and is located at the center of the front elevation. The fenestration consists of pointed arch windows of varying sizes. Low pitch shed roof additions are located

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on each of the side elevations; an east side addition was likely built in 1933, while the current side additions were built in 1987.

Cultural Data: This church building was built in 1907. The subject building resulted from a substantial rehabilitation in 1933 of an earlier wood frame church building located on the site. The rehab work was undertaken by a volunteer committee of church members, led by the Rev. T.E. Summers, father of Columbia City historian and author Carey Summers. The Columbia Baptist Church originally occupied the building. The Southside Church of Christ congregation purchased the property in the 1970s, and it was remodeled again in 1987.

4701 Rainier Ave S Historic Name: Columbia Park
Columbia Supplement No. 1 Block 55 Lot Park Parcel: 1703401165
Style: N/A Architect: N/A
Rank: Historic Contributing

Built: 1891
Builder: N/A
Site ID #12

Description: Columbia Park was initially established as a 2.5 acre wooded ravine in the northeast quadrant of the Columbia Supplemental No. 1 plat. The park has an irregular shape formed by a square at the north end of the property bordering on Alaska Street, with a pan handle extending uphill to the south which is covered by a sloping lawn. Parallel north – south pathways along the east and west edges of the property follow the lawn’s contours. Several large, stately maple trees are located in the northeast part of the park near the Columbia Branch Library (#13). Smaller maple and other deciduous trees line the east and west edges of the property, and several ornamental cherry trees are located at the park’s north edge. The scale of the property, its landscaping and pathways, and the historic homes on its west border all contribute to the feeling that the park has of being a traditional village green.

Cultural Data: Projects to ‘improve’ Columbia Park have occurred throughout Columbia City’s history. As early as 1916, residents wrote letters to the City of Seattle asking that the forty foot deep ravine running north – south in the center of the property be filled to create a more desirable public space. The City’s solution was to route the stream which carved the ravine into a culvert, thereby eliminating the wild salmon run, and fill the ravine with garbage, with the object of finishing, grading, and seeding the park. Park improvements were finally completed in the mid-1920s, after which point the property is generally referred to as the Columbia Green. A sculpture, “Spirit of Washington” by Marvin Oliver (1992), a bronze fin of a swimming orca in the sea of grass, is sited in the center of the park. The “Whirligig” art project, comprised of twirling icons representing the neighborhood’s ethnic diversity, is sited at the northeast corner of the Park. As these artworks are both minor in scale, they are not counted as individual resources separate from the landscape of which they are a part.

4721 Rainier Ave S Historic Name: Columbia Branch Library
Columbia Supplement No. 1 Block 55 Lot A Parcel: 1703400005
Style: Colonial - Georgian Revival
Architect: Harlan Thomas & W. Marbury Sommervell
Rank: Historic Contributing

Built: 1915
Builder: A.S. Peterson
Site ID #13

Description: This one story library building is of masonry construction and is supported by a concrete foundation. The building has a T-shaped plan and a side gable roof form. The building is clad in brick with faux stone terra cotta quoins, coping and trim. The front elevation consists of central double doors with an unpedimented door surround with an entablature; a semi-circular window is located above the entablature. Two windows are located on either side of the double doors. The fenestration consists of Palladian windows each with two 15-light casement sashes, and semi-circular multi-light windows above; the windows have simple brick surrounds each topped with a decorative scrollwork keystone.

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The building features faux chimneys on both gable ends. A bracketed projecting cornice with modillions and dentils runs the length of the front and rear elevations. The building originally had a projecting bay on the rear elevation, but no large windows as it originally overlook a municipal garbage dump located in Columbia Park. In 2003-04, a modern rear addition replaced the original bay; the addition has a flat roof, is clad in brick with large windows, and added 5,595 square feet to the building.

Cultural Data: The Columbia Branch Library was built in 1914-15 with Carnegie funds. Architects W. Marbury Somervall and Harlan P. Thomas designed the library building. Local citizens contributed \$2,500 towards the project. Andrew Carnegie donated the cost of the building, \$35,000, which included the cost of furniture and all fittings. The building has a one-room plan, with the adult book collection located on the north end, and the children's collection on the south end. The rear wing contained a "story hour" room and the librarian's workroom. The library had been previously located in the Columbia City Hall. Miss Laurentine Meissner was hired as the Columbia Branch librarian in September 1914 prior to the opening of the subject building. The subject building was the smallest of the Seattle branch libraries.

W. Marbury Somervall, who studied architecture at Cornell, moved to Seattle from Washington D.C. in 1906 to work on Saint James Catholic Cathedral with his partner Joseph S. Cote. The success of the cathedral led them to win several projects for the Seattle Library system in the Beaux Arts tradition of design competitions. They designed the entrance and terraces for the main downtown library and the first three branch libraries, Green Lake, West Seattle, and University. After Somervall and Cotes partnership dissolved in 1910, Somervall partnered with architect Harland P. Thomas to design the Queen Anne, Columbia and the Douglass-Truth (formerly Yesler) branch libraries. Thomas moved to Seattle in 1906, and in 1907 designed both the Chelsea Hotel on Queen Anne and Sorrento Hotel on First Hill. Much of Thomas's work was completed in partnership with other architects, including the three branch libraries he designed with W. Marbury Somervall. Cardwell Architects designed the 2004 renovation and addition.

4739 Rainier Ave S Historic Name: Hasegawa Professional Building Built: 1959

Columbia Supplement No. 1 Block 55 Lot 1515, 1536 Parcel: 1703400006

Style: Modern Architect: Thomas A. Smith Builder: Ray Solie

Rank: Non-historic Non-contributing Site ID #14

Description: This two story commercial building is of masonry construction and is supported by a concrete foundation. The first story is partially below grade. The building has a rectangular plan and a flat roof with wide eaves on the south elevation. The building is clad in Norman brick veneer and vertical wood siding, with concrete block pilasters. The fenestration consists of large glass windows with metal surrounds. Multiple entrances are located on the south elevation of the second story. Two storefronts are located on the first story of the front elevation.

Cultural Data: This commercial/office building was built in 1959. Architect Thomas A. Smith designed the building for owner Philip P. Malone. Malone purchased the property in 1957.

4801 Rainier Ave S Historic Name: Tradewell Market Built: 1957

Columbia Supplement No. 1 Block 55 Lot 1526-1527 Parcel: 1703400016

Style: Modern Architect: Rushmore & Woodman Builder: Unknown

Rank: Non-historic Non-contributing Site ID #15

Description: This single story commercial building is of structural steel and concrete construction and is supported by a concrete foundation. The building has a rectangular plan and a 20-foot concrete saddle back span roof that extends over the back elevation to form a scalloped canopy. A modern awning replaced the original front canopy. The building was

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originally clad in concrete block and plate glass with cobblestone trim. The concrete block and plate glass windows have been replaced with solid walls.

Cultural Data: This commercial building was built as a grocery store in 1957, and includes a large parking area which was typical for supermarket construction of that era. Architect Welton Becket created the Tradewell corporate design, which won a national AIA award of merit in 1959, for the original Tradewell store in Burien. Local architects Rushmore and Woodman completed site-based design of the subject property for Tradewell Stores Inc. Presently called the Columbia Plaza, the building is occupied by a variety of vendors. The large paved parking lot south of the building is the site of the weekly Columbia City Farmers' Market.

4811 Rainier Ave S Historic Name: Seattle First National Bank Built: 1959

Columbia Supplement No. 1 Block 55 Lot 1521-1525 Parcel: 1703400025

Style: Modern - Meisian Architect: Jones, Lovegren, Helms and Jones Builder: Unknown

Rank: Non-historic Non-contributing Site ID #16

Description: This one story commercial building is of structural steel and concrete construction. The building has a rectangular plan and a flat roof. The building is clad in concrete, stone and glass. The entrance was originally located on the north side elevation facing a parking lot. The entrance has since been moved to face Rainier Avenue.

Cultural Data: This bank building was built in 1959. The architecture firm Jones, Lovegren, Helms and Jones designed the building for the Seattle First National Bank.

3528 S Ferdinand St Historic Name: Columbia School Built: 1922

Columbia Supplement No. 1 Block 59 Lot 1603-1642 Parcel: 1703400755

Style: Mission / Spanish Revival Architect: Floyd Naramore Builder: Jenkins & Kauffman

Rank: Historic Contributing Site ID #17

Description: This one story school building is of frame construction and is supported by a concrete foundation. The building has an E-shaped plan and a flat roof. The building is clad in stucco on reinforced concrete. The building has a metal cornice and cast steel trim. The fenestration consists of a combination of six-over-six and eight-over-eight double hung windows. The arched entrances feature recessed double doors with multi-light transom windows. Four temporary portable buildings are located on the north side of the school building.

Cultural Data: The Columbia School building was built in 1922. Architect F.A. Naramore designed the school building for the Seattle School District. Floyd Naramore was born in Warren, Illinois in 1879. He received a degree in architecture from the Massachusetts Institute of Technology in 1907. In 1909 he moved to Portland, Oregon and was eventually appointed the Architect and Superintendent of Properties for the Portland school system. In 1919, Naramore succeeded Edgar Blair as the architect for the Seattle School District. The school building previously located on the site was built in 1892, with a rear addition built in 1893, and was the oldest school in Rainier Valley; the school had approximately 80 students and two teachers in its beginning years. The subject building is significant as the only Mission Revival style school in the Seattle School District and as the only stucco clad building that Naramore designed.

3701-03 S Edmunds St Historic Name: Columbia City Parcel & Post Built: 1959

Columbia Block 8 Lot 217 Parcel: 1702900900

Style: Modern Architect: Thomas A. Smith Builder: Unknown

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Rank: Non-historic Non-contributing

Site ID #18

Description: This two story commercial building is of concrete and frame construction and is supported by a concrete foundation. The building has an L-shaped plan and a flat roof with wide eaves. A second story addition is located above the main portion of the building and also features wide overhanging eaves. The building is clad in Norman brick veneer, marblecrete, and horizontal wood. The storefront configuration consists of three separate storefronts, each with expansive glass windows with metal surrounds. The fenestration on the second story consists of expansive glass windows on the front elevation wrapping around to the west elevation. The west side elevation, on both the first and second stories, has a strip of eight-part windows located directly under the overhanging eaves.

Cultural Data: This commercial/office building was built in 1959. Architect Thomas Albert Smith designed the building for owner Clayton Yost. Yost had purchased the property in 1958. The building was remodeled and a second story was added in 1964.

4851 Rainier Ave S Historic Name: Rector's
Columbia Block 8 Lot A Parcel: 1702900805

Built: 1911

Style: Vernacular Architect: Thompson & Thompson

Builder: Unknown

Rank: Historic Contributing

Site ID #19

Description: This two story commercial vernacular building is of frame construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof. A simple cornice was removed in 1957 when the building was re-sided with asbestos cladding. The building also features three solid brick piers with brick veneer. The fenestration consists of evenly spaced one-over-one single hung windows; the windows appear to be original. The storefront has undergone many alterations, but retains the original glazed tile beneath the storefront windows. In the late 1960s the single store was divided into two storefronts. The building currently has two storefronts; each entrance is inset and flanked by large windows. The original awning shades the front elevation. The storefront originally featured transom windows below a simple cornice; the cornice has been removed and the transom windows have been covered.

Cultural Data: This building was constructed in the spring of 1912 at a cost of \$4,000. It is described on the building permit as a two story frame store and office building. The second story was residential. The building was originally owned by S.R. Orvis. Dewitt S. Orvis had a small temporary real estate sales office on the site prior to the construction of the subject building. The building was designed by the architectural firm of Thompson and Thompson, who were active in Seattle from 1898 through 1936. Charles L. Thompson and C. Bennett Thompson were responsible for many mid-size apartment buildings, hotels, commercial buildings, churches and synagogues as well as some private homes in this period of booming construction in the neighborhoods of Seattle. This mixed-use commercial/residential building has been occupied by a number of neighborhood businesses through the years. Early occupants included Phelps Mortuary, Taylor and Burkhart Grocery and Rector's Menswear, owned by Harold Rector. The building has undergone at least four storefront remodels, in 1926, 1932 and 1947. The most drastic occurred in 1957, when the bracketed wooden cornice and window surrounds were removed and the upper story was covered with asphalt shingle. The clapboard siding on the first story was covered with stucco at that time. Although cosmetically altered, this building retains the original form and storefront configuration.

4855 Rainier Ave S Historic Name: Calvert Bakery
Columbia Block 8 Lot C Parcel: 1702900805

Built: 1927

Style: Commercial Architect: J.L. McCauley

Builder: Unknown

Rank: Historic Contributing

Site ID #20

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Description: This one story commercial vernacular building is of frame construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with diminutive parapet and cornice. The building is clad in brick, with terra cotta and glazed tile cladding surrounding and beneath the storefront windows. Transom windows run the width of the building above a metal awning. The building has two storefront bays with expansive glass windows. The larger of the two storefronts has an inset entrance flanked by a narrow glass window on one side, and two large glass windows on the other side. The smaller storefront entrance, flanked by large windows, has been altered; the original entry has been replaced with a metal-framed door flush with the façade. The building remains largely intact, despite the minimal storefront alterations.

Cultural Data: This one story building was built in 1927 by Frank Goetz. It replaced a two story frame mixed commercial residential structure that was built on the site in 1899 until it was torn down by Goetz to make way for the subject building. Goetz had been a proprietor on the site since 1914, running the Columbia Bakery. The new building cost \$5,000. Tenants who occupied the subject building included the Calvert Bakery, Fulmer's Columbia Florists, Fuel Oil Sales (owned by Al Lawrence), Mrs. Webster's dress shop, Crosley Refrigerators, and Cleo's. The building was remodeled in 1997 for use as a restaurant, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. The building is significant as a well-designed and well-preserved commercial structure, as well as for being designed by an architect who lived in Columbia City.

4861 Rainier Ave S Historic Name: Nelson's Butcher Shop Built: 1892
Columbia Block 8 Lot D Parcel: 1702900845
Style: Western Falsefront Architect: Unknown Builder: Unknown
Rank: Historic Contributing Site ID #21

Description: This two story commercial vernacular building is of frame construction, with a rectangular plan, and is supported by a concrete foundation. The building has a front gable roof with a tiered false front façade and narrow cornice. The building is clad asbestos shingle siding. The fenestration consists of the original one-over-one double hung windows. The single storefront consists of an offset door flanked by large windows. The storefront has transom windows below an angled metal awning. Although resided, the building remains intact in form, fenestration, and storefront configuration.

Cultural Data: This small two story frame false-front commercial building is one of the earliest in the historic district. Constructed in 1892, it has served as a butcher shop since 1909. The building was owned for many years by Charles W. Nelson, a butcher who had previously operated a meat market in Hillman City. Bob's Quality Meats, the current business, has been located there since the 1970s. Robert (Bob) Ackley bought the business from Richard (Butch) Nelson, Charles W. Nelson's son. The second story of the building has traditionally been residential. The subject building is significant as one of the oldest structures in the historic district. It has retained its architectural integrity and its original use as a butcher shop, and has remained unaltered since its construction in 1892.

4863-4865 Rainier Ave S Historic Name: Phalen Hall Built: 1891
Columbia Block 8 Lot F Parcel: 1702900855
Style: Vernacular Architect: Unknown Builder: Unknown
Rank: Historic Non-contributing Site ID #22

Description: This extensively altered single story commercial building is of frame construction and is supported by a concrete foundation. The building has a flat roof and a rectangular plan. The building is clad in stucco siding, with

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diagonal board siding above the storefront bays. The two storefront bays have inset entries flanked by large windows. The building originally featured transom windows, which have since been removed. In 1941, a fire destroyed the hipped roof and second story of the building. The original siding was replaced with stucco and glazed tile; the glazed tile has since been removed.

Cultural Data: This building was built in 1892 by the fraternal order of the Knights of Pythias; it was originally an imposing two story frame building with an ornate false front. It was known as the Knights of Pythias Hall, as the second story had a large hall used for community events. An early Town of Columbia Ordinance established the grade of Rainier Avenue based on the threshold of the Hall's primary entryway. The building was purchased in 1901 by William W. Phalen, a grocer and former professional baseball player originally from the east coast, who had recently settled in Columbia City. Phalen opened a grocery in the north storefront and it quickly became the largest grocery in the area. It employed solicitors on horseback to take grocery orders and several wagons to deliver groceries. Originally known as the Reliance General Store, Phalen soon renamed it W.W. Phalen, Your Grocer. The building became known as Phalen Hall. Phalen was an active community member, organizing a baseball team and a volunteer fire department soon after he arrived in Columbia City. He was elected mayor in 1905 and again in 1907. He organized an annual community event called the Rainier Valley Fiesta that was held in 1915, 1916 and 1917. Phalen died of a heart attack in 1917 while attending the baseball World Series in New York City.

By the 1930s, the ornate turrets on the false front of the building had been removed and the façade bricked over. In April 1941, a fire that began in the Columbia Electric Bakery destroyed the second story of the building. The first story escaped intact, because the upstairs wood dance floor protected the lower floor, so the building was repaired and continued in use as a one story building. Architect Jones Stanley was responsible for the repair and reconstruction. Other business tenants who occupied the subject building included Beehive Marketierias, Inc., Steele and Sons Radio and Electric, and the Columbia Electric Bakery. Tenants in the south storefront included Studley's Columbia Drug Store, Brassington's Market, Redwood's Grocery Store and Maury's Bootery. Although greatly altered from its original appearance, the subject building is significant for its historic importance in the community during Columbia City's first fifty years, from 1892 to 1941. It was the site of community meetings and events in the second story hall and the location of a significant business, W.W. Phalen's Grocery, on the first story.

4869 Rainier Ave S Historic Name: Columbia Confectionery
Columbia Block 8 Lot G Parcel: 1702900870
Style: Commercial Architect: Unknown
Rank: Historic Contributing

Built: 1928
Builder: W.S Mangrum
Site ID #23

Description: This intact commercial vernacular building is of masonry construction, with a rectangular plan, and is supported by a concrete foundation. The building has a flat roof with a slight parapet and simple cornice. The building is clad in solid brick and glazed tile. The single storefront consists of a central entry flanked by expansive glass windows. Transom windows, which have been replaced, run the length of the façade above a full-length canopy. Although the entry and windows have been replaced, the configuration and tile cladding remain intact.

Cultural Data: The one story brick building was constructed in 1928 at a cost of \$4,000. The owner, M. Paul, ran a confectionery business. The subject building replaced an earlier frame building on the site, which also housed confectionery businesses, including Ervin E. Fraker's confectionery beginning in 1910. The subject building became the location of the Columbia Confectionery under the ownership of Nick and Catherine Vamkros during the 1930s; the Vamkroses lived on 46th Street across from the Whitworth School. Later businesses included the Columbia Café in the 1940s, and several drug stores including Otto Richardson's, Rainier Drug Store (owned by Bill Enslow) and Elmo's Drug

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Store, which had a soda fountain. The Wellington, a restaurant, now occupies the storefront. The commercial building at 4869 Rainier Avenue is significant as a well-preserved example of a small 1920s neighborhood commercial building.

4871-4875 Rainier Ave S **Historic Name: Rainier Valley Investment Company Built: 1913**
Columbia Block 8 Lot H & I Parcel: 1702900880
Style: American Renaissance **Architect: Henderson Ryan** **Builder: Unknown**
Rank: Historic Contributing **Site ID #24**

Description: This two story commercial American Renaissance style building is of wood frame construction and is supported by concrete foundation. The building has a flat roof with parapet and segmented modillioned cornice. The southeast corner of the building is rounded. The fenestration consists of newer windows topped by a flat metal canopy; the window openings remain intact. The fenestration configuration on the main elevation consists of three three-part windows with single windows in-between. The south side elevation features evenly spaced single windows. The main elevation consists of a single storefront with central inset entrance. The storefront windows have been replaced, including the transom windows above the early twentieth century canopy. An entry to the upper floor and a small storefront are located on the south side elevation. Although the building has undergone extensive fenestration alterations, the form, cladding, canopy, and storefront configuration remain intact.

Cultural Data: The Rainier Valley Investment Company built this two story brick building in 1913 after purchasing the property from the Alexander H. Hepler. Three principals, H. A. Gardener, president, D.W. Brown, vice president and J.A. Kelso, secretary and treasurer, owned the Rainier Valley Investment Company; the company offered insurance, real estate and investment services. Incorporated circa 1908, the company had been located across the street at 4870 Rainier Avenue for several years. Architect Henderson Ryan was hired by the Rainier Valley Investment Company to design a one story brick store building and obtained a permit to construct the building in February 1913. The same year an additional permit was obtained to build a second story brick addition to the same building. The total cost of both construction efforts was \$10,500, a considerable expense for a suburban brick commercial building at the time. In its early years, the subject building featured three storefronts and a variety of tenants. The upper floor was residential and had a meeting hall. The storefront at 4875 Rainier Avenue had the Pixley Grocery Store (1911), Pacific Telephone & Telegraph Co., Green's Dry Goods (1915), Beehive Marketierias (1926), and Ernst Hardware. During the 1930s, it was occupied by Rainier Valley Transfer and Storage. A Christian Science Reading Room was located on the south, Ferdinand Street side of the building. Since 1969 the Rainier Lions Club has owned the building. For many years the Lions Club contracted with the State of Washington to house people attending the state training facility for the blind located a few blocks away on Alaska Street. The Lions Club uses much of the first floor as a meeting facility. Matthiesen's Flowers currently leases the storefront. An historic street clock sited in front of the building enhances the historic character of the building and the district. The street clock was installed in the 1980s as a part of a neighborhood improvement project which also included the installation of street trees, street lights, drinking fountains and other elements of street furniture. The clock is not counted as a separate historic resource, but rather is considered an element of site #24.

3700 S Ferdinand St **Historic Name: Soreano's** **Built: 1953**
Columbia Block 8 Lot 219-220 Parcel: 1702900910
Style: Vernacular **Architect: Earle Morrison** **Builder: Unknown**
Rank: Non-historic Non-contributing **Site ID #25**

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Description: This three story commercial American Renaissance style building is located on a corner lot. The building is of frame construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with decorative cornice. A two story polygonal projecting bay is located on the northwest corner of the front elevation is hold over from the Victorian era. Below the projecting bay, which is supported by a column, the corner of the building is truncated to accommodate an angled corner entry. The majority of the building is clad in brick; the projecting bay is clad in terra cotta. The fenestration consists of evenly spaced modern one-over-one single hung windows. The original window openings are intact and are topped with terra cotta segmental relieving arches with brick sills below. The building has two storefront bays on the front elevation, the main entrance is located on the corner and a smaller storefront entrance is located on the opposite end of the elevation. A single storefront and an entrance to the upper floors are located on the north side elevation. The storefronts consist of expansive glass windows with wood surrounds and transom windows above. Decorative glazed tile are located below the storefront windows. The building remains largely intact despite minimal alterations to the storefronts and the projecting polygonal bay.

Cultural Data: The Toby building was constructed in 1903 by Simeon T. Toby (1857-1926), a Seattle businessman. Originally a two story brick building, it was raised to three stories and a basement was excavated in 1914. Toby opened his bank in 1910. Because he didn't have the capital needed to obtain a state charter, he opened a private bank called the S. T. Toby Bank. The following year it became the Rainier Valley State Bank. In 1923, under the leadership of Toby and his son, Thomas S. Toby, the bank moved across the street to a newly constructed building at 4824 Rainier Avenue. Over the years, the Toby building was occupied by many community businesses including a succession of drugstores in the main first floor space, the printing office of the Rainier Valley Citizen, Grayson Brothers Hardware and Furniture, and the Columbia Station Post Office (1905-1911). Verhagens transfer and storage company (which became Rainier Furniture Company at 5000 Rainier Avenue) and a pool hall were located at different times in the basement. The upper floors were residential. The building underwent a complete restoration in 1992, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. The Toby building is one of three brick buildings in the historic district having three stories, and it prominently anchors the corner that it stands on, visible as you enter the district from all directions. It served a significant function throughout the history of Columbia City, not only as a prominent institution, but as the location of many smaller businesses. Its builder, Simeon T. Toby was an active community member as was his son. Toby is credited with securing the construction of a road over Beacon Hill from Columbia City, called Columbian Way. A plaque on the side of the building commemorates that event. His son carried on the family banking business after Toby's death in 1926. The bank merged with the First National Corporation and became known as the First Rainier Valley Bank in 1928.

3806 S Edmunds St Historic Name: Fasica Building

Columbia Block 6 Lot 155 Parcel: 1702900686

Style: Vernacular Architect: J.L. McCauley

Rank: Historic Non-contributing

Built: 1924

Builder: W.S Mangrum

Site ID #43

Description: This single story commercial building is of masonry construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof. The building is clad in brick. The storefront configuration has been altered with the removal and addition of doors, and the replacement of the multi-pane windows with expansive glass windows. Multi-pane transom windows are located above each window and door. Brick piers separate each of the three parts of the storefront. The storefront configuration originally consisted of a central large multi-pane window and a door, flanked by two large multi-paned windows to the east, and a large multi-pane glass window and door to the west. The brick has been painted and has been replaced with wood cladding beneath the windows.

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Cultural Data: This commercial building was built in 1925. Architect J.L. McCauley designed the building for owner S.T. Toby. Minnie E. Albee purchased the building from Toby in 1932. The building was originally a post office and sub station. The building was used as a warehouse for the Grayson-Brown Hardware and Furniture Company in the 1950s. This building was designed by architect John L. McCauley, who lived in the neighborhood at 3254 Edmunds Street, and designed at least three of buildings in the Columbia City historic district. McCauley was a City Inspector and Engineer in 1908 and later was active as an architect. During the teens and 1920s he was responsible for the design of many residential and commercial buildings, including stores, factories and hotels in Seattle's International District, Capitol Hill, and the Denny regrade area near Lake Union.

4820 Rainier Ave S **Historic Name: Rainier Valley State Bank** **Built: 1922**
Columbia Block 6 Lot G Parcel: 1702900686
Style: Commercial **Architect: V.W. Voorhees** **Builder: W.S Mangrum**
Rank: Historic Contributing **Site ID #44**

Description: This building is of masonry construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with a low parapet. The building is clad in brick and terra cotta. The storefront configuration has changed over time and currently consists of three storefront bays; the original smaller storefront has been separated into two separate bays. The original storefront configuration consisted of two storefronts, one on the north end of the front elevation, and a larger storefront with a corner entry on the front and south elevations. The large storefront consisted of three expansive six-part windows separated by terra cotta and brick piers, two of which were located on the front elevation, one located on the other side of the corner entrance on the south side elevation. The smaller storefront consisted of an expansive plate glass window bay with multi-pane transom windows above, and, separated by a brick pier, an entryway flanked by large windows, also with transom windows located above. The original plate glass windows and transom windows have been replaced with similar modern windows and the piers have been rebuilt to appear similar to the original brick and terra cotta piers. The fenestration on the second story is intact; the fenestration consists of two sizes of three-over-one double hung windows, configured alone and in pairs. The window surrounds are of brick and terra cotta lintels.

Cultural Data: This vernacular commercial building was built in 1922. Architect Victor W. Voorhees designed the building for owner S.T. Toby. The building was remodeled in 1925, also designed by V.W. Voorhees, for the Rainier Valley State Bank. Minnie E. Albee purchased the property in 1932. In 1937 the Rainier Valley Transfer Co. and the Rainier Valley State Bank occupied the building. Hoffman Motor Company occupied the building in the late 1920s. Ruth's Beauty Parlor was located above the bank in the 1930s. Later Cleo's, a local clothing store, occupied the building.

4812 Rainier Ave S **Historic Name: Ark Lodge #126 F&AM** **Built: 1921**
Columbia Block 6 Lot F Parcel: 1702900680
Style: Neo-classical **Architect: J.L. McCauley** **Builder: Unknown**
Rank: Historic Contributing **Site ID #45**

Description: This two and a half story lodge building is of masonry construction. The building has a rectangular plan and a flat roof with a decorative parapet featuring the Masonic symbol. The building is clad in stucco, horizontal cedar siding and brick veneer. The storefront configuration originally consisted of a central entryway with transom windows inset into an arch above, flanked on either side by windows with six-light transoms above. The storefront has since been reconfigured; the windows have been partially enclosed with brick siding and the main entrance has been replaced with

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two central inset entrances. The second story fenestration consists of a set of four, two-over-two double hung windows each with two-light fixed pane windows above, flanked on either side by a large four-over-four single hung window with a four-light fixed pane window above. Brick colonnade style piers separate the sets of windows.

Cultural Data: This Masonic hall was built for the Ark Lodge #126 F&AM in 1921. Architect J.L. McCauley designed the building. The Ark Lodge #126 was founded in 1903, receiving its charter from the Home Lodge #100 in Georgetown. Robert Dykeman was the first master. An Eastern Star chapter was formed shortly thereafter. Lodge meetings were originally held at Phalen's Hall, and later at Fraternity Hall, a building owned by H.H.A. Hastings located on the south side of Ferdinand Street just west of Rainier Avenue. The Heater Glove Company was located on the main floor of the hall from 1921 until 1949. After 1949, the Masons reclaimed the main floor space and renovated it to serve as a dining room and kitchen. The Masonic lodge was sold to a private investor in the 1990s, but members of the Ark Lodge continue to meet at the Delta Masonic Hall in Tukwila, and the Ark Lodge celebrated its centennial in 2003. The Columbia City Cinema opened in the renovated 2nd floor lodge room in 2004. This building is significant as the only extant lodge building in the Columbia City historic district.

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Description: This intact one story commercial building is of masonry construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof. The building is clad in pumice and brick veneer; the side and rear elevations are clad in concrete block. The storefront configuration consists of three parts, a large three-part vertical plate glass window, a two-part vertical plate glass window with an inset door, and a window and second inset door. The fenestration on the west side elevation consists of seven small three-part horizontal pane windows.

Cultural Data: This vernacular commercial building was built in 1953. Architect Earle W. Morrison designed the building for owner Vivian. F. Cooper. Cooper had purchased the property from Daniel Zido. The building was one of many previous locations of the Columbia City Post Office, and it is currently occupied by Soreano's Plumbing.

4901 Rainier Ave S Historic Name: Hastings Building Built: 1905
Columbia Block 16 Lot A Parcel: 1702901750
Style: Art Deco Architect: Unknown Builder: Unknown
Rank: Historic Non-contributing Site ID #26

Description: This altered single story Art Deco style building is of masonry construction and is supported by a concrete foundation. The building is clad in stucco on solid brick. A large marquee, which wraps around to the north side elevation, was added in 1938. Two stucco clad piers separate the three storefronts. The storefronts consist of metal-framed expansive glass windows and doors. The storefronts were renovated in 1958; the building originally had two storefronts with wood framed windows and doors, transom windows and wood piers.

Cultural Data: This one story brick commercial block constructed in 1905 by H. Harlow A. Hastings, an attorney and early resident of Columbia City. Hastings had practiced law in Seattle since his arrival in 1890 and was for many years a partner with the firm of Hastings and Stedman. He resided at 3929 Angeline Street in Columbia City and served terms as town attorney and mayor prior to Columbia City's annexation by Seattle in 1907. Hastings built the subject building as a speculative investment. He owned a number of properties in the Columbia City area. The subject building stands on the southwest corner of the intersection of Rainier Avenue and Ferdinand Street, which was the central intersection in the Columbia City business district. It has contained a number of businesses over the years. The north storefront contained the Columbia Drug Store, owned by W. J. Studley prior to 1916. The Columbia Station Post Office was located there for a period, as was the Nutting and Helleckson Grocery. Rainier Floor Covering was located there in the 1950s. The southernmost storefront was occupied by Green's Dry Goods Store (1911), Goebel's Cash Grocery (1918) and the Redwood Grocery (1922). During the 1930s the Tradewell Market occupied the entire building. In the 1950s, Betty Swehla ran a popular diner out of the southernmost storefront. The subject building has been altered several times over the years. In 1938 a marquee was added to the building. The façade was covered with stucco shortly thereafter, and the northern entryway was substantially reconfigured. Alterations to the storefronts which occurred after the end of the district's period of significance may be re-evaluated in future years as having significance in their own right. The building is historically significant for its long existence on a significant corner and its construction by H. Harlow A. Hastings, a central figure in Columbia City's early development.

4909 Rainier Ave S Historic Name: Hepler Block Built: 1908
Columbia Block 16 Lot C & D Parcel: 1702901760
Style: Vernacular Architect: Unknown Builder: Unknown
Rank: Historic Contributing Site ID #27

Description: This two story commercial vernacular building is of masonry construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with a cornice. The southeast corner of building is

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truncated to accommodate a corner window display. The building is clad in brick with wood and Carrera glass trim. The fenestration consists of one-over-one single hung windows. The windows are evenly spaced and have arched brick window surrounds. A simple modillioned cornice runs directly beneath the windows. In the 1930s the original three storefronts, and the entry to the upper floor, were combined into a single storefront. Expansive plate glass windows now flank a central inset entrance. A flat metal canopy was added below transom windows. Although the storefront has undergone extensive alterations, the 1930s renovation remains intact.

Cultural Data: The two story brick Hepler Block was built in 1906 by Christopher R. "Ras" Hepler. The building originally had three storefronts. The second floor advertised furnished rooms for rent and also was the location of professional offices. The northernmost storefront was the location of the Princess Movie Theatre during the teens. The center storefront was the location of Brassington's Meat Market (1906), McKinley's Barber Shop (1911), R. Almquist, Plumbing and Heating (1920s), and the Rainier Valley Times (1936). The southernmost storefront, 4911 Rainier Avenue, was a branch office of the Seattle Lighting Company (1911) and the Columbia Station Post Office (1916). In 1941, the whole building was acquired for Halverson's Dime Store, and the upstairs was used as storage. A metal marquis was added across the front of the building after 1937. Alterations in 1940 were designed by Charles Haynes, a well-known Seattle architect.

The Hepler family were early settlers in Columbia City. Alexander and Sophronia Hepler came to Columbia City from Iowa soon after the town was established in 1891. Their son, Christopher R. Hepler was a carpenter, builder and electrician, and owner of the Hepler Block. Alexander Hepler was a judge for Columbia City before Seattle annexed it in 1907. The first family home and business had been at the northwest corner of Rainier Avenue and Ferdinand Street. The residence, built circa 1894 by Alexander H. Hepler, was one of the few buildings along the commercial strip during the first ten years of the town's existence. It was torn down to make way for the Rainier Valley Investment Company building located at 4871-4875 Rainier Avenue in 1913. The subject building is significant as a well-preserved example of a turn-of-the-century mixed-use commercial building. Known as the Hepler Block, it is also significant for its association with the Hepler family, early residents of Columbia City and owners of one of the neighborhoods first grocery stores.

4915 Rainier Ave S Historic Name: The Boar's Nest

Built: 1905

Columbia Block 16 Lot E, F Parcel: 1702901775

Style: Western False Front

Architect: Unknown

Builder: Unknown

Rank: Historic Contributing

Site ID #28

Description: This intact one story commercial building is of wood frame construction and is supported by a concrete foundation. The building has a rectangular plan and a front gable roof with a false front façade. The building is clad in drop siding and vertical wood siding. The central entrance is inset and is flanked by pairs of large two-over-one windows. The window openings appear to be intact, although the windows were originally each a single expansive glass lower sash and a three light upper sash. The windows located in the entrance have been covered with wood siding; the door originally had a transom window above and windows to each side.

Cultural Data: This one story frame commercial building was constructed circa 1905. It has been the location of several small businesses over the years, starting with Jack Monahan's Boars Nest, a card and pool room and barber shop. In the early teens it housed Thurlow's Garage, the first auto repair shop in Columbia City. The Universal High Power Telephone Company, located here, sold units to amplify telephone service. The company also sold Galena radio receivers, which were forerunners of broadcast radio.. The building was owned for many years by D.W. Brown, owner of Grayson and Brown Hardware and Furniture Company, a business in Columbia City. Brown also invested in real estate and owned property throughout Columbia City. During Brown's ownership, the building was occupied by the Pink

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Poodle, a tavern. The subject building is significant as one of the few remaining early false front commercial buildings in the historic district.

4923 Rainier Ave S Historic Name: Columbia Precinct Built: 1926
Columbia Block 16 Lot I Parcel: 1702901795
Style: Spanish Colonial Revival Architect: Borden G. Erickson Builder: Clair Prescott
Rank: Historic Contributing Site ID #29

Description: This intact one and a half story building was originally built for use as a police station. The building is of reinforced concrete construction and is supported by a concrete foundation. The building has an irregular rectangular plan and a cross gable roof form with a parapet on the north side elevation. A polygonal bay with a tent roof is located on the southeast corner of the building. The building is clad in concrete and brick trim. The main entrance is located on the south side elevation and is covered by a bracketed shed roof. The fenestration on the main elevation consists of 12 pane casement windows with four-pane upper sashes. Arched multi-pane casement windows are located on the south gable roof end. Four arched windows on the south elevation have been covered with concrete cladding. The building originally had a terra cotta tile roof, which has since been replaced with composition shingles.

Cultural Data: The northwest corner of Rainier Avenue and Hudson Street has long been the location of local government offices and agencies. The building that now stands at this location is the second building on the site. The previous building on the site was a wood frame building topped with a cupola which served as Columbia City's first town hall. It was moved one block to the west and substantially remodeled to serve as a residential duplex. The current building on the site is a two story reinforced concrete building with brick trim and a tile roof constructed by the City of Seattle in 1926. It was designed by architect Borden G. Erickson and constructed by contractor Clair Prescott. The police department continued its use of the building until a new precinct station was opened in Georgetown in 1960. The building has served in recent decades as a health clinic and the location of Southeast Youth and Family Services. The subject building is significant as an architect designed building and a circa mid-1920s building designed as a police station. Although it has been moderately altered, it retains elements of its Spanish Revival style. Its location, at the northwest corner of Rainier Avenue and Hudson Street was significant in Columbia City as the location of town government and governmental authority from the founding of the town in 1892 through the removal of the police precinct in 1960.

4918 Rainier Ave S Historic Name: Skaggs Safeway Built: 1928
Columbia Block 15 Lot H Parcel: 1702901675
Style: Commercial Architect: Unknown Builder: Unknown
Rank: Historic Contributing Site ID #30

Description: This intact single story commercial vernacular building is of frame construction and is supported by a concrete foundation. The building has a square plan and a flat roof. The building is clad in brick veneer with brick trim. The building originally had four evenly spaced storefront bays with inset entrances each flanked by expansive plate glass windows. The corner storefront has a window on the south side elevation, also with transom windows above. The storefronts were recently combined into a single storefront space. The original multi-pane transom windows run the length of the main elevation.

Cultural Data: The one story brick commercial block was built in 1928. The three storefront building was built after the Rainier Valley Dairy moved from the building previously on the site. One of the first tenants of the subject building was Skaggs Safeway, which later relocated to a newly constructed building on the west side of Rainier Avenue, just a few

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doors to the south. Other tenants included an ice cream parlor during the 1930s and a Christian Science Reading Room. The subject building was restored during the 1990s, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. It is significant as an intact example of a 1920s commercial block and contributes both architecturally and historically to the historic district.

4916 Rainier Ave S **Historic Name: Columbia Theater** **Built: 1920**
Columbia Block 15 Lot H Parcel: 1702901670
Style: Vernacular **Architect: J.L. McCauley** **Builder: Unknown**
Rank: Historic Contributing **Site ID #31**

Description: This intact one story vernacular theater building is of masonry construction and is supported by a concrete foundation. The building has a T-shaped plan and a flat roof with a tiered parapet. The building is clad in brick with stucco on brick and wood trim. The main façade is composed of three parts, an inset entrance on the south end, an angled wall in the center, and a wall flush with the sidewalk edge. The entryway is composed of a door with sidelights and an arched three-part multi-paned transom window above. The other two parts are composed of a series of three windows with arched three-part multi-paned transom window above. The windows and entryway have stucco clad surrounds. As stated above the building has a T-shaped plan; the theater is located in the top of the "T", the length of the theater room runs behind the two flanking buildings and is parallel to Rainier Avenue.

Cultural Data: This brick building was built in 1920 with the intention of establishing a movie theater. The subject building replaced a small false front building originally located on the site. Designed by architect John L. McCauley, the building has a small but handsome façade with brick arches over the windows and entrance and brick corbelling beneath the cornice. Originally designed as a rectangular building, the subject building was redesigned in a "T" shape, with the back of the building, containing the auditorium, fronting on Hudson Street. The auditorium section was constructed in 1923. According to local tradition, the reason for the unusual design was a city ordinance, which stated that any amusement building had to be 500 feet from a school. The auditorium was put to the rear of the building, down a long hallway, so that the 500-foot requirement was met. The Columbia Theatre occupied the building for a number of years. At various times Carrol's Sweet Shop and Naylor's Electric Bakery operated in the lobby fronting on Rainier Avenue. The subject building has undergone a few alterations to the façade, but retains the brick detailing at the windows and cornice. It contributes to the historic district due to its architecture and its importance as a community-meeting place during the 1920s through 50s. It also is associated with John L. McCauley, a prominent local architect.

4914 Rainier Ave S **Historic Name: Columbia Café** **Built: 1914**
Columbia Block 15 Lot F Parcel: 1702901665
Style: Vernacular **Architect: Thompson & Thompson** **Builder: Unknown**
Rank: Historic Contributing **Site ID #32**

Description: This two story commercial vernacular building is of wood frame construction and is supported by a concrete foundation. The building is clad in clapboard siding with wood trim. The fenestration on the front and north side elevation consists of evenly spaced one-over-one single hung windows; although the five-over-one windows have been replaced the original window openings are intact. The original storefront was partially enclosed with stucco siding sometime during the 1940s or 1950s. In 1999 the building was rehabilitated and the original storefront configuration was restored. The storefront now consists of an angled inset entryway with windows on the angled walls; large glass windows with molded and paneled aprons flank the entryway. An entrance to the upper floor is flush with the façade, and is located on the south end of the main elevation. Transom windows run the length of the main elevation. The

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building originally had a parapet, which was later removed. The building also has a small rear addition constructed prior to 1920 of concrete block.

Cultural Data: The two story frame mixed use building was constructed in 1914 at a cost of \$2,000. DeWitt S. Orvis, who had come to Columbia City by 1908, owned the building. Orvis worked in management for several lumber companies over the years and also invested in and sold real estate. He was also responsible for the construction of 4851-53 Rainier Avenue. Thompson and Thompson, architects, designed both 4851-4853 and 4914 Rainier Avenue. The front, street level section of the subject building contained Fred's Café, later the Columbia Café. The rear had four single rooms for rent. The upper floor had rental rooms also. Across the front upstairs was an apartment for the proprietor. The building was known over the years as the Hotel Knohf, then as the Rutley, then as the Mayfield, then as the Whitfield. The rental rooms on the first floor were eventually replaced by a bar and card room, called the Elbow Room Tavern. The small rear addition to the building is notable as the original location of the Heater Glove Company, which relocated to the Ark Lodge (#45) in the early 1920s. The Columbia Café building was rehabilitated in 2001, by owner Robert Mohn with Adams Mohler Architects, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

4910 Rainier Ave S Historic Name: Rainier Valley Barber Shop Built: 1926
Columbia Block 15 Lot E Parcel: 1702901660
Style: Vernacular Architect: Hancock & Lockman Builder: Unknown
Rank: Historic Contributing Site ID #33

Description: This small, single story commercial vernacular building is of wood frame construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with a low parapet. The building is clad with stucco siding with glazed green and yellow tile trim. The fenestration consists of small multi-pane awning windows, evenly spaced on the south side elevation. The single storefront consists of an offset metal-framed door on the south end of the main elevation next to an expansive wood frame plate glass window. The building has a metal frame canopy that covers intact transom windows. A large wood frame window with transom windows above and tile cladding below is located on the westernmost end of the south side elevation. A decorative molded medallion is located above the transom windows on the front elevation.

Cultural Data: Menzo LaPorte constructed this one story building in 1926 for \$1,500. LaPorte had been a barber in Columbia City since 1907. He started in partnership with Lee Gardner, and Gardner and LaPorte's Rainier Valley Barber Shop had been in several prior locations on Rainier Avenue within the historic district, including 4866, 4870 and 4906 Rainier Avenue. At the start of the partnership, Menzo C. LaPorte was 17 years old. He later married Lee Gardner's daughter and continued as Columbia City's barber until his retirement in the 1960s. The subject building is significant as a well-preserved example of a 1920s commercial building and for its continuous use as a barbershop. It is also significant for its association with its original owner, Menzo LaPorte, who was a barber in Columbia City for over 50 years.

4906-4908 Rainier Ave S Historic Name: Weed Building Built: 1909
Columbia Block 15 Lot C & D Parcel: 1702901650
Style: American Renaissance Architect: J.L. McCauley Builder: R. Sperber
Rank: Historic Contributing Site ID #34

Description: This two story American Renaissance style building is of wood frame construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with a parapet. The building is clad primarily in stucco with brick, tile and wood trim. The fenestration consists mostly of double hung windows, some with ten-light

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upper sashes. A single arched ten-over-one single hung window is located on the north end of the front elevation above the entryway to the upper floor. On the main portion of the building, the windows are arranged in a pattern of three, two, and three, and are separated by brick piers. The three storefronts were renovation in 1930. The storefront entryways are recessed in a row, with a single large window, flush with the façade at either end. Tile piers divide the storefront entrances. Transom windows run the width of the building above a marquee. A decorative cartouche, or shield, is located on the parapet and inscribed with the name of the building.

Cultural Data: This prominent two story building was constructed in 1909 for \$1,300. The original owner, Hec McKenzie, was a plumber and his shop was at the back (east side) of the building. The second story of the building contained a meeting hall, which was used by the Modern Woodmen of America, as well as the Christian Science Church. Tenants in the north storefront included the Columbia Undertaking Company (1917), Star Pool Room (1920s), Menzo LaPorte's Rainier Valley Barber Shop (1922), Jamieson Dry Goods (1929), Grigsware Shoe Rebuild (1936) and the Ploeger Mortuary (1940s). The south storefront was the location of Columbia Precinct #5 of the Seattle Police Department prior to its move across the street to 4923 Rainier Avenue in 1926. The northern storefront received storefront alterations in 1929, giving it a stucco front with brick piers. It was owned by Theodore D. Weed at the time and so is known as the Weed Building. Theodore D. Weed also resided in Columbia City, at 3839 Edmunds Street and was the owner of the City Sash and Door Company, which had offices in Columbia City at 5000 Rainier Avenue beginning in 1910. The subject building is significant as an early commercial building in the historic district. It received a façade redesign by architect John L. McCauley in 1929 that gave it a more formal appearance. It retains its architectural integrity and was the location of a number of community businesses over the years.

4900 Rainier Ave S Historic Name: Columbia Hotel

Built: 1892

Columbia Block 15 Lot A & B Parcel: 1702901640

Style: Italianate

Architect: Unknown

Builder: Unknown

Rank: Historic Contributing

Site ID #35

Description: This three story Italianate style building is of frame construction and is supported by a concrete foundation. The building has an irregular rectangular plan and a flat roof with a pent roof projecting cornice. The northwest corner of the building is truncated to accommodate a corner entrance. The building is clad in stucco on brick veneer. The fenestration consists of one-over-one single hung windows. The windows on both the second and third stories are evenly spaced and separated by pilaster strips. The building has two storefront bays, which were renovated in the mid-1990s. The primary storefront consists of the corner entrance with three expansive glass windows on the main elevation, and a single window on the north side elevation. The second storefront consists of an inset entry with an angled window in the entryway, and a window flush with the façade. An entry to the upper floors is located on the southernmost end of the main elevation. Transom windows are located above both storefronts. The building was constructed in 1892 as a two story wood frame house, originally clad in brick veneer. Early photographs show that the building had a mansard roof that accommodated a half story. In 1904 an addition was built on the south side elevation that carefully copied the fenestration, cladding and roof form of the original building. In 1906 the brick veneer was covered with stucco. In 1914 the half story was enlarged and the mansard roof was removed to accommodate a full third story.

Cultural Data: Joseph Hellenthal originally constructed a portion of this three story brick building, as a two story residence in 1892. The Hellenthals emigrated from Germany in 1880, and had moved to Columbia City from Texas in 1891. The subject building was the first brick building in the town, and the only home built on Rainier Avenue between Edmunds Street and Hudson Street, as the town council designated those two blocks to be used for businesses only. The building became the Hotel Dakota by 1903. In 1904 a third story was added and the building expanded to the south, doubling its size. It was renamed the Columbia Hotel. In 1906, the building's brick face was covered with stucco. The

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Columbia Hotel continued in business through 1920. In the early days of the community, the hotel was the place to get a 25 cent "all you can eat" chicken or roast beef dinner, and many local residents' names are found on the guest register. The most famous guest to sign the register was Buffalo Bill Cody.

During the 1920s, the building was the location of the Jamieson Drug Store and the Bright Spot Tavern, later Slim's Tavern. There were professional offices on the upper floors. The building had an additional storefront to the south, at 4902 Rainier Avenue. This housed the Nash Pharmacy and in the 1930s, the Columbian, a dry goods store which was owned by Marshall Fields and Company. Today, it is a mixed-use commercial/residential building with a café in the former hotel dining room. The subject building was first renovated during the 1980s through private funding and the Seattle Housing Authority. In the late 1990s, Southeast Effective Development renovated with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. The project cost \$1.5 million and created eight residential units and 3,000 square feet of commercial space. The building is significant as one of the earliest buildings constructed in Columbia City. It retains its architectural integrity and is a large and imposing structure anchoring the southeast corner of the intersection of Rainier Avenue and Ferdinand Street, which was the center of the Columbia City commercial district. The building was an important community gathering spot for local residents during its first three decades of existence as it was a hotel and dining room.

3811 S Ferdinand St Historic Name: Peirson Apartment Building Built: 1908
Columbia Block 15 Lot 276 Parcel: 1702901605
Style: Classical Revival Architect: Unknown Builder: V.R. Peirson
Rank: Historic Contributing Site ID #36

Description: This intact two story apartment building, originally a duplex, is of wood frame construction and is supported by a concrete foundation. The building has a rectangular plan and a hip roof form with a prominent centered front gable with gable end returns and decorative brackets. The building has a full width front porch divided into three separated entrances. The center entrance is arched and covered by the overhanging front gable end. The entrances on either side of the centered entrance have gable roofs supported by tapered columns. The second story of the centered front gable features a balcony. Corner box bay windows, also with decorative brackets, are located on either side of the balcony. The building is clad in clapboard and shingle siding. The fenestration consists of double hung windows with decorative multi-pane upper sashes. On the first story, windows are located next to each of the side entrances. On the second story, windows are located in the corner box bay windows.

Cultural Data: This apartment building was built in 1908. The building was constructed as an apartment building a year after Columbia City was annexed by the City of Seattle. Early ownership history is unknown, although the construction of the building is attributed to Van R. Peirson. Peirson built and owned the two houses directly east of the subject property, only one of which is extant. Peirson was mayor of Columbia City from 1903 to 1906. W.B. Severyne sold the property to John and Annie Mason in 1936. In the 1930s and 1940s the building was occupied by laborers and workers employed in the Columbia City area. This building is significant as the oldest extant apartment building in the Columbia City historic district.

3815 S Ferdinand St Historic Name: Peirson, Van R. and Agnes, House Built: 1891
Columbia Block 15 Lot 275 Parcel: 1702901601
Style: Queen Anne - Stick Architect: Unknown Builder: V.R. Peirson
Rank: Historic Contributing Site ID #37

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Description: This intact one and a half story house exhibits Queen Anne style details. The house is of wood frame construction and is supported by a concrete foundation. The house has an irregular plan and a front gable with side gable wing roof form, both exhibiting gable end returns. The side gable roof partially extends to cover a front porch, and exhibits a small centered front gable roof supported by slim wood posts. A cutaway bay window is located on the first story of the front gable and exhibits decorative lace-like brackets. The house is clad in drop siding with bands of decorative fish scale shingles. The fenestration consists of one-over-one double hung windows featured both singly and in pairs. Pairs of windows are located on each of the second story gable ends.

Cultural Data: This house was built in 1891 on block 15, lot 275 of the plat of Columbia. The plat of Columbia was filed on August 5th, 1891 at the request of J.K. Edmiston a representative of the Washington Co-operative Home Company. Approximately 32 houses were built in the plat of Columbia between 1891 and 1892. By 1938, only 21 houses built between 1891 and 1892 were still extant in the Columbia plat. The subject building is one of five houses built between 1891 and 1892 in the plat of Columbia that are extant in the Columbia City historic district. The house was likely built for Van R. and Agnes Peirson who, according to Assessor's records, owned the building in 1892. W.B. Severyne, who may have purchased the house from the Peirsons, sold the property to John and Annie Mason in 1936. From 1938 to 1942, Wesley Combs occupied the house. The house is significant as one of the few remaining early residential buildings in the Columbia City historic district.

3806 S Ferdinand St Historic Name: Columbia Motor Company

Built: 1921

Columbia Block 9 Lot 221-222 Parcel: 1702900995

Style: Vernacular

Architect: Unknown

Builder: Unknown

Rank: Historic Contributing

Site ID #38

Description: This one story commercial building is of masonry construction and is supported by a concrete foundation. The building has a rectangular plan and a flat roof with a decorative parapet. The building is clad in brick. The storefront consists of central inset entry, flanked by two large expansive plate glass windows to the east, and one large expansive plate glass window to the west; each portion of the storefront is separated by a brick pier. Transom windows are located above the storefront. The westernmost corner of the main elevation features an inset carport where a private gas pump was originally located. The door, windows and transom windows have been replaced or covered with horizontal wood siding.

Cultural Data: This commercial vernacular building was built in 1921 for owner Henry Goebel. The building was occupied by Harry Driftmiller's battery shop and the Columbia Motor Company, a Ford dealership in the 1920s and a Chevrolet dealership in the 1930s and possibly later. Frank Clark, Harry Baker, and Pierre Weiss ran the Columbia Motor Company. Zeke LeMay later ran the business. The Clark-Baker Ford Agency occupied the building previously located on the site. The Rainier Glass Company occupied the subject building in the 1970s.

4868 Rainier Ave S Historic Name: Dodge Building

Built: 1908

Columbia Block 9 Lot G, H, I Parcel: 1702901075

Style: Vernacular Architect: Schack & Huntington

Builder: Unknown

Rank: Historic Contributing

Site ID #39

Description: This single story commercial vernacular building is of masonry construction and is supported by a concrete foundation. The building features a flat roof with a simple cornice and has an irregular rectangular plan. The building is clad in solid brick. The building has three storefront bays, which have undergone extensive alterations. Transom windows run the length of the façade and remain largely intact, although partially covered with plywood. None of the

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storefronts retain the original windows and doors, and the southernmost storefront has been resided in stucco with small windows. The owners currently have plans to rehabilitate the storefronts, subject to approval from the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

Cultural Data: This one story brick commercial block, containing three storefronts, was built in 1908 at a cost of \$4,000. Charles B. Dodge, a resident of the Columbia City area, owned the block. Dodge is listed in the 1906, 1908 and 1910 Polk Directory of Seattle as a real estate agent with offices in downtown Seattle. The northernmost storefront contained many local businesses over the years, including tenants that were located in the building for a time and then moved elsewhere in the district. The Gardner and LaPorte Barber Shop and Pool Room first occupied the building. The business moved to the middle storefront in 1917 and then south to 4906 Rainier Avenue. At the start of the partnership, Menzo C. LaPorte was 17 years old. He later married Lee Gardner's daughter and continued as Columbia City's barber until his retirement in the 1960s. In 1929 he built the one story brick building at 4910 Rainier Avenue, and continued his business there through his retirement. The middle storefront was the location of the Rainier Valley Investment Company until the company built its own building at 4871-75 Rainier Avenue in 1913. Other businesses at this location included Alexander B. Watson, Tailor (1915), Rainier Jewelry (1916), and the Gardner and LaPorte Barbershop (1917). The southernmost storefront was the location of Goebel's Cash Grocery (1911). This storefront is located on the northeast corner of Rainier Avenue and Ferdinand Street. Goebel built the one story brick building on Ferdinand Street, adjoining the storefront to house a Ford Dealership. The Columbia Drug Store occupied the storefront at 4872 Rainier Avenue in the 1920s and 30s.

4864 Rainier Ave S Historic Name: Columbia Department Store Built: 1910
Columbia Block 8 Lot G Parcel: 1702901070
Style: Vernacular Architect: Unknown Builder: H.H.A. Hastings
Rank: Historic Contributing Site ID #40

Description: This single story commercial vernacular building is of frame construction and is supported by a concrete foundation (originally a combination of post and beam and concrete block). The building is clad in clapboard siding on the north side elevation and glazed tile on the storefront. The original storefront configuration is intact, although a metal frame door and metal frame windows were added. The entrance is inset and flanked by expansive windows; transom windows are located above a metal framed awning.

Cultural Data: This one story frame storefront building was constructed in 1909-10 for a cost of \$1,100. H. Harlow A. Hastings, an attorney and early resident of Columbia City, owned the building. A local builder, Theodore D. Weed, constructed the building; Weed was also a resident of Columbia City and builder of at least three other buildings in the historic district. Hastings (1863-1930) was a partner with the firm of Hastings and Stedman, and practiced law in Seattle since his arrival in 1890. He resided at 3929 Angeline Street in Columbia City and served terms as town attorney and mayor prior to Columbia City's annexation by Seattle in 1907. He probably had the subject building built as a speculative investment. The building has had a number of tenants over the years, including the Columbia Furniture Company, Fred Hitt Hardware and Electrical, Columbia Shoe Shop, World War I Surplus, Columbia Department Store, Rector's Dry Goods and Women's Store, and Rainier Office Supply. This commercial building is significant as an intact commercial building in the Columbia City historic district. Southeast Effective Development rehabilitated the building in 2004, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board.

4860 Rainier Ave S Historic Name: Grayson and Brown Building Built: 1908
Columbia Block 9 Lot D Parcel: 1702901055

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Style: American Renaissance
Rank: Historic Contributing

Architect: J.L. McCauley

Builder: Unknown
Site ID #41

Description: This two story commercial vernacular building is of frame and masonry construction and is supported by a concrete foundation. The building has a flat roof with a simple cornice and irregular rectangular plan. A shallower two story addition was added to the north side elevation of the building in 1923, filling in the space between the subject building and the Toby Building. The building was originally clad in brick veneer, which still exists on the south side elevation; the building is now clad in stucco. The fenestration consists of two second story bay windows on the original 1908 portion of the building. The bay windows, with paneled aprons, each feature three new one-over-one single hung windows; the original windows had decorative diamond shaped pane upper sashes. The 1923 addition features two pairs of one-over-one windows. In 1946 a two story addition was added to the east (back) of the building. The building has two storefront bays facing Rainier Avenue, each composed of an inset entrance with expansive plate glass windows with transom windows above. Separate metal canopies below the transom windows cover each storefront. The building has a central arched entrance to the upper floors.

Cultural Data: David W. Brown built the subject building in 1908. The building was the location of the offices of the local newspaper, the Record, which had a printing press powered by a kerosene motor. The building evolved over the years as the business it housed, Grayson and Brown Hardware, grew. The business began in 1903 as Grayson Brothers Hardware and Furniture, located at 4854 Rainier Avenue, the south storefront of the Toby Building. The business grew and in 1911, owners Ed and Stacy (Doc) Grayson moved next door, into the subject building. Brown was superintendent of the Seattle, Renton and Southern Streetcar Line, which ran past the front of the building on Rainier Avenue. Brown left the streetcar company in 1916 and went into partnership with Ed Grayson, to operate Grayson and Brown Hardware and Furniture Company. In 1923, a two story brick addition to the Brown building was constructed to the north at a cost of \$7,000. The floor and roof joists were attached directly to the Toby building, so that the two buildings share a party wall. Architect John L. McCauley, a resident of Columbia City, who designed at least three other buildings in the Columbia City business district, designed the addition.

When the building was renovated in 1946, an entry was opened into the ground floor of the Toby building, giving Grayson and Brown access to the Toby Block through to the entrance on Edmunds Street. A stairway to the basement of the Toby building was also installed and the basement was used for storage. The second floor apartments and physicians' offices in the Brown Building, which had been the traditional uses of the second floor since the building was built, were removed in the early 1970s so that the business could expand with a furniture sales area on the second floor. This was the zenith of the business, as in the late 1970s the neighborhood began to deteriorate. The Brown Building was sold out of the Brown family in 1984, although the business still exists, on a much smaller scale, run by D.W. Brown's grandson, Buzz Anderson, who resides in the Columbia City area. The Grayson and Brown Hardware Company Building at 4860 Rainier Avenue is significant architecturally, as a well-designed and well-preserved building in the historic district. It was rehabilitated in 2001, by owner Robert Mohn with Adams Mohler Architects, with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. It is significant for its association with the Grayson and Brown Hardware Company, an early business in Columbia City which continued to serve the community throughout much of the 20th century.

4850 Rainier Ave S Historic Name: Toby Building
Columbia Block 9 Lot A, B, C Parcel: 1702901040

Built: 1903

Style: American Renaissance
Rank: Historic Contributing

Architect: Unknown

Builder: Unknown
Site ID #42

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Narrative Statement of Significance:

As noted in the Narrative Description, the Columbia City Historic District was listed in the National Register of Historic Places in 1980. This updated nomination replaces the previous registration form, and includes expanded information regarding the district's history, but does not alter the district's boundaries. The Columbia City Historic District is eligible for listing in the National Register of Historic Places at a local level of significance, under Criterion A, as a district which embodies the patterns of development of a late 19th and early 20th century independent municipality, and commercial and residential "streetcar suburb" on the outskirts of Seattle, Washington. Community development, commerce, social history, and transportation are areas of significance which demonstrate the district's eligibility under Criterion A. The district is also eligible under Criterion C (area of local significance: architecture) for its representative collection of commercial, residential, and mixed-use buildings that are good examples of vernacular and revival style architecture, several of which were designed by prominent regional architects between 1908 and 1928, and which, taken together, present a cohesive statement on the significance of the district's contribution to the history of Rainier Valley and the greater Seattle area. The period of significance begins in 1891 with the first buildings constructed in the Plat of Columbia. It ends in 1937 with the end of streetcar service, the removal of streetcar tracks from the district, and the permanent conversion of Rainier Avenue to an automobile thoroughfare. Approximately 80% of the district's buildings were constructed within the period of significance.

The streetcar line which began service to Rainier Valley in 1891 played the most significant role in determining the physical development, economic development, and architectural character of Columbia City. Founded as a speculative real estate development well outside of downtown Seattle, Columbia City retains its appearance as a small town with a variety of commercial and civic buildings fronting Rainier Avenue and a collection of vernacular residential buildings on side streets and fronting the historic open space of the Columbia Green. Now over a century old, Columbia City's commercial history includes both industrial mill developments and small-scale, independently owned shops and businesses catering to local clientele. Business owners and workers typically lived in residences on the side streets off of Rainier Avenue, and the district retains a strong pedestrian orientation.

Social history in the community is characterized by ethnic and cultural diversity, and a high level of civic involvement on the part of business leaders and other local residents. The significance of the streetcar as an influence on development is ongoing, though the significance of the streetcar as a method of transportation was diminished by the increasing reliance on the automobile since the early 20th century. Architectural history in the district is primarily characterized by a variety of vernacular commercial and residential buildings, with several prominent civic and cultural buildings designed in revival styles popular in the early 20th century providing visual anchors for the district.

Historical Development of Columbia City

Rainier Valley and the Lake Washington shoreline were part of the traditional territory of the Duwamish people, a Southern Puget Sound Salish speaking group whose major winter villages were located to the south, in the area of the Black River in present-day Renton and Tukwila. Several locations in the vicinity of Columbia City had Indian place names, which were recorded by anthropologist T. T. Waterman in both Lushootseed (Puget Sound Salish) and English in the early 1900s. One village site, identified as an 'old village' called *Sext³i'tclb* or "place where one wades," was located approximately five miles south of Columbia City on the shoreline of Lake Washington at a place now called Bryn Mawr. Another village site in the vicinity of Columbia City was located approximately two miles to the south west, in the Duwamish River valley. This village was called *Tu'qwe'Ltld* or "a large open space." It was situated on a large flat area in

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a bend of the Duwamish River, where the Meadowlands Racetrack used to stand in Georgetown, the present location of the King County International Airport (Boeing Field).

Closer to the location of Columbia City, there was a place known as *Sqa'tsld* or "choked up mouth" for the mouth of a creek emptying into Wetmore Slough which was generally blocked by snags. The creek was noted as having formerly been frequented by silver salmon. This may refer to the creek which ran in the historic period west of the old Columbia School and the Columbia Library, through Columbia Park, and into Lake Washington via Wetmore Slough, through what is now the Rainier Playfield.¹

The area around Columbia City was first surveyed in September 1861, by a surveyor from the United States General Land Office who recorded a series of hand-written notes on the landscape, and created a map that served as a base-map for subsequent land claims. In the vicinity of Columbia City (Township 24 North, Range 4 East, Section 22), the surveyor noted that the timber was a mixed forest of fir, cedar, hemlock, maple, cottonwood, willow, ash, alder, and dogwood, with an under story of gooseberry, salmonberry, fern, salal, and crabapple. The surveyor also noted the presence of an established trail between Lake Washington, then called Duwamish Lake, and Seattle, which crosses Section 22 in a northwest to southeast direction.² This was likely a trail used by Native people, and it later served as the approximate route of the streetcar line.

There were at least four land claims in the vicinity of Columbia City prior to 1861, which were noted by the surveyor, including Donation claims that had been either proved up or preempted by H. Butler, Jackson (John) Harvey, Edward Walsh, and Seymour Wetmore. An additional land claims in the area had been filed by the Woodin family, who later founded the community of Woodinville.³ Access to the area was increased with construction of a military road around 1860, and a later county road, as well as steamer service on Lake Washington, and land claims in the vicinity of Columbia City increased in the 1870s. A handful of houses had been constructed in the area east of Columbia City by the late 1880s, and real estate speculation began in earnest with the platting of Maynard's Lake Washington Addition (now called Lakewood) in 1890.

In 1889, J.K. Edmiston started laying tracks in Seattle, from the west side of Railroad Avenue up Washington Street, for his Rainier Avenue Electric Railway. As pioneer historian Carey Summers explained, "The tracks ran east to what is now 14th Avenue S, and then turned southeast, along a private right of way, probably donated by settlers who hoped to profit from the railway. This right of way later became Rainier Avenue. Tracks were laid on trestles and fills because the ground was swampy."⁴ The railway served the dual purpose of opening the valley to development and providing access to new sources of lumber, which was in high demand after the Great Fire that had destroyed most of Seattle's business district earlier that year.

Mr. Edmiston is a pivotal figure in Columbia City's history, though little is known about the man beyond his role as a pioneer real estate mogul. He was the head of the Security Savings Bank in Seattle, and had come to Seattle from Walla

¹ Hilbert, Vi, Jay Miller, and Zalmi Zahir. *Puget Sound Geography*. Federal Way, WA: Zahir Consulting Services, 2001, p. 46, 47, 96.

² US Surveyor General, General Land Office Surveyor's Notes (1861) and Map (1862), Township 24 North, Range 4 East, Willamette Meridian. Washington State Department of Natural Resources, Olympia, 1861.

³ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 27.

⁴ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 29.

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Walla, probably in the 1880s. Edmiston may have been an in-law relative of the Woodin family who had homesteaded land in the Rainier Valley. In 1890, Edmiston, along with principal landowner Percy Rochester, and John I. Wiley began planning for a new town site at the end of the streetcar line, which they named Columbia.

Accounts vary on exactly how the community of Columbia got its name, though each of the various explanations ultimately derives from efforts to honor Christopher Columbus. Pioneer historians H.H.A. Hastings and Carey Summers both indicate that it was named specifically for "Columbia, the Gem of the Ocean," a patriotic melody composed in 1843 by Philadelphia singer David T. Shaw.⁵ Columbia (from "Columba," the feminine form of Columbus) was an early name for the American colonies, first used during the French and Indian War to create a sense of solidarity among the 13 independent colonies. The name Columbia was commonly used by the time of the Revolutionary War, and after the founding of the United States of America, Columbia continued to be used as an alternate name for the country. Nineteenth century paintings personifying the United States as a secular "lady liberty" goddess often named her Columbia. Several early 19th century American coins also featured this image.⁶

Columbia was chosen by early territorial settlers as their preferred name for what became Washington Territory, harkening back to Christopher Columbus through a more direct connection to the Pacific Northwest region's earliest American explorer. Captain Robert Gray was the first non-Native to 'discover' the Columbia River, which he named in honor of his sailing ship, the *Columbia Rediviva*, meaning "Columbia reborn," which had been named in honor of Christopher Columbus. Settlers in the northern part of Oregon Territory met in 1851 near present-day Olympia to petition Congress for establishment of a separate "Columbia Territory" covering the area between the Columbia River and 49th parallel. Congress approved the new territory in 1853, but changed its name to Washington in honor of the nation's first president.⁷

Forty acres were logged and cleared between Alaska and Hudson, and between 37th and 42nd in 1890 – 1891, for a new town site. Following clearing of timber from the Columbia City town site, Washington Co-operative Home Company partner Perry Rochester began promoting the new development, in large advertisements on the sides of street cars and in the newspapers of the day. Advertisements promoted the wonderful streetcar access, the rich soil, the free wood, and the elegant lots on reasonable terms.⁸ One of the Washington Co-operative Home Company's more creative sales pitches was that it was supposed to rain less in Columbia City than Seattle, because Columbia City was farther south.

J.K. Edmiston rode the first Rainier Valley Electric Railway trolley out from Seattle to the end of the line at Hudson Street and Rainier Avenue in the Spring of 1891. The car was packed with free riding sightseers, attracted by banners offering to sell lots at Columbia City. Columbia City's favorite story to tell about itself involves the sale of the first lots in the new town site on April 4th, 1891. Pioneer historian Carey Summers writes, "Flat cars with benches were towed behind streetcars with banners saying "Watch Columbia Grow."⁹ David C. Brown, his son D.W. Brown, attorney H.H.A. Hastings, and others walked from Seattle down the east side of Beacon Hill, to a county road, part of which still exists as

⁵ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 30.

⁶ Sives, Kevin. "Columbia The Gem of the Ocean." *Antique Bottle and Glass Collector Magazine*. Online at <http://www.glswrk-auction.com/148.htm>.

⁷ History Link Essay: *About Washington State – Frequently Asked Questions and Their Answers*. File No. 5315, by Walt Crowley.

⁸ Banta, Robey. "Columbia City Has Much of Human Interest." *Duwamish Valley News*, 4/7/1916.

⁹ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 30.

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Renton Avenue. The real estate office was set up in a tent on the east side of Rainier Avenue, in the middle of Ferdinand Street. There was also a wood and canvas sandwich shop located where the Grayson & Brown Building was later built (#41). D.W. Brown, who had worked as a laborer on the Rainier Avenue Electric Railway, bought the first lot near 42nd Avenue and Angeline Street, just east of the Columbia City Historic District. Lots at Columbia were \$300.00, with payments of \$10.00 down and \$1.00 per week for 300 weeks providing that buildings were erected. \$750.00 lots required a payment of \$1.50 a week. There was no interest charged. Summers later notes that the promoting company failed, but the town site of Columbia prospered. As told by the Columbia Pioneers, "By July 20, 1891, twenty persons resided at Columbia including J. A. Kelso, Van R. Peirson, C. R. Hepler, and others. Many people lived in shacks and tents while houses were being built. All were soon neighbors. They were welcomed by earlier residents including families with the well known names of Almquist, Stephen, Smith, Matthiesen and Wetmore."¹⁰

The Plat of Columbia, occupying the NE ¼ of the NW ¼ of Section 22, Township 24 North, Range 4 East Willamette Meridian was filed on August 5th, 1891, by Percy W. Rochester and John I. Wiley, the President and Secretary respectively of the Washington Co-operative Home Company, at the request of J.K. Edmiston.¹¹ The plat covers the area bound by Alaska Street to the north, Hudson Street to the south, Noble Street (now 42nd Avenue) to the east, and Caldwell Street (now 37th Avenue) to the west. The eastern half of the plat, east of Wisconsin Street (now 39th Avenue), contains blocks of rectangular residential lots that are 30 feet wide (east to west) and 100 feet long (north to south). Each block contains 40 lots, and is 20 lots long (east to west) and two lots wide (north to south). Alleys running east to west bisect each block. Each block is approximately three times as long, east to west, as a typical city block. This exceptional length is reflected in the current street names, in which 39th Avenue and 42nd Avenue are one "block" apart. This lot configuration pattern is also found in the eastern part of each block in the western half of the plat. Copies of the historic plat maps are included in the nomination's additional documentation.

The streetcar right of way, in the southwestern quadrant of the plat, platted as Rainier Avenue, cuts diagonally across the lots in a northwest to southeast line. This right of way produced unusual and distinctive lot shapes. Unlike the majority of lots in the plat which are long, narrow rectangles oriented north – south, the lots adjacent to the streetcar right of way are long, narrow trapezoids oriented east – west. The long east – west lot lines are parallel, the short lot lines adjacent to the streetcar right of way are angled, and the short lot lines at the opposite ends of lots from the streetcar right of way are on straight north – south axes with right angled corners.

On the east side of Rainier Avenue, lots are longer on their north sides, producing acute northwest corner angles, and obtuse southwest corner angles. On the west side of Rainier Avenue, lots are longer on their south sides, producing obtuse northeast corner angles and acute south east corner angles. These unusually shaped lots in turn produced some very unusual and distinctively shaped buildings, as commercial buildings were built out over time exactly to the lot lines.

Trapezoidal lots exist only one layer deep on both sides of Rainier Avenue, with the dominant pattern of 30' by 100' north – south oriented rectangular lots resuming near the plat's western boundary. In the northwest corner of the plat, north of the streetcar right of way, a large square block is denoted as Columbia Park. This lot was later subdivided and developed, but park property remains in the present to the north and west of this block.

10 Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 31.

¹¹ Plat of Columbia Map, 1891.

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The Columbia Supplemental No. 1 plat embraces the East ½ of the NW ¼ of the NW ¼ of Section 22, and the SW ¼ of the NW ¼ of the NW ¼ of Section 22, Township 24 North, Range 4 East Willamette Meridian. Frank D. Black and his wife Kate H. Black, of Wayne County, Michigan, owners of the above described property, dedicated the plat on September 15th, 1891 before a notary public in Michigan. The plat was filed for the record in King County on September 29th, 1891 at the request of J.K. Edmiston.¹² Frank Black later became a partner in Seattle Hardware, and the Blacks built a fine home on Beacon Hill.

The Columbia Supplemental No. 1 plat covers the area bound by Caldwell Street (now 37th Avenue) on the east side, and is adjacent to the Plat of Columbia on this side. The east boundary is Arents Street (now 33rd Avenue), the south boundary is Hudson Street, and the north boundary is Alaska Street on the east half, and a half-sized lot north of Columbus Street (now Edmunds Street) on the west half. Lots in Columbia Supplemental No. 1 plat are 30 feet by 110 feet; alleys are 14 feet wide; streets are 60 feet wide.

Columbia Park is a notable feature included in the northeast quadrant of the plat. It has an irregular shape formed by a square in the northwest corner of the plat, with a pan handle extending to the south which encompassed a steep ravine on both sides of a creek. On the plat map, the park is bounded by Park Drive on the west (later vacated as 36th Avenue and represented by a concrete pathway), and by Edmunds Place on the east, which forms a Y in the north where the park is crossed by Rainier Avenue and the streetcar right of way, running northwest to southeast near the northeast corner of the plat. A small portion of Columbia Park is shown in the northeast corner of the plat, on the east side of Rainier Avenue.

The street names found in the original Plat of Columbia and the Columbia Supplemental No. 1 plat are a curiosity, until one recalls the origin of the name Columbia and its connection a famous explorer. Streets running east – west include four streets named for explorers: Americus Street, for Americus Vespucci; Columbus Street, for Christopher Columbus (later renamed Edmunds Street); Ferdinand Street, for Ferdinand Magellan; and Hudson Street, for Henry Hudson.¹³ As Seattle developed, each of these streets was extended westward through the reclaimed tide flats of the Duwamish industrial area and the residential neighborhoods of West Seattle.

One of the first community projects initiated by Columbia's early residents was the construction of a town hall on Rainier Avenue, south of Hudson Street. Building costs were covered by private subscriptions from the pioneers that bought the first lots in Columbia. Shortly after construction, the building was moved across the street to the northwest corner of Rainier and Hudson. The Hall served as a school, church, community building, and library.¹⁴

Development occurred rapidly at the new town site, and a pamphlet written by the Columbia Home Company celebrates the town's first anniversary on April 4th, 1892:

The town is today just one year old. On the 4th of April, 1891, the slightly high ground upon which it is located was entirely bare of any structure and enveloped in the woods. Now, much of the timber has been cut down and the work of clearing is progressing. From forty to fifty residences of inviting appearances have been erected besides several store buildings. A handsome two story building has been erected by the local lodge of Knights of Pythias the upper part of which is in use as a hall. A \$10,000 school house has been built and has now an

¹² Columbia Supplemental No. 1 Plat Map, 1891.

¹³ Cardle, Doug. *About Those King County Place-Names*. 1989. Seattle: Coastal Press.

¹⁴ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 32.

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attendance of 85 scholars, with two teachers. There is an extensive system of water pipes supplying the town by gravitation with pure spring water. There is also a post office and two church denominations holding services each Sunday."¹⁵

The pamphlet goes on to list the price and the terms of lot purchase, which remain unchanged from the previous year, and says that, "Upon the request of any purchaser and upon being given reasonable assurance of good faith the Home Company is prepared to erect a residence according to the plans submitted by the purchaser and to take payment therefore in weekly or monthly payments."¹⁶

The 4800 and 4900 blocks of Rainier Avenue were intended for commercial use, although the Hellenthal home (#35) was constructed at 4900 Rainier Avenue in 1892 as a private residence. It was the first brick building in Columbia, built by Joseph Hellenthal, a brick layer who had emigrated from Germany in 1880. The Hellenthal family sold their home just two years after it was constructed, and the family moved farther south to a more rural area of Rainier Valley. The former Hellenthal home was quickly sold, and after remodeling, opened as a commercial enterprise, the Hotel Dakota, in 1896. It was remodeled again in 1904 and became the Columbia Hotel.¹⁷

By 1893, three hundred lots had been sold in the original two plats. Most of the houses built during Columbia's first two years were located in the blocks to the east of Rainier Avenue and lie outside of the boundaries of the National Register historic district. One, the 1891 Van R. and Agnes Peirson House (#37), is extant within the National Register historic district, and several are included within the locally designated historic district. Other early homes are described as follows:

Built and sold before the 1893 Panic were the Hastings home on Angeline, the house next door, two Eaton homes on Angeline, the Hart home south of the Library, the R.J. Rhodes home on Angeline, the two Sparks houses, Mrs. Pemberton's home, the H.A. Gardner home on Edmunds, and the J.A. Kelso house on Ferdinand were built on the plans. Van R. Peirson built his own home that year...at 3820 Ferdinand, and the Van Swigert home on Hudson, the home in which Hearst Summers later lived. He, also, built the Baldwin and the Brown homes.¹⁸

By January 1893, the population of Columbia exceeded 300 people, and the community was eligible to incorporate under Washington State law. A Petition for the Incorporation of the Town of Columbia, signed by 66 citizens, was presented to the King County Commissioners, and the community's name was formally changed from Columbia to Columbia City. By becoming the only incorporated community in Rainier Valley, Columbia City captured most of the valley's early growth in population, industry, and market for goods and services. Columbia City's first town council included the following members: C.P. Hutchinson, Mayor; J. Sullivan, Wm. Willsay, E. Volland, J. Hellenthal and Fred Bond, Councilmen; E.L. Hepler, Treasurer. The Appointive Officers were: H.H.A. Hastings, Town Attorney, B.R. Shaw, Clerk; D.C. Brown, Marshal; and C.R. Hepler, Police Judge.¹⁹

¹⁵ Rainier Valley Historical Society Collection.

¹⁶ Rainier Valley Historical Society Collection.

¹⁷ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 48.

¹⁸ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 32.

¹⁹ Rainier Valley Historical Society Collection.

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One grand scheme promoted by Columbia City's early settlers was to turn the landlocked town into a seaport, during an era in Seattle's history when tidelands were filled, hills were re-graded, and rivers were straightened. The ambitious plan, first proposed by former territorial governor Eugene Semple in 1895, was to cut through Beacon Hill to create a ship canal between Elliott Bay and Lake Washington. Landslides and cave-ins during construction in 1897 stopped the canal project, but dredging continued to cut a road through Beacon Hill at Dearborn Street. Columbia City boosters still hoped to establish a port facility by dredging Wetmore Slough, a low-lying marsh area that stretched from Columbia City northward to Lake Washington. However, the completion of the Lake Washington Ship Canal in 1917 lowered the level of the lake by nine feet, drying up Wetmore Slough and putting an end to the idea of Columbia City having a working waterfront.²⁰

Columbia City grew with the addition of the Morningside Acres plat in 1900 and Frye's Addition in 1901. Maynard's Lake Washington Addition was replatted in 1902, and Hillman's City Addition was platted in 1903.²¹ Residential growth on Columbia's northwest corner was somewhat slowed by environmental constraints, documented in a photo from 1896. The photo shows three people standing on a single log bridge crossing the deep ravine and creek on Edmunds Street west of Rainier Avenue. Development of residential properties on the Columbia Green accelerated after a bridge was built at Edmunds Street, with construction of the Dodge – Elliott House (#8) in 1902, the Rosby – Garrison House (#3) in 1905 and the Rodia – Elliott House (#10) in 1907.

One of the distinctive characteristics of Columbia City's early history and development is that business owners generally lived within two or three blocks of their businesses. For example, Theodore Weed who built the Weed Building (#34) lived with his wife Myrtle at 3839 Edmunds Street, and Weed later owned a business at 5000 Rainier Avenue. Reverend Summers of the Columbia Baptist Church (#11) lived at 3812 Hudson Street. Anna Dodge lived for a time at 4747 – 36th Avenue (#8), and the family also owned the Dodge Building (#39) on Rainier Avenue.

Columbia City was reincorporated as a "City of the Third Class" (an upgrade from the previous incorporation as a "Town of the Fourth Class") in 1905, when its population reached the required 1,500. A recent essay explains:

Residents rejected a move for annexation to Seattle at that time, arguing that Columbia City could enjoy lower taxes and more local control, particularly on the issue of saloons, as an independent entity. The town prided itself on never having had a saloon within its corporate limits, and many citizens feared that annexation would unleash the forces of Demon Rum. By 1907, however, the mood had changed. The tax base proved to be too small to maintain a growing municipality. The voters approved annexation on March 5, with 109 in favor and only three opposed. Columbia City officially became part of Seattle when the election results were filed with the Secretary of State, on May 3, 1907.²²

After annexation by Seattle, Columbia City was referred to for a time as Columbia Station. Other communities along the Rainier Valley line were also referred to as stations, such as Brighton and Rainier Beach, reflecting the continuing importance of the streetcar line to the area's development.

²⁰ History Link Essay: *Columbia City – Thumbnail History*. File No. 3327, by Cassandra Tate, 6/2/2001.

²¹ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 43.

²² History Link Essay: *Columbia City – Thumbnail History*. File No. 3327, by Cassandra Tate, 6/2/2001.

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Completion of the Columbia Branch Library (#13) in 1915 marked a milestone in the development of Columbia City, as it was the first in a series of prominent civic and public buildings constructed between 1915 and 1926 which gave the district enduring visual anchors at its north and south ends, and strengthened Columbia City's role as a civic as well as commercial center for Rainier Valley. The Columbia Branch Library was first established in 1909 in the former Columbia Town Hall building at Rainier Avenue and Hudson Street. The new branch library was constructed on the east side of Columbia Park, and was noted as a source of civic pride in the community. It was one of several branch libraries built in Seattle neighborhoods in the early 20th century with funds donated by philanthropist Andrew Carnegie. The citizens of Columbia contributed \$2,500 toward the project, and Carnegie donated \$35,000.²³

An ambitious program of street improvements for Rainier Avenue began in 1912, linked to resolution of litigation between the City of Seattle and the streetcar line, and the growing demands of automobile owners for better roads. In Columbia City, Rainier Avenue was graded and re-aligned north of Edmunds Street in the vicinity of the library, so that the right of way could accommodate both the streetcar and automobiles. Local property owners paid for the paving of Rainier Avenue with bricks, after waiting two years for settlement to take place in the filled areas. The west side of the Avenue was done 1917 – 1918, and the east side was done 1919-1920. Bricks were laid on top of a five-inch concrete base.²⁴ Rather than running on the west side of the Avenue, streetcar tracks were realigned to run up the middle of the street.

The building of the Columbia Branch Library and realignment of Rainier Avenue both affected Columbia Park, which had been deeded for public use in 1891 but had never been developed as a public amenity. Prior to 1912, the park property was dominated by a steep north – south ravine, cut by a stream which flowed to the north and drained into Wetmore Slough. A small portion of the park on the east side of the streetcar tracks had been vacated by King County in 1892. As a part of Columbia City's annexation by Seattle in 1907, the Columbia Park came under the purview of the Seattle Parks Department. In 1911, property owners adjacent to the park waived their egress rights to streets originally platted on the park's east and west edges, opting instead for the construction of pathways. In 1912, a portion of the park's east side was deeded by Frank and Kate Black to the Library Board, for construction of the Columbia Branch Library. As the Rainier Avenue realignment project was completed, a project to 'improve' Columbia Park gained momentum. As early as 1916, residents wrote letters to the City of Seattle asking that the forty foot deep ravine be filled to create a more desirable public space. The City's solution was to route the stream into a series of pipes and culverts, thereby eliminating the salmon run, and fill the ravine with garbage. City engineers estimated that it would take approximately 30,000 cubic yards of material to fill the north portion of the ravine and 54,000 cubic yards of material to fill the deeper south portion of the property.²⁵

When progress on the filling of the ravine slowed in 1919, the Young Men's Business Club of Rainier Valley sent a letter to the Seattle Park Board requesting that the City continue dumping garbage in Columbia Park to complete the fill, with the object of finishing, grading, and seeding the park. Park improvements were finally completed in the mid-1920s, after which point the property is generally referred to as the Columbia Green. It would seem curious that the Columbia Branch Library, though sited within a city park, was originally designed without any windows on its west façade facing the park,

²³ Rainier Valley Citizen, *The Citizen Christmas Annual*, December 25, 1915. p. 13.

²⁴ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 69.

²⁵ Seattle Municipal Archives: *City of Columbia Records, 1893-1913*, City of Seattle.

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but this design decision may be explained by the fact that the park was an open garbage pit for several years after the library was constructed, prior to the completion of park improvements.

The completion of the library, park, and road realignment were the first in a series of local improvements for Columbia City, which included both redevelopment and new construction in the district spurred by the general prosperity of the post-WWI economy. The Fifth Church of Christ, Scientist (#1) was constructed in a Greek Revival style at the northwest corner of the Columbia Green in 1921, on a parcel where a single family home formerly stood. A classically styled, brick and stucco-clad building was also constructed in 1921 at 4812 Rainier Avenue for the Ark Lodge No. 126 Free & Accepted Masons (#45). A new Columbia School (#17) was constructed in 1922 in a Mission Revival style just to the west of the old wood-frame Columbia School, and the old school was demolished. At the south end of the district, the old wood-frame Columbia Town Hall building at Rainier Avenue and Hudson Street was moved one block to the west, and a new reinforced concrete Spanish Revival style building was constructed in 1926 by the City of Seattle to serve as a neighborhood police precinct (#29).

In addition to the public and civic buildings described above, a number of significant commercial buildings were constructed in the 1920s, many of which replaced earlier wood-frame buildings. Commercial buildings from this era include the Columbia Theater (#31), the Columbia Motor Company (#38), the Rainier Valley State Bank (#44), the Rainier Valley Barber Shop (#33), the Calvert Bakery (#20), Skaggs Safeway (#30), and the Columbia Confectionery (#23). All are constructed of brick with the exception of the Rainier Valley Barber Shop (#33); all are one story, with the exception of the Bank Building (#44). Some of the older commercial and civic buildings in the district were renovated during the 1920s, to update the look of the storefronts, and lend a more solid, modern appearance to what were mostly wood-frame buildings. Substantially renovated buildings during this era include the Weed Building (#34), the Columbia Baptist Church (#11), and the Dodge Building (#39). One new residence was constructed along the west side of the Columbia Green in the 1920s, the Thomas & Nina Elliott House (#9), built in 1925.

The middle decades of the 20th century brought few changes to Columbia City, but the changes were significant. The end of the streetcar era came in 1937, and tracks were removed and replaced with pavement within a few months. A fire destroyed the second floor of Phalen's Hall (#22) in 1941. The building's distinctive ornate turrets and false front had been removed previously and the façade had been bricked over, but the building still maintained an important role in Columbia City's history and civic life. With the entry of the United States into World War II in 1941, a new period of growth and change occurred in Columbia City, as government contractors built temporary housing for defense workers in fields on the west side of town.²⁶

There was relatively little post-WWII commercial development in Columbia City, as auto-oriented strip mall developments were more likely to be built to the north and south of the historic district along Rainier Avenue in areas with large tracts of undeveloped property for both buildings and parking. However, one section of Columbia City's commercial district was greatly altered in the mid-1950s, on the west side of Rainier Avenue between the Columbia Branch Library and Edmunds Street. Until approximately 1954, a substantial hill was located north of Edmunds Street and west of Rainier Avenue, bordering on the southeast edge of the Columbia Green. Three residences were located on the hill, belonging to the Nichols, Hart, and Covington families. These houses were demolished, the hill was graded flat, and three modern commercial buildings were constructed between 1957 and 1959 – the Hasegawa Professional Building (#14), the Tradewell / Columbia Plaza Building (#15) and the SeaFirst Bank Building (#16).

²⁶ History Link Essay: *Columbia City – Thumbnail History*. File No. 3327, by Cassandra Tate, 6/2/2001.

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In 1966, a development company called the Rainier Avenue Corporation questioned the legal status of the northeast corner of the Columbia Green, claiming that the property had not been properly vacated following the realignment of Rainier Avenue prior to 1920, and asserting its right to develop a portion of the property at the southeast corner of Rainier Avenue and Alaska Street for commercial purposes. A series of court cases in the King County Superior Court and Washington State Supreme Court was finally resolved in 1970 when the United States Supreme Court refused to hear the case on appeal, allowing a lower court decision to stand in favor of the City of Seattle and the Columbia Pioneers, and the park property was preserved as a public amenity.²⁷

Documentation and listing of the Columbia City Historic District in the National Register of Historic Places in 1980 resulted from a simultaneous effort on the part of the City of Seattle to recognize and document its historic neighborhoods, and an effort on the part of community activists and planners to revitalize Columbia City by championing the neighborhood's pedestrian-friendly historic characteristics and its potential for economic redevelopment. Organizations such as the Columbia City Merchants Association and the Columbia City Development Association also played roles in this effort. Several planning documents were prepared by the City of Seattle and the non-profit community development organization Southeast Effective Development (SEED), in the months before and after the historical designation, which focused on community needs and regulatory oversight, including the *Southeast Seattle Community Development Plan* (1976), the *Columbia City Business District Plan* (1978), the *Columbia City Landmark District* (1979), and *Columbia City, A Guide for Investors* (c.1981).

In 1980, shortly after designation of the historic district, a major streetscape enhancement project was undertaken by the City of Seattle. The work included widening sidewalks, adding benches and trees, improving landscaping, and updating traffic signals.²⁸ Another beautification project was undertaken in 1988 in the district, which included installation of old-fashioned three-globe street lights, decorative street signs, and brick style paving blocks to demarcate crosswalks in intersections. The highlight of this project was the installation of a renovated street clock on the west side of Rainier Avenue between Edmunds Street and Ferdinand Street, in front of the Rainier Valley Investment Company (#24). The clock was made in Seattle in 1906, and was originally sited on the 1200 block of First Avenue, in front of the former Myers Music store. The historic clock was restored by retired machinist Jimmie Collier, who was allowed to purchase it from the City of Seattle on the condition that he sell it back to the City after it was repaired.²⁹ A 1915 photo of Columbia City shows a street clock on the east side of Rainier Avenue, in front of the Toby Building, but it was removed some time in the mid-20th century.

Following two decades of deferred maintenance and general deterioration of buildings in the district, the first major efforts to rehabilitate a significant historic building occurred in the mid-1980s, when one of the anchor historic commercial buildings was renovated. A 1981 fire at Slim's Tavern in the Columbia Hotel (#35) had been a blow to the commercial district, and the building sat vacant and deteriorated for several years until it was renovated first by a private developer in 1984, and later by SEED, which purchased and renovated the building in 1998 to provide eight units of low-

²⁷ Rainier Valley Historical Society Collection.

²⁸ Rainier Valley Historical Society Collection.

²⁹ McGuire, Terry. "Old Street Clock." *Beacon Hill News / South District Journal*. January 20, 1988, page 4.

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income housing and street-level retail.³⁰ In 1992, Pioneer Human Services, a non-profit social service organization, purchased and renovated the Toby Building (Site #42) to serve as its headquarters, as well as to provide transitional housing and street-level retail.

Earl Richardson, SEED Executive Director, explained that SEED's real estate rehabilitation projects were intended to demonstrate a long-term commitment to the neighborhood's economic vitality, and to serve as a catalyst for private investment.³¹ SEED staffers also served as organizers for annual community events including summer festivals, historic walking tours, and holiday parties sponsored by the local business community. Many family owned businesses which had operated for decades in Columbia City, including Grayson & Brown (located in site #41), Cleo's (located in site #44) and Rector's (located in site #19) weathered the lean and challenging years in the 1970s and 1980s, but closed in the late 1980s or 1990s, as owners prepared to retire, and the district's clientele changed.

Other SEED redevelopment projects in Columbia City include the transformation in 1993-4 of the Fifth Church of Christ Scientist (#1) into the Rainier Valley Cultural Center, a performing arts center, public meeting space, and home of the Rainier Valley Historical Society. This project ensured that one of the most prominent historic buildings in the district continues to serve a public, civic function in the community. SEED also operated the Columbia City Art Gallery for several years prior to 2004 in the former Columbia Theater (#31). In 2004, the gallery moved to the newly renovated Columbia Department Store (#40), a 1909 commercial building which SEED purchased the previous year. In addition, SEED's Good Neighbor Program has provided façade improvement funds to over 30 small businesses in and adjacent to the historic district.

Since the late 1990s, several commercial buildings in the historic district have been rehabilitated by private owners / developers with the approval of the Columbia City Review Committee and the Seattle Landmarks Preservation Board. These include Skaggs Safeway (#30), now Tutta Bella Pizzeria; the Columbia Café (#32), now the Columbia City Ale House; the Grayson & Brown Building (#41), now Revival Lighting; the Rainier Valley State Bank Building (#44), now Starbucks; and the Ark Lodge (#45), now the Columbia Cinema. Renovations have been proposed for several other buildings in the district. Construction of Sound Transit's Central Link Light Rail line, begun in 2004, will bring rail transportation back to Rainier Valley after an absence of more than 70 years.

Economic Development & Commercial History

The history of commerce in Columbia City is in many respects typical of small towns in the western United States, with early economic growth stimulated by lumber mills, and development of a commercial district around a stop on the rail line that was the primary early means of transportation. Two aspects of Columbia City's commercial history that exemplify this pattern of development are the significant role that the streetcar line had as the neighborhood's major employer, and the longevity of many of the neighborhood's core businesses.

Early homesteaders in the area logged old growth timber, and established small farms on cleared land. The Matthiesen family who homesteaded 80 acres in the central Rainier Valley in 1880 grew a variety of produce, and found buyers for it

³⁰ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 80.

³¹ Interview with Earl Richardson of SEED, Seattle, Washington, April 13, 2004.

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in the booming mining town of Newcastle, which they reached by rowing east across Lake Washington and up May Creek.³²

Anticipating the urgent need for lumber, F.E. Scott built the Columbia Mill in July 1891, west of Rainier Avenue where the streetcar line initially ended, south of Hudson Street in the area of present-day Brandon Street and Dawson Street. The mill was Columbia's first commercial structure, and it sustained the town's growth during the Panic of 1893 when many other developments failed.³³ In addition to the Columbia Mill, the area also boasted Blackmer's Shingle Mill just west of Columbia City, and Taylor's Mill (officially named the Rainier Beach Lumber Company), as well as numerous lumber yards, including the Schlegel Lumber Company at Rainier Avenue and Hudson Street.³⁴

The Columbia Grocer was the first store to open in Columbia City. It opened in 1892 at the northeast corner of Rainier Avenue and Ferdinand Street, later the location of the Dodge Building (#39). The Helper Grocery opened the following year, in 1893, on the northwest corner of same intersection.

An 1893 incorporation petition presented to the King County Board of Commissioners by residents of Columbia City provides insight into early commercial and economic activity, as it lists the occupation of each of the petition's signers. Of the 66 men ("legal voters and residents") who signed the petition, almost half were engaged in building trades such as carpenter, contractor, lumberman, painter, bricklayer, and laborer. Others are identified primarily as merchants.³⁵

A transcontinental railroad began serving Seattle directly in 1893. In spite of an infusion of newly arrived migrants and immigrants, the Panic of 1893 sent King County into a depression, and economic growth in Columbia City slowed dramatically. The Columbia Mill continued to operate through tough economic times, but J.K. Edmiston lost control of the streetcar line at the same time that his Security Savings Bank in Seattle went into receivership.

Attorney H.H.A. Hastings of Columbia City was appointed as the bank's receiver, and he produced a report in 1894 entitled "How To Ruin A Bank" detailing what he called "queer methods of accounting" in which Edmiston used the bank to further his personal transactions. Edmiston allegedly had the Rainier Valley Electric Railway issue worthless promissory notes to his brother, also a banker, who then assigned them to Edmiston himself. Charges were filed, but Edmiston quickly left the Seattle area. Speculation regarding Edmiston's whereabouts ranged from South America to New York, and though he was not publicly heard from again, he did apparently pay off debts through a third party for many years.³⁶

Four years later, the start of the Klondike Gold Rush in 1897 reversed the region's economic fortunes and signaled the beginning of a period of great prosperity for Columbia City. Some of the town's inhabitants went north to Alaska to try their luck at mining, including Glen Carrington, Charles Johnson, Asa Hepler, Charles Cook, and the Groat boys.³⁷

³² Rainier Valley Historical Society Collection.

³³ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 31.

³⁴ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 33.

³⁵ Seattle Municipal Archives: *City of Columbia Records, 1893-1913*, City of Seattle.

³⁶ Rainier Valley Historical Society Collection.

³⁷ Rainier Valley Historical Society Collection.

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Provisioning miners proved to be more reliably profitable than mining itself, and some local boys returned with earnings to invest in their fledgling city. Many of Columbia City's new residents in the late 1890s and early 1900s settled in the area after working in Alaska for a period of time, although it is not clear from historic records whether they chose to settle in Columbia City due to personal connections or simply due to economic opportunities. Those who spent time in Alaska during the Klondike era who later became Columbia City residents include Simeon Toby, Thomas Elliott, and members of the Weiss family.

The surrounding communities of Brighton, Atlantic City, Dunlap, Rainier Beach, and Southeast developed in the early 1900s around streetcar stops. Most had grocery stores, feed stores and a few other commercial establishments, but Columbia City served as "downtown" to these communities, the major business district in Rainier Valley. As Columbia City's population grew, the local economy expanded to include manufacturing and a wider variety of commercial enterprises. Fuel yards took advantage of the streetcar line for delivery of coal from nearby Renton and Newcastle, as well as fire wood. Valley Fuel Company received deliveries via a short spur line extending off to the east from the main line at Rainier Avenue and Alaska Street.

The timber supply in the vicinity of Columbia City was exhausted less than ten years after the construction of the Columbia Mill. The Mill furnished part of the electricity needed to run the streetcars, so it was logical to build the Hudson Street car barns to serve the streetcar lines on the site of the old mill in the early 1900s. Due to the proximity of the car barns, one of the most reliable occupations for three decades in Columbia City was that of motorman on the streetcar line.³⁸ Other notable early businesses in Columbia City included meat markets, real estate offices, the Columbia Laundry, a tinsmith, and a plumbing shop.

Two anchor buildings, the Toby Building (#42) and the Grayson & Brown Building (#41), constructed in the first decade of the 20th century at the business district's north end were built to house two businesses that have helped to define Columbia City for a century. The Toby Building (#42) is connected to the history of banking in Columbia City, and also served as "incubator" space for a number of other local businesses. The two gentlemen whose names grace the buildings, D.W. Brown and Simeon Toby, were acquainted prior to settling in Columbia City. D.W. "Will" Brown was a motorman on the streetcar line. Simeon Toby paid a visit to Brown in Columbia City on his way to Hillman City to look at real estate. Toby mentioned where he was headed and why, and Will Brown insisted on showing Toby a choice corner lot available in Columbia. As Brown later told his grandson, Buzz Anderson, "I offered him such a good price, he decided to invest in Columbia City."³⁹

In 1903, Toby constructed a two story brick building at Rainier Avenue and Edmunds Street (a third story was added in 1914), and in 1909 he opened his bank. Buzz Anderson recounts the history of Columbia City's first banking enterprise: "[Toby] did not have the \$10,000 needed to obtain a State Charter, however, so he formed a private bank, S. T. Toby Bank. A year later he obtained the needed Charter and his bank, in 1910, became the Rainier Valley State Bank. Will Brown had the honor of being the first depositor at the new bank."⁴⁰ Toby built the Rainier Valley State Bank building in 1922 (#44) and formed the Southern Savings & Loan the same year. In 1924 Simeon Toby died and his son Thomas became head of the banks. Shortly afterward, Seattle First National Bank bought out Toby's banks, and continued to

³⁸ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 43.

³⁹ Anderson, Buzz. *Days Gone By: Simeon T. Toby's Bank Building*. 1/19/2000.

⁴⁰ Anderson, Buzz. *Days Gone By: Simeon T. Toby's Bank Building*. 1/19/2000.

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operate at the same location at 4820 Rainier Avenue for four decades, until a new SeaFirst Bank was constructed directly across Rainier Avenue (#16) in 1959.

A storefront in the Toby Building also served as the first home for Grayson Brothers Hardware, founded in 1903. In addition to the hardware business, the Graysons also had a funeral business, which was a common combination in the pre-automobile age, as caskets could be made in the furniture workshop, and both businesses could share the large wagon and team required to transport both caskets and furnishings. In 1908, D.W. Brown built the Brown Building (#41) at 4860 Rainier Avenue, and in the building's early years it housed a printer. Grayson Brothers Hardware relocated to the Brown Building in 1911, and in 1916, D.W. Brown left his job as superintendent of the streetcar line during one of its many bankruptcies and joined Ed Grayson as a partner in his hardware and furniture business. It became known as Grayson & Brown Hardware and Furniture Company. Grayson divested himself of the funeral business, after D.W. Brown's wife Edith objected to her husband's involvement in the business. The funeral business survived, however, and is known today as Columbia Funeral Home, located just north of the Columbia City Historic District in the historic Lassen Home on the northwest corner of Rainier Avenue and Alaska Street.⁴¹ In 1923, a two story addition to the Grayson and Brown Building was constructed on the north side, and the floor and roof joists were attached directly to the Toby Building, so the two buildings share a party wall.

Through most of the 20th century, an assortment of locally owned businesses served residents of Columbia City and the surrounding Rainier Valley, often moving from one storefront to another along Rainier Avenue as more desirable commercial spaces became available. In the early decades of the 20th century, Columbia City's commercial district boasted grocery stores, drug stores, hardware stores, dry goods stores, bakeries and confectionary shops, a milliner, a tailor, a shoemaker, a print shop, a furniture company, transfer and storage companies, undertakers, as well as physicians, dentists, and a music teacher. Later decades saw the addition of insurance companies, beauty shops, jewelers, florists, cafés, movie theaters, opticians, and other professionals in second floor offices above storefronts. A number of commercial buildings also had hotels operating on upper floors, or rented housekeeping rooms.

The Rainier Valley Citizen's 1915 Annual, a supplement to the local newspaper, provides a description of Columbia City in its hey-day:

As a center for the community business, Columbia gained an early lead over the other and less favorably-situated settlements, and today it has more brick buildings and more and better stores than any other suburb of Seattle with the possible exception of the University district. It has a bank, a public library, a police sub-station, two telephone stations, several lodge halls, the largest fireworks plant on the Pacific Coast, a newspaper and printing plant, three lumber yards and wood work mills and many fine stores of various kinds. Columbia also has the first brick pavement laid down in the Rainier Valley district.⁴²

As Columbia City prospered, the commercial center evolved in a distinctive pattern: wood frame buildings constructed in the 1890s were often torn down or moved off of Rainier Avenue to make way for new brick buildings. The Rainier Valley Investment Company building (#24) epitomizes the prosperity and boosterism of the period. It was built at 4871-75 Rainier Avenue, on the former site of Hepler's Grocery, which was moved out of the way to the west. The Rainier Valley Investment Company building was designed by local architect Henderson Ryan, and constructed of brick in 1913

⁴¹ Anderson, Buzz. *Days Gone By: Frigidaire Week at Grayson & Brown*. 5/7/2002.

⁴² Rainier Valley Citizen, *The Citizen Christmas Annual*, December 25, 1915.

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by a group of local investors. The building has provided retail space on the ground floor and professional offices and living quarters on the second floor for over 90 years. The Investment Company's office was located across the street at 4870 Rainier Avenue, prior to construction of the Dodge Building (#39) on that site. Principal owners and stockholders of Rainier Valley Investment Company also had regular 'day jobs.' For example, Mr. Gardner, the company president, was one of Columbia City's barbers, and D.W. Brown was a streetcar motorman at the time.

Columbia City remained a business hub for many years. Among the major employers were the Hitt Fireworks Company, which moved to Columbia City in 1905, just south of the commercial district. Hitt's was one of the largest manufacturers of fireworks in the United States. The Heater Glove Company, established in 1916 by Freeman Heater, manufactured leather jackets, hats, and other articles in addition to gloves. The company's first location was in a small building with room for only one sewing machine and a front door that opened onto the alley. They were directly behind Mayfield's Restaurant and Hotel at 4914 Rainier Avenue (#32), which has been known since 1929 as the Columbia Café and Elbow Room.⁴³

Bob Heater, Freeman's son, explained:

In the thirties there was a Northwest Products trade show every year in downtown Seattle by the Pike Place Market. Freeman Heater would have a large window display showing all the products they manufactured. Among the products they made were leather aviator helmets for the pilots during the open cockpit era of flying. The most noteworthy product the company produced was the helmet worn by Charles Lindbergh on his famous flight across the Atlantic in the Spirit of St. Louis in 1927. It was made of a very soft light brown leather. It is now on display in the Smithsonian. That wasn't the only notable product they made however. It seems that Freeman was a boxing fan and a friend of the famous boxer, Jack Dempsey. The company made his boxing gloves for him. They also made them for Jack Sharkey and other local boxing champs.⁴⁴

The impact of automobiles on Columbia City's business district became more pronounced after about 1915, not only in the changing streetscapes, but in the addition of gas stations at both the north and south ends of the commercial district, as well as a car dealership called the Columbia Motor Company (#38), and garages providing repair services.

The commercial phenomenon in Columbia City of the combined barber shop and pool hall deserves special mention. As an element of the district's social history, Columbia City's early effective ban on saloons contributed to the development of this unusual combination commercial enterprise, but the Rainier Valley Barber Shop (#33) is also notable for its continuity. Prior to the construction of the Rainier Valley Barber Shop at 4910 Rainier Avenue in 1926, Menzo LaPorte's barber shop had had at least five other locations in Columbia City. His first shop at 4866 Rainier Avenue (#22) was a partnership with his future father-in-law Lee Gardner, who had previously operated a barber shop at 4915 Rainier Avenue (#28). In 1917, Gardner and LaPorte moved to 4870 Rainier Avenue (#39). Mr. LaPorte opened his own shop at 4906 Rainier Avenue (#34) in the early 1920s, and moved to 4904 Rainier Avenue (#35) in 1922. His final location at 4910 Rainier Avenue (#33) was in a building which he built.⁴⁵ John Wynn has operated Big John's Barbershop in the

⁴³ Anderson, Buzz. *Days Gone By: Heater Glove Company*. 12/29/1999.

⁴⁴ Anderson, Buzz. *Days Gone By: Heater Glove Company*. 12/29/1999.

⁴⁵ Anderson, Buzz. *Days Gone By: Columbia City's First Pool Hall*. 7/10/2002.

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building since 1970. The only establishment that moved more often than the barber shop was Columbia City's post office, which has had at least eight different storefront locations since 1891.

Nelson's Butcher Shop (#21) is also notable for its longevity, though it has served Columbia City as a meat market in the same location at 4861 Rainier Avenue since 1909. Operated first by Charles Nelson and then by his son Richard "Butch" Nelson, the meat market is one of the longest lived businesses in Columbia City. Although it closed briefly in the 1970s, it has been operated in recent decades by Robert Ackerly as Bob's Quality Meats.

Other glimpses of Columbia City's commercial history can be found in the Rainier Valley Historical Society's collection, which includes the guest register from the Columbia Hotel (#35), signed by local residents enjoying the hotel's famous 'All You Can Eat' Sunday dinners, as well as hotel guests hailing from cities and towns all over the United States and beyond, including celebrity guest Buffalo Bill Cody. The south storefront of the Columbia Hotel building was occupied in the 1930s by the Columbian, a neighborhood dry goods store. This was an early attempt by Marshall Fields to operate as J.C. Penny did originally, with neighborhood and small town units.⁴⁶

A photograph in the Rainier Valley Historical Society collection captures the impact of the Great Depression in Columbia City. Taken in 1932, it shows hundreds of people lined up outside a relief office on the Edmunds Street side of the Toby Building (#42) in one of the former locations of the Columbia Station post office. Historian Mikala Woodward writes, "When the Depression first hit Washington State, the government did little to help people who were affected. It was the unions and the communists who got together and provided assistance – they cut firewood and gave it away to people in need, and they opened relief offices."⁴⁷ The self-help movement in the United States originated in Seattle, according to historian Richard C. Berner, and the relief office in Columbia City was the first local office to open, with token support from the Seattle City Council and actual support from the Unemployed Citizens' League.⁴⁸

The end of streetcar service on January 1, 1937 represented more than just the end of 46 years of private streetcar service for Rainier Valley. The streetcar line, with its Hudson Street car barn, had been a major employer in Columbia City, and its demise in the midst of the Great Depression hurt the district badly.⁴⁹ The most recently constructed residential building in the Columbia City historic district, the 1933 Evans Rental House (#4), also conveys its era as a modest house built by a relative of the property owner, who lived nearby, as a means to generate additional income during the Great Depression.

During the World War II years, small businesses struggled to find employees, as many of their regular workers had been drafted into the armed forces. Grayson & Brown employed several older retired men and housewives from the surrounding area to sell nails, fencing and paint from the hardware department as well as furniture and appliances.⁵⁰ Businesses boomed in Columbia City in the post-WWII economy, as shop owners tried to keep up with demands for goods and services from the huge influx of new residents in Rainier Vista and Holly Park housing developments. One

⁴⁶ Anderson, Buzz. *Days Gone By: All You Can Eat For 25 Cents*. 12/31/2000.

⁴⁷ Woodward, Mikala, ed. *Rainier Valley Food Stories Cookbook: A Culinary History of the Rainier Valley*. Seattle: Rainier Valley Historical Society, 2003.

⁴⁸ Berner, Richard C. *Seattle in the 20th Century, Volume 2: Seattle 1921 – 1940, from Boom to Bust*. Seattle, Washington: Charles Press, 1992. p. 305.

⁴⁹ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 73.

⁵⁰ Anderson, Buzz. *Days Gone By: Columbia City's First Pool Hall*. 7/10/2002.

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well known business of the time was Cleo's, a women's clothing store which drew customers from all over Seattle. The business started out in the Calvert Bakery Building (#20), and then moved to the Rainier Valley State Bank (#44) in the 1960s. Rector's Men's Shop (#19) was also an institution in Columbia City for decades.

As the post-WWII economy slowed, and the temporary wartime housing transitioned to low-income housing projects, Columbia City's commercial district struggled to attract shoppers. A neon sign directing traffic to the Columbia Shopping District was installed on Empire Way in 1950, and the Columbia Merchant's Inc. sponsored promotions such as a raffle for a new Buick to entice area residents to "shop at home" rather than traveling in their cars to Seattle or Renton.⁵¹

Columbia City experienced relatively little post-WWII commercial development, with the exception of one major redevelopment project on the west side of Rainier Avenue, north of Edmunds Street, which involved the construction of three new commercial buildings in the late 1950s. These three buildings, the Hasegawa Professional Building (#14), the Tradewell / Columbia Plaza Building (#15) and the SeaFirst Bank Building (#16), were constructed in a modern style, and do not currently (2004) meet the National Register's 50 year age requirement to be considered as potentially contributing resources to the district. However, each represents evolution and continuity in terms of the history of commerce in the neighborhood. Professional offices had long occupied second floor spaces above storefronts on Rainier Avenue; numerous grocery stores and general stores had served the neighborhood over time; and the neighborhood bank migrated from the southeast corner of Rainier Avenue and Edmunds Street, to the northeast corner, to the northwest corner of the same intersection over a 50 year period.

During the 1960s and 1970s, many long-time businesses were sold or closed their doors. Newspaper articles from the 1970s lament the flight of merchants to other communities and the deterioration of the commercial district, and note that the biggest going concern for many years in Columbia City was the local Bingo parlor. A 1974 newspaper article titled "Closing in the Face of Crime" noted the closing of Columbia City's jewelry store after 26 years of business because the store had been robbed three times in less than a year.⁵² Designation of the landmark district at the local level in 1978 and listing in the National Register in 1980 were key elements of the effort to support local businesses and reinvigorate Columbia City's commercial district. The Columbia City Development Association was organized around this time, and worked to plan community revitalization projects and bring funds into the neighborhood.

Even after several years of planning and public investment in the Rainier Valley, an increased police presence and the formation of neighborhood watch groups, businesses in Columbia City struggled during the 1980s, and many family-owned businesses closed after decades of operation, including Rector's Menswear (#19) and Grayson & Brown (#41). Rapid turnover in the neighborhood's population in the preceding two decades meant a dramatic change in clientele, and many businesses were unable to continue operating. Columbia City's commercial district included several boarded-up buildings during the 1980s. As Seattle's economy boomed in the 1990s, Columbia City seemed to be perpetually rediscovered by local trend watchers looking for the next up and coming neighborhood, and new restaurants and shops opened as historic buildings were rehabilitated to serve new uses.

⁵¹ Rainier Valley Historical Society Collection.

⁵² Suffia, David. "Closing in the Face of Crime." *Seattle Times* 1/9/1974.

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The Columbia City Farmers Market, held weekly during the summer in the Tradewell / Columbia Plaza parking lot (#15), plays an important role in community building in contemporary Columbia City. Founded in 1998, the farmers market provides a neighborhood gathering place that showcases the area's ethnic diversity and provides a link to Rainier Valley's agricultural heritage.

Social History in Columbia City: Schools, Churches, Ethnic Heritage and Social Groups

The early settlers of Columbia City were a social and civic-minded group, establishing a community Sunday school in July 1891, less than three months after the sale of the first lots in the newly established Columbia town site.⁵³ Several early settlers were civil war veterans, including Mr. Wiard and Mr. D.C. Brown. Perhaps the earliest social organization established was the Columbia Pioneers, which held annual gatherings starting in 1891. By 1892, the original Columbia School had been constructed, with an initial enrollment of over 85 students, indicating that the majority of the population of Columbia City in the early 1890s were children. Columbia City never boasted a high school; students in all grades attended Columbia School in early years. Later, students were sent to Broadway High School in Seattle, and after 1911 to Franklin High School in Mount Baker. By 1893, a baseball team had been organized, and Columbia City's Fourth of July festivities were gaining renown. A volunteer fire department also established at this time.

Fraternal organizations were important social institutions in Columbia City's early years, and their facilities served many other community organizations as well. The earliest fraternal lodge hall in Columbia City was the Knights of Pythias Hall, an ornate, turreted false-front wood frame building constructed in 1892 at 4863-65 Rainier Avenue (#22). The most visually prominent building in Columbia City's early years, the two story building had commercial space downstairs and a meeting room upstairs for lodge meetings, community affairs, and social gatherings. Bill Phalen bought the building in 1903 and it became known as Phalen's Hall, with Phalen's general store and grocery on main floor and continued community use of the second floor by a variety of organizations for meetings, social gatherings, and dances.⁵⁴

The Modern Woodmen of the World had a lodge hall upstairs in the Weed Building (#34). This space was also used by other community groups for business meetings as well as dances and other social gatherings. The Oddfellows met in nearby Hillman City. Another social center was Boyd Hall, built in the late 1890s on Ferdinand Street, just west of the old Columbia School, on the site of the present Columbia School. This facility primarily served as a dance hall, and was also used for roller skating and as a theater. Boyd Hall was where the first movies were shown in Columbia City, in 1914.⁵⁵

A Masonic Lodge was chartered in Columbia City in 1903. The Ark Lodge # 126 Free & Accepted Masons first met in what was known as Fraternity Hall, a meeting hall built by H.H.A. Hastings on the south side of Ferdinand Street, one half block west of Rainier Avenue. An Eastern Star chapter was chartered in 1905. The Columbia Pioneers also met at Fraternity Hall, as did other community organizations. In 1921, the Ark Lodge built an elegant stucco-clad Temple building at 4812 Rainier Avenue (#45). The order sold its Lodge building in the early 1990s to a private developer who has renovated interior spaces to serve as an art gallery and movie house. The Ark Lodge #126 celebrated its centennial in 2003, and continues to meet at the Delta Masonic Hall in Tukwila. In describing the role of fraternal organizations like

⁵³ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 31.

⁵⁴ Anderson, Buzz. *Days Gone By: Bill Phalen's Parade*. 10/13/1999.

⁵⁵ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 56.

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the Masons in earlier eras, long time Ark Lodge member Georg Schluter said, "When you come from another country and don't know anyone, the people in the lodge become very important, like your family."⁵⁶

Demographic patterns in Columbia City are captured in early census data. The Federal Census of 1900, enumerated by Columbia City resident Ralph D. Nichols, was the first federal census conducted in Columbia City after its founding and incorporation. The Census of 1900 counted 709 men, women and children living in Columbia Precinct. Of the total population, 16% were foreign born, coming from (in order of frequency) English and French Canada, Germany, England, Sweden, Ireland, and at least seven other countries. The majority of Columbia City's residents at the time were children, and over 40% of the total population had at least one parent who was foreign born. The Census of 1900 also shows that 22% of Columbia City's population had been born in Washington state or Washington territory. The remaining 60% of the population came from elsewhere in the United States, with the majority hailing from Midwestern states such as Iowa, Missouri, Kansas, Minnesota, and Wisconsin. Later census data, from 1920 and 1930, shows a smaller number of immigrants relative to the overall population, but a broader range of countries of origin. Prior to WWII, immigrants in the Columbia City neighborhood were predominantly Caucasian people coming from European countries, but they spoke many languages and brought a variety of traditional customs and cultural practices with them.⁵⁷

While the Rainier Valley Improvement Association founded in 1904 sought to boost the district's economic development, several churches sought to guide the community's moral development.⁵⁸ The Columbia Congregational church was the first church constructed in the neighborhood, just east of the Columbia City Historic District boundary, at 39th Avenue and Ferdinand Street. Other churches established in Columbia City's early years include the German Evangelical Church on Angeline Street, the Columbia Baptist Church on the Columbia Green (#11), and the Christian Science group, which met on the 2nd floor of the Weed Building (#34).

One of the most pressing social issues in Columbia City's early days was temperance, and the town's ability to effectively prohibit the operation of saloons within its boundaries was a key issue in Columbia's history as an independently incorporated municipality. One of the most common misconceptions about Columbia City's history is that one of the first pieces of legislation passed by Columbia's Town Council was an ordinance banning saloons. It was a point of pride for many years in the community that Columbia was a 'dry town.' However, research has shown that this was not actually true. Ordinance #18 passed in 1893 set the price of a liquor license prohibitively high, at \$500. For comparison, a lot in the original Plat of Columbia at the time cost \$300 and could be paid off over the course of several years. The high cost of a license was intended to deter any potential business people from operating a saloon in Columbia City. As other outlying communities voted in favor of annexation into Seattle in the late 1890s and early 1900s, Columbia City voted to maintain its independence, and therefore maintain its effective prohibition against saloons.

Concern on the part of upstanding local residents about the moral character of Columbia's citizenry extended beyond saloons to include the more mysterious sounding establishment known as the pool room. Then, as today, pool tables

⁵⁶ Interview with members of Ark Lodge #126 at Delta Lodge, Tukwila, Washington, April 7, 2004.

⁵⁷ Federal Census Data, Columbia Precinct: 1900, 1920, 1930.

⁵⁸ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 48.

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were typically found in taverns, but since Columbia City was without taverns, a pool room was opened in 1905 in association with Mr. Gardner's barber shop at 4915 Rainier Avenue (#28).⁵⁹

Not long after the pool room / barber shop went into business, a petition was submitted to the Mayor and Council of Columbia, with the following message: "We, the undersigned mothers and women residing in Columbia, hereby petition your Honorable Body to regulate the conduct and operation of the billiard and pool room operated on Rainier Avenue by the adoption and enforcement of an ordinance requiring the same to be closed all of Sunday and Sunday night and to be closed each night at 11 o'clock p.m."

The petition includes five pages of women's signatures. A second petition from the same time period is also included in Columbia City's municipal records, and this one reflects a decidedly different constituency. The wording of the second petition is as follows: "We, the undersigned residents of Columbia, respectfully petition your Honorable Body not to pass an ordinance as prayed for by a certain petition presented to your Honorable Body at your last meeting..." Signatories to this second petition are all men. Although the women's petition had many more signatures, it appears that the men eventually won out on this particular issue. Columbia voted for annexation into Seattle in 1907, thus opening up the town to saloons and other "legal entertainments," at least until Prohibition came along.⁶⁰

Real estate speculation and development were lucrative enterprises throughout Columbia City's history, but one investment company is particularly notable for its role in the region's social history. It is described in a 1915 publication under the title "Columbia Has Only Woman's Realty Corporation." The article says:

Through not generally known, there exists in Rainier Valley a women's organization of a very unique character. There is not known to be another one of the kind in existence in this city or elsewhere... The organization is one of Rainier Valley housekeepers, incorporated for business and investment purposes only, and is known as the Columbia Co-operative Investment Company.⁶¹

One unusual aspect of Columbia City's recreational history during the first half of the 20th century involves a community approximately 70 miles to the north of Seattle, on Camano Island. At least a dozen families from Columbia City built summer cabins near Camp Lagoon resort on the northwest side of the island, and many more rented cabins for weeks or months each year. So many residents of Columbia City could be found on Camano Island at any given time during the summer that the community's unofficial, but functional, post office address was Columbia City #2.⁶²

The housing boom during WWII introduced tremendous changes to Columbia City and Rainier Valley's ethnic make-up, with the rapid construction of racially integrated public housing projects. As the post-WWII prosperity began to fade, Columbia City and surrounding neighborhoods in Southeast Seattle experienced a period of rapid social change coupled with an economic downturn that had a profound impact on the community. A community development planning study conducted by Southeast Effective Development (SEED) in 1976 identified the period of time between 1960 and the mid-

⁵⁹ Anderson, Buzz. *Days Gone By: Columbia City's First Pool Hall*. 7/10/2002.

⁶⁰ Seattle Municipal Archives: *City of Columbia Records*, 1893-1913, City of Seattle.

⁶¹ Rainier Valley Citizen, *The Citizen Christmas Annual*, December 25, 1915.

⁶² Interviews with Marvin "Buzz" Anderson, President of Rainier Valley Historical Society, February 6, 13, and 20, 2004.

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1970s as one characterized by racial transition, out-migration of the white middle class, and financial disinvestment.⁶³ However, the same study found that when residents were asked to identify the most positive things about living in their neighborhood, the top response was that the neighborhood was well integrated, documenting a growing awareness and pride in Southeast Seattle's cultural diversity.

The Columbia City Development Association lobbied for the establishment of "Little City Hall," a field office for city government established in 1978 in the Calvert Bakery Building (#20). This municipal presence, combined with listing of the Columbia City historic district in local and National Registers represented a critically needed re-investment in district by Seattle's civic leaders.

Ethnic diversity has always been a hallmark of the district, but in recent decades it has become a key aspect of Columbia City's identity as a neighborhood, and one of the factors that draws individuals and organizations to the area. The Royal Esquire Club, a private, not-for-profit African American social club located just south of the National Register district, but within the locally designated landmark district on the 5000 block of Rainier Avenue, exemplifies this trend. The Club's neighbors to the south, Radical Women and the Freedom Socialist Party both headquartered in New Freeway Hall at 5018 Rainier Avenue augment the neighborhood's diversity as well.

Recent history of Columbia School reflects demographic patterns and civic engagement consistent with other aspects of Columbia City's social history. Columbia's student enrollment jumped in 1942-43 because of an influx of wartime workers, many of whom lived in the nearby Rainier Vista Housing Project. Classroom spaces were reconfigured and adapted to accommodate new students, and portable buildings were put to use even after an annex building was opened offsite to accommodate additional students. Following mandatory busing and the opening of additional schools in surrounding neighborhoods during the 1970s, Columbia School became the home of Orca K-5, an alternative program focusing on arts and the environment, and characterized by a high level of parent involvement. A predecessor to the Orca program was founded in 1972, and was co-located at two schools in north Seattle prior to moving to their own facility, Columbia School, in 1989.⁶⁴ Now called Orca at Columbia, the program serves students in grades K-8.

After a twenty year period of social instability, economic decline and rising crime, Columbia City achieved a sort of equilibrium at the beginning of the 21st century. Current census figures show that the population of the area is approximately one third African American, one third Asian American, and one third European American, making it one of Seattle's most ethnically diverse neighborhoods. Beyond those broad statistics, at least 40 different ethnic groups have their highest concentrations in the communities of Rainier Valley, giving the area a unique cultural environment.⁶⁵

The Columbia Pioneers continued to hold annual meetings through the 20th century. The group experienced a burst of activity in their efforts to protect the Columbia Green from proposed development in the late 1960s and early 1970s, but their membership aged and dwindled. Columbia Pioneer historians Van Peirson, Ruth Hall, Carey Summers, and Madge Nichols Brauner each made significant contributions to the historic record of Columbia City through numerous books, articles, and collections of artifacts and photographs. In 1993, the Columbia Pioneers reorganized as the Rainier Valley Historical Society, a non-profit organization founded to preserve the history of Columbia City and the surrounding area.

⁶³ Southeast Effective Development. *Southeast Seattle Community Development Plan – Framework for Action*, 1976.

⁶⁴ Thompson, Nile & Carolyn J. Marr. *Building for Learning, Seattle Public School Histories 1862 – 2000*. Seattle: Seattle School District, 2002.

⁶⁵ Cantwell, Brian. "Columbia City: Colorful 'Neighborhood of Nations' retains the feel of a village." *Seattle Times* 3/4/2004.

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The Rainier Valley Historical Society has its offices and archives in the Rainier Valley Community Center, formerly the Fifth Church of Christ, Scientist (#1) on the Columbia Green, and continues the tradition of annual meetings along with many other heritage activities intended to appeal to broad audiences.

Transportation & Its Impact on the Community

Pioneer Historian Carey Summers wrote, "Columbia City began with the rickety old streetcar lines. Now without them progress would have been slower, no doubt: but with the kind of service the R.V. [Rainier Valley] Transit Lines gave, it may be that Rainier Valley grew largely in spite of its transportation."⁶⁶

An Indian trail crossed Rainier Valley long before any streetcar line, on a route from Lake Washington just south of today's Seward Park, northwest through what became Columbia City, and across north Beacon Hill to Elliott Bay. A military road was constructed between Steilacoom and Seattle following the territory's Indian Wars in 1855, and it followed a route northward through South Park, across the Duwamish River and along the route of present-day Renton Avenue, crossing Beacon Hill along the route of present-day Graham Street. The York Road constructed in the 1890s followed a roughly north – south route through Rainier Valley, skirting Columbia City on its north side, and winding northward attempting to avoid what was then a vast swampy area between Columbia City and First Hill.

A far more pleasant option for early transportation to the Columbia City area were steamers which regularly left Leschi and traveled south along the Lake Washington shoreline to Lakewood a summer community just east of the Columbia town site platted in 1890 as Maynard's Lake Washington Addition by Guy Phinney.

By far the most significant factor in transportation history related to Columbia City was the construction of a streetcar line which opened up Rainier Valley to rapid commercial and residential development. Construction on the Rainier Valley Electric Railway started in 1889. Streetcar service began in 1891 and continued for 46 years, though the privately owned streetcar company operated under at least six different names and went through almost as many bankruptcies and reorganizations.⁶⁷

Streetcars left every 45 minutes from Railroad Avenue & Washington Street in downtown Seattle. The fare to Columbia was four cents. Cities like Seattle encouraged development and investment in outlying areas by granting franchises to privately owned transit companies. The Seattle City Council passed Ordinance #1780 on July 21st, 1891, permitting Edmiston to operate the Rainier Avenue Electric Railway, which he had been doing already for several months.

The line was extended to Rainier Beach within two years, and the fare was five cents additional to Rainier Beach. Sources disagree about exactly when service was expanded to Rainier Beach, but all sources agree that the route did not generate enough revenue to keep up with construction debt, and the line went into receivership during Panic of 1893 and came under the control of W.J. Grambs. Columbia City's incorporation in 1893 made the streetcar line King County's first true interurban. In 1895, after more than two years in receivership, the Rainier Valley Electric Railway was sold to

⁶⁶ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 7.

⁶⁷ Blanchard, Leslie. *The Street Railway Era in Seattle: A Chronicle of Six Decades*, published by Harold E. Cox, Forty Four, PA, 1968.

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Frank Osgood, who changed the name to the Seattle & Rainier Beach Railway. The line was extended to Renton in 1896, and the name of the line was later changed to the Seattle & Renton Railway.⁶⁸

As other streetcar lines around Seattle were consolidated under Seattle Electric Company, Rainier Valley line stayed independent, though the level of service brought frequent complaints from passengers. In 1903 the line was reorganized yet again as the Seattle, Renton & Southern Railway, but remained under the management of Frank Osgood. A promotional pamphlet from this period advertises railway excursions, inviting passengers from Seattle to enjoy two hours of mountain and water scenery for 25 cents. Boating, fishing, picnicking, camp grounds, and resort hotels could be enjoyed in the vicinity of Rainier Beach and Bryn Mawr.

The line grew from two cars in 1891 to 23 passenger cars, freight cars & locomotives by 1906. It moved goods such as Renton's coal, timber and milled lumber, and produce, as well as people commuting to work or school, or visiting the country. Spur lines were constructed that served the Genessee and Lakewood neighborhoods east of Columbia City, as well as along 35th Avenue and Findlay Street to the west of Columbia City.

In 1907 Osgood sold the Seattle, Renton & Southern Railway to W.R. Crawford, around the same time that Columbia City residents voted for annexation into Seattle. Pioneer historian Carey Summers writes, "The 1907 depression, mismanagement, litigation and bankruptcy started the line on a slide to financial chaos from which it never recovered."⁶⁹ In 1911, Seattle voters approved municipal purchase of the Rainier Valley line, but the City of Seattle refused to purchase the line after its owners increased the price.⁷⁰ The Seattle Renton & Southern Railway went into bankruptcy again in 1912, and came out four years later after extensive litigation as the Seattle & Rainier Valley Railway.⁷¹

An advertisement by the Seattle, Renton & Southern Railway in the 1915 Rainier Valley Citizen Annual acknowledges "statements made by demagogues and certain newspapers that the Seattle, Renton & Southern is a junk pile." The advertisement goes to describe the rail lines cars as the safest, most convenient and most expensive, and promises a prosperous future of good service. An article in the same publication explains that the Railway had recently been enmeshed in,

"intricate litigation, involving various parties including the city, and passing from court to court seemingly without hope of settlement. This litigation has been a somber cloud upon the prospects of Rainier Valley, shutting out the glow of prosperity, obscuring the manifold merits of the district, and dampening the ardor of the inhabitants... When one understands that the grading of numerous side streets, the laying of sewers and water mains and the construction of business property depended alike upon and had to wait the improvement of Rainier Avenue, the widespread effects of the Seattle, Renton & Southern litigation became apparent."⁷²

The primary point of contention may have been the railway's refusal to pave the portion of Rainier Avenue between the tracks, which created a safety hazard for vehicles and pedestrians.

⁶⁸ Rainier Valley Historical Society Collection.

⁶⁹ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 54.

⁷⁰ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 58.

⁷¹ History Link Essay: *Seattle Renton & Southern Railway - King County's First True Interurban*. File No. 1756, by Walt Crowley, 2/24/1997.

⁷² Rainier Valley Citizen, *The Citizen Christmas Annual, December 25, 1915*.

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Throughout Columbia City's history, an uneasy balance existed between the streetcar line and Rainier Avenue. At the north end of Rainier Valley, the streetcar tracks were built on trestles and fill in several swampy areas, leaving no room for a roadway paralleling the tracks. Later, because of the mud, the roadway was "paved" with wood planks laid crossways the entire length of Rainier Valley. As the line approached Columbia City and attained higher, drier ground, both streetcar tracks and roadway had to be filled and graded to reduce the prohibitively steep grade north of Edmunds Street. A 1905 photo of Columbia City's business district looking north from Hudson Street shows two sets of streetcar tracks on the west side of the right of way, and a wide two-lane planked roadway with a horse drawn wagon parked on the east side. Sidewalks along Rainier Avenue were planked starting in the 1890s, and the planking of the roadbed was begun somewhat later, but side streets off of Rainier Avenue remained muddy troughs for many years.

As automobiles became more common in the 1910s, the demands of drivers to have passable roadways increased. After studying the problem for several years following the annexation of Columbia City, the City of Seattle initiated a major improvement project for Rainier Avenue in 1915 which involved a realignment of the tracks and roadway. Rainier Avenue was graded, and the streetcar tracks were moved to the center of the roadway, making room for two lanes of brick pavers from the Denny Renton brickyard to be laid on each side of the tracks.⁷³ Between Edmunds and Alaska Streets, the route of Rainier Avenue was reconfigured, and side streets that had been platted through the Columbia Green but not built were vacated.

Other arterials in Rainier Valley were constructed or reconstructed during this time, such as Empire Way, completed in 1913, which ran southwest of Rainier Avenue on Columbia City's west side. Cheasty Boulevard, completed in 1910, was one of the parkways in the Olmsted Brother's Seattle Parks Plan, and provided a scenic if circuitous route from Rainier Avenue to Beacon Avenue. With the completion of Columbian Way in 1927, Columbia City had a direct automobile route across Beacon Hill to the Duwamish Industrial Area south of downtown Seattle. Residential and commercial development came relatively late to Beacon Hill compared to other areas of Seattle, and though Rainier Valley businessmen met with Seattle City Council members to discuss a cross town highway between Duwamish and Rainier Valley as early as 1916, the route was not completed until several years later.⁷⁴

Simeon Toby, Columbia City banker, was active in the community and probably was remembered most for his efforts in convincing the city about the need for a road over Beacon Hill. In order to get to Georgetown and West Seattle in the early 20th century, it was necessary to either attempt to navigate a steep and muddy wagon road over the hill, or go all the way north to Dearborn Street and then back along what became Airport Way, at the base of Beacon Hill's west edge. Efforts to lobby the Seattle City Council were successful, and Columbian Way was constructed on an almost straight northwest to southeast route from Spokane Street to Rainier Avenue. For his efforts, Toby was memorialized as "The Father of Columbian Way" on a large bronze, embossed plaque that was installed for many years in a small park at the northwest corner of Rainier Avenue and Edmunds Street, and later was moved across the street and installed on the north wall of the Toby Building (#42). Buzz Anderson, Rainier Valley Historical Society president, noted that more of the credit for the establishment of Columbian Way should probably have gone to Ralph Nichols Sr., who resided in Columbia City and served on the Seattle City Council.⁷⁵

⁷³ Anderson, Buzz. *Days Gone By: Columbia Library Under Construction*. 9/16/1998.

⁷⁴ Summers, Carey. *Centennial History: Columbia City, Rainier Valley, 1853-1991*. Seattle, Washington, 1992. p. 67.

⁷⁵ Interviews with Marvin "Buzz" Anderson, President of Rainier Valley Historical Society, February 6, 13, and 20, 2004.

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The route of Rainier Avenue through Columbia City was part of the state highway system in the 1920s and 1930s. State Road No. 2, also called the Sunset Highway, began in Seattle at State Road No. 1, the Pacific Highway, and headed southeast on Rainier Avenue to Renton, and then northeast through Issaquah and east over Snoqualmie Pass. The state highway designation shifted to Empire Way (renamed Martin Luther King Jr. Way in 1982) in the late 1930s, bypassing Columbia City, but the Rainier Avenue continued to serve as Rainier Valley's major thoroughfare, connecting Seattle and Renton.⁷⁶ The Sunset Highway served as the region's primary automobile route for points east until 1940, when the Lake Washington Floating Bridge was completed and the primary state highway designation shifted to the more direct Seattle – Mercer Island – Issaquah route.

After three decades of uneasy coexistence between streetcars and autos on Rainier Avenue, the City of Seattle revoked the streetcar line's franchise in 1934. Two years later, the City ordered the Seattle & Rainier Valley Line to rip up its tracks so the Rainier Avenue could be widened and resurfaced for automobiles.⁷⁷ The last Rainier Avenue streetcar finished its run in the early morning hours on January 1, 1937. Later that year, a parade celebrated the long-awaited paving of the center of Rainier Avenue where the streetcar tracks had been removed. The parade route went all the way from Dearborn Street to Rainier Beach, with ribbon cuttings in every community.⁷⁸ By early 1941, Seattle's few remaining interurbans and streetcars had been replaced by city buses.

Though automobiles triumphed over streetcars as the major mode of transportation in the 20th century, Columbia City's historic district remains strongly pedestrian oriented, with the original route of the streetcar having a greater impact on the physical development of the district than any 'improvement' related to automobiles. Though it will not pass directly through Columbia City's historic district, the Sound Transit Central Link Light Rail line under construction in 2004 will bring rail transit back to Rainier Valley after an absence of about seventy years, and members of the local community are advocating for the station closest to Columbia City, at Martin Luther King Jr. Boulevard and Edmunds Street, to be named Columbia Station.

Architectural Significance of Columbia City Buildings

The Columbia City Historic District includes a few examples of buildings designed by well-known architects, and most of these are public or civic buildings associated with the economic prosperity of the early 1920s, following World War I. The majority of the district's commercial and residential buildings are vernacular in style, and their contribution to the district's overall significance is based on their ability to convey the era of their construction from the 1890s to the 1930s, through their design, setting, materials, workmanship, and association.

The most notable feature lending a sense of cohesiveness to the district is the influence of the streetcar right of way on the pattern of development of Columbia City's commercial buildings. From the earliest wood frame commercial building in the district, Nelson's Butcher Shop (#21) with its 1892 boomtown façade, to the most recent commercial building constructed within the historic period, the Columbia Confectionery Building (#23) with its 1928 brick façade, the footprint, orientation, and angled façade of each building was determined by the original Plat of Columbia with its angled lot lines abutting and paralleling the diagonal streetcar right of way. Additionally, a majority of district's commercial

⁷⁶ State Road No. 2 Sunset Highway, web page posted at www.angelfire.com/wa2/hwysofwastate/strd002.html

⁷⁷ History Link Essay: *Columbia City – Thumbnail History*. File No. 3327, by Cassandra Tate, 6/2/2001.

⁷⁸ Rainier Valley Historical Society Collection.

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buildings retain a suite of characteristic historic features, including large display windows, recessed entryways, transom windows, metal frame awnings, and glazed tile bulkheads.

Both commercial and residential buildings constructed in the district prior to 1914 were largely the work of local carpenters and masons such as G.S. Dudley and the Collier Brothers. One notable exception to this pattern is the 1913 Rainier Valley Investment Company building (#24), a two story brick building designed by Henderson Ryan. An architect with a background as a contractor / builder, Ryan is known for early work in Seattle such as the Ballard Public Library (1903-4) and the Roycroft Apartments (1906-7), as well as later work such as the Neptune Theater (1921-22).

Another pair of Columbia City buildings, the 1911 Rector's Building (#19) and the 1914 Columbia Café (#32) were both designed by Thompson & Thompson, a father-son partnership which also designed several buildings in Seattle's International District. The nondescript Dodge Building (#39) was designed in 1908 by partners James Schack & Daniel Huntington, who also designed the First Methodist Episcopal Church (now First United Methodist) in downtown Seattle and numerous residences together. In the post-WWI era, the Rainier Valley State Bank (#44) was designed by architect Victor W. Voorhees, who is individually credited with the design of over 110 building projects around Seattle, including residences, commercial and industrial buildings, apartment buildings and fraternal halls. He is best known for designing the Vance Hotel and Vance Building in Seattle, and for advertising books of house, cottage and bungalow plans for sale.

From 1914 to the mid-1920s, a series of prominent public and civic buildings were designed and built in Columbia City, many of them in popular revival styles of the era, which give the historic district several of its visual anchors today. The earliest of these prominent buildings was the Columbia Branch Library (#13), a Carnegie Library built in 1914-1915 at the east edge of the Columbia Green, facing Rainier Avenue. It was designed by Harlan Thomas and W. Marbury Sommervell in a Colonial Georgian Revival Style. Thomas was known for his work on St. James Cathedral on Seattle's First Hill; Sommervell was known for the Sorrento Hotel in the same neighborhood. In partnership, the architects designed several branch libraries in Seattle, including the Queen Anne, Douglass-Truth, and Columbia Libraries.

Just a few years later in 1921, the Fifth Church of Christ, Scientist (#1) was designed in a Greek Revival style, and built at the northwest corner of the Columbia Green on Alaska Street. The same year, the Ark Lodge #126 F&AM (#45) was designed by J.L. McCauley, an architect who lived in Columbia City and is probably best known for his role in designing the expansion of the King County Courthouse (County-City Building) with lead architect Henry Bittman in 1929. McCauley designed at least three other buildings within the Columbia City National Register Historic District, the 1920 Columbia Theater (#31), the 1924 Fasica Building (#43), and the 1927 Calvert Bakery (#20), as well as the 1923 addition to the Grayson & Brown Building (#41), and a 1929 renovation of the Weed Building (#34). McCauley designed two additional buildings in the larger, locally designated Columbia City Landmark District, at least three SRO apartment hotels that are included in the International District Seattle Chinatown National Register Historic District, and commercial buildings in Seattle's South Lake Union neighborhood.

The 'new' Columbia School (#17) was constructed in 1922 in a Mission Revival Style designed by Floyd A. Naramore in his early years as the architect for Seattle Public Schools. Naramore designed twenty schools in Seattle, mostly in a Georgian style. The Columbia School is unusual in that it is the only Mission Revival school in the Seattle district, and the only Naramore school designed with exterior stucco.⁷⁹

⁷⁹ Ochsner, Jeffrey Karl. *Shaping Seattle Architecture: A Historical Guide to the Architects*. 1994. Seattle: University of Washington Press.

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None of the residential buildings within the National Register district are associated with notable architects, though at least three are associated with builders who made significant contributions to the development of Columbia City. Van R. Peirson was one of Columbia City's founders, and served as mayor from 1903 to 1906. He built his house (#37) in 1891 and the Peirson Apartment Building (#36) in 1908. Van Peirson may also have built several of the Washington Co-operative Home Company houses in 1891 and 1892 that were said to have been built "on the plans" of the company. Approximately 32 houses were built in the original plat of Columbia in 1891 - 1892. In addition to the Van R. and Agnes Peirson House (#37), four other houses from this period are extant, and are included within the locally designated Columbia City Landmark District.

One residential building and three commercial buildings are attributed to builder W.S. Mangrum, who worked in Columbia City in the 1920s. The Thomas and Nina Elliott House (#9) on the Columbia Green was built by Mangrum in 1925, as were the 1928 Columbia Confectionary Building (#23), the 1922 Rainier Valley State Bank (#44) and the 1924 Fasica Building (#43).

In conclusion, Columbia City's history of development, its commercial and transportation history, and its social and architectural history all illuminate elements of late 19th and early 20th century community life in the Seattle area decisively shaped by timber and streetcars. A well-preserved mix of historic residential and commercial buildings, associated with each of the above themes, continue to convey the district's significance and identity. Since it was originally listed in the National Register of Historic Places in 1980, the Columbia City Historic District has been enhanced by several sensitive rehabilitations of historic buildings, ensuring that both the vernacular and high style resources in the district will continue to contribute to the district's historic character for decades to come.

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Boundary Description

The Columbia City Historic District is located in the NW $\frac{1}{4}$ of Township 24 North, Range 4 East Willamette Meridian, Section 22. The boundary of the Columbia City Historic District begins at the southwest corner of the intersection of South Alaska Street and Rainier Avenue South. From there it proceeds generally south along the western curb of Rainier Avenue to a point opposite the northern property line of 4812 Rainier Avenue South, and turns east following said property line. It then turns south following the rear property line of 4812 Rainier Avenue South and continues south along the eastern property line of 3806 South Edmunds Street to the opposite (southern) curb of South Edmunds Street. It then runs east to the rear property line of 4850 Rainier Avenue South and turns south along said property line to the northern property line of 4860 Rainier Avenue South. It then proceeds east and south following the property lines of 4860 Rainier Avenue South to the property line of 3806 South Ferdinand Street. It then runs east and south along said property lines to the opposite (southern) curb of South Ferdinand Street and turns south following said property line, and continuing south along the rear property lines of 4914 and 4916 Rainier Avenue South to the northern curb of South Hudson Street.

The district boundary then proceeds along this curb, continuing in a straight line across Rainier Avenue, to the rear property line of 4923 Rainier Avenue South. It then turns north along the rear property lines of 4923 and 4915 Rainier Avenue South to the southern property line of 4909 Rainier Avenue South. It then proceeds west and north along said property lines, and continues north along the rear property line of 4901 Rainier Avenue South to the opposite (northern) curb of South Ferdinand Street. It then turns west following said curb to the eastern curb of 35th Avenue South. It then runs north along said curb to the southern curb of South Edmunds Street. It then proceeds east along said curb to a point opposite the western property line of 3514 South Edmunds Street. It then turns north crossing Edmunds Street and following said property line, and continuing north along the rear property lines of 4757, 4753, 4747, 4743, 4739, 4735, 4731, 4729, and 4723 – 36th Avenue South and along the rear property line of the Fifth Church of Christ Scientist to the southern curb of South Alaska Street. It then proceeds east along said curb to point of origin.

Boundary Justification

Boundaries for the Columbia City Historic District were established on the basis of resource distribution and historical association. Commercial blocks along Rainier Avenue that retain the greatest concentration of intact historic buildings and the fewest visual intrusions form the core of the district. The Columbia School and Columbia Branch Library are included within the boundaries as key architectural and cultural landmarks of the community, in spite of some recent intrusive structures that tend to interrupt their continuity with the central core. Columbia Park is an important green space within the district, with a history of use that is significant to the development of the community. Early 20th century residences that face the park along 36th Avenue South, as well as a few that stand adjacent to the commercial center, are representative of the kind of housing stock that characterized early-day Columbia City.

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Photographs #1-29 of the Columbia City Historic District in Seattle, King County, Washington State, were taken in February and August 2004 by Holly Taylor. A 35mm camera was used. Negatives are on file at the City of Seattle Historic Preservation Program in Seattle, Washington. Images are of each building's primary facade.

Photo 1 of 29	Fifth Church of Christ Scientist / RVCC	Site ID#1, 3515 S Alaska St
Photo 2 of 29	Town Homes	Site ID#2, 4723 36th Ave S
Photo 3 of 29	Evans Rental House	Site ID#4, 4731 36th Ave S
Photo 4 of 29	Dodge – Elliott House	Site ID#8, 4747 36th Ave S
Photo 5 of 29	Elliott, Thomas & Nina, House	Site ID#9, 4753 36th Ave S
Photo 6 of 29	Rodia – Elliott House	Site ID#10, 4757 36th Ave S
Photo 7 of 29	Columbia Park, looking southwest	Site ID#12, 4701 Rainier Ave S
Photo 8 of 29	Columbia Branch Library	Site ID#13, 4721 Rainier Ave S
Photo 9 of 29	SeaFirst Bank / Bank of America	Site ID#16, 4811 Rainier Ave S
Photo 10 of 29	Columbia School, west façade	Site ID#17, 3528S Ferdinand St
Photo 11 of 29	Columbia School, south façade detail	Site ID#17, 3528S Ferdinand St
Photo 12 of 29	Calvert Bakery / La Medusa – Little City Hall	Site ID#20, 4855-9 Rainier Ave S
Photo 13 of 29	Nelson's Butcher Shop / Bob's Quality Meats	Site ID#21, 4861 Rainier Ave S
Photo 14 of 29	Columbia Confectionery / The Wellington	Site ID#23, 4869 Rainier Ave S
Photo 15 of 29	Rainier Valley Investment Company	Site ID#24, 4871-5 Rainier Ave S
Photo 16 of 29	Hastings Building	Site ID#26, 4901 Rainier Ave S
Photo 17 of 29	Boar's Nest / Angie's Tavern	Site ID#28, 4915 Rainier Ave S
Photo 18 of 29	Columbia Precinct (south façade)	Site ID#29, 4923 Rainier Ave S
Photo 19 of 29	Skaggs Safeway / Tutta Bella	Site ID#30, 4918 Rainier Ave S
Photo 20 of 29	Rainier Valley Barber Shop	Site ID#33, 4910 Rainier Ave S
Photo 21 of 29	Weed Building	Site ID#34, 4906-8 Rainier Ave S
Photo 22 of 29	Columbia Hotel / Lottie Mott's	Site ID#35, 4900 Rainier Ave S
Photo 23 of 29	Peirson Apartment Building	Site ID#36, 3811 S Ferdinand St
Photo 24 of 29	Peirson, Van R. and Agnes, House	Site ID#37, 3815 S Ferdinand St
Photo 25 of 29	Columbia Department Store	Site ID#40, 4864 Rainier Ave S
Photo 26 of 29	Grayson & Brown Building	Site ID#41, 4860 Rainier Ave S
Photo 27 of 29	Toby Building	Site ID#42, 4850 Rainier Ave S
Photo 28 of 29	Rainier Valley State Bank / Starbucks	Site ID#44, 4820-4 Rainier Ave S
Photo 29 of 29	Ark Lodge #126 F&AM	Site ID#45, 4812 Rainier Ave S

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Historic Image 12 of 12

Title: Columbia Merchants officers under Columbia Shopping District sign, Seattle, 1950

Caption: Officers and leaders of the Columbia Merchants, Inc., with the grand prize - a 1950 Buick Special 2-door Sedanet purchased from Anderson Buick Company. Art Anderson, Grayson & Brown Hardware & Furniture Co.; Hy Funk, Columbia Food Center - President, Columbia Merchants, Inc.; C.W. Wedin, Columbia Realty Co.; Jay Jacox, Halverson's 10-cent Store; Menzo LaPorte, Rainier Valley Barber; Russ Vold, Northwest Appliance Sales & Service - Chairman, Columbia Merchants, Inc. Shoppers of the Columbia City community are being offered numerous opportunities to win this Buick and other valuable prizes by shopping "at home" in the Columbia City area. Photographer: Unknown

Accession Number: 93.001.013

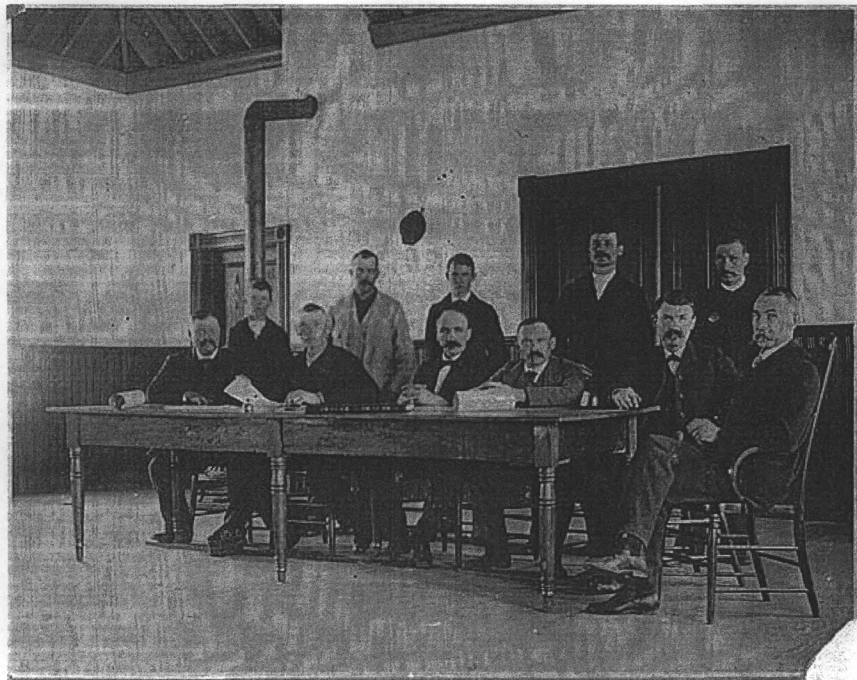
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Title: Columbia City Council, Columbia City, January 10, 1893

Caption: In an election on December 28, 1892, the voters approved incorporation of Columbia as a city of the fourth class and the name was changed to Columbia City. The Columbia City Council first met on January 10, 1893. Men in image: Top row, right to left - David C. Brown, City Marshal; Ed Hepler, City Treasurer; C.R. Hepler, Police Judge; Sam Hepler; unidentified boy. Front row, right to left - C.P. (Charley) Hutchinson, Mayor; Joe Hellenthal, Councilman; Ernest Voland, Councilman; Mr. Willis, Councilman; F.E. Bond, Councilman; J.W. Sullivan, Councilman. Officers not in photo are H.H.A. Hastings, Town Attorney, and B.R. Shaw, Clerk. Photographer: Unknown

Accession Number: 93.001.315

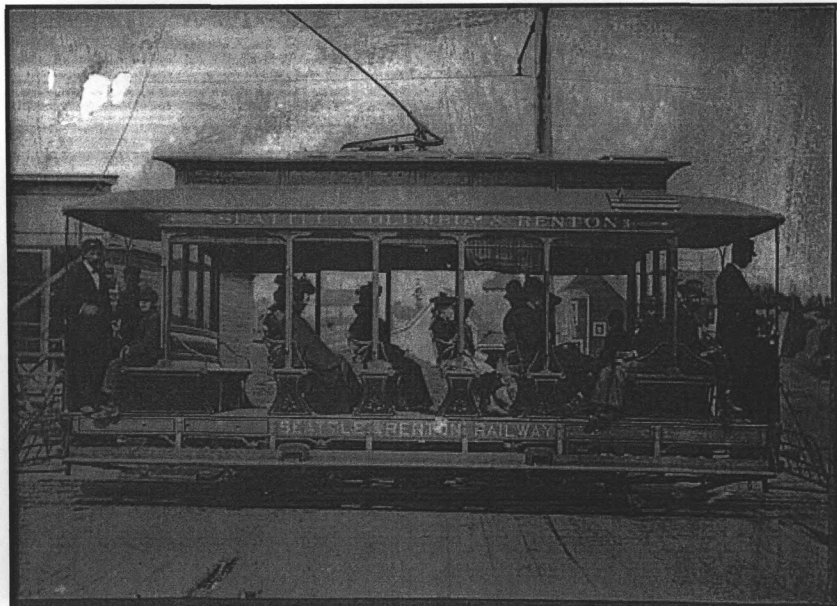
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Title: Seattle & Renton Railway Co. streetcar with passengers, Columbia City, 1893

Caption: Car #18 was a Brill single-truck breezer of 1890 vintage. This is one of four cars which appear to have been rebuilt into two California Type cars around 1913. Rainier & Ferdinand. Photographer: Unknown

Accession Number: 00.048.004

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Historic Image 4 of 12

Title: Panorama of Columbia City, Seattle, 1908.

Caption: Section of 2-part panorama: Columbia City looking east from Rainier Avenue, showing Edmunds Street, Toby Building, Columbia Hotel. Photographer: Curtis, Asahel, 1874-1941

Accession Number: A. Curtis 11278, University of Washington Collection.

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Property of Rainier Valley Historical Society, Seattle WA

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Title: Rainier Avenue north of Hudson Street, Columbia City, 1905

Caption: Columbia City looking north from Hudson Street. On the left is the Columbia Fire Department, town hall, a pool room and barber shop, Rainier Valley Market, and a dry goods shop. On the right is Guy L. Dickie's Columbia Hardware, a tinsmith shop, and McKenzie's Plumbing. Photographer: Unknown

Accession Number: 93.001.180

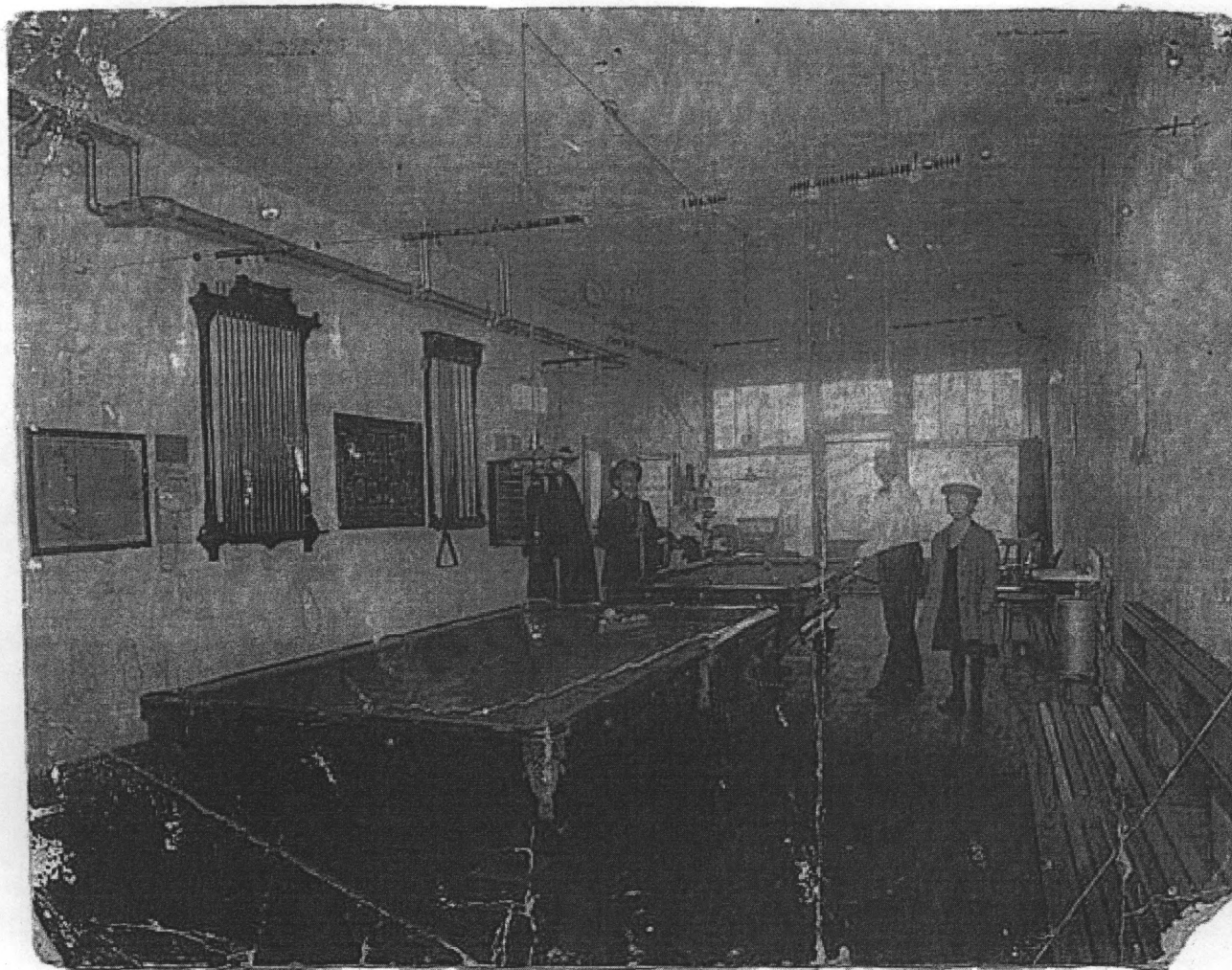
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Title: Barber shop and pool room, May 8, 1907

Caption: This business was located at 4915 Rainier Avenue from 1907 to 1908. Photographer: Unknown

Accession Number: 93.001.032

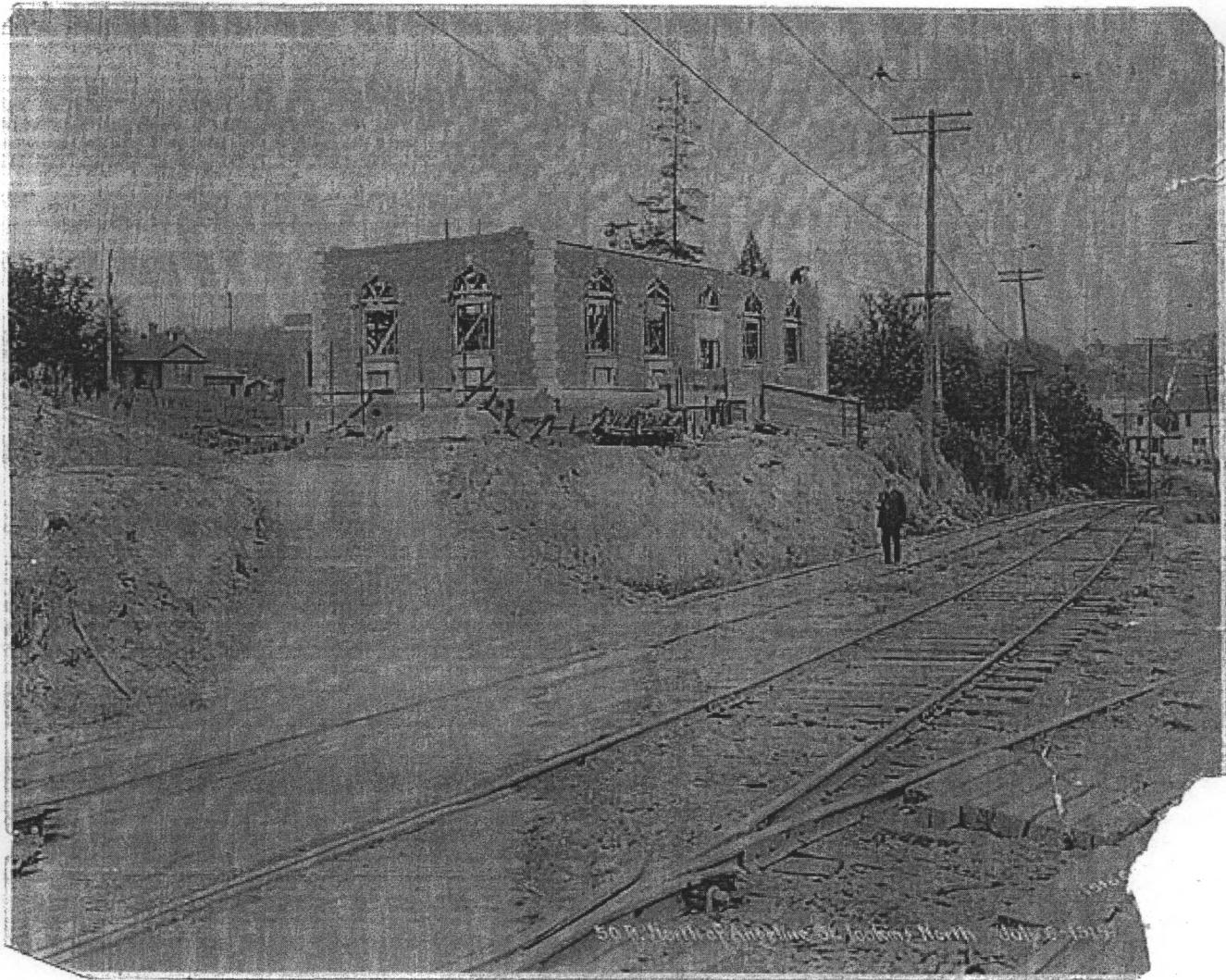
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Title: Rainier Avenue streetcar tracks next to Columbia Library under construction, Seattle, July 6, 1915
Caption: This library was built with funds from Andrew Carnegie. 50 ft. North of Angeline St. looking North, July 6 - 1915. Photographer: Nowell, Frank H., 1864-1950
Accession Number: 96.073.001

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Historic Image 8 of 12

Title: Four men in front of Grayson & Brown store, Columbia City, December 1926

Caption: The store was located at 4854 Rainier Avenue. Street is decorated for Christmas. Left to right: S.E. Grayson, D.W. Brown, Walter Humphrey, Arthur Anderson. Photographer: Unknown

Accession Number: 93.001.044

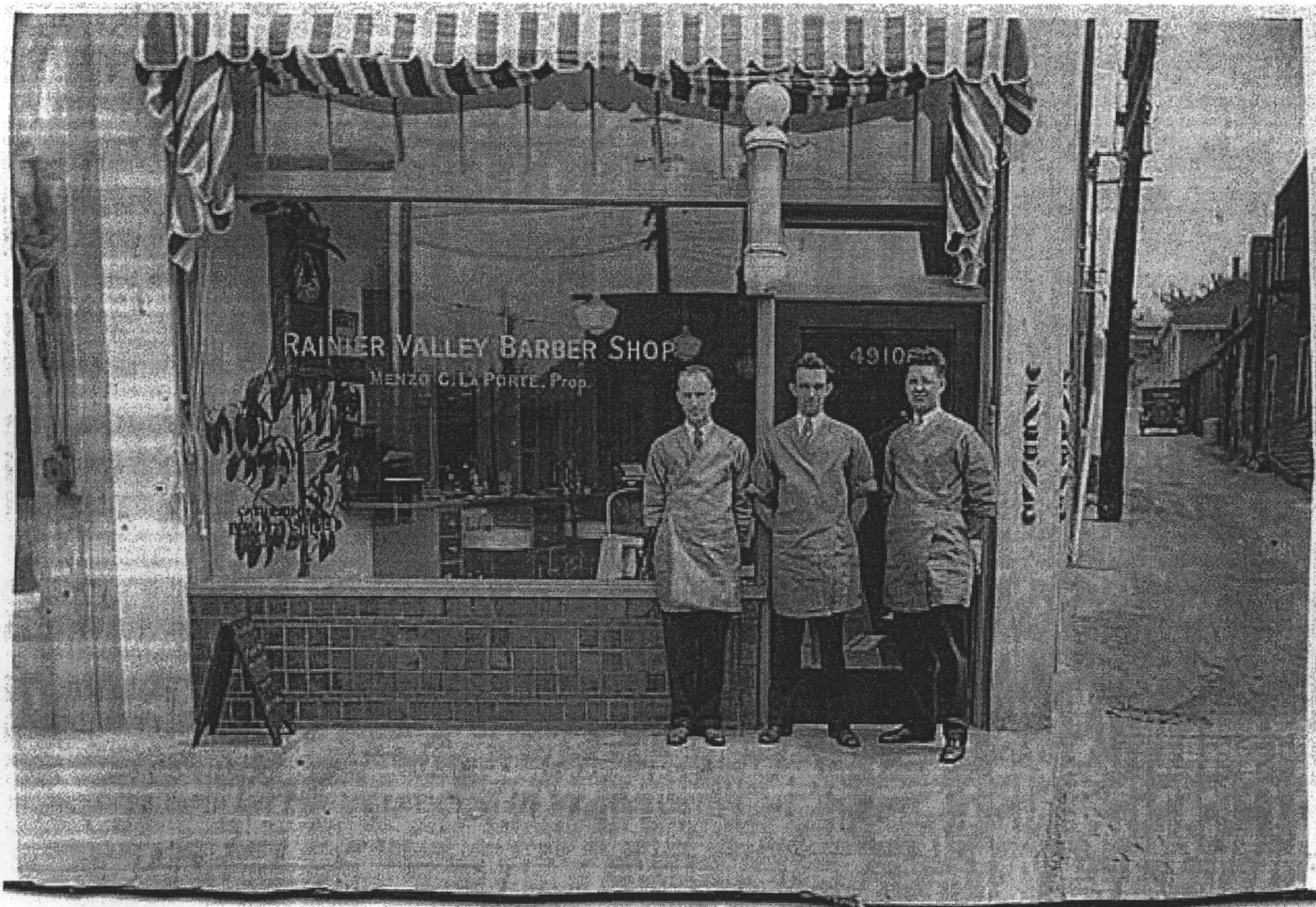
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Property of Rainier Valley Historical Society, Seattle WA

Historic Image 9 of 12

Title: Three men in doorway of Rainier Valley Barber Shop, Seattle, 1929

Caption: Bob Murphy, uniden., Menzo LaPorte. Menzo C. LaPorte was the proprietor of this barber shop, located at 4910 Rainier Avenue. Photographer: Unknown

Accession Number: 93.001.047

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Property of Rainier Valley Historical Society, Seattle WA

Historic Image 10 of 12

Title: Relief line, Seattle, May 28, 1932

Caption: This self-help organization was the first relief station in the city of Seattle. It was located at Rainier and Edmonds in Columbia City. Photographer: Patterson

Accession Number: 00.033.07

United States Department of the Interior
National Park Service

National Register of Historic Places

Historic Images

Page 11 of 12

Columbia City Historic District, King County, WA



Property of Rainier Valley Historical Society, Seattle WA

Historic Image 11 of 12

Title: Aerial of Columbia City from south, Seattle, ca. 1947

Caption: Rainier Avenue runs vertically through the center of the image. Columbia City's business district is at the bottom along Rainier. Columbia Park is the green space to the left of Rainier, and Genesee Playfield is to the right. View is looking north. Photographer: Unknown

Accession Number: 93.001.343

United States Department of the Interior
National Park Service

National Register of Historic Places

Historic Images

Page 12 of 12

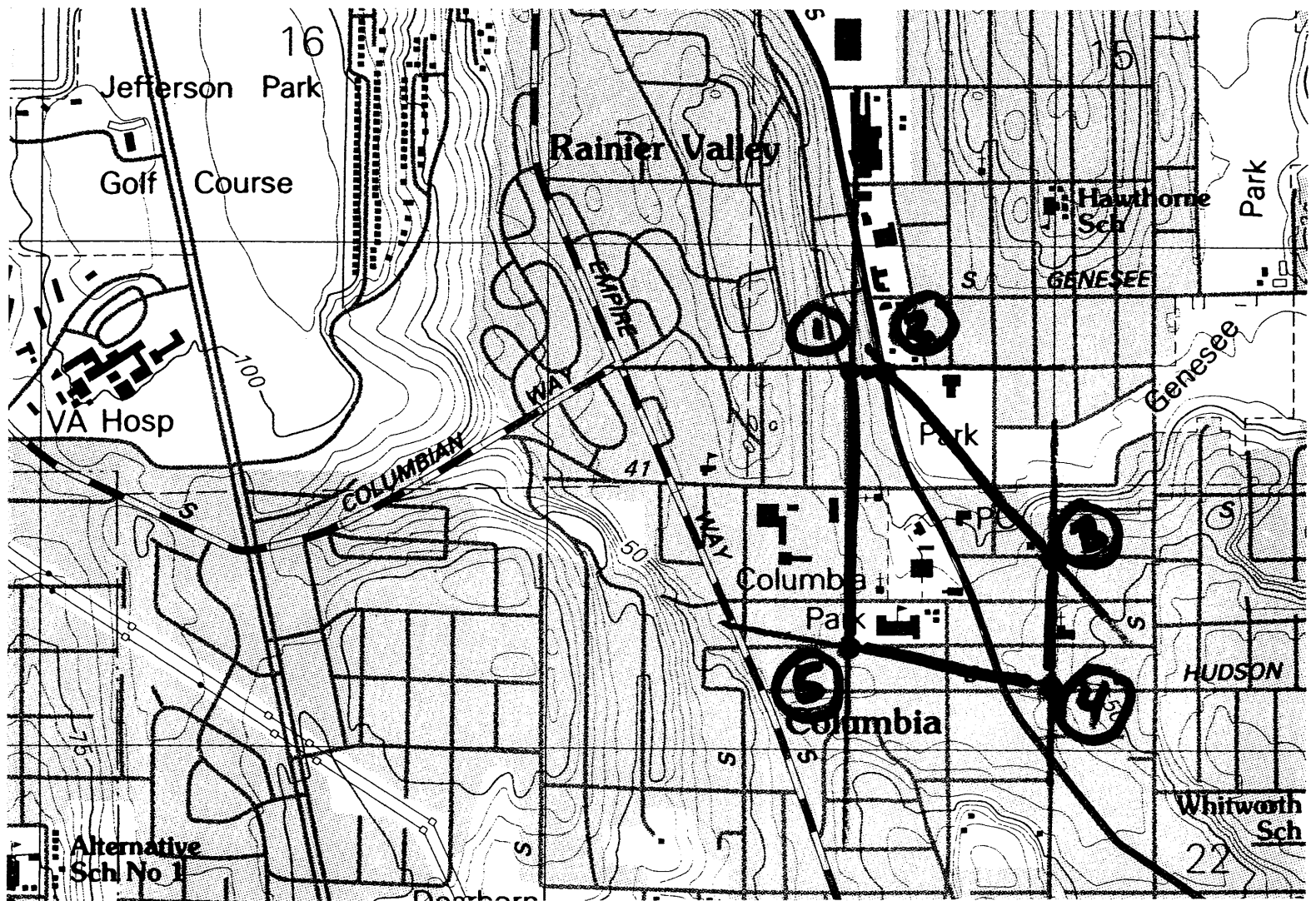
Columbia City Historic District, King County, WA



Property of Rainier Valley Historical Society, Seattle WA

Historic Image 12 of 12

Title: Columbia Merchants officers under Columbia Shopping District sign, Seattle, 1950
Caption: Officers and leaders of the Columbia Merchants, Inc., with the grand prize - a 1950 Buick Special 2-door Sedanet purchased from Anderson Buick Company. Art Anderson, Grayson & Brown Hardware & Furniture Co.; Hy Funk, Columbia Food Center - President, Columbia Merchants, Inc.; C.W. Wedin, Columbia Realty Co.; Jay Jacox, Halverson's 10-cent Store; Menzo LaPorte, Rainier Valley Barber; Russ Vold, Northwest Appliance Sales & Service - Chairman, Columbia Merchants, Inc. Shoppers of the Columbia City community are being offered numerous opportunities to win this Buick and other valuable prizes by shopping "at home" in the Columbia City area. Photographer: Unknown
Accession Number: 93.001.013

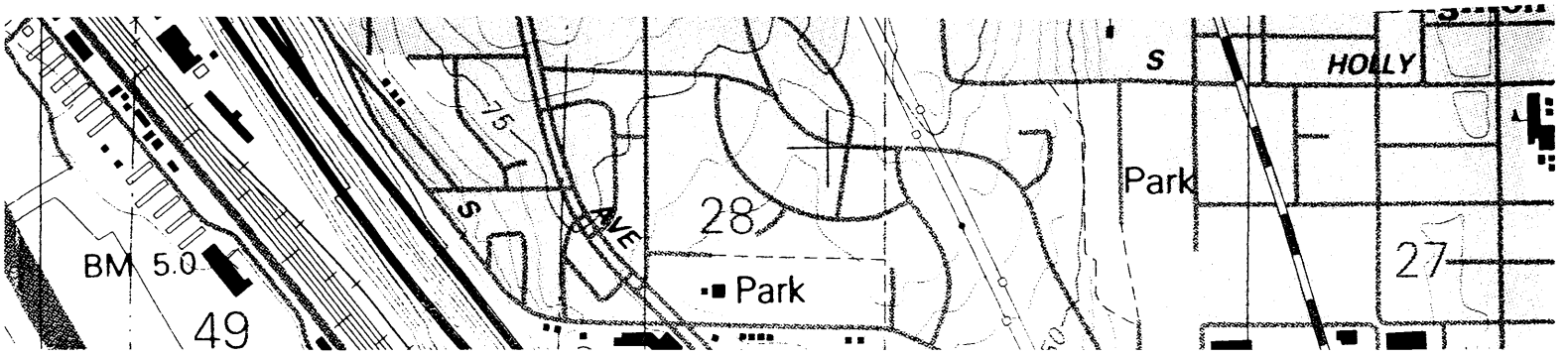


COLUMBIA CITY HISTORIC DISTRICT

UTM References – General Boundaries

(Place additional UTM References on a continuation sheet.)

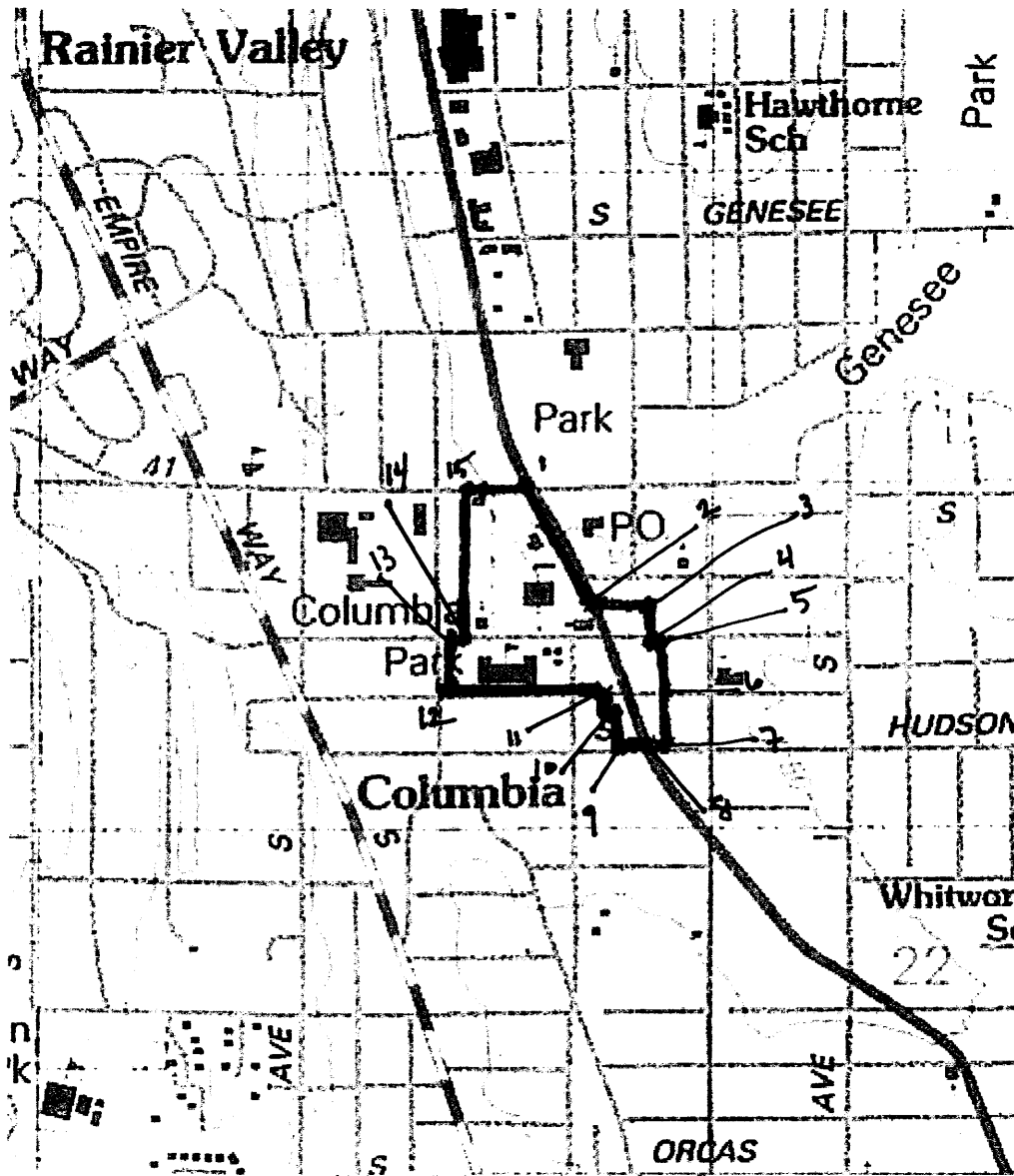
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2	10 Zone	5 53 557 Easting	52 67 964 Northing	4	10 Zone	5 53 888 Easting	52 67 335 Northing
5	10 Zone	5 53 488 Easting	52 67 413 Northing				



**United States Department of the Interior
National Park Service**

National Register of Historic Places

USGS Excerpt with UTMs Page 1 of 1 Columbia City Historic District, King County, WA



UTM References (District Boundaries)

Zone 10NAD 83

Corner	Easting	Northing	Corner	Easting	Northing
1	553631	5267710	9	553777	5267317
2	553718	5267551	10	553762	5267360
3	553779	5267551	11	553744	5267396
4	553787	5267490	12	553505	5267406
5	553800	5267490	13	553502	5267487
6	553797	5267454	14	553543	5267495
7	553825	5267406	15	553538	5267713
8	553840	5267317			



UTM References (District Boundaries)

Zone 10NAD 83

Corner

Easting Northing

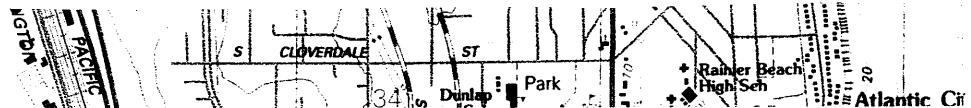
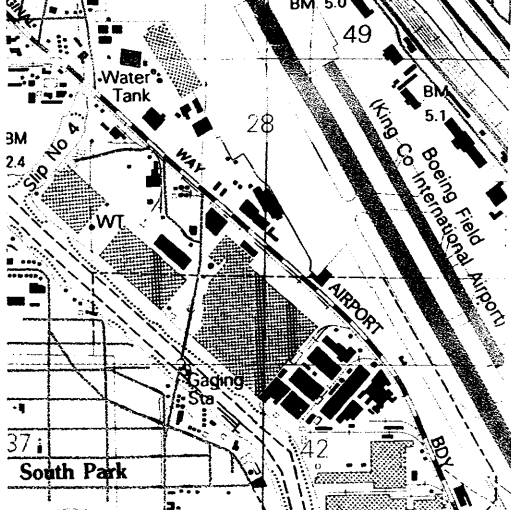
Corner

Easting Northing

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

- 553631 5267710
- 553718 5267551
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- 553825 5267406
- 553840 5267317

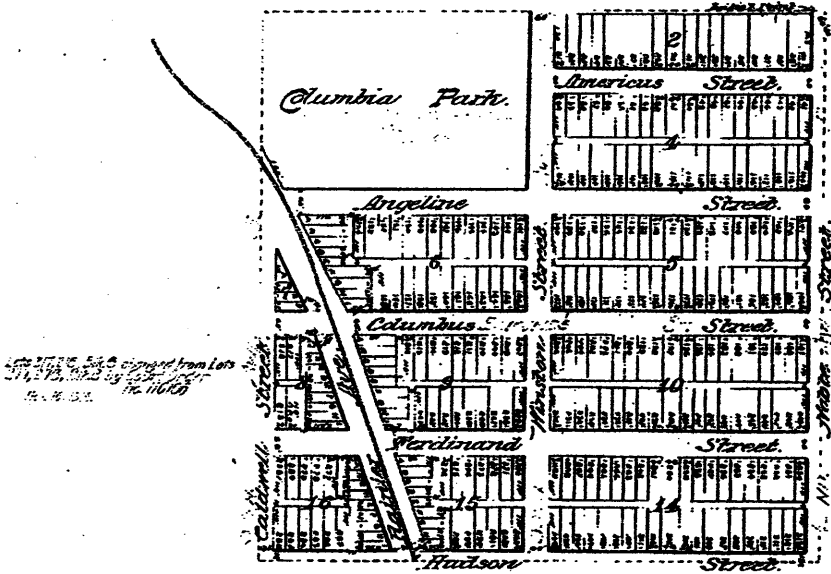
- 9 553777 5267317
- 10 553762 5267360
- 11 553744 5267396
- 12 553505 5267406
- 13 553502 5267487
- 14 553543 5267495
- 15 553538 5267713



Part of this plat was shown to the Board of Public Works of the City of Washington on May 1, 1901.

PLAT OF COLUMBIA

Scale 1/4" = 100'



Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Description.

This plat of Columbia occupies the N.E. 1/4 of the N.W. 1/4 of Section 22 Township 41 North Range 4 East T.M.

Acknowledgment.

State of Washington }
 County of King } ss.
 On this 5th day of August, A. D. 1901 personally appeared before me Frank W. Goodhue a Notary Public in and for the State of Washington, residing at Seattle, Percy W. Redinger and John I. Miley to me well known to be the President and Secretary respectively of the Washington Co-operative Home Company, and acknowledged to me that they executed the foregoing instrument as the free and voluntary act and deed of the Washington Co-operative Home Company for the uses and purposes therein expressed, and that they were therewith duly authorized by the Board of Trustees of said Company.

In testimony whereof witness my hand and official seal this day and date first above written.
 Frank W. Goodhue,
 Notary Public in and for the State of Washington,
 Residing at Seattle.



83076
 Filed for Record at Seattle of
 J. M. Ketchum.
 Aug 5, 1901.
 at 10:15 a.m. paid 0 cents T.M.
 and recorded in Vol 11
 of Maps, page 27.
 Records of King County Wash.
 Co., Auditor.

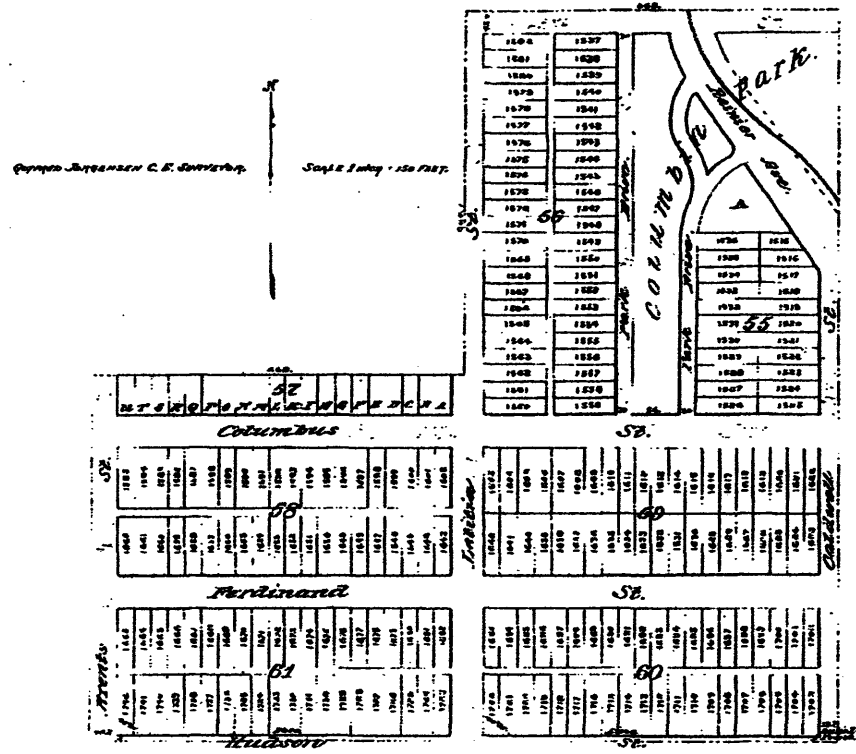
Dedication.

It now all more by these presents, that the Washington Co-operative Home Company a corporation, owner of the above described tract of land, being the North-east quarter (N.E. 1/4) of the North-west quarter (N.W. 1/4) of section twenty-two (22) Township twenty-four (24) North Range four (4) East Willamette Meridian, Lewis Plat of as Columbia hereby dedicates this plat of Columbia and hereby dedicates to the use of the public forever all streets, alleys, avenues, drive ways, highways, public places and Columbia Park hereon laid out on said plat except as herein reserved. The said Washington Co-operative Home Company especially and particularly reserves to itself, its successors and assigns all rights and privileges upon said streets, alleys, avenues, drive ways, highways and public places to lay down, maintain and operate railroads, street railroads, trolley lines, electric lines, water pipes, gas pipes, telephone lines, telegraph lines, electric light lines, and all electric wires and all other rights, franchises and privileges now and except the right of the public to use said streets, alleys, avenues, drive ways, highways and public places for foot passage, for horses and other animals, and for wagons, carriages, carts, buggies and other vehicles now and except railway, water or electric lines or other tramway conveyances. It being the intent and purpose of this dedication to reserve all rights of public, of quasi public franchise not herein expressly granted.

In testimony whereof said Washington Co-operative Home Company has caused its signature and official seal to be hereto affixed by its president and Secretary therewith duly authorized this 5th day of August A. D. 1901.
 Executed in presence of }
 By Percy W. Redinger, President.
 Frank W. Goodhue. } By John I. Miley, Secretary.
 Henry S. Jackson.

COLUMBIA

SUPPLEMENTAL NO. 1.



Description.

This plat of Columbia Supplemental No. 1 contains the S 1/4 of N 1/4 of Sec 22, and the S 1/4 of N 1/4 of Sec 23, and the S 1/4 of N 1/4 of Sec 24, all being in Twp 24 N. Rg. 4 E. M. 21.

Explanation.

The initial point is the S.E. corner of Block 60, which is 140 feet north and 225 feet west of the S.E. corner of this plat. The North boundary of Block 60 is the base line, to which all block lines running East and West are parallel. Block lines running North and South make an angle of 90 degrees with the base line as shown on map. All lots 110 feet wide. Streets are 60 feet wide unless otherwise marked. Dimensions where given indicate feet.

85796

Filed for record at Office of J. M. Edmittson, Sep. 23, 1901, and corrected to 2nd 900 of this page in Records of Wagon County Mich.

County Auditor

Dedication.

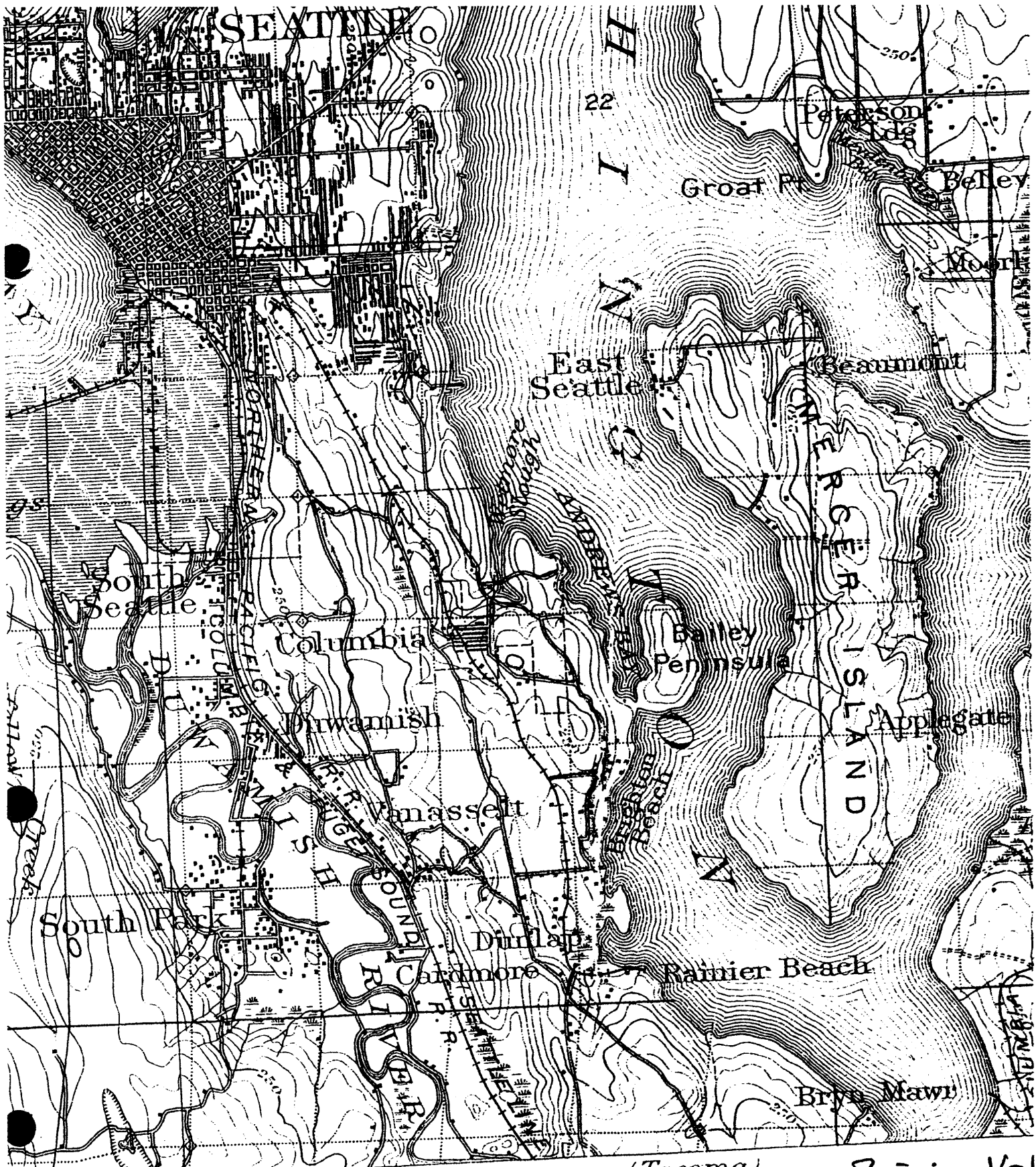
From all these by those owners; that we Frank D. Black and Kate H. Black, his wife, owners of the above described tract of land, being the S 1/4 of N 1/4 of Sec 22, and the S 1/4 of N 1/4 of Sec 23, and the S 1/4 of N 1/4 of Sec 24, being in Twp 24 N. Rg. 4 E. M. 21, hereby declare that said tract of land is dedicated to the use of the public forever all streets, alleys, avenues, driveways, highways, public places and Columbia Park hereinafter laid out on said plat, except as herein reserved. The said F. D. Black & wife especially reserves to itself, its successors and assigns all rights and privileges upon said streets, alleys, avenues, driveways, highways and public places to lay down, maintain and operate Railroads, Street Railroads, Trolley lines, Electric lines, Water pipes, Gas pipes, Telegraph lines, Telephone lines and all Electric wires and all other rights, franchises and privileges now and except the right of the public to use said streets, alleys, avenues, driveways, highways and public places for its passage, for horses and other animals, and for Waggons, Carriages, Carts, Wagons and other articles, save and except railway tracks or Electric lines or other form way conveniences, it being the intent and purpose of this declaration to reserve all rights of public of quasi public franchise and herein expressly granted. In testimony whereof witness our hands and seals this 17 day of Sept. A. D. 1901.

Witness in presence of:
 Edw. W. Edmittson
 Frank D. Black (G)
 Kate H. Black (W)
 May Howarth.

Acknowledgment.

State of Michigan }
 County of Wagon }
 On this 17 day of September A. D. 1901, personally appeared before me, the undersigned a Notary Public in and for said County and State, aforesaid Frank D. Black and Kate H. Black his wife, owners in fee simple of the above described tract of ground, and personally known to me to be the persons, who executed the same, and acknowledged that they did freely and voluntarily execute the same for the uses and purposes therein mentioned. The said Kate H. Black being married separate and apart from her said husband, did freely and voluntarily execute the same for the uses and purposes therein mentioned. In testimony whereof witness my hand and official seal this day and year first above written.





20'

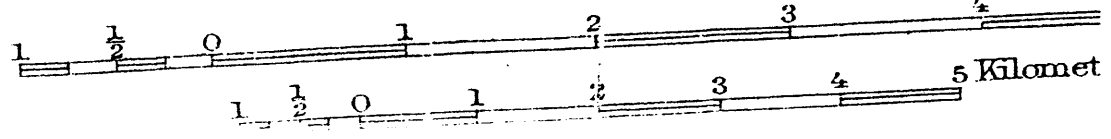
R. 4 E.

(Tacoma)

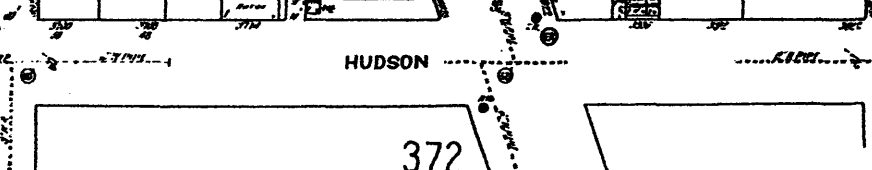
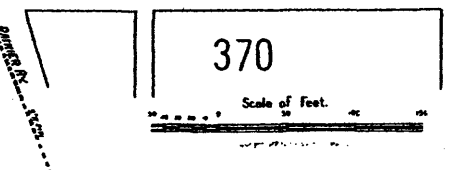
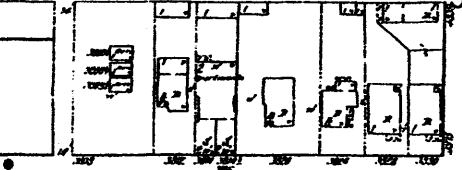
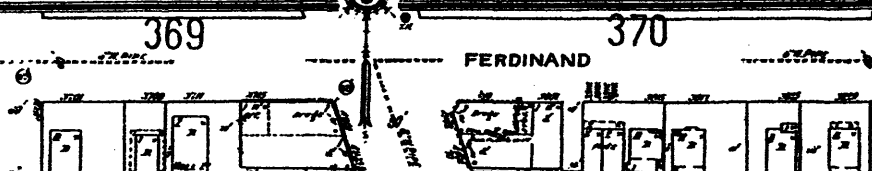
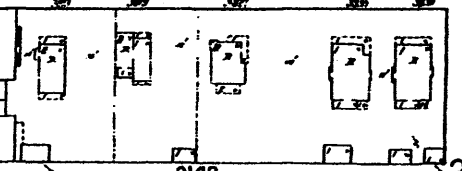
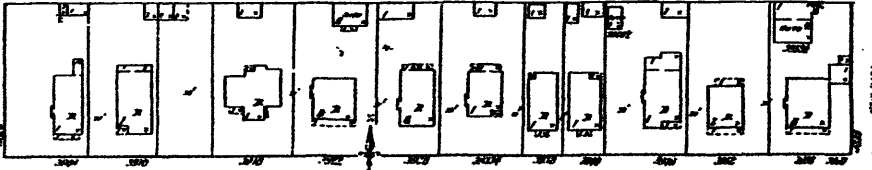
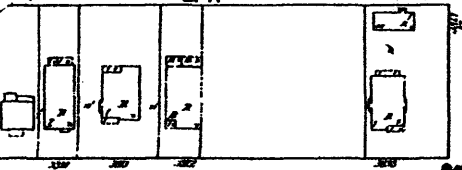
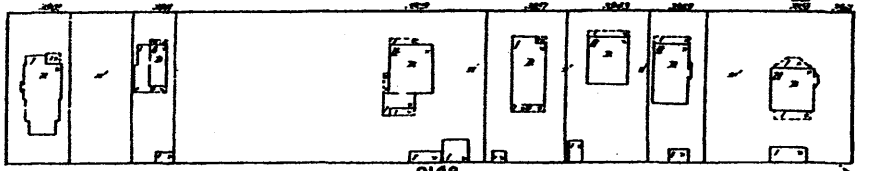
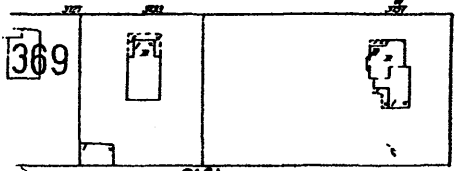
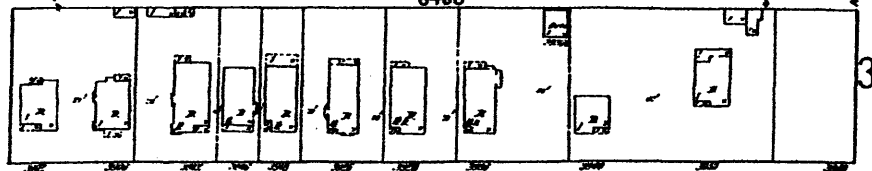
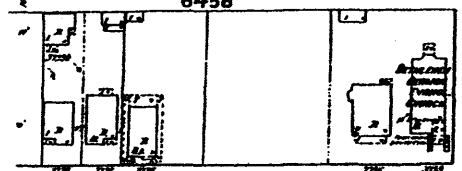
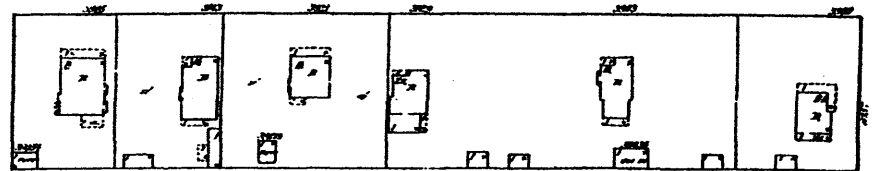
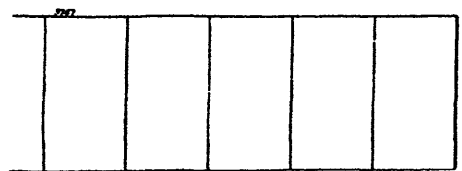
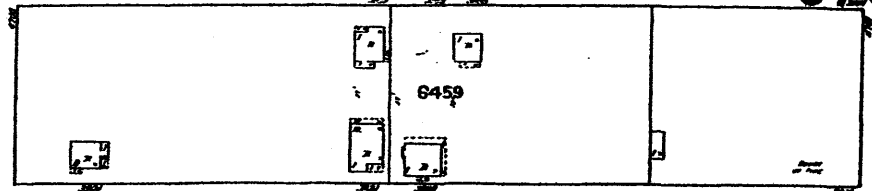
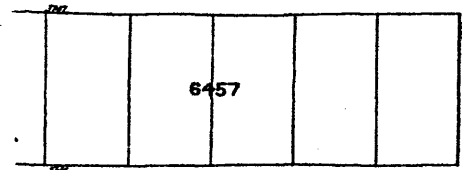
Rainier Val

Scale $\frac{1}{125000}$

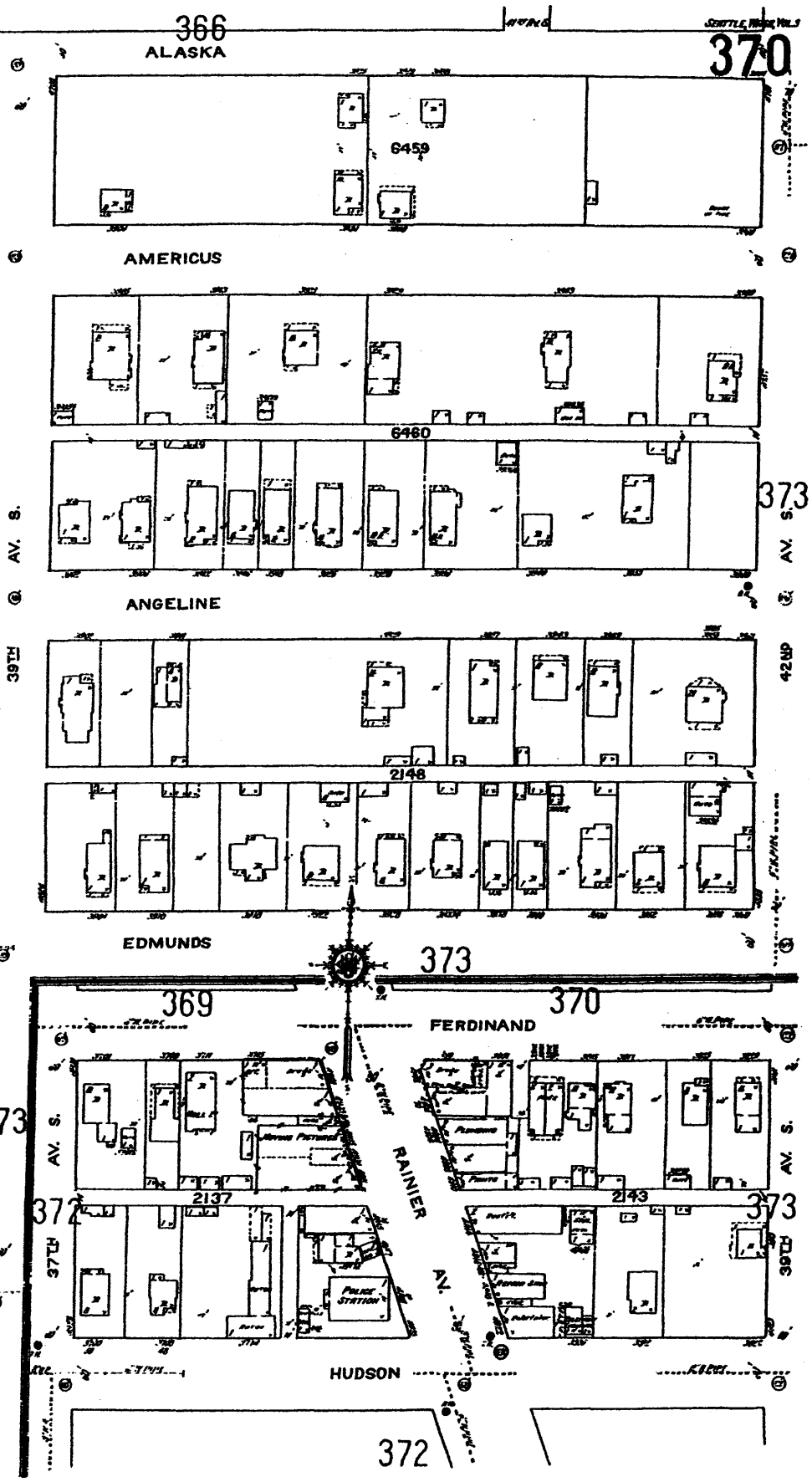
1897



366 ALASKA 370



Scale of Feet.



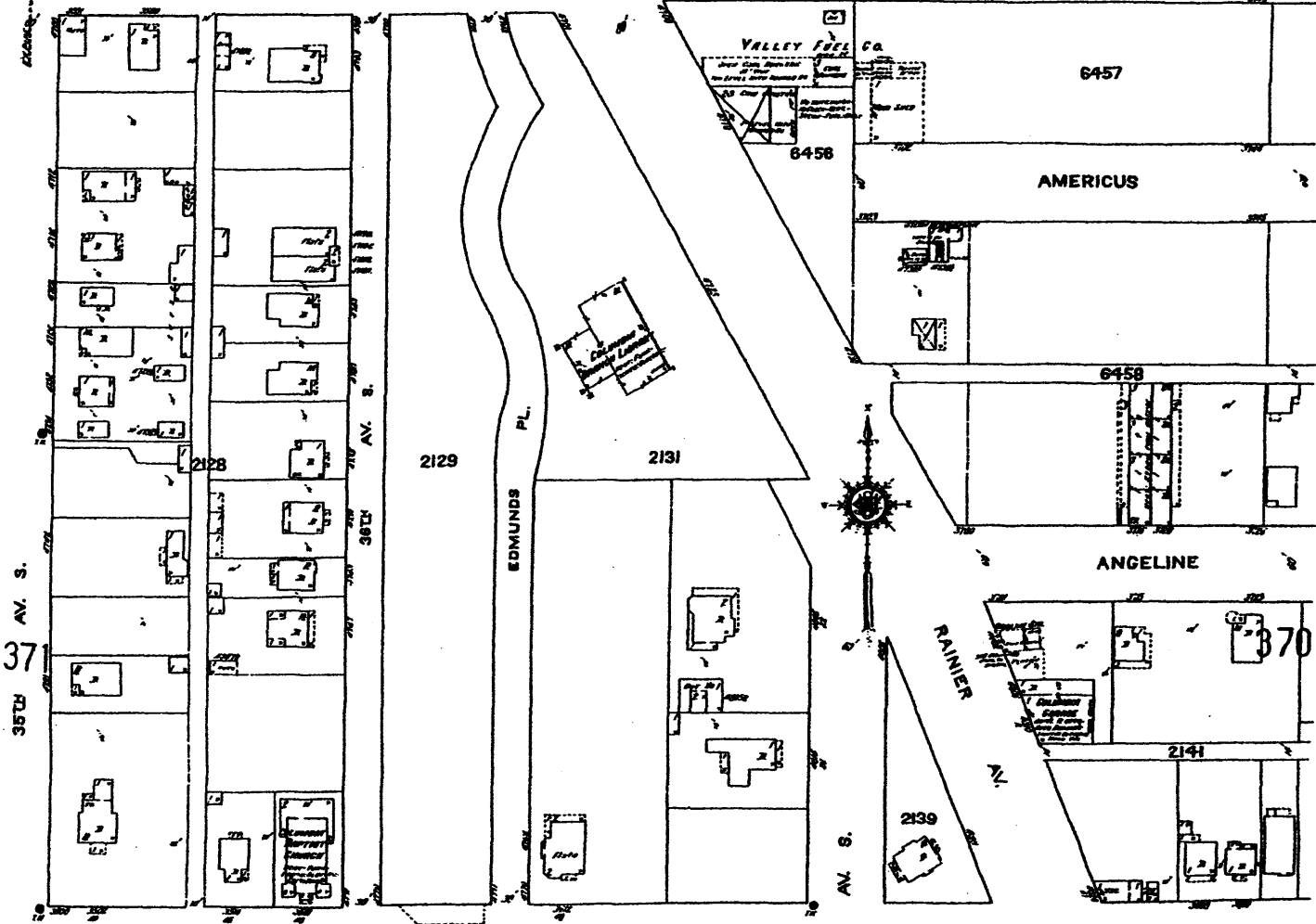
SEATTLE, WASH., VOL. 3.

369

364

366

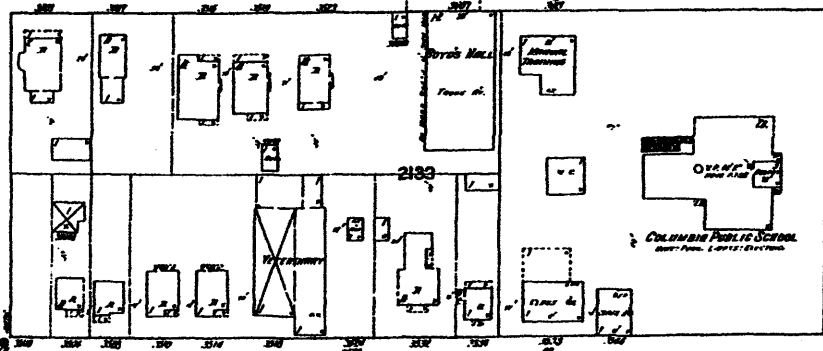
ALASKA



37

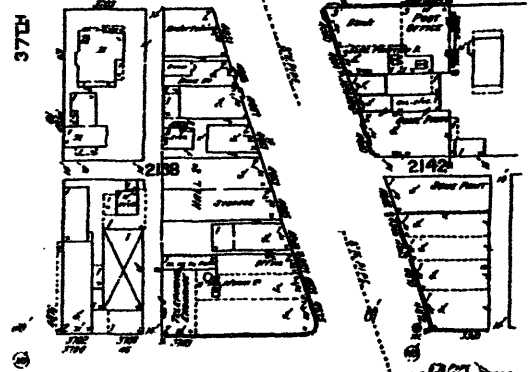
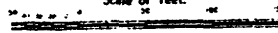
EDMUNDS

FERDINAND



372

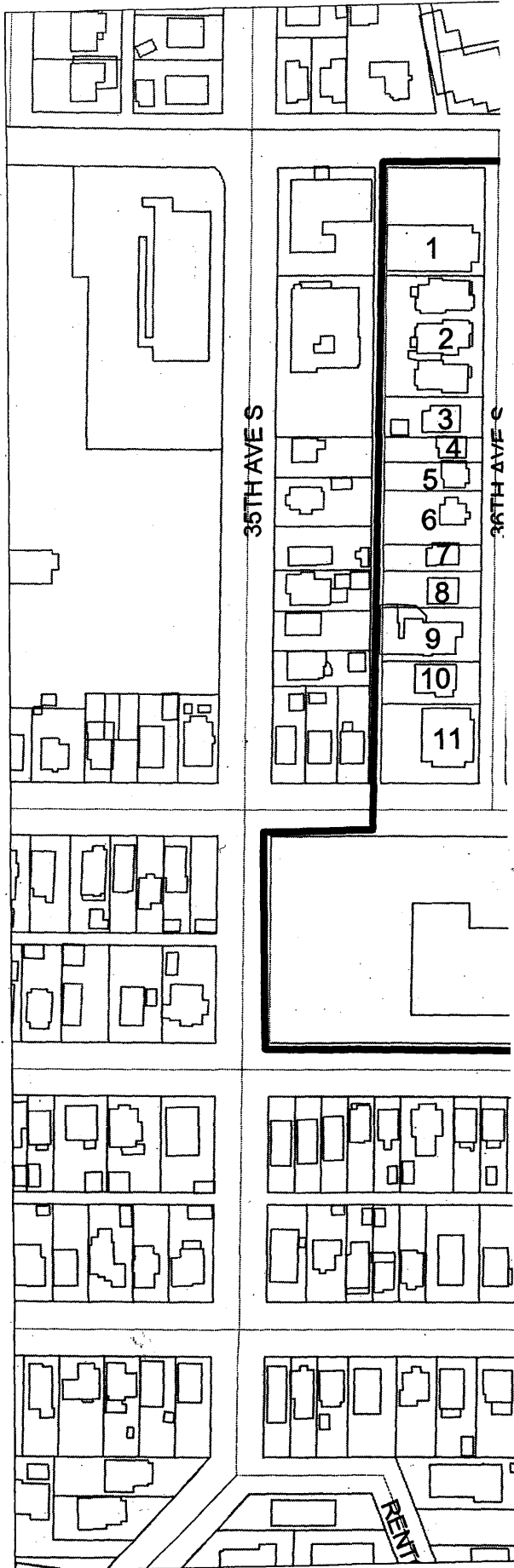
Scale of feet.



370

Columbia City National Register Historic District

 Historic District Boundary

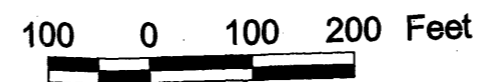


September 2004

Columbia City National Register Historic District



- Historic Contributing
- ▨ Historic Non-contributing
- ▩ Non-historic Non-contributing
- Historic District Boundary



September 2004