

**Agency:** FCC  
**Form:** Form 621  
**Project:** Genesee  
**Project #:** SC38  
**Adapt #:** WA12-17715-SHP  
**Surveyor:** Dave Pinyerd with Historic Preservation  
Northwest for Adapt Engineering, Inc.

**Project Location**

Address: 3803 S Edmunds St  
Seattle, WA 98118  
County: King  
NAD 83: 47.5585, -122.285

**Project Description:**

The project is to bring into compliance an AT&T cellular installation on a building in Seattle, Washington, as shown in Figures 1 through 3. The building is the Toby Building (1903) at 3803 South Edmunds Street. The current AT&T cellular installation consists of seven panel antennas on two racks on the roof of the three-story building. The racks are set well back from the parapet edge and are located near the center of the roof. Three more antennas are proposed to join the existing antennas on the same racks bringing the total to ten panel antennas. Equipment for the antennas is located in the basement and connected internally.

**Methodology:**

A check of WISAARD for listed resources in the area was performed on April 18, 2012, and many inventoried resources were found within the half-mile vicinity. The installation site is on a contributing building within the Columbia City Historic District.

The Washington SHPO requests a limited reconnaissance survey of the area to locate resources eligible for the National Register in addition to a WISAARD online search for historic resources. A limited reconnaissance survey was therefore carried out by David Pinyerd, with the assistance of Bernadette Niederer, on April 20, 2012. The Area of Potential Effect (APE) to assess visual effects of the antennas on historic resources was defined as a 0.5 mile radius circle (Figure 2). We walked the APE to seek out resources over 45 years old and the extent of the antenna's visibility. Sample views were photographed toward the antennas from throughout the APE and the photo locations are plotted on Figure 4. The proposed AT&T antennas are shown in each photo with a red triangle pointing toward them. If the antennas cannot be seen, then a blue triangle points to their approximate location. The APE was then constricted as the antennas are not visible due to buildings and topography throughout a portion of the standard APE (Figure 5).

**APE Description:**

The installation is on the Toby Building at the heart of the Columbia City Historic District. The district is commercial and fronts Rainier Avenue. A block off of Rainier to either side is residential. The Toby Building is the tallest in the vicinity at three stories. The area is densely developed with buildings dating back to the 1890s. The area is hilly but slopes generally from south down towards the north.

**Conclusion:**

There are five resources recorded in this report. Four were found within the WISAARD database; one new property was added from our field survey. Three were found to be within the Columbia City Historic District, two were contributing and one non-contributing. During our survey, we found four of the five to be eligible and the remaining one to be not eligible for the National Register. In sum, based on our field survey, none of the five resources were found to be adversely affected by the AT&T antennas either proposed or already existing.





Figure 01. USGS map showing the location within the region of the existing and proposed antennas on a building in Seattle.



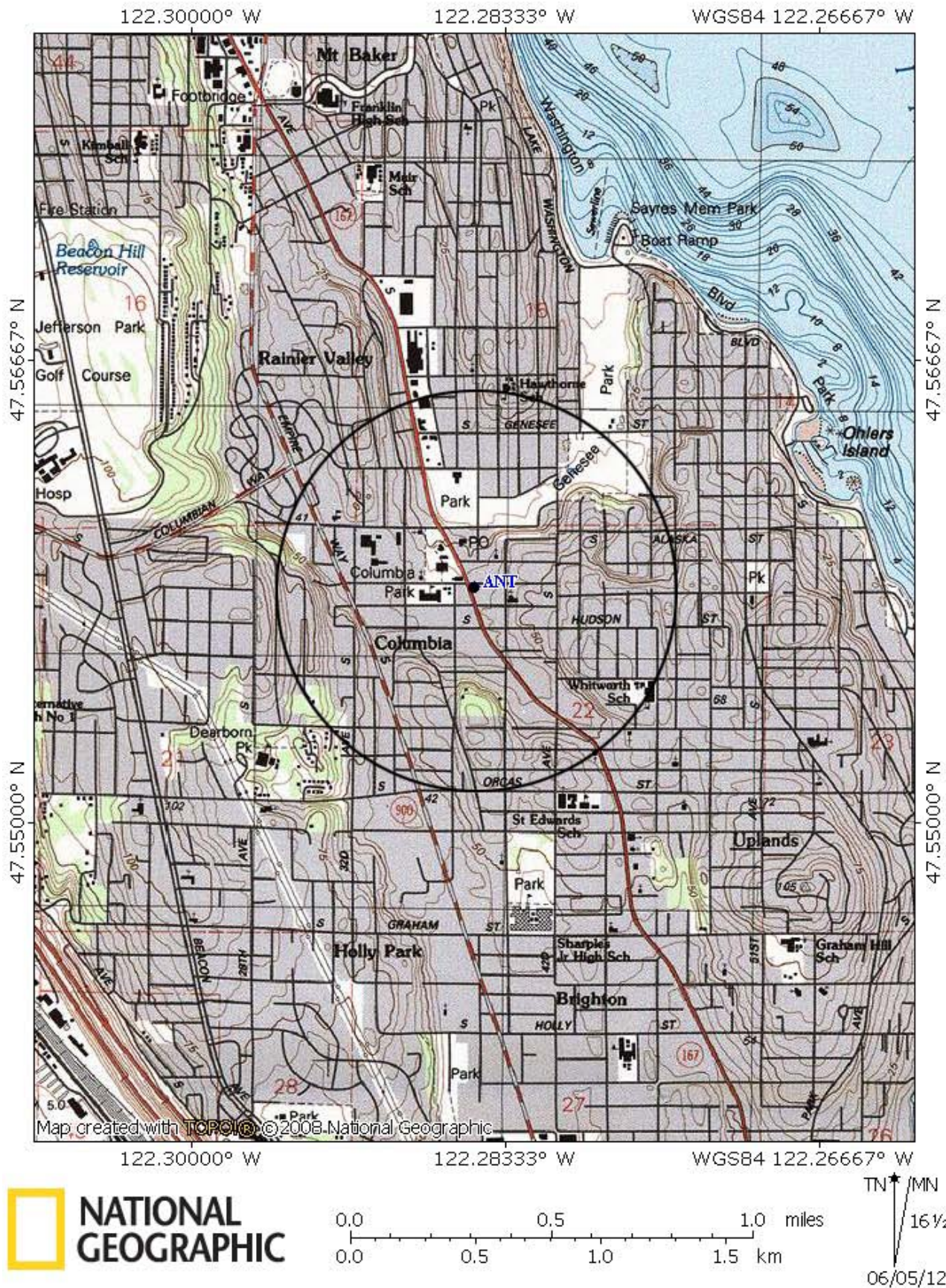


Figure 02. Seattle South E, WA 7.5 minute quad map (1983/1978) showing the standard 0.50 mile APE for the existing and proposed antennas on a building in Seattle.



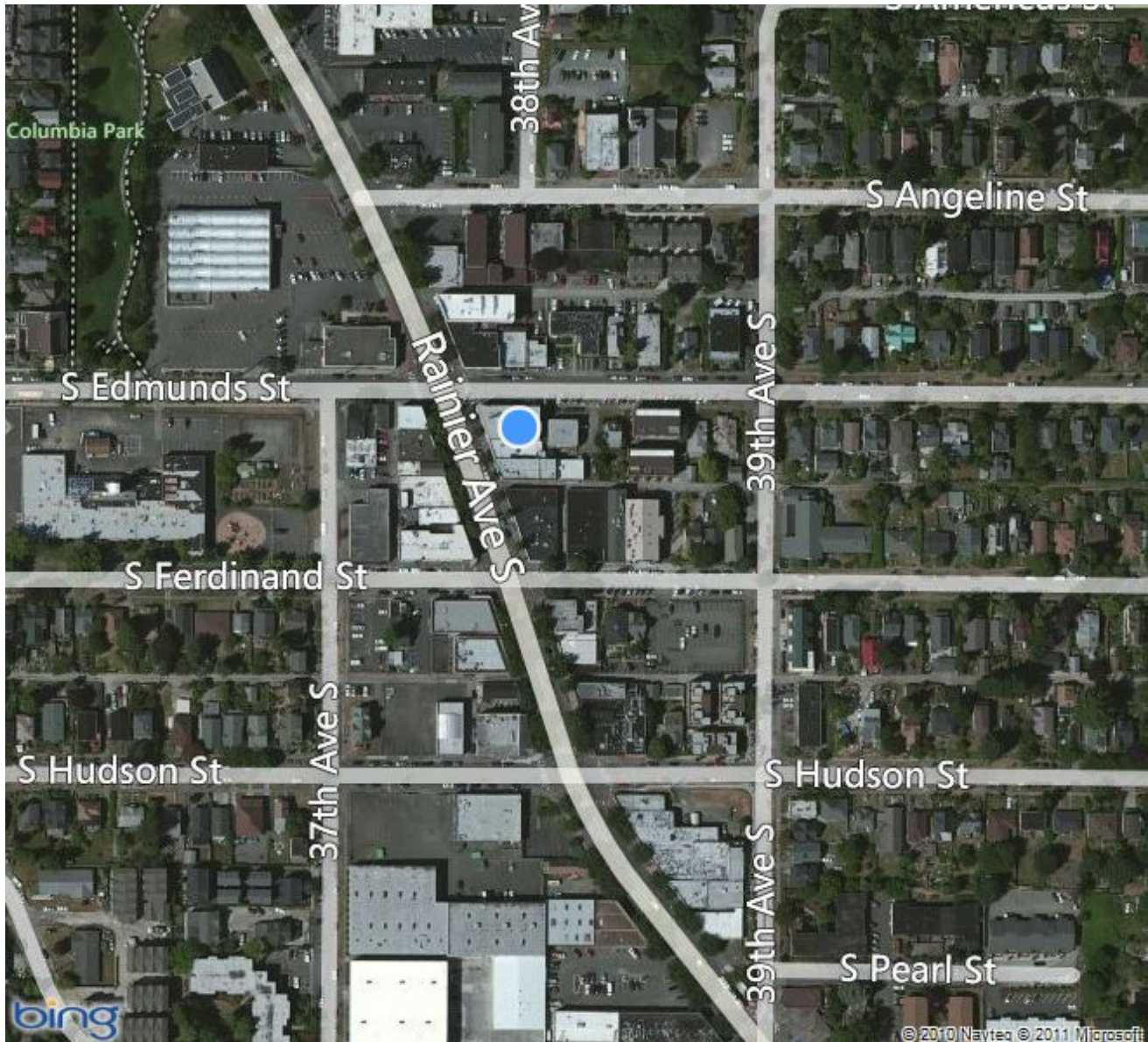


Figure 03. Current aerial showing the immediate area around the existing and proposed antennas (marked by a blue dot) on a building in Seattle.

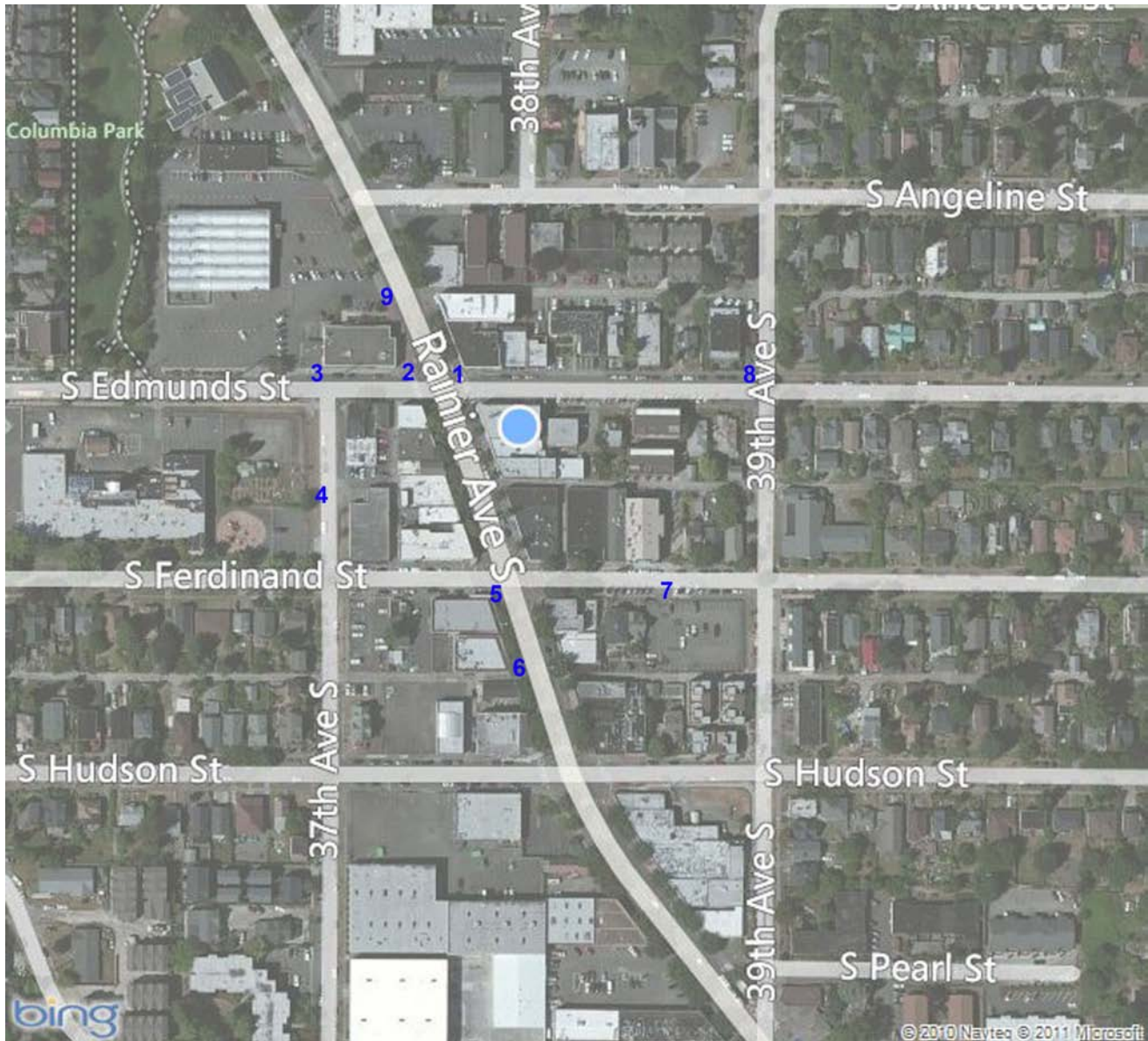


Figure 04. Current aerial showing the standard APE area for the existing and proposed antennas on a building in Seattle with labels corresponding to sample views.



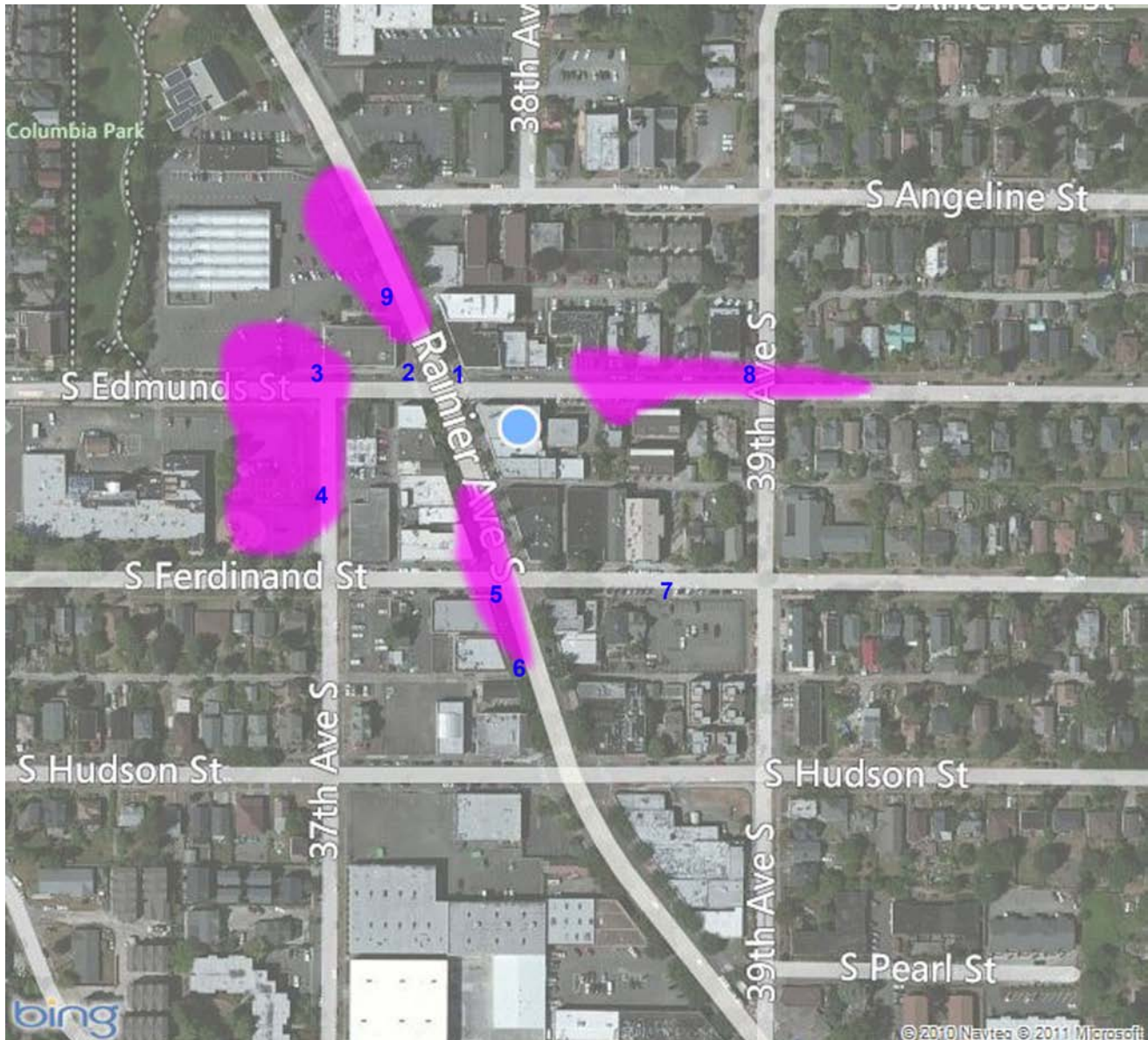


Figure 05. Current aerial showing the modified APE in pink for the existing and proposed antennas on a building in Seattle with labels corresponding to sample views.

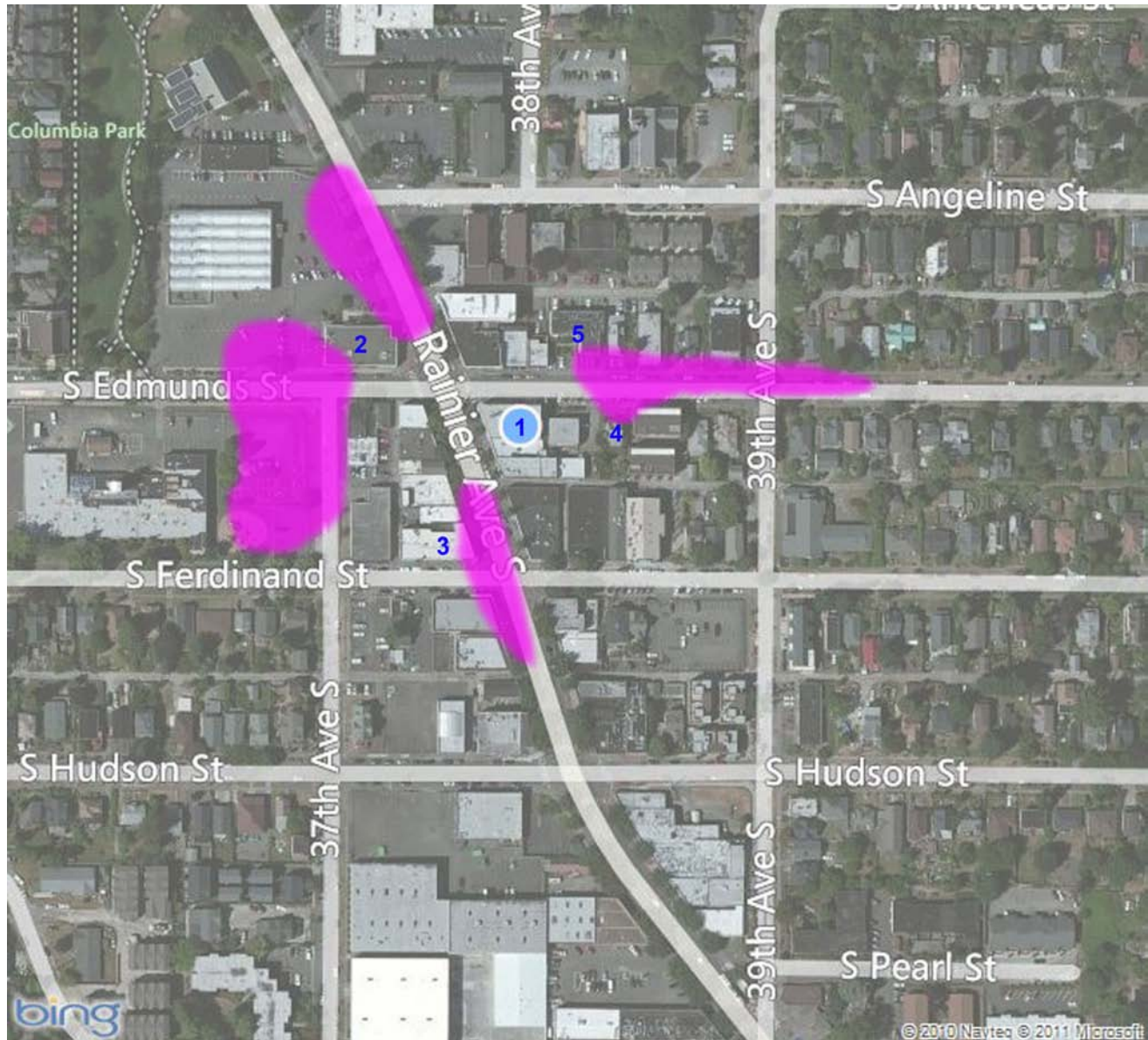


Figure 06. Current aerial showing the modified APE in pink for the existing and proposed antennas on a building in Seattle with labels corresponding to resources over 45 years old.



View:

**From  
installation**

Approx. distance:

**NA**

Direction:

**north**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**

View:

**From  
installation**

Approx. distance:

**NA**

Direction:

**east**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**



View:

**From  
installation**

Approx. distance:

**NA**

Direction:

**south**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**



View:

**From  
installation**

Approx. distance:

**NA**

Direction:

**west**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**





View:

**1 ( towards  
installation)**

Approx. distance:  
**158 ft.**

Direction:  
**southeast**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**



View:

**2 ( towards  
installation)**

Approx. distance:  
**211 ft.**

Direction:  
**southeast**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**





View:

**3 ( towards  
installation)**

Approx. distance:  
**264 ft.**

Direction:  
**southeast**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**



View:

**4 ( towards  
installation)**

Approx. distance:  
**370 ft.**

Direction:  
**northeast**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**





View:

**5 ( towards  
installation)**

Approx. distance:  
**264 ft.**

Direction:  
**north**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**



View:

**6 ( towards  
installation)**

Approx. distance:  
**370 ft.**

Direction:  
**north**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**





View:

**7 ( towards  
installation)**

Approx. distance:  
**317 ft.**

Direction:  
**northwest**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**



View:

**8 ( towards  
installation)**

Approx. distance:  
**370 ft.**

Direction:  
**west**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**





View:

**9 ( towards  
installation)**

Approx. distance:

**264 ft.**

Direction:

**southeast**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**





Map number: 1

Name: Toby Building

Street: 3803 S Edmunds St

City State ZIP: Seattle, WA 98118

NR findings: National Register listed

Effect findings: No historic properties adversely affected

Effect: The Toby Building is located at 4850 Rainier Avenue South (alternately addressed at 3803 S Edmunds Street) and was built in 1903, according to DAHP. The building is a historic contributing resource to the Columbia City Historic District and stands at the heart of the district. From the 2004 nomination:

"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.

"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.

The current AT&T cellular installation consists of seven panel antennas on two racks on the roof of the three-story building. The racks are set well back from the parapet edge and are located near the center of the roof. Three more antennas are proposed to join the existing antennas on the same racks bringing the total to ten panel antennas. Equipment for the antennas is located in the basement and connected internally.

The antennas have very little impact on the character-defining features of this building in that they rise above the roofline, however, the two antenna racks are set well back from the parapet edge. One has to stand at least 200 feet from the building to see the tops of the antennas. Consequently, the antennas have no adverse effect on the National Register-eligibility of this listed resource.

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Map number: 2

Name: Bank of America

Street: 4811-4825 Rainier Ave S

City State ZIP: Seattle, WA 98118

NR findings: Potentially eligible as part of district

Effect findings: No historic properties adversely affected

Effect: The Bank of America building is located at 4811-4825 Rainier Avenue South and was built in 1959, according to DAHP. The building is a non-historic, non-contributing resource to the Columbia City Historic District. From the 2004 nomination:

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

At the time the nomination was submitted, this building was not within the date range of significance for the district. Today, the building is intact and could be potentially a contributor to the district, though it is unlikely the nomination date range would be adjusted.

The view of the antennas is from the front steps of the building approximately 195 feet away to the southeast. The antennas have no impact on the character-defining features or the National Register eligibility of this building; therefore, the existing and proposed antennas have no adverse effect on this eligible resource.

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Map number: 3

Name: Rainier Valley Investment Company

Street: 4871-4875 Rainier Ave S

City State ZIP: Seattle, WA 98118

NR findings: National Register listed

Effect findings: No historic properties adversely affected

Effect: The Rainier Valley Investment Company Building is located at 4871-4875 Rainier Avenue South and was built in 1913, according to DAHP. The building is a historic contributing resource to the Columbia City Historic District. From the 2004 nomination:

"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.

"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 I.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 view of the antennas is from the front of the building approximately 200 feet away to the northeast. The antennas have no impact on the character-defining features or the National Register eligibility of this building; therefore, the existing and proposed antennas have no adverse effect on this resource.

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Map number: 4

Name:

Street: 3823 S Edmunds St

City State ZIP: Seattle, WA 98118

NR findings: Not eligible in current state

Effect findings: No historic properties affected

Effect: The vernacular house at 3823 S Edmunds Street was built in 1900, according to the King County Assessor. The house is 1.5 stories and has rectangular plan. The building is clad entirely in asbestos shingle. The eaveless, gable roof is clad in composition shingle. A gabled dormer protrudes from the center of the roof. There is a full-width, inset porch across the front with arches formed out of the asbestos shingle. Modern wood steps are used to reach the porch. Windows are 2/2 wood sash along with fixed wood sash. The house is devoid of trim. There is a polygonal bay on the west side. A painted brick chimney rises from the ridge. At the rear of the house, the roof pitch breaks to shelter a rear addition. The house appears to have been fully modernized soon after WWII. Unfortunately, the house's form is of an earlier, incompatible era; therefore, the building would not be eligible for the National Register under Criterion C due to removal of its trim and covering of its siding.

The view of the antennas is from the east side of the building approximately 110 feet away to the west. The antennas have no impact on the character-defining features or the National Register eligibility of this house; therefore, the existing and proposed antennas have no effect on this resource.

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Map number: 5

Name:

Street: 3818 S Edmunds St

City State ZIP: Seattle, WA 98118

NR findings: Potentially eligible individually

Effect findings: No historic properties adversely affected

Effect: The modern apartment at 3818 S Edmunds Street was built in 1962, according to the King County Assessor. The two-story building has an L-shaped plan. Due to ground slope, it is three stories on the back (north) side. An exterior walkway is located at the intersection of the two volumes. The walkway is supported by metal pipe with a metal panel rail. Windows are large aluminum sash with lower vent sliders. The exterior is clad in exposed aggregate with a veneer of white stone on the southernmost wall, lower floor. On the upper half of the wall is a pattern of triangles formed with boards and alternating colors of aggregate. The roof is flat and practically eaveless with just a cornice board. The apartment appears to have had no alterations during its 50 years; therefore, the building is



eligible under Criterion C for the National Register.

The view of the antennas is from the upper floor front of the building approximately 140 feet away to the southwest. The antennas have no impact on the character-defining features or the National Register eligibility of this apartment; therefore, the existing and proposed antennas have no effect on this resource.

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**Photo of  
Resource:**

Number on  
Resource Map:

**1**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**

**Photo  
Towards  
Installation:**

Approximate  
distance to  
installation:

**0 ft.**

Direction from  
resource to  
installation:

**NA**

Photographer:  
**Bernadette  
Niederer**

Date recorded:  
**4/20/2012**

Focal length:  
**7mm**





**Photo of  
Resource:**

Number on  
Resource Map:

**2**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**

**Photo  
Towards  
Installation:**

Approximate  
distance to  
installation:

**211 ft.**

Direction from  
resource to  
installation:

**southeast**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**





**Photo of  
Resource:**

Number on  
Resource Map:

**3**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**

**Photo  
Towards  
Installation:**

Approximate  
distance to  
installation:

**211 ft.**

Direction from  
resource to  
installation:

**northeast**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**





**Photo of  
Resource:**

Number on  
Resource Map:

**4**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**

**Photo  
Towards  
Installation:**

Approximate  
distance to  
installation:

**106 ft.**

Direction from  
resource to  
installation:

**west**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**



**Photo of  
Resource:**

Number on  
Resource Map:

**5**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**

**Photo  
Towards  
Installation:**

Approximate  
distance to  
installation:

**158 ft.**

Direction from  
resource to  
installation:

**southwest**

Photographer:

**Bernadette  
Niederer**

Date recorded:

**4/20/2012**

Focal length:

**7mm**







## Historic Inventory Report

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### Location

Field Site No. DAHP No.

Historic Name: Toby Building

Common Name:

Property Address: 3803 S EDMUNDS, SEATTLE, WA

Comments:

Tax No./Parcel No. 1702901040

Plat/Block/Lot COLUMBIA LOTS A & B AND N 2 FT OF LOT C TGW W 6 FT

Acreage 0.27872775

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T24R04E	22	NW		King	SEATTLE SOUTH

### Coordinate Reference

Easting: 1199678

Northing: 816484

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Genesee #SC38 cellular

Date Recorded: 04/20/2012

Field Recorder: David Pinyerd

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? Yes

Contributing? Yes

National Register: Columbia City Historic District

Local District:

National Register District/Thematic Nomination Name: Columbia City Historic District

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



## Historic Inventory Report

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### Description

Historic Use: Commerce/Trade - Financial Institution	Current Use: Commerce/Trade - Business		
Plan: Polygonal	Stories: 3	Structural System: Unknown	
Changes to Plan: Slight	Changes to Interior:		
Changes to Original Cladding: Slight	Changes to Windows: Moderate		
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Beaux Arts - American Renaissance	Brick Veneer - Terra Cotta	Flat with Parapet	Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Unknown	Commercial		

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### Narrative

Study Unit	Other
Commerce	
Architecture/Landscape Architecture	
Date of Construction:	1903 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes - National

Property potentially contributes to a historic district (National and/or local): Yes



## Historic Inventory Report

### Statement of Significance:

Already listed as a historic contributing resource to the Columbia City Historic District. From the 2004 nomination:

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.

### Description of Physical Appearance:

The Toby Building is located at 4850 Rainier Avenue South (alternately addressed at 3803 S Edmunds Street) and was built in 1903, according to DAHP. The building is a historic contributing resource to the Columbia City Historic District and stands at the heart of the district. From the 2004 nomination:

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.

### Major Bibliographic References:

## Photos

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2012





## Historic Inventory Report

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### Location

Field Site No. DAHP No.

Historic Name: Seattle First National Bank

Common Name: Bank of America

Property Address: 4825 RAINIER S, SEATTLE, WA

Comments:

Tax No./Parcel No. 1703400025

Plat/Block/Lot COLUMBIA SUPL # 1E 1/2 OF 1521 TO 1525 INCL & VACP

Acreage 0.18766215

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T24R04E	22	NW		King	SEATTLE SOUTH

### Coordinate Reference

Easting: 1199480

Northing: 816630

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Genesee #SC38 cellular

Date Recorded: 04/20/2012

Field Recorder: David Pinyerd

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? Yes

Contributing? No

National Register: Columbia City Historic District

Local District:

National Register District/Thematic Nomination Name: Columbia City Historic District

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Commerce/Trade - Financial Institution	Current Use: Commerce/Trade - Financial Institution		
Plan: Rectangle	Stories: 1		
Changes to Plan: Intact	Structural System: Unknown		
Changes to Original Cladding: Intact	Changes to Interior:		
Changes to Other:	Changes to Windows: Intact		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - International Style	Concrete Stone	Flat with Parapet	Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Concrete - Poured	Commercial		

### Narrative

Study Unit	Other
Commerce	
Architecture/Landscape Architecture	
Date of Construction:	1959 Built Date
	Builder: Baugh Construction Co.
	Engineer:
	Architect: Jones, Lovegren, Helms & Jones

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes - National

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: At the time the nomination was submitted, this building was not within the date range of significance for the district. Today, the building is intact and could be potentially a contributor to the district, though it is unlikely the nomination date range would be adjusted. Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction) was the only criteria examined in the scope of this project. As there are no major alterations to the structure, the building would be eligible for the National Register under Criterion C.

Description of Physical Appearance: The Bank of America building is located at 4811-4825 Rainier Avenue South and was built in 1959, according to DAHP. The building is a non-historic, non-contributing resource to the Columbia City Historic District. From the 2004 nomination:  
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. This bank building was built in 1959. The architecture firm Jones, Lovegren, Helms and Jones designed the building for the Seattle First National Bank.





## Historic Inventory Report

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Major  
Bibliographic  
References:

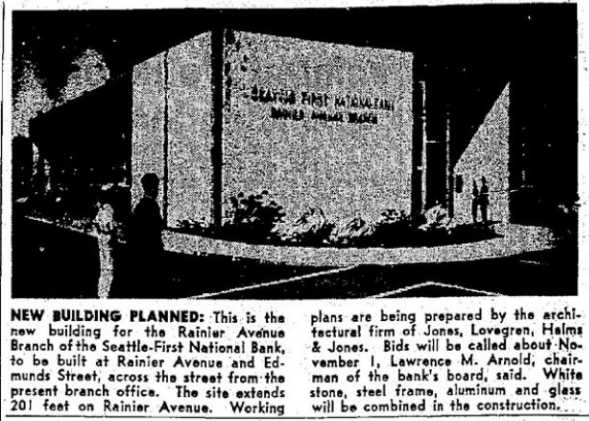
New Building Planned - Seattle Times: October 19, 1958

Construction to Begin on Branch Bank - Seattle Times: January 11, 1959.

## Photos



2012



2012





## Historic Inventory Report

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### Location

Field Site No. DAHP No.

Historic Name: Rainier Valley Investment Company

Common Name:

Property Address: 4873 RAINIER S, SEATTLE, WA

Comments:

Tax No./Parcel No. 1702900880

Plat/Block/Lot COLUMBIA S 24 1/2 FT OF H & ALL I PORTION TAXABLE

Acreage 0.223074

Supplemental Map(s)

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Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T24R04E	22	NW		King	SEATTLE SOUTH

### Coordinate Reference

Easting: 1199608

Northing: 816313

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Genesee #SC38 cellular

Date Recorded: 04/20/2012

Field Recorder: David Pinyerd

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? Yes

Contributing? Yes

National Register: Columbia City Historic District

Local District:

National Register District/Thematic Nomination Name: Columbia City Historic District

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



## Historic Inventory Report

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### Description

Historic Use: Commerce/Trade - Financial Institution	Current Use: Commerce/Trade - Business		
Plan: Polygonal	Stories: 2		
Changes to Plan: Intact	Structural System: Unknown		
Changes to Original Cladding: Slight	Changes to Interior:		
Changes to Other:	Changes to Windows: Moderate		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Beaux Arts - American Renaissance	Brick	Flat with Parapet	Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Concrete - Poured	Commercial		

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### Narrative

Study Unit	Other
Commerce	
Architecture/Landscape Architecture	
Date of Construction:	1914 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes - National

Property potentially contributes to a historic district (National and/or local): Yes

## Historic Inventory Report

### Statement of Significance:

Already listed as a historic contributing resource to the Columbia City Historic District. From the 2004 nomination:

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 I.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 Market (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.

### Description of Physical Appearance:

The Rainier Valley Investment Company Building is located at 4871-4875 Rainier Avenue South and was built in 1913, according to DAHP. From the 2004 nomination:

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.

### Major Bibliographic References:



## Photos

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2012



## Historic Inventory Report

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### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_

Historic Name: \_\_\_\_\_

Common Name: \_\_\_\_\_

Property Address: 3823 S EDMUNDS, SEATTLE, WA

Comments: \_\_\_\_\_

Tax No./Parcel No. 1702900975

Plat/Block/Lot COLUMBIA 213 & E 10 FT OF LOT 214

Acreage 0.0240975

Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T24R04E	22	NW		King	SEATTLE SOUTH

### Coordinate Reference

Easting: 1199836

Northing: 816470

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Genesee #SC38 cellular

Date Recorded: 04/20/2012

Field Recorder: David Pinyerd

Owner's Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Classification: Building

Resource Status: \_\_\_\_\_

Comments: \_\_\_\_\_

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments: \_\_\_\_\_



## Historic Inventory Report

### Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1.5		
Changes to Plan: Slight	Structural System: Platform Frame		
Changes to Original Cladding: Moderate	Changes to Interior:		
Changes to Other:	Changes to Windows: Moderate		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Vernacular	Shingle - Concrete/Asbestos	Gable - Side Gable	Asphalt / Composition - Shingle
Foundation:	Form/Type:		
Unknown	Single Family		

### Narrative

Study Unit	Other
Architecture/Landscape Architecture	
Date of Construction:	1900 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local):

Statement of Significance: Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction) was the only criteria examined in the scope of this project. The house's form is from an earlier era with incompatible subsequent alterations including removal of trim and covering of the original siding. Therefore, the building is unlikely to qualify for inclusion on the National Register under Criterion C.

Description of Physical Appearance: The vernacular house at 3823 S Edmunds Street was built in 1900, according to the King County Assessor. The house is 1.5 stories and has rectangular plan. The building is clad entirely in asbestos shingle. The eaveless, gable roof is clad in composition shingle. A gabled dormer protrudes from the center of the roof. There is a full-width, inset porch across the front with arches formed out of the asbestos shingle. Modern wood steps are used to reach the porch. Windows are 2/2 wood sash along with fixed wood sash. The house is devoid of trim. There is a polygonal bay on the west side. A painted brick chimney rises from the ridge. At the rear of the house, the roof pitch breaks to shelter a rear addition. The house appears to have been fully modernized soon after WWII.

Major  
Bibliographic  
References:



## Photos

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2012



## Historic Inventory Report

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### Location

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Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_

Historic Name: Douglas Vicary Architectural Office

Common Name:

Property Address: 3818 S Edmunds St, Seattle, WA

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T24R04E	22			King	SEATTLE SOUTH

### Coordinate Reference

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Easting: 1199782

Northing: 816623

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

---

Survey Name: Genesee #SC38 cellular

Date Recorded: 04/20/2012

Field Recorder: David Pinyerd

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Domestic - Multiple Family House	Current Use: Domestic - Multiple Family House		
Plan: L-Shape	Stories: 2		
Changes to Plan: Intact	Structural System: Unknown		
Changes to Original Cladding: Intact	Changes to Interior:		
Changes to Other:	Changes to Windows: Intact		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - International Style	Concrete Stone	Flat with Parapet	Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Concrete - Poured	Multi-Family		

### Narrative

Study Unit	Other
Architecture/Landscape Architecture	
Date of Construction:	1962 Built Date
	Builder:
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local):

Statement of Significance: Criterion C (embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction) was the only criteria examined in the scope of this project. The apartment appears to have had no alterations during its 50 years which is relatively rare for this building form; therefore, the building is likely eligible under Criterion C for the National Register.

Description of Physical Appearance: The modern apartment at 3818 S Edmunds Street was built in 1962, according to the King County Assessor. The two-story building has an L-shaped plan. Due to ground slope, it is three stories on the back (north) side. An exterior walkway is located at the intersection of the two volumes. The walkway is supported by metal pipe with a metal panel rail. Windows are large aluminum sash with lower vent sliders. The exterior is clad in exposed aggregate with a veneer of white stone on the southernmost wall, lower floor. On the upper half of the wall is a pattern of triangles formed with boards and alternating colors of aggregate. The roof is flat and practically eaveless with just a cornice board.

Major Bibliographic References: Move - Seattle Times, June 17, 1962



## Photos

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south elevation  
2012

## Historic Properties

### Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( <input checked="" type="checkbox"/> ) Yes (    ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	(    ) Yes ( <input checked="" type="checkbox"/> ) No
3) Are there more than 10 historic properties within the APEs for the direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	(    ) Yes ( <input checked="" type="checkbox"/> ) No

### Historic Property

4) Property Name: <u>Toby Building</u>
5) SHPO Site Number:

### Property Address

6) Street Address: <u>3803 S Edmunds St</u>		
7) City: <u>Seattle</u>	8) State: <u>WA</u>	9) Zip Code: <u>98118</u>
10) County/Borough/Parish: <u>King</u>		

### Status & Eligibility

11) Is this property listed on the National Register?  Source: <u>contributing resource to the Columbia City Historic District, 2004</u>	( <input checked="" type="checkbox"/> ) Yes (    ) No
12) Is this property eligible for listing on the National Register?  Source: _____	( <input checked="" type="checkbox"/> ) Yes (    ) No
13) Is this property a National Historic Landmark?	(    ) Yes ( <input checked="" type="checkbox"/> ) No

14) Direct Effects (Select One):  (    ) No Effect on this Historic Property in APE ( <input checked="" type="checkbox"/> ) No Adverse Effect on this Historic Property in APE (    ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One):  (    ) No Effect on this Historic Property in APE ( <input checked="" type="checkbox"/> ) No Adverse Effect on this Historic Property in APE (    ) Adverse Effect on this Historic Property in APE

**This page may be copied to include additional Historic Properties.  
Historic Property Attachments required -- See instructions for details.**

## Historic Properties

### Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( <input checked="" type="checkbox"/> ) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes ( <input checked="" type="checkbox"/> ) No
3) Are there more than 10 historic properties within the APEs for the direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes ( <input checked="" type="checkbox"/> ) No

### Historic Property

4) Property Name: <u>Bank of America</u>
5) SHPO Site Number:

### Property Address

6) Street Address: <u>4811-4825 Rainier Ave S</u>		
7) City: <u>Seattle</u>	8) State: <u>WA</u>	9) Zip Code: <u>98118</u>
10) County/Borough/Parish: <u>King</u>		

### Status & Eligibility

11) Is this property listed on the National Register?  Source: <u>non-contributing resource to the Columbia City Historic District, 2004</u>	( ) Yes ( <input checked="" type="checkbox"/> ) No
12) Is this property eligible for listing on the National Register?  Source: _____	( ) Yes ( <input checked="" type="checkbox"/> ) No
13) Is this property a National Historic Landmark?	( ) Yes ( <input checked="" type="checkbox"/> ) No

14) Direct Effects (Select One):  ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One):  ( ) No Effect on this Historic Property in APE ( <input checked="" type="checkbox"/> ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE

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## Historic Properties

### Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( <input checked="" type="checkbox"/> ) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes ( <input checked="" type="checkbox"/> ) No
3) Are there more than 10 historic properties within the APEs for the direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes ( <input checked="" type="checkbox"/> ) No

### Historic Property

4) Property Name: <u>Rainier Valley Investment Company</u>
5) SHPO Site Number:

### Property Address

6) Street Address: <u>4871-4875 Rainier Ave S</u>		
7) City: <u>Seattle</u>	8) State: <u>WA</u>	9) Zip Code: <u>98118</u>
10) County/Borough/Parish: <u>King</u>		

### Status & Eligibility

11) Is this property listed on the National Register?  Source: <u>contributing resource to the Columbia City Historic District, 2004</u>	( <input checked="" type="checkbox"/> ) Yes ( ) No
12) Is this property eligible for listing on the National Register?  Source: _____	( <input checked="" type="checkbox"/> ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( <input checked="" type="checkbox"/> ) No

14) Direct Effects (Select One):  ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One):  ( ) No Effect on this Historic Property in APE ( <input checked="" type="checkbox"/> ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE

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Historic Property Attachments required -- See instructions for details.**

## Historic Properties

### Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( <input checked="" type="checkbox"/> ) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes ( <input checked="" type="checkbox"/> ) No
3) Are there more than 10 historic properties within the APEs for the direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes ( <input checked="" type="checkbox"/> ) No

### Historic Property

4) Property Name: <b>None</b>
5) SHPO Site Number:

### Property Address

6) Street Address: <b>3823 S Edmunds St</b>		
7) City: <b>Seattle</b>	8) State: <b>WA</b>	9) Zip Code: <b>98118</b>
10) County/Borough/Parish: <b>King</b>		

### Status & Eligibility

11) Is this property listed on the National Register?  Source: _____	( ) Yes ( <input checked="" type="checkbox"/> ) No
12) Is this property eligible for listing on the National Register?  Source: <b>left undetermined by SHPO</b>	( ) Yes ( <input checked="" type="checkbox"/> ) No
13) Is this property a National Historic Landmark?	( ) Yes ( <input checked="" type="checkbox"/> ) No

14) Direct Effects (Select One):  ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One):  ( <input checked="" type="checkbox"/> ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE

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Historic Property Attachments required -- See instructions for details.**

## Historic Properties

### Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( <input checked="" type="checkbox"/> ) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes ( <input checked="" type="checkbox"/> ) No
3) Are there more than 10 historic properties within the APEs for the direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes ( <input checked="" type="checkbox"/> ) No

### Historic Property

4) Property Name: <b>None</b>
5) SHPO Site Number:

### Property Address

6) Street Address: <b>3818 S Edmunds St</b>		
7) City: <b>Seattle</b>	8) State: <b>WA</b>	9) Zip Code: <b>98118</b>
10) County/Borough/Parish: <b>King</b>		

### Status & Eligibility

11) Is this property listed on the National Register?  Source: _____	( ) Yes ( <input checked="" type="checkbox"/> ) No
12) Is this property eligible for listing on the National Register?  Source: <b>determined by survey</b>	( <input checked="" type="checkbox"/> ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( <input checked="" type="checkbox"/> ) No

14) Direct Effects (Select One):  ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One):  ( ) No Effect on this Historic Property in APE ( <input checked="" type="checkbox"/> ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE

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