

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

Name Crescent Apartments Year Built 1963  
(Common, present or historic)

Street and Number 5201 42<sup>nd</sup> Avenue S

Assessor's File No. 564960-0035

Legal Description See below

Plat Name: Morningside Acre Tracts Block 5 Lot \_\_\_\_\_

Tract 5, Morningside Acre Tracts, according to the plat thereof, Recorded in Volume 9 of Plats, page 64, in King County, Washington.

Present Owner: Art 2 LLC Present Use: multifamily residential

Address: % Anne Tonks, Manager/Owner, 5201 42nd Avenue S, #107, Seattle, WA 98118

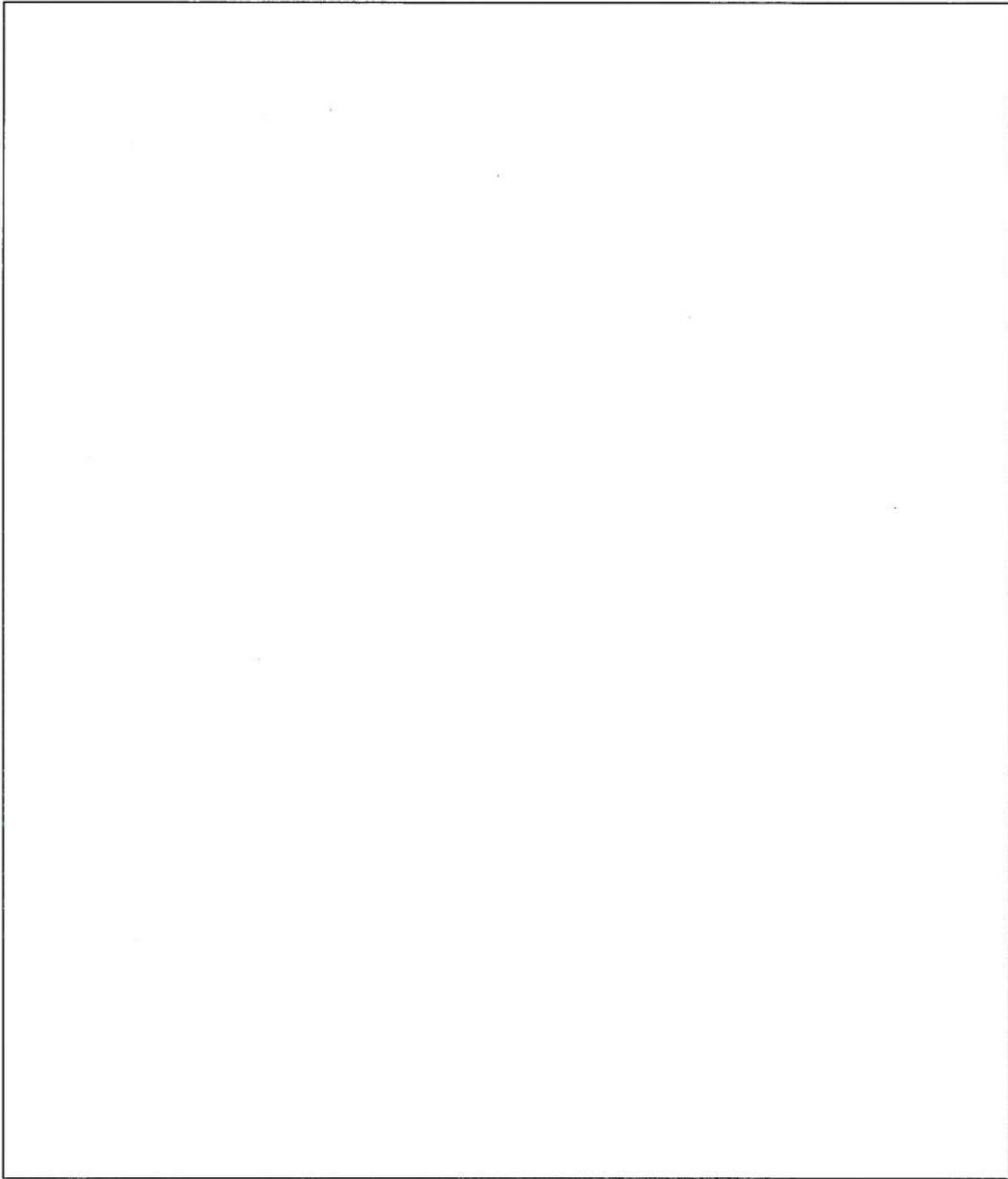
Original Owner: Crescent Apartments LLC

Original Use: multifamily residential

Architect: Richard Bouillon and Joseph Williams of Bouillon & Williams Architects/Olsen and Ratti, engineer

Builder: Rudy V. Simone

Photographs



Submitted by: Anne Tonks, ART 2 LLC

Address: 5201 42nd Avenue S, #107, Seattle, WA 98118,

Phone: 206 708 0796 Date \_\_\_\_\_

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer

# Crescent Apartments

Landmark Nomination Report

5201 42nd Avenue S

April 2019

Prepared by:  
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# Crescent Apartments

## Landmark Nomination Report

### April 2019

#### 1. Introduction

This landmark nomination report provides information regarding the architectural design and historical significance of an apartment building named the Crescent Apartments, located at 5201 42<sup>nd</sup> Avenue S in the Columbia City neighborhood of Seattle, Washington. The building was designed and constructed in 1963 by Richard Bouillon of Bouillon & Williams Architects. The building has not been documented on the Seattle Historical Sites Survey.

The owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB), not because the owner believes the property to have any intrinsic historic value but only to resolve the property's status in relation to the Seattle Landmarks ordinance.

#### 1.1 Background

The City of Seattle's Department of Construction and Development (SDCI)—formerly the Department of Planning and Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from DCI.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

#### 1.2 Methodology

Ellen F. C. Mirro, AIA, Principal and Katherine V. Jaeger of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed research on this report between October 2018 and March 2019. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction and Inspections, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com and the Seattle Times digital archive, available through the Seattle Public Library. The buildings and site were inspected and photographed on February 20, 2019 to document the existing conditions.

## 2. Property Data

**Historic Building Name:** Crescent Apartments

**Current Building Name:** Crescent Apartments

**Address:** 5201 42<sup>nd</sup> Avenue S

**Location:** Columbia City

**Assessor's File Number:** 564960-0035

**Legal Description:** Tract 5, Morningside Acre Tracts, according to the plat thereof, Recorded in volume 9 of plats, page 64, in King County, Washington.

**Date of Construction:** 1963

**Original/Present Use:** Multifamily residential

**Original/Present Owner:** Crescent Apartments LLC/Art 2 LLC

**Original Designer:** Richard Bouillon of Bouillon & Williams Architects/Olsen & Ratti, engineer

**Original Developer and Builder:** Rudolph Valentino Simone

**Zoning:** LR2 and NC2-40

**Tax Lot Property Size:** 1 acre (43,560 s.f., per King County Tax Assessor data)

**Nominated property size:** 0.5807± acres (25,294± s.f., per Glenn R. Sprague Professional Land Surveyor)

**Building Size:** 27,984 s.f. (per King County Tax Assessor data)

### 3. Architectural Description

The building on the site is named the Crescent Apartments. It was constructed in 1963 with title of the project on the original drawings labeled "A 37 Unit Apartment Building for Crescent Apartments, Inc," with different sheets of the drawings signed by both of the principals of the architectural firm Bouillon & Williams: Richard Bouillon and Joseph Williams.

#### 3.1 Location & Neighborhood Character

The subject building is located within the boundaries of the Columbia City Residential Urban Village as well as within the Southeast Seattle Reinvestment Area Overlay. It is located outside of the Columbia City Historic District, to the southeast of the boundary. The building is located one parcel east of Rainier Avenue S off of 42<sup>nd</sup> Avenue S. The immediate neighborhood is zoned "lowrise residential" and "neighborhood commercial" along the Rainier Avenue corridor, and zoned "single family residential" on the eastern side of 42<sup>nd</sup> Avenue S. This zoning is reflected in the nearby structures, with townhomes and duplexes along the western side of 42<sup>nd</sup> Avenue S, and single-family homes on the eastern side. The nearest individual City of Seattle Landmark is the Seward Park Inn; all other nearby recognized City of Seattle Historical structures lie within the boundaries of the Columbia City Historic District. *See figures 1-2.*

#### 3.2 Site

The subject site is rectangular and measures 141.48' north-south by 348.27' east-west. The eastern boundary abuts 42<sup>nd</sup> Avenue S, and a paved sidewalk with a parking strip adjoins the road. The building is located on the western side of the parcel. The site contains a parking area on the eastern side, accessed by a curb cut at the center of the eastern lot line. A lower parking area is located on the western side of the parcel. Historically, the subject site (parcel no. 564600035) has been associated with a separate parcel (no. 5649600046) for parking and access to Rainier Avenue S. Although the western parking area angles toward the west, and provides a drive to connect to Rainier Avenue S, the parcel line invisibly divides the parking area at a right angle to the northern and southern property boundaries.

The site slopes from east to west by approximately 22'-0". The slope is located east of the subject building, placing the parking area on a terrace with retaining walls on either side. The subject building is on the relatively flat portion of the site. A curved fence on the northern side of the site doesn't follow the property line, but instead outlines the shape of the patio and former swimming pool at the center of the crescent-shaped building on the site.

Along 42<sup>nd</sup> Avenue S a concrete curb delineates a grassy parking strip north of the curb cut that accesses the building's parking area. There is no curb south of the curb cut, but there is a gravel parking strip. Mature Douglas Fir trees located on the eastern side of the building screen the building from view of 42<sup>nd</sup> Avenue S. Two irregularly-shaped parcels separate the subject parcel from Rainier Avenue S. A wooden fence surrounds the site at the southern and western boundaries. In 2014 the fence was painted by artist Melody Turner (also known by the name emanate, or loveyouemanate).<sup>1</sup> The fence extends the entire distance of the parcel's approximately 348'-0" southern boundary, then angles to the north at approximately 90 degrees for approximately 50 feet. At this point the parking and driveway angles to the west, while the

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<sup>1</sup> Ann Tonks, email communication with Ellen Mirro, February 22, 2019. Also see website <http://www.loveyouemanate.com>.

property boundary continues north, for a total north-south property boundary distance of approximately 141'-6". *See figures 3-10.*

### **3.3 Building Structure & Exterior Features**

The subject building has a semicircular plan, open to the north, comprising a 210-degree crescent approximately 32'-0" wide, with 5'-0" exterior walks on either side, and a flat roof. The crescent structure is three stories tall. Floor-to-floor heights measure just over 9 feet, for a total building height of just over 26 feet.

In plan, the circular building extends 15 degrees beyond an east–west axis on either end of the building, adding 30 degrees to what would have been a 180-degree semicircle. The building encircles a courtyard with a 33'-6" radius. The total maximum building width from east to west is 193'-0". The courtyard used to contain a circular pool. Today the pool has been filled in with soil and play chips to make a play yard.

The building structure consists of a concrete foundation with steel columns and beams supporting a light-frame wooden building, with a section of 4" slab concrete at the central entry bay on the second floor. Steel columns and beams define 30 tapered bays around the 210-degree crescent shape. Exterior walkways are comprised of a composite 3.5" concrete slab with corrugated steel decking supported on cantilevered steel sections. A screen of expanded aluminum mesh hangs from the roof structure, cloaking the outside of the exterior walkway at the upper two floors of the building. The roof overhangs both the walkway at the outer wall of the crescent and the balconies at the inner wall of the crescent. This overhang is clad with a soffit of exterior plasterboard, with screened vents along the wall side of the soffit. The balconies and walkways have exposed cantilevered steel sections and corrugated decking at the underside.

The walls are clad with a marble chip stucco. At the inside of the crescent shape—facing north, west, and east—are 5-foot-wide continuous balconies, separated at every other bay by a light-frame wooden wall clad in painted exterior plasterboard. On the southwestern curve of this façade are four bays not separated by a light-frame wall. These bays contain the two-bedroom apartment units and storage areas. Windows are non-original vinyl sash. Fenestration at the outer wall, inside the expanded metal mesh screen, consists of pairs of single-hung units at each apartment, alternating with the solid front doors to the apartments. On the inside wall of the crescent shape, typical fenestration consists of large fixed-vinyl sash windows adjacent, an equally-sized window with a sliding vinyl sash above a vinyl fixed sash at alternate bays, single-light aluminum swinging doors adjacent to large fixed vinyl sash window at both the balconies and the ground floor level. Continuous guardrails at the balconies consist of painted aluminum pickets spaced at less than 4" with a round painted aluminum section at the top.

*See figures 11-26.*

### **3.4 Plan & Interior Features**

The building contains 37 apartment units on three floors. U-shaped stairs are located at either end of the crescent, in the outer cantilevered walk, and at two midpoints, where they are recessed and have their upper and lower landings at the outer cantilevered walk. Each apartment occupies two bays in the plan, except for the two-bedroom apartments, which occupy three bays. There are three types of apartment plans: studio, one bedroom, and two bedroom. Each apartment unit is tapered. For instance, the one bedroom and studio units taper from 23'-7" at the outer wall to 15'-0.75" at the inner wall, and occupy approximately 14 degrees of the entire 210-degree crescent. The two-bedroom unit tapers from 35'-4.5" at the outer wall to approximately 22'-1.25" at the inner wall. The bedrooms, entries, and bathrooms are located at

the outer side of the crescent, and the living areas are located at the inner side, where large areas of glazing look out to the courtyard.

The second and third floors each contain a total of 13 apartments: 11 one-bedroom apartments, one studio apartment and one two-bedroom apartment. The bay with the studio apartment also contains a U-shaped stair. Another U-shaped stair is located in the same bay as a portion of the 2-bedroom apartment. The remainder of the bay is occupied by laundry and storage.

The ground floor contains the remaining 11 apartments: eight one-bedroom apartments, one studio apartment and two two-bedroom apartments. The central two bays of the ground floor consist of covered outdoor space, storage, and laundry facilities. These bays provide access from the exterior of the crescent shape to the interior courtyard, through two passageways on either side of a CMU storage room. At the line of the outer wall, the original passageway openings have been filled in with non-original walls and doorways. *See figure 25.*

Interior finishes of the apartments have changed over time: wall-to-wall carpets have been replaced, original flooring in the kitchens and baths have been replaced with vinyl flooring, and countertops in the kitchens have been replaced, as have many of the light fixtures.

### 3.5 Documented Building Alterations

Construction permits on file for the building include the original permit for the construction of the building, and a construction permit for an on-site swimming pool. Other permits on file include a conditional use permit for parking, a 1983 permit for the installation of fire alarms, several side sewer permits, and an electrical permit. Apparent changes to the building from the original design plans include the replacement of the original aluminum sash windows with vinyl-sash double-pane windows, the infilling of the pool, and other alterations, such as the installation of wood partitions and doors at the exterior wall at the ground floor level to secure the courtyard from the parking area. All original interior soft finishes such as rugs and drapes have been removed and replaced. Individual apartments have had upgrades between tenants, which is typical standard maintenance.

#### Recorded Permits:

Date	Description	Contractor	Permit #
1959	Construct Building		472842
	Address Changed 5-28-59		
1960	Complete work on 472842 (CANCELLED)		
1962	Construct apartment building & establish and maintain parking lot	R. V. Simone	496540
1962	Construct swimming pool	J. J. Broadfoot Co. Inc.	499037

## 4. Significance

### 4.1 Historic Neighborhood Context: Columbia City

Columbia City is part of the Rainier Valley, which runs between Beacon Hill (to the west) and the shore of Lake Washington and the Seward Park neighborhood to the east. The Seattle City Clerk defines the neighborhoods of the greater Rainier Valley, running north-south, as follows: Mt. Baker, Columbia City, Brighton, Dunlap, Rainier Beach, and Rainier View.<sup>2</sup>

#### The Railway Arrives

Prior to 1890, the land that would come to be known as Columbia City was marshy, densely forested, and scarcely populated. Following the Great Fire of 1889, lumber was in high demand as Seattle was rebuilt. Scottish immigrant J. K. Edmiston saw an opportunity to profit from both the sale of lumber and the sale of tracts of the cleared land. In 1890 Edmiston, his brother George, and Samuel Bowman founded the Rainier Avenue Electric Railway Co., which would run from downtown Seattle over Beacon Hill and then south through what would come to be known as the Rainier Valley, to terminate at Rainier Beach on Lake Washington.<sup>3</sup> By the end of 1890, cars had begun running on the rail line. Edmiston immediately began developing 200 acres of land approximately midway between downtown Seattle and Rainier Beach, and dubbed the new settlement Columbia. The first business opened in the area was, unsurprisingly, a lumber mill, built in 1890 on the corner of what would become Rainier Avenue S and S Brandon Street.<sup>4</sup> A post office was established in December 1891.<sup>5</sup> *See figure 28.*

By 1892 the town had between 40 and 50 homes, and by 1893 was populous enough to incorporate as an independent town, now with the ambitious name Columbia City.<sup>6</sup> The lumber mill and the railway were joined by two shingle mills, which provided jobs that drew additional workers to the area. In 1898 the town began receiving mail twice a day.<sup>7</sup> By the turn of the twentieth century Columbia City was a fully-functioning town, and in 1905 had 1,500 residents.<sup>8</sup> Two years later, Columbia City residents voted to be incorporated in to Seattle. This was the same year that Seattle incorporated many other former independent towns including Ballard, West Seattle, and much of Southeast Seattle.<sup>9</sup>

#### Fireworks & Gloves: Businesses in Columbia City

British chemist and pyrotechnician T. G. Hitt and his wife Annie moved to Columbia City in 1905, purchasing four acres in a relatively remote part of town, bounded by what it today S Dawson Street to the north, 37<sup>th</sup> Ave S to the west, S Brandon Street to the south, and 39<sup>th</sup> Avenue S to the east. The Hitt Fireworks Company, occupying more than 30 separate workshops (spaced out for safety in case of fire/explosion) on what was known as Hitt's Hill,

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<sup>2</sup> Seattle City Clerk, "Rainier Valley," map, Seattle City Clerk's Geographic Indexing Atlas, <http://clerk.seattle.gov/~public/nmaps/html/NN-1300S.htm> (accessed February 2019).

<sup>3</sup> David B. Williams, "Washington governor Marion Hay pardons J. K. Edmiston on January 31, 1911," HistoryLink.org essay 20324, March 28, 2017, <http://www.historylink.org/File/20324> (accessed March 2019).

<sup>4</sup> Cassandra Tate, "Seattle Neighborhoods: Columbia City—Thumbnail History," HistoryLink.org essay 3327, June 2, 2001, <https://www.historylink.org/File/3327> (accessed March 2019).

<sup>5</sup> Greg Lange, "Seattle Beginnings: Columbia City Post Office opens on December 16, 1891," HistoryLink.org essay 2606, January 1, 1999, <https://www.historylink.org/File/2606> (accessed March 2019).

<sup>6</sup> Williams.

<sup>7</sup> *Seattle Times*, "Local Brevities," February 1, 1898.

<sup>8</sup> Tate, "Seattle Neighborhoods."

<sup>9</sup> Alan J. Stein and Marie McCaffrey, "Seattle 1907: A Milestone Year," HistoryLink.org essay 8244, August 6, 2007, <http://historylink.org/File/8244> (accessed March 2019).

became a major figure in the fireworks industry, and a major employer in the area. Hitt created fireworks displays for the 1901 Alaska-Yukon-Pacific Exposition, the 1939 New York World's Fair; dramatic "set pieces" that recreated famous disasters, including the destruction of Pompeii by volcano and Seattle's Great Fire of 1889;<sup>10</sup> and pyrotechnic effects for movies including the scene of the burning of Atlanta in "Gone with the Wind" and battle scenes in "All Quiet on the Western Front."<sup>11</sup> By the 1930s Hitt employed 200 workers on Hitt's Hill. T. G. Hitt passed away in 1957. His son Ray Hitt continued to operate the business until 1977, when he shuttered the business and sold the factory site.<sup>12</sup> **See figure 30.**

In 1918 Freeman Heater established the Heater Glove Company at 4914 Rainier Avenue S. In 1921 the company moved to the ground floor of the new Beaux-Arts-style Masonic hall (J. L. McCauley) at 4812 Rainier Avenue S., where it remained until 1949.<sup>13</sup> The Heater Glove Company produced primarily leather gloves, but also some clothing, boxing gloves, and, most famously, the soft leather helmet worn by Charles Lindbergh on his solo transatlantic flight of 1927.<sup>14</sup>

The 386-seat Columbia Theater (4916 Rainier Avenue S, John L. McCauley) opened in 1923.

### **Schools & Other Public Institutions**

The Columbia school district was established in 1876. Its first school was the Columbia City School, a two-story, eight-room building with a bell tower, located at 3540 S Ferdinand Street.<sup>15</sup> In 1897 the principal of Columbia School, F. J. Browne, was elected State Superintendent of Public Instruction, and December 1896 departed Columbia School to assume his post in Olympia.<sup>16</sup> When the town was annexed into Seattle in 1907, the Columbia School had an enrollment of 514 students, and offered grades one through eight. Other early Columbia City schools were Hillman School (39<sup>th</sup> Avenue S and S Main Street), which closed in 1908, and Southeast Seattle School (Rainier Avenue & Genesee Street), which closed in 1909.<sup>17</sup> In 1922 Columbia School moved into a new building, designed by Floyd Naramore. The area's first middle school, Sharples (now Aki Kurose, 3929 S Graham Street, William Mallis) opened in 1952. **See figure 29.**

The Olmsted Brothers, in their 1908 report for Seattle's parks, recommended the creation of a park where Genesee Park is now, citing the area's views of Lake Washington. The northern portion of the park, basically in the Mt. Baker neighborhood north of Columbia City, was then called Wetmore Slough, and remained a wetland until 1917, when Lake Washington dropped nine feet due to construction of the Ship Canal. After World War II, the area was used as

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<sup>10</sup> Cecelia Goodnow, "Chemist launched his love of fireworks into a major West Coast boom factory," *Seattle Post-Intelligencer*, July 3, 2005, n.p., <https://www.seattlepi.com/lifestyle/article/Che-1177444.php#photo-644810> (accessed March 2019).

<sup>11</sup> Cassandra Tate, "Hitt's Fireworks: Lighting up the Skies from Columbia City (Seattle)," HistoryLink.org essay 3348, June 9, 2001, <https://www.historylink.org/File/3348> (accessed March 2019).

<sup>12</sup> Tate, "Hitt's Fireworks."

<sup>13</sup> Seattle Department of Neighborhoods, "Summary for 4812 Rainier Ave," Seattle Historical Sites Index, <http://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=129457401> (accessed March 2019).

<sup>14</sup> Buzz Anderson, "Heater Glove Company," *Days Gone By*, 2009, <http://www.rainiervalleyhistory.org/heater-glove-company/> (accessed March 2019).

<sup>15</sup> Thompson & Marr, "Columbia," *Building for Learning: Seattle School Histories, 1862-2000* (Seattle: Seattle School District, 2002).

<sup>16</sup> *Seattle Times*, "In Honor of Prof. Browne," December 22, 1896, p. 3.

<sup>17</sup> Thompson & Marr, "Columbia."

landfill. Although the land transferred to the Seattle Parks Department in 1968, the city was slow to develop the area.<sup>18</sup>

In 1901 the Seattle Public Library system established a small branch library in the former Columbia City Hall. In 1915, with \$35,000 in funds from Andrew Carnegie, a permanent library was built at 4721 Rainier Avenue S. Built in a Georgian style by architects W. Marbury Somervell and Harlan Thomas and opened in December 1915. The library, now a contributing resource in the Columbia City Historic District, underwent major remodels in 1986 and 2004.<sup>19</sup>

### **Rainier Vista**

The influx of defense industry workers to Seattle during World Wars I and II spurred the development of housing to accommodate the workers and their families. The Rainier Vista Housing Development is located just to the north and west of the present-day Columbia City Historic District. The subject property is located to the south and east of the Columbia City historic district. The adjacent development of Rainier Vista impacted the historical development of the Columbia City neighborhood. Background on Rainier Vista is provided in the report not due to any inherent association of Rainier Vista to the subject property, but as background for a historic understanding of neighborhood development.

At the federal level, in June 1940 Congress amended the 1937 U.S. Housing Act to fund new housing for defense industry workers. Later that year Congress passed the Lanham Act, allowing the building of public housing for such workers. In 1941, with funds from the Lanham Act, the Seattle Housing Authority (SHA, established 1939) was selected to build and maintain a housing development in the Rainier Valley. The SHA selected architect B. Marcus Priteca and engineer A. M. Young to design the complex, dubbed Rainier Vista. Designed in the "garden city" style, with open green space, curving roads, and cul-de-sacs.<sup>20</sup> The development opened in 1942 with 500 housing units over 90 acres.<sup>21</sup> Although by late 1942 the SHA had developed 3,768 housing units for defense industry workers and military families, in 1943 9,573 families applied for housing. As a result, 122 units were hastily added to Rainier Vista.<sup>22</sup> The Rainier Vista School (3100 S Alaska Street) opened in 1944 as an annex to Columbia School to accommodate children from the new housing development.<sup>23</sup>

In 1953 the SHA took over ownership of Rainier Vista, and the middle-class residents were being replaced with low-income families.

Rainier Vista mirrored the racial segregation that took place during the 1960s, as many white families moved to the suburbs, and more so during the "Boeing Bust" of the 1970s, as Boeing laid off nearly two-thirds of its workforce. During the 1960s and 1970s, the number of white residents shrank by a third, while the number of African Americans increased threefold, and the number of Asian Americans doubled.<sup>24</sup>

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<sup>18</sup> Seattle's Olmsted Parks, "Genesee Park," <http://www.seattleolmsted.org/parks/24> (accessed February 2019).  
<https://seattleolmsted.org/parks/genesee-park/>

<sup>19</sup> David Wilma, "Columbia Branch, The Seattle Public Library," HistoryLink essay 4057, December 17, 2002, <https://www.historylink.org/File/4057> (accessed February 2019).

<sup>20</sup> John Caldbick, "Seattle Housing Authority—Part 1," HistoryLink.org essay 10760, posted March 27, 2014, <http://www.historylink.org/File/10760> (accessed January 2019).

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

<sup>23</sup> Thompson & Marr, "Columbia Annex."

<sup>24</sup> John Caldbick, "Seattle Housing Authority—Part 2," HistoryLink.org essay 10761, March 27, 2014, <https://www.historylink.org/File/10761> (accessed February 2019).

In 1999 Rainier Vista was slated for demolition and redevelopment, converting the complex from low-income housing to mixed-income housing. This came two years after a similar redevelopment of the Holly Park housing development (now NewHolly) in Beacon Hill. The demolition was planned in anticipation of the new light rail tracks and station, which were planned to run directly through the housing development. As was the case with NewHolly, the Seattle Housing Authority planned to rebuild Rainier Vista as a denser, mixed-income community, with a planned 965 units.<sup>25</sup> At that time, two thirds of Rainier Vista residents were immigrants from East Africa and Southeast Asia, and the average annual household income was less than \$10,000.<sup>26</sup> In 2000 the city began relocating the existing tenants. Phase I of the redevelopment was completed in 2006. The 83-unit apartment building Tamarack Place opened in 2011, providing 83 housing units to elderly, disabled, and low-income tenants.<sup>27</sup> **See figure 31.**

### **Post-World War II and the 1960s**

When the last Rainier Avenue interurban car finished its run at 1:45 a.m. on January 1, 1937, Columbia City was accessed exclusively by rubber-tired vehicles, city buses, and private cars. In this respect the Rainier Avenue interurban line was ahead of Seattle's remaining interurbans and streetcars, which were decommissioned in 1941.<sup>28</sup> Despite the early adoption of rubber tires, Rainier Avenue, unlike Aurora Avenue, was not known in particular for its car culture, beyond having a few drive-ins and gas stations. The historic fabric of the early town remained intact, with intermittent industrial uses along Rainier Avenue and Empire Way stretching to the south. What is now known as Martin Luther King Jr. Way S was called Empire Way between 1852 and 1982. In 1961, however, the name Empire Way was briefly changed to "R. H. Thompson Parkway" until plans for the R. H. Thompson expressway were scuttled.<sup>29</sup> Between 1960 and 1969 the neighborhood saw a minor building boom, with approximately 10 percent of all remaining residential building fabric in the neighborhood dating between those years.<sup>30</sup> **See figures 32-33.**

### **Slump & Revival**

Columbia City was hit particularly hard by the economic slump and population drop of the 1970s. Businesses were shuttered and crime rates rose.<sup>31</sup> Columbia Annex/Rainier Vista school closed in 1971. The economic development organization Southeast Effective Development (SEED) was established in 1975 to assist with access to health care, housing, and employment.<sup>32</sup>

The neighborhood's business community lobbied to establish a historic Landmark District, an effort which came to fruition in 1978.<sup>33</sup> The Columbia City National Historic District was

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<sup>25</sup> Jacklet.

<sup>26</sup> Ben Jacklet, "Ripping Up Rainier Vista," *The Stranger*, May 27, 1999, <https://www.thestranger.com/seattle/ripping-up-rainier-vista/Content?oid=1093> (accessed February 2019).

<sup>27</sup> Caldbick, "Seattle Housing Authority—Part 2."

<sup>28</sup> Walt Crowley, "Seattle Renton & Southern Railway—Seattle's First True Interurban," HistoryLink.org essay 1756, October 17, 1999, <https://www.historylink.org/File/1756> (accessed April 2019).

<sup>29</sup> Feliks Banel, "Seattle's long-ago battle to honor Dr. Martin Luther King Jr.," MyNorthwest.com, January 21, 2019, <https://mynorthwest.com/946066/battle-honor-martin-luther-king-jr/> (accessed April 2019).

<sup>30</sup> City Data, "Columbia City neighborhood in Seattle, Washington (WA)," <http://www.city-data.com/neighborhood/Columbia-City-Seattle-WA.html>. Approximately 20% of remaining building fabric was constructed before 1939, and 34% has been constructed since 2000, with between 5% and 8% of the building fabric constructed in the intervening decades besides the 1960s.

<sup>31</sup> Tate, "Seattle Neighborhoods."

<sup>32</sup> SEED, "About Us," <http://www.seedseattle.org/about-us/> (accessed March 2019).

<sup>33</sup> Tate, "Seattle Neighborhoods."

established on either side of Rainier Avenue S, reaching approximately five blocks from S Alaska Street to the north, to a half-block past S Hudson Street. The Columbia city light rail station opened in 2009 at 4818 Martin Luther King Jr. Way S, just south of Rainier Vista housing complex.

## 4.2 Building History

Richard Bouillon and Joseph Williams of Bouillon & Williams designed the building in 1962, with Olen & Ratti as the engineer. Construction was completed by 1963. Rudy V. Simone was the contractor and developer. The owner was listed as a company called Crescent Apartments LLC, of which Rudy Simone was the principal. The advertised construction price was \$500,000. The original address was on Rainier Avenue S.

By February of 1963, there was an open house for the completed building.<sup>34</sup> It was advertised thus:

“Built by Rudy Simone, contractor and developer, the Crescent Apartments feature 37 one- and two-bedroom apartments, all overlooking a beautiful landscaped patio with a large circular heated swimming pool. Each unit has wall-to-wall rugs and full draperies with sliding glass doors to individual sundecks. Each apartment has its own parking area. Shielded entry walkway gives privacy and exciting design feature.”<sup>35</sup>

Later in 1963, the building won an award for “outstanding apartment design” from *Practical Builder* magazine, which featured the building in its September 1963 issue.<sup>36</sup> Sears L. Hallett presented the award to the architects and the developer at the Olympic Hotel in Chicago.<sup>37</sup> According to the article, the major design challenge was to create a multi-family residential project in an area surrounded by “several less than desirable land uses,” leading to an inwardly-focused design. The “less than desirable land uses” may have referred to the 1960 zoning along Rainier Avenue for General Commercial uses (CG) and Duplex Residence High Density Zoning (RD) in other sections of the neighborhood. **See figure 34.**

The design impetus credited for the aluminum screen treatment at the exterior was said to be to “provide a dramatic unified exterior that is rich and warm in color; it furnishes light and air (a limited outside view) to the corridors, yet because of its louvered effect, protects them from rain.”<sup>38</sup> **(See appendix 3 for a scan of the published article.)**

In 1965-66 apartments for rent were advertised as “modern” and “immaculate bachelor or one bedroom” either furnished or unfurnished for “as little as \$87.50 per month.” (\$686 in 2019 dollars). The patio, circular pool, and parking were all advertised, as were wall-to-wall carpets and drapes.

In 1969 the building sold to James Suzuki for \$400,900.<sup>39</sup>

Between 1971 and 1974 there were almost daily advertisements in the *Seattle Times* for units for rent in the Crescent Apartments. In early 1972 apartments were advertised in the *Seattle Times* for \$108 per month; mid-year the advertised price dipped to \$99 per month, (equivalent to \$602 per

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<sup>34</sup> *Seattle Times*, “Open House at Apartments,” February 17, 1963, p. 30.

<sup>35</sup> *Seattle Times*, “Open,” advertisement, February 24, 1963, p. 24.

<sup>36</sup> *Practical Builder*, “Design Leadership, the Practical Builder Design Award Department—plus design ideas that sell houses,” Volume 28, No. 9, a Cahners Publication, Industrial Publications Inc., p. 93-101.

<sup>37</sup> *Seattle Times*, “Seattle Apartments,” *passim*.

<sup>38</sup> *Practical Builder*.

<sup>39</sup> *Seattle Times*, “Land Sales Lead Realty Filing in King County,” August 109, 1969, p. 101.

month in 2019); later in the year the advertised rent had risen to \$116 per month. The security system, pool, and lanai were always featured in the ads. Early in 1973 units were listed for rent for as low as \$105 per month, including incentives for “Free Rent.” Between May 1973 and March 1974 apartments listed starting at \$125 per month (equivalent to \$658 per month in 2019).<sup>40</sup> After 1974 apartments were not advertised for rent in the *Seattle Times*. **See figures 35-45.**

## Tenants

A survey of the tenants of the building in the city directories at five-year intervals years indicated that there were very few long-term tenants, and a tenant turnover of more than 90 percent every five years, except in 1985 and 1990, when tenant turnover was a little over 80 percent. Despite high tenant turnover, the historical vacancy rate was also quite low, never exceeding 10 percent in any surveyed year except 1972. In 1972 there was 27 percent vacancy rate. This time period corresponds to the period of time between 1971 and 1974 when apartments in the Crescent were advertised for rent every month, and to a time period of declining population in Seattle.

The two longest-term tenants of the building were Melvyn B. Lee and James Henderson. Henderson lived in the building between at least 1975 and 1990. It is unclear what his occupation may have been. According to the 1940 census, there were at least ten different people named James Henderson residing in Seattle that year.

Melvyn Lee has resided in the building since at least 1975, and still lives there and serves as the building manager.

Other longer-term tenants include Reiko Henry, a naturalized United States citizen born in Japan. She originally moved to Kansas, where she married Larry D. Henry. She divorced him in 1977. She moved into the Crescent building in 1978. She left the Crescent building sometime after 1990, when she moved to the Renton and Kent area. There is no available information on her occupation.<sup>41</sup>

## Tenant Occupations

Little information is available on any of the tenants' occupations. An overall trend tended to be that any search of a tenant name in the typical archives (including the *Seattle Times* online archive and ancestry.com) would relate biographical information on birth, death, marriage, divorce, and any car accidents or criminal activities, but no information on job status, profession, or occupation. This trend may be because detailed census data after 1940 is not available, and city directories stopped listing people's occupations in the mid-century.

## Weddings

Between 1967 and 1974 at least 18 tenants of the building advertised their intent to wed in the *Seattle Times*. In at least three instances, two tenants of the building married each other: John A. Plummer, age 20, and Nancy L. Hatch, 19, in 1967; John D. Hulsey, 25, and June M. Bolsjalle, 34, in 1969; and Emmet C. Williams, 23, and Patricia Y. Graver, 20, in 1970.

## Births

At least 12 babies were born to tenants of the building between 1967 and 1975. Although there is evidence from historic photos that children used the swimming pool, and were presumably

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<sup>40</sup> CPI Inflation Calculator, <https://data.bls.gov/cgi-bin/cpicalc.pl?cost1=125&year1=197403&year2=201901> (accessed February 2019).

<sup>41</sup> We searched the *Seattle Times* online Historical Archive, and Ancestry.com

either tenants or guests of tenants, the *Seattle Times* did not record any of the child tenants of the building on any sports teams, or for any other typically-recognized childhood activity.

### **Divorce**

Vincent Froula and Reiko Henry both moved into the building after their divorces. Froula was one of the earliest tenants of the building, and Henry lived there for at least 12 years starting in 1978. Although divorced people lived in the building, no divorces for residents of the building were advertised in the *Seattle Times*.

### **Deaths**

Edward Snydsman was a tenant of the building when he died in 1971 at age 61. Theresa Stovall, a 23 year-old tenant of the building, died in a car accident in 1978. Harold Pulzin, a tenant from at least 1967 died in 1979, while still in residence in the building.

### **Other trends**

Starting in 1975, the city directory often lists different apartments occupied by people of the same surname, and sometimes it appears as though the same person rented two adjacent apartments. An interview with long-term apartment manager Melvyn Lee clarified why this anomaly appears in the directories.<sup>42</sup> In two instances members of the same family rented separate apartments in the building: between 1975 and 1978 at least two members of the Yguado family rented apartments in the building, and in 1996 two members of the Japson family rented apartments in the building.

By coincidence, between 1985 and 1990 at least six different individuals with variations on the last name Rivera or Riviera rented apartments in the building. However, none of these individuals were related to each other.

In other instances, the tenant would move from one unit to another, and this was irregularly recorded in the city directory. This happened in 1980 when tenant G. Williams is recorded as tenant in two third-floor apartments in the building, when he actually moved from one apartment to the other. It happened again in 1996, when a tenant named Galindo moved from one second-floor apartment to another.

According to Lee, tenants often preferred second- to third-floor apartments, because the third-floor apartments tended to overheat, with the result that tenants tended to move to different apartments within the building.

## **4.3 Historic Architectural Context: Mid-Century Modern Architecture & Apartment Construction**

The relevant architectural context of the subject building includes the building's style and its typology. The typology of apartment buildings in Seattle as a whole, and specifically to the design of mid-century apartment buildings, is relevant to the subject building. The building exhibits elements of the mid-century modern style, and a brief overview of the evolution of the style is included in this section, along with a special section on influences of round or circular buildings.

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<sup>42</sup> Melvyn Lee, interview by Ellen Mirro, February 21, 2019.

#### 4.3.1 Style: Modernism & the Pacific Northwest, the Mid-century, the 1962 World's Fair and Popular Futuristic Design

The Crescent Apartments was designed with influences from the Modern Movement, with evidence of influence from the International Style, and from Pacific Northwest Architects. Elements of the style may have also been influenced by the futuristic Googie or Populuxe style on display at the 1962 Century 21 Exposition, the Seattle world's fair.

The Modern Movement had its origins in Europe after World War I, with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and freeform massing using ferro-concrete were explored by continental architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these experimentations produced two distinct branches of modern architecture: steel-and-glass classicist International Style of Walter Gropius and Mies van der Rohe, and the *béton brut* of Charles-Édouard Jeanneret-Gris (Le Corbusier) and the “New Brutalism.”<sup>43</sup>

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After emigrating to the United States, Mies created a number of buildings that became icons of the International Style including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the “frame rectangle.”<sup>44</sup> Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism “less is more.” *See figures 46-47.*

Architectural design in Seattle also went through a radical transformation during the 1950s. The progressive enthusiasm of the war years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism—first Art Deco style and eventually the International Style. J. Lister Holmes (1891-1986), George Stoddard (1896-1967), William Bain (1896-1985), and Paul Thiry (1904-1993) were among the local architects who successfully made that mid-career leap and were rewarded with major modernist commissions during the immediate post-war period. Other slightly younger architects, including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006), emerged from their apprenticeships immediately embracing a new Northwest Modernism. Additionally, a new generation of architects was emerging from architectural schools, including the University of Washington, where traditionalist professors were being challenged by early modernist adaptors, including Lionel “Spike” Pries (1897-1968). Good examples of the Modernism practiced by Pacific Northwest architects include the University of Washington Faculty Center, Seattle (1960, Steinbrueck and Kirk) and the Offices of Kirk, Wallace & McKinley (Kirk, Wallace & McKinley, 1961). *See figures 48-49.*

“Googie” architecture got its name from a coffee shop on the Sunset Strip in Los Angeles, designed in 1949 by John Lautner, who had studied and worked with Frank Lloyd Wright before developing his own unique approach to organic design. The flamboyant Googie style (also commonly known as “Populuxe”) featured new architectural materials such as cast concrete and plastic. Characteristics include abstract upswept roofs that look as if they might take flight, large plate glass windows, boomerang shapes, and starbursts. Googie or Populuxe architecture

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<sup>43</sup> R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B., Jarrold and Sons, 1969), p. 320.

<sup>44</sup> Jordan, p. 331.

sprouted from its southern California roots to influence the design of post-World War II fast-food eateries, motels, and gas stations across the country. According to author and *San Jose Mercury News* architecture critic Alan Hess, Googie was cutting edge and commercial and, unlike most modern architecture, it was popular. It ranged from simple vernacular stands to complicated, sophisticated structures, and conveyed a sense of optimism and progressivism in which everyone could participate. It was roadside architecture, designed to attract the attention of people in cars and draw them in.<sup>45</sup> In his book *Googie Redux: Ultramodern Roadside Architecture*, Hess writes:

With the passage of time, the Googie style has become as much a symbol of the fifties as Elvis Presley or a '57 Chevy. Cultural expression is one important role of architecture. But the coffee shops also worked well by other measures of architecture: they solved the functional problems of a car-oriented architecture imaginatively; they expertly used the scale and form to create a successful urban architecture; and their complex interior geometries reflected an understanding of modern spatial concepts. Though they were not the kind of buildings usually given attention in the architectural journals, they helped to shape the appearance of cities nationwide.<sup>46</sup>

According to a 2006 survey conducted by the City of Seattle's Historic Preservation Program, the Seattle branch of Sambo's Restaurant (1964, Ron Bergquist) is "perhaps Seattle's best example of 'Googie' architecture... The restaurant is a low concrete-and-glass box topped by a massive roof with an asymmetrical vee shape."<sup>47</sup>

In his "Mossback" column on Crosscut.com, Knute Berger says of Googie, "it's the same era of architecture enshrined at the Jetsons-era Century 21 Exposition of 1962, the Space Needle perhaps being the ultimate example of Googie."<sup>48</sup> The architecture of the Century 21 Exposition of 1962 exemplified the futuristic design ideals of mid-century design. This sometimes included round structures such as the geodesic dome of the Ford Pavilion and the clear spherical "bubbelator" inside the Washington State Pavilion (now Key Arena, City of Seattle Landmark). **See figures 50-51.**

The 1962 World's Fair also caused an explosion of new hotel and motel-type buildings constructed around Seattle to house the expected visitors. These included the Camelot on Pier 68 (1962, John Graham & Co. now the Edgewater Hotel), and the Imperial 400 Motel (1962, Van Horne & Van Horne). **See figures 52-53.**

#### 4.3.2 Style: Circular Plan Buildings in the Mid-century

The design of the Crescent apartment building may also have been influenced by the circular residential designs of Frank Lloyd Wright and his apprentice Don Erickson, along with the 1962 circular high-rises of Bertrand Goldberg in Chicago.

Wright is known to have designed many round buildings, many with a spiral aspect. The best-known of these is the Guggenheim Museum in New York (1958). Another is the 1952 house Wright designed for his son in Phoenix, AZ, known as the David and Gladys Wright house.<sup>49</sup> In

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<sup>45</sup> Alan Hess, phone interview with Larry E. Johnson, August 2, 2007.

<sup>46</sup> Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books, 2004), pp. 17-18.

<sup>47</sup> Seattle Department of Neighborhoods, "Summary for 8800 Aurora Avenue N," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=353>.

<sup>48</sup> Knute Berger, "Another Roadside Attraction Is About to Be Demolished," [Crosscut.com/mossback/4501](http://Crosscut.com/mossback/4501), July 20, 2007.

<sup>49</sup> Round House, "Round Masterpiece for Sale," September 8, 2018,

<https://roundhouses.wordpress.com/category/architects/frank-lloyd-wright/> (accessed February 2019). Howard Walker, "The Circuitous History of Frank Lloyd Wright's Circular Home," *Robb Report*, September 13, 2018,

1959, Wright designed a curvilinear, two-story, single-family house for Norman and Aimee Lykes in Phoenix's Palm Canyon neighborhood. This home was designed for seamless views and ease of circulation.<sup>50</sup> Because Wright was experimenting with circular designs at the end of his career, some of his designs were built after his death in 1959, including the Bruce Brooks Pfeiffer home, constructed in 1971, and adapted from Wright's original drawings for the unbuilt Jester home.<sup>51</sup>

Wright's apprentice, Don Erickson, also designed circular-plan homes including a circular house in Glen Ellyn, Illinois (1954).<sup>52</sup> Erickson also designed an apartment building in Chicago in 1959 that used a semicircular shape and is often referred to as "the Birdcage."<sup>53</sup> Unlike the Crescent, designed to restrict views to the courtyard, the "Birdcage" apartment was built to give the residents views out to open space beyond.

As discussed above, Jon Lautner, another Wright apprentice, was instrumental in the formation of the popular and futurist look of the Populuxe style. Lautner also designed houses with curvilinear forms, such as the 1973 house he designed for Bob Hope in Palm Springs, although this residence was designed and constructed a decade after our subject building.<sup>54</sup>

Bertrand Goldberg was another influential designer who worked with circular forms. Early in his career he studied at the Bauhaus, then worked briefly in the office of Mies Van Der Rohe.<sup>55</sup> Starting in 1959, Goldberg began using circular-plan forms in his design for the Marina City development.<sup>56</sup> He continued using circular plan forms later in the 1960s for works like the Hilliard Homes Complex (1963-1966) in Chicago and the Affiliated Hospitals (1964-1971) in Boston. *See figures 54-55.*

### 4.3.3 Typology: Seattle Apartment Buildings<sup>57</sup>

#### Traditional Apartment Typology in Seattle

Between 1880 and 1900, multi-family dwellings in Seattle were mainly boarding houses, tenements, or single-room hotels, catering primarily to single men. These small-scale buildings were usually built either of brick masonry or frame construction and were limited to three or four stories with one or two stairways and double-loaded corridors. Bathrooms were shared, and common areas such as lobbies were minimal.<sup>58</sup>

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<https://robbreport.com/shelter/homes-for-sale/history-of-frank-lloyd-wrights-circular-home-2817058/> (accessed February 2019).

<sup>50</sup> Ayda Ayoubi, "Frank Lloyd Wright-Designed Norman Lykes House is Back on the Market," *Architect Magazine*, January 23, 2018, [https://www.architectmagazine.com/design/buildings/frank-lloyd-wrightdesigned-norman-lykes-house-is-back-on-the-market\\_o](https://www.architectmagazine.com/design/buildings/frank-lloyd-wrightdesigned-norman-lykes-house-is-back-on-the-market_o) (accessed February 2019).

<sup>51</sup> Scot Zimmerman, "Photo Friday: Frank Lloyd Wright's Circular Plan Geometry," *Utah Style & Design*, April 14, 2017, <http://utahstyleanddesign.com/photo-friday-frank-lloyd-wrights-circular-plan-geometry> (accessed February 2019).

<sup>52</sup> *The Modern House*, "House of the day: Circular House by Don Erickson," March 4, 2014, <https://www.themodernhouse.com/journal/house-day-circular-house-don-erickson> (accessed February 2019).

<sup>53</sup> Neil Gale, "'The Birdcage' Apartments at 6901 North Ridge Boulevard (at Farwell) in Chicago was built by architect Don Erickson in 1959," *Digital Research Library of Illinois History Journal*, December 25, 2017, <https://drloihjournal.blogspot.com/2017/12/birdcage-apartments-by-don-erickson-chicago.html> (accessed February 2019).

<sup>54</sup> Eleanor Gibson, "John Lautner punctured Hope Residence's giant roof with a crater-like hole," *Dezeen*, February 17, 2018, <https://www.dezeen.com/2018/02/17/hope-residence-john-lautner-bob-dolores-hope-concrete-volcano-palm-springs-modernism-week/> (accessed February 2019).

<sup>55</sup> G. Goldberg + Associates, "Biography," <http://bertrandgoldberg.org/biography/> (accessed February 2019).

<sup>56</sup> G. Goldberg + Associates, "Marina City," <http://bertrandgoldberg.org/projects/marina-city/> (accessed February 2019).

<sup>57</sup> Larry E. Johnson, "Appendix A, Two First Hill Properties, Seattle, Washington, DPD PROJECT # 303307," *The Johnson Partnership*, May 2006. Mimi Sheridan, "Franklin Hotel Landmark Nomination."

<sup>58</sup> Sheridan.

In the late 1890s and early 1900s, the apartment building and apartment hotel became a new type of housing in Seattle, providing suitable housing for the growing numbers of middle-class families arriving in Seattle as the economy prospered. Early apartment hotels provided meals in a central dining room, but would also include a kitchen in the private units.<sup>59</sup> Apartments provided secure convenient housing for single people or couples with shared amenities such as spacious lobbies, elevators, laundry rooms, and rooftop gardens. It wasn't until around 1900 that apartment buildings with kitchens and baths private to the units started being built in Seattle. Apartment hotels catering to higher-income tenants were also built with servants' quarters, dining rooms, housekeeping and laundry service, and, increasingly, parking. The majority of these luxury apartment hotels, like those developed by Frederick Anhalt, were clustered on First Hill and Capitol Hill.

By the mid-1920s, the demand for apartment units in Seattle exceeded available supply, mainly due to reduced construction during World War I. As the postwar economy thrived, dozens of large apartment buildings were built near streetcar lines in the older in-city neighborhoods and in newer suburban areas, including the University District, Greenwood, and West Seattle. Many of these buildings had spacious, house-like flats, with tenant services and handsome exteriors.

Apartment buildings of three stories or fewer usually did not have elevators, so a central staircase would access a lobby, often clad with marble or other luxurious materials.<sup>60</sup> Double-loaded corridors meant that apartments had windows opening onto either the street or an inner courtyard or light well. Multi-story apartment buildings with elevators included larger lobbies and often had public dining areas.

Between 1900 and World War II, eclectic revival styles were generally applied to typical apartment block typologies, with a few exceptions. The Belroy Apartments (1930, Bain & Pries, City of Seattle Landmark) were constructed in an Art Deco style, one of the earliest examples of the style applied to residential architecture in the city.

#### Modern Apartment Typology in Seattle

The Great Depression of the 1930s signaled an end to new construction as financing for new apartment buildings dried up. In 1939 the Seattle Housing Authority was established. Their Yesler Terrace project exhibited how a modern style could be applied to a multifamily apartment complex. The designers included forward-thinking modernists such as J. Lister Holmes, William J. Bain Sr., Butler Sturtevant, and Victor Steinbrueck. Yesler Terrace covered 43 acres and contained 863 apartments in low-rise buildings. According to the Seattle Housing Authority, these apartment buildings were “modeled after worker housing in Sweden, meant to last for 60 years.”<sup>61</sup> **See figure 56.**

During World War II, the major multifamily housing projects were undertaken by the Seattle Housing Authority in order to house defense workers. Some of these projects included modernist ideas and features such as flat roofs and corner windows, while others exhibited a more vernacular style, with gable roofs and traditional fenestration.

After World War II ended in 1945, apartment construction increased as the economy transitioned to peacetime. The Grosvenor House (1949, Earle W. Morrison) at 800 Wall Street was an 18-story apartment tower constructed in the Art Deco/Art Modern style, with Modernist

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<sup>59</sup> James, p. 72.

<sup>60</sup> Sheridan.

<sup>61</sup> Caldbick, "Seattle Housing Authority—Part 2."

elements including concrete construction, corner windows, and a tower form.<sup>62</sup> Morrison's Nettleton Apartments (1950) at Eighth Avenue and Madison Street are similar in stylistic expression, without the corner windows. **See figure 57.**

During the 1950s and 1960s modern styles became more popular, and as the city grew, apartment complexes began to display more modernist features. These included exterior entries and walkways, continuous balconies, and sun-shading devices or overhangs. Exterior stairs became more common, and central lobbies less common for low-rise buildings as units generally had their own exterior entries. Some apartment buildings were built on piloti, so that the ground plane could be used for parking. Some apartments were developed on piers over the water, in the case of certain developments on Lake Washington by Madison Park North Beach, and on the northern shore of Shilshole Bay in Ballard.<sup>63</sup>

One of the earliest inventoried Modern-style apartment buildings in the city is the 1947 Hamrick Apartments (702 Second Avenue W, Stuart & Durham). This apartment building features corner windows and exhibits the stylistic influence of the Bauhaus in the brick cladding and stucco spandrels. However, the building retains a common entry and double-loaded corridors of traditional apartment typology.<sup>64</sup> The C & K apartments (1949, Paul Hayden Kirk & James Chiarelli) at 1555 Lakeview Boulevard on the western slope of Capitol Hill exhibits such elements of the Modern style as stucco spandrels, ribbon windows, and a flat roof and overhang.<sup>65</sup> The long rectangular form that is only as wide as a single apartment unit was also a modernist solution, as opposed to the double-loaded corridors typical in early apartments. However, the arrangement of groups of six apartments accessing one of three entry stair halls was not yet reflective of the mid-century practice of exterior entry.<sup>66</sup> By 1950, the Gamma Rho apartments (Bassetti & Morse) at 4400 Fremont Avenue N featured exterior entries, balconies, ribbon windows, and stucco siding—all typical of the Modern movement.<sup>67</sup> In 1953 well-known apartment architect William Whitely designed the Heather Court apartments (114 12<sup>th</sup> Avenue) with modernist features such as angled balconies and flat roof overhangs, although he used a form familiar to many of his previous revival style projects: an apartment court with parking garages below.<sup>68</sup> **See figures 58-59.**

By 1955 the Clifwood Apartments in lower Queen Anne exhibits almost all of the typological features of a mid-century apartment building: a long rectangular form only one apartment unit wide, exterior entries accessed by exterior stairs and exterior walkways, an overhanging flat roof providing shelter for the exterior walk, and large windows alternating with the entry doors.<sup>69</sup> **See figure 60.**

Two other mid-century apartment buildings are located in close proximity to the subject building. To the immediate north is the Maple Tree Apartments (5216 Rainier Avenue S), constructed in 1956. This rectangular apartment building is supported on the eastern end by

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<sup>62</sup> Sheridan.

<sup>63</sup> See the Park Villa Apartments by Richard Bouillon in Section xx

<sup>64</sup> Seattle Historical Sites Survey, "Summary for 702 2<sup>nd</sup> AVE," Seattle Department of Neighborhoods, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=543038138> (accessed February 2019).

<sup>65</sup> Seattle Historical Sites Survey, "Summary for 1555 Lakeview BLVD," Seattle Department of Neighborhoods, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-613351662> (accessed February 2019).

<sup>66</sup> The arrangement is reminiscent of the arrangement of the earlier RoyVue Apartments (1924, Charles L. Haynes)

<sup>67</sup> Seattle Historical Sites Survey, "Summary for 4400 FREMONT AVE," Seattle Department of Neighborhoods, <http://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=2147011369> (accessed February 2019).

<sup>68</sup> Seattle Historical Sites Survey, "Summary for 114-132 12<sup>th</sup> AVE," Seattle Department of Neighborhoods, <http://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=1955589411> (accessed February 2019).

<sup>69</sup> Seattle Historical Sites Survey, "Summary for 524 Highland DR," Seattle Department of Neighborhoods, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=410796631> (accessed February 2019).

steel piloti. The Bella Luna Condominium (5220 42<sup>nd</sup> Avenue S) was constructed in 1962. Although renovated, it retains many stylistic and typological features of a mid-century modern apartment building, including a flat roof with overhangs, exterior entries, and balconies. **See figures 61-62.**

There is one landmarked mid-century modern low-rise apartment building in Seattle: the MOD Apartments, formerly the Theodora (1965, Grant, Copeland, Chervenak) in the Ravenna neighborhood. **See figure 63.**

#### **4.4 Building Designer: Richard Bouillon & Joseph Williams**

The subject building was designed by the Seattle architecture firm Bouillon & Williams between 1962 and 1963. Both partners signed the construction documentation.<sup>70</sup>

Bouillon & Williams was formed around 1963, and was dissolved a year later in 1964. Prior to the formation of the firm, Richard Bouillon practiced as a sole proprietor starting around 1960. After Bouillon & Williams dissolved, Richard Bouillon practiced as Richard Bouillon & Associates until March 1968, when Bouillon briefly took Harry B. Rich into partnership. By July 1968, Bouillon was practicing as Richard Bouillon & Company, with Rich as a partner. Rich left the firm in 1972. After Bouillon's death in 1973, his associates continued the practice under the same name until at least 1978, eventually evolving into Lance Mueller & Associates.<sup>71</sup>

Richard Bouillon was born in Seattle on September 27, 1927, the son of Lincoln A. and Donna J. (née Hinton).<sup>72</sup> His father, Lincoln Bouillon, a consulting engineer, was a graduate of the University of Washington's Mechanical Engineering Department. Richard Bouillon attended Franklin High School between 1941 and 1944, but transferred to Lakeside School in 1944, and graduated in 1945.<sup>73</sup> He served in the United States Army from July 1945 to February 1947.<sup>74</sup> He attended and graduated from the University of Washington in 1952 with a Bachelor in Architecture.<sup>75</sup> It is presently unknown for whom he apprenticed, but his architecture license application was signed by Victor Steinbrueck and Lancelot E. Gowen. He received his license on August 20, 1954.<sup>76</sup>

Bouillon worked as a sole practitioner from around 1959 until 1963, when he partnered briefly with his fellow University of Washington classmate Joseph Williams. During these early years Bouillon designed a remodel for the Jean Hall retail store at 400 Pine Street, another men's retail store in the Exchange Building, and designed the Plaza of the Flags (1961, demolished) for the Century 21 Exposition. The subject building, the Crescent Apartments, was a notable design of Bouillon & Williams, as it won an award in 1963 from *Practical Builder* magazine.<sup>77</sup> Other work included the Kent branch of Lincoln First Federal Savings and Loan (1963), and a one-story office complex for the Rudy Simone Construction Company in the Mt. Baker neighborhood (1964). After Bouillon & Williams dissolved, Bouillon formed Richard Bouillon & Associates.

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<sup>70</sup> Construction Documents.

<sup>71</sup> Michael Houser, "Richard Bouillon," Department of Archaeology + Historic Preservation website, <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-richard-bouillon>, accessed February 26, 2019, p. 1

<sup>72</sup> United States, World War II Draft Cards, "Richard Bouillon," May 6, 1945.

<sup>73</sup> Lakeside School, 1945 Yearbook, p. 8.

<sup>74</sup> United States, Department of Veterans Affairs, BIRLS Death File, 1850-2010, "Richard Bouillon."

<sup>75</sup> Houser, p. 1

<sup>76</sup> Ibid.

<sup>77</sup> *Practical Builder*, December 1963, pp. 109-114.

Bouillon’s work was primarily commercial in nature, never rising to the level of other Modernist Northwest practitioners such as Paul Thiry, Omer Mithun, Wendell Lovett, Fred Bassetti, and Roland Terry. Besides the *Practical Builder* award for the subject building, his only other known citation was an honor award from the Seattle AIA for a fountain at University Chevrolet Car dealership (1969, demolished).<sup>78</sup> Bouillon’s firm completed a number of banks, auto showrooms and service centers, office buildings, warehouses, grocery stores, and shopping centers. Although residential projects were not Bouillon’s primary design specialty, he is known to have designed the Park Villa Apartments (2028 43<sup>rd</sup> Avenue E, Seattle) for Hugh Klopfenstein in 1964, along with at least three hotel/motel projects in the 1970s.

Bouillon was an active member the Washington Athletic Association and joined the American Institute of Architects in 1964.<sup>79</sup> He passed away in Seattle on July 6, 1973.<sup>80</sup>

Joseph L. Williams received his Bachelor of Architecture from the University of Washington in 1955, and worked as an architect for several years. In 1982 Williams was elected a State Representative (Republican) from the 41st district, where he focused on housing and transportation issues, and the development of the Capitol Campus in Olympia. He was serving his third term as State Representative at the time of his death in 1988.<sup>81</sup> **See figures 64-67.**

Commissions completed by Richard Bouillon, architect; Bouillon & Williams; Richard Bouillon & Associates; and Richard Bouillon and Company include<sup>82</sup>:

Year	Project	Location	Client	Notes
1961	Addition to Engineering Annex	UW Campus, Seattle	University of Washington	
1961	Jean Hall retail building	400 Pine Street, Seattle CBD	Jean Hall	Demolished
1962	Plaza of the States	Seattle Center		Demolished
1963	Crescent Apts.	Columbia City	Rudy Simone	Practical Builder Award
1963	Lincoln First Federal Savings & Loan	Kent Shopping Center, Kent	Lincoln First Federal Savings & Loan	w/Arthur Morgan
1963	John Leslie retail store	Exchange Building, Seattle CBD	John Leslie	Demolished
1963	L. F. Christofferson vacation house	Whidbey Island	L. F. Christofferson	

<sup>78</sup> Houser, p. 1.

<sup>79</sup> BOLA Architects, “AYPE Foundry / Engineering Annex Building UW Historic Resources Addendum,” University of Washington.

<sup>80</sup> United States Department of Veterans Affairs, “Richard Bouillon,” BIRLS Death File, 1850-2010.

<sup>81</sup> University of Washington Department of Architecture, “Joseph L. Williams,” student drawings, 1919-1967.

<sup>82</sup> List of projects compiled from a review of *Seattle Times* online historical database, Seattle Department of Neighborhoods Historic Sites Survey, Pacific Coast Architectural Database, and a general search of newspapers.com including results from the *Fairbanks Daily News*, *Los Angeles Times*, the *Enterprise*, and the *Missoulian*.

1964	Office-Warehouse	2401 S Walker Street, Seattle	Rudy Simone Construction Co.	Rudy Simone Construction Co., builder
1964	Lake Forest Park Shopping Center			
1964	Crossroads Restaurant	Bellevue		w/John Woodman
1964	Viking Automatic Sprinkler Co. Building	3434 First Ave S	Viking Automatic Sprinkler Co. Building	
1964	B. F. Goodrich Company store	6111 4 <sup>th</sup> Ave S, Seattle	Jack Benaroya Co.	
1964	Park Villa	2028 43 <sup>rd</sup> Ave E, Seattle	Hugh Klopenstein	
1964	Washington Mutual Savings Bank remodel	Times Square, Seattle CBD	Washington Mutual Savings Bank	Rudy Simone Construction Co., builder
1965	Foothills Motor Co.	Eastgate Center, Bellevue	Chester A. Cook	
1965	Harris Ford	200 <sup>th</sup> St SW and Highway 99, Lynnwood	Harris Developments, Inc.	Rudy Simone Construction Co., builder
1965	Shopping Center	U.S. Highway 12-93 and Kent Avenue, Missoula, MT	Fairway Inc.	
1965	M. F. Peterson Dental Supply Co. building	1201 Mercer Street	First Realty, Inc.	
1966	Packer-Scott Co. supply house	16 S Idaho St, Seattle	Arnold H. Groth	
1967	Klopfenstein's retail store	Sixth Ave and Pine Street, Seattle CBD	Hugh Klopenstein	Former Heffernan building
1967	Olympic Mercury	N 130 <sup>th</sup> Street and Highway 99	Norm Olds	
1967	Olivetti Underwood building	E Pine St and Minor Ave E	University Way Properties	Demolished
1968	Washington Mutual Savings Bank	S Second St and Logan Ave S, Renton	Washington Mutual	
1968	Robinson & Lyon Ford	750 Rainier Ave S	Larry Robinson and Jim Lyon	

1968	Lynnwood Industrial Center warehouses	205 <sup>th</sup> Avenue W, Lynnwood	Lynnwood Industrial Center	
1968	Overlake Park Shopping Center	Redmond		
1968	University Chevrolet Fountain	NE 45 <sup>th</sup> St and Roosevelt Way NE	University Chevrolet	1969 Seattle AIA Honor Award, Demolished
1968	Benson Properties Complex	Benson Road SE and Puget Drive, Renton	Rudy Simone, et al.	
1968	Sunset Electric	20230 120 <sup>th</sup> Ave NE, Bellevue	Gordon A. Prentice	
1968	Wigwam grocery store	Redmond-Bellevue Shopping Center	Wigwam Stores	
1969	Sahalee Country Club	21135 NE 28 <sup>th</sup> Place, Redmond	Sahalee Country Club	
1969-70	Redmond City Hall	8703 160 <sup>th</sup> Avenue NE, Redmond	City of Redmond	Now senior center?, altered.
1970	Greenwood Inn	West Olympia		Now Red Lion Inn
1970	Shoreline West Executive Suites	120 Lakeside Avenue S, Seattle	Robertson Ross, Charlie Ross, James Perry, Richard Bouillon	
1970	Fairwood Shopping Center	140 <sup>th</sup> Ave SW & Petrovisky Road	Quadrant Corp.	
1970	Alpak Container, Inc.	480 Andover Parkway	Don Anderson and Joe Holton	
1970	Puget Sound Mutual Savings Bank	Lynnwood	Puget Sound Mutual Savings Bank	w/ Chester Lindsey
1970	Puget Sound Mutual Savings Bank	SW 152 <sup>nd</sup> Street & Second Ave SW, Burien	Puget Sound Mutual Savings Bank	
1970	Harstene Island subdivision	Harstene Island		
1970	Northshore Swimming Pool	Bothell	King County	
1971	Enclosed Mall	Mount Vernon	C & L Development	
1971	Washington Mutual Bank	Northgate, Seattle	Washington Mutual Bank	
1972	Schoenfeld Neckware Co.	600 S Industrial Way, Seattle		

1973	Hotel	Capitol Lake, Olympia	Westcenter Associates	
1973	Totem Lake Shopping Mall	Kirkland		
1973	114,000 s.f. Warehouse	Earlington Industrial Park, Tukwila	John O'Donnell & Partners	
1974	Van Waters & Rogers operation center	8201 S 212 <sup>th</sup> Street, Kent		
1974	Capital Savings & Loan Association	Totem Lake shopping center, Kirkland	Century Services Corp.	
1974	Business park	145th Ave NE & NE 24th Street, Redmond	A. E. Properties	
1974	Shopping Center	Hollis Avenue & Wheaton Way E, Bremerton	Sunset Fund	
1974	Anchorage Business Park	Anchorage, AK	John D O'Donnell	
1975	Three warehouses	West Valley Distribution Center, S 190 <sup>th</sup> St & W Valley Highway, Kent	Ardway Properties	

#### 4.5 Building Engineer: Olsen & Ratti (1959-1975)

The engineering firm of Olsen & Ratti consisted of Bruce C. Olsen (1914-2002) and Dean Baird Ratti (1926-). Olsen established the engineering firm in 1951, and Ratti joined as a partner in 1959. The firm evolved into Olsen, Ratti & Fossatti in 1975, then Ratti Fossatti in 1979, then Ratti Swenson Perbix in 1989.

Bruce C. Olsen was born in St. Paul, MN. He was a member of the University of Washington Reserve Officers Training Corps in 1934, when he received a saber as a leadership prize.<sup>83</sup> In 1935 he married Alvina Allison. By 1967 Olsen was the president of the American Society of Civil Engineers Seattle Section.<sup>84</sup> In 1968 he was on the Engineers Committee for Rapid Transit.<sup>85</sup> Alvina (Merle) became a member of the Wives of the Reserve Officers Association, the American Society of Structural Engineers Wives, the American Society of Civil Engineers Wives and the American Red Cross.

<sup>83</sup> *Seattle Times*, "Governor Views U. W. Cadets at Annual Parade," May 25, 1934, p. 28.

<sup>84</sup> Douglas Willix, "Council Committee Endorses Lowthian," *Seattle Times*, January 19, 1967, p. 8.

<sup>85</sup> *Seattle Times*, advertisement, February 12, 1968, p. 9.

One of Olsen's earliest engineering commissions was in cooperation with engineer Charles E. Kitchen for a 20,000 square foot warehouse designed by Waldron & Dietz in 1953, and constructed by the George E. Teufel Company.<sup>86</sup> By 1955 Olsen was practicing engineering on his own, and was credited with the engineering design of a two-story warehouse at 1239 King Street designed by Johnson & Campinella and built by the George E. Teufel Company.<sup>87</sup>

Dean Ratti was born in California in 1926, but by 1930 had moved with his family to Seattle. He attended the University of Washington on the GI bill, and married Ursula Green in 1978. In 1993 he received the Engineer of the Year award from the Structural Engineers Association of Washington Seattle Chapter.<sup>88</sup> Ratti was a member of the American Concrete Institute (ACI) and the Earthquake Engineering Research Institute (EERI). He taught a class called "Structures" at the University of Washington College of Architecture and Urban Planning for six years.

In 1973 the Washington Aggregates & Concrete Association gave regional awards to two of Olsen & Ratti's projects. One was the Jefferson Building in Spokane, designed by Callison-Erickson-Hobble. The other was the Snohomish County Offices, designed by Harmon, Pray & Dietrich.

In 1974 the King County Board of Realtors gave an environmental award to one of Olsen & Ratti's projects: the Continental Bank in White Center, designed by Callison, Erickson & Hobble.

On two occasions, homes with engineering provided by Olsen & Ratti were awarded the AIA Home of the Month: the Mr. and Mrs. Joseph Schwartz House, designed by Charles Adams Metcalf in 1960, and the Nicholas Chapman Residence, designed by Daniel Calvin in 1968.

Olsen & Ratti provided engineering for a wide range of projects in Washington and Alaska. They provided structural engineering for more apartment and multifamily residential designs than any other building type. However, their portfolio also included a wide selection of schools, offices, warehouses, shopping centers, municipal buildings, recreational and community buildings. The firm provided engineering for at least three projects by Richard Bouillon & Associates, and for two independent projects by Joseph Williams. They provided the engineering for at least four projects built by Rudy Simone. The architect whose projects they worked on the most was Blaine McCool, providing structural engineering for at least sixteen apartment buildings designed by his firm. Olsen & Ratti worked with a variation of the firm of Johnston-Campinella for most of the schools in their design portfolio, and twice provided engineering for schools designed by Waldron & Deitz. They worked with Manson & Bennet for tilt-up concrete warehouses, along with an eight-story luxury condominium building in Lower Queen Anne called the One Eleven.

Olsen & Ratti provided structural engineering for the 22-story high-rise Park Place tower at Sixth Avenue and University Street, designed by Van Slyck, Callison & Nelson. They also provided the structural engineering for Ralph Anderson's 1974 rehabilitation of the Pioneer Building, originally designed in 1889 by Elmer Fisher.

After Olsen & Ratti parted ways, Bruce Olsen continued to practice engineering, and was the engineer of record for the Rainier Bank Industrial Center Branch at 1900 First Avenue S.

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<sup>86</sup> *Seattle Times*, "Warehouse to Cost \$150,000," May 17, 1953, p. 31.

<sup>87</sup> *Seattle Times*, "New Building for Food Specialties Firm," December 4, 1955, p. 44.

<sup>88</sup> Structural Engineers Association, Washington "Dean Ratti," <https://sites.google.com/site/sehalloffame/engineer-of-the-year/dean-ratti> (accessed February 2018).

designed by Steinhart, Theriault & Courage architect. Later in his career, Olsen acted as a member of the Lateral Forces Committee of Seattle engineers.<sup>89</sup>

#### 4.6 Building Contractor/Developer: Rudolph Valentino Simone (1926-2013)

Rudy V. Simone was born in Bellevue, to Domenick and Rose Simone, members of the Italian American Community in Bellevue. He served in the Navy between 1944 and 1945.<sup>90</sup> He married Dorothy J. Eldred in 1949.<sup>91</sup> Together they had six sons.

Simone was on the Concessions Board for 1962 the Century 21 Exposition.<sup>92</sup> He was also one of the concessionaires as a member of Century Concessions Inc.<sup>93</sup> This company oversaw 26 of the concession stands at the World's Fair.<sup>94</sup> By 1962 the *Seattle Times* reported that Simone had built "about 30 apartment houses in Seattle."<sup>95</sup> Simone's company received safety awards from the Associated General Contractors of America in 1965 and 1968.<sup>96,97</sup> Simone also served as the membership committee chair of the AGC in 1966.<sup>98</sup>

Simone was featured in the newspaper for his golfing scores and wardrobe choices, along with his involvement in social circles.<sup>99</sup>

As a contractor and developer, he was responsible for a wide range of projects:

- 1956, Hazel Valley, near SW 128<sup>th</sup> and Sixth Avenue SW, Burien. 3-bedroom single family homes. Rudy Simone, builder.<sup>100</sup>
- 1957, Valmark Apartments, 4727 Beacon Avenue S. 13 units in two stories designed by Douglas W. Vicary. Rudy Simone was the builder and owner.<sup>101</sup>
- 1958, 2350 Beacon Avenue S. 15 units in two stories designed by Douglas W. Vicary for owner Frank Bell. Built by Rudy Simone.<sup>102</sup> (Extant.)
- 1958, H & K Foods, 7118 Beacon Avenue S. Benjamin Woo was the architect.
- 1959, Palos Verdes Apartments, 455 SW 156<sup>th</sup> Street. 24 units in two stories, designed by Douglas W. Vicary and Gerald Park with engineer A. J. Mahoney. Built by Rudy Simone & Associates.<sup>103</sup> (Extant.)
- 1959, Coral Reef Apartments, 5014 39<sup>th</sup> Avenue S, at the corner of Pearl Street in Columbia City. 17 units in two stories, luxury apartments (including a heated pool)

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<sup>89</sup> *Seattle Times*, "How Much Quake Protection is Safe?" February 6, 1972, p. 53.

<sup>90</sup> Dignity Memorial, "Obituary: Rudolph Valentino Simone," <https://www.dignitymemorial.com/obituaries/bellevue-wa/rudolph-simone-5469314> (accessed February 2019).

<sup>91</sup> *Seattle Times*, "Vital Statistics: Notices of Intention to Wed," October 16, 1949, p. 46.

<sup>92</sup> John. J. Reddin, "Expert Busy at Eatingest Fair," *Seattle Times*, May 11, 1962, p. 56.

<sup>93</sup> *Seattle Times*, "Fair Concessionaires listed," October 17, 1961, p. 6.

<sup>94</sup> *Seattle Times*, "Sketch of Century Plaza Restaurant," March 22, 1962, p. 61.

<sup>95</sup> *Seattle Times*, "Novel Apartments," May 20, 1962, p. 134.

<sup>96</sup> *Seattle Times*, "Construction Firms Given Safety Awards," February 14, 1965, p. 30.

<sup>97</sup> *Seattle Times*, "Certificates Awarded for Safety," May 26, 1968, p. 127.

<sup>98</sup> *Seattle Times*, "15 Committee Chairmen Are Named by Contractors," February 13, 1966, p. 43.

<sup>99</sup> Robert Heilman, "A Well-Built Wardrobe," *Seattle Times*, June 19, 1978, p. 54.

<sup>100</sup> *Seattle Times*, "Open House at Hazel Valley," January 15, 1956, p. 23; "DeLuxe New Homes Near Burien, Open Today," advertisement, April 15, 1956, p. 58.

<sup>101</sup> *Seattle Times*, "On Beacon Avenue," December 22, 1957, p. 54.

<sup>102</sup> *Seattle Times*, "Open for Inspection," May 25, 1958, p. 20.

<sup>103</sup> *Seattle Times*, "Open for Inspection," March 8, 1959, p. 24.

designed by Douglas W. Vicary with engineer A. J. Mahoney. Owners were Rudy V. Simone (also the builder), Vicary, and Frank Sugia.<sup>104,105</sup> (Extant.)

- 1959, Tara Apartments, 4338 15<sup>th</sup> Avenue S. 12-unit apartment building designed by Douglas Vicary. Built by Rudy Simone.<sup>106</sup>
- 1959, Garden Apartments, 1321 14<sup>th</sup> Avenue S. 17 units designed by Wayne Locke, architect. Built by Rudy Simone, general contractor.<sup>107</sup> (Extant.)
- 1960, 5710 Rainier Avenue S. Offices, warehouse space, and two apartment units, designed by Douglas W. Vicary. The owner was A. E. Racketty Co. and the builder was Rudy Simone.<sup>108</sup> (Extant.)
- 1961, remodel of Gasparetti's Roma Café, 220 Fourth Avenue S, designed by Douglas W. Vicary. Rudy Simone Construction Company was the contractor.<sup>109</sup>
- 1962, 3916 S. Pearl Street in Columbia City, designed by Douglas W. Vicary. Owned by Morningside Corporation and built by Rudy Simone.<sup>110</sup>
- 1962, Rudy Simone was the General Contractor for Century Plaza Restaurant at the Century 21 Exhibition, designed by Bouillon & Williams.<sup>111</sup>
- 1962, the College Court at 2464 S College Street. 12-unit apartment building designed by Douglas W. Vicary, engineering by Frank A. Hill, owned by the Jay-Be Company. Built by Rudy Simone Construction Co.<sup>112</sup>
- 1962, Rosa Del Mar Apartments, 11000 First Avenue S. 19-unit apartment building owned by Mr. and Mrs. Nick Rosella and Mr. and Mrs. Ernesto DiMartino. Built by Rudy Simone Construction Company.<sup>113</sup>
- 1963, 1801 24th Ave S. Japanese Presbyterian Church, designed by Kirk, Wallace, McKinley. Built by Rudy Simone Construction Company.<sup>114</sup> AIA National Award of Merit winner.<sup>115</sup> (Extant.)
- 1963, Medical Dental Clinic in Rainier Valley designed by Alfred H. Croonquist, engineering by Olsen & Ratti. Built by Rudy Simone Construction Company.<sup>116</sup>
- 1963, Crescent Apartments, 31-unit apartment building designed by Bouillon & Williams, engineering by Olsen & Ratti. Constructed and owned by Rudy Simone. (Extant.)
- 1964, Office Warehouse Building at 2401 S Walker Street in Rainier Valley, designed by Richard Bouillon. Simone was owner-builder.<sup>117</sup>
- 1964, Park Villa Apartments, 2028 43<sup>rd</sup> Avenue E, on Lake Washington. Designed by Bouillon & Williams, owned by Hugh Klopfenstein, built by Rudy Simone.<sup>118</sup> (Extant.)
- 1964, American National Bank of Edmonds, at Fourth Avenue S and Dayton Avenue in

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<sup>104</sup> *Seattle Times*, "Under Construction," March 22, 1959, p. 34.

<sup>105</sup> *Ibid.*

<sup>106</sup> *Seattle Times*, "Sales Total Nearly \$1,068,000," September 6, 1959, p. 6.

<sup>107</sup> *Seattle Times*, "Open House," December 20, 1959, p. 29.

<sup>108</sup> *Seattle Times*, "On Rainier Avenue," August 7, 1960, p. 30.

<sup>109</sup> *Seattle Times*, "Under Way," January 15, 1961, p. 30.

<sup>110</sup> *Seattle Times*, "Open Today," January 7, 1962, p. 131.

<sup>111</sup> *Seattle Times*, "Sketch of Century Plaza Restaurant," March 22, 1962, p. 61.

<sup>112</sup> *Seattle Times*, "In Rainier Valley," June 17, 1962, p. 30; "Apartments to hold Open House Today," July 15, 1962, p. 122.

<sup>113</sup> *Seattle Times*, "Open Today," November 25, 1962, p. 44.

<sup>114</sup> *Seattle Times*, "Japanese Church," February 17, 1963, p. 31.

<sup>115</sup> *Seattle Times*, "Church Design Won National Honor," June 27, 1965, p. 43.

<sup>116</sup> *Seattle Times*, "Clinic Under Construction," August 25, 1963, p. 43.

<sup>117</sup> *Seattle Times*, "Office-Warehouse Building," February 2, 1964, p. 29.

<sup>118</sup> *Seattle Times*, "Open House at Apartments," February 2, 1964, p. 28.

- Edmonds, designed by Lawrence & Hazen, constructed by Rudy Simone Construction.
- 1964, St. Joseph's Catholic Parish in Issaquah, designed by Johnston-Campanella & Co. Constructed by Rudy Simone.<sup>119</sup> (Extant.)
  - 1965, Harris Ford Automobile Agency, 200<sup>th</sup> Street SW and Highway 99 in Lynnwood. Designed by Bouillon & Williams, engineering by Olsen & Ratti, constructed by Rudy Simone Construction Co.<sup>120</sup>
  - 1965, building for Rena-Ware Distributors, 222 112<sup>th</sup> Avenue NE, Bellevue. Designed by Mithun, built by Rudy Simone Construction Company.<sup>121</sup>
  - 1965, nursing wing of Overlake Hospital, Bellevue. Built by Rudy Simone Construction Co.<sup>122</sup>
  - 1966, building for Signal Oil, 2230 Eighth Avenue. Designed by Bittman & Sanders & Associates, built by Rudy Simone Construction Company.<sup>123</sup>
  - 1966, Benson Apartments, at Benson Highway and S 160<sup>th</sup> Street, Renton. 80-unit apartment development, designed by Alfred A. Croonquist, built by Rudy Simone Construction Company, owned by Benson Properties.<sup>124</sup>
  - 1967, Teri-Anne Apartments, 1331 Terry Avenue. 25-unit apartment building designed by Blaine McCool and Allen McDonald, built by Rudy Simone Construction Company.<sup>125</sup> (Extant.)
  - 1967, United Cerebral Palsy Association of King County building, 4409 Interlake Avenue N (former Ryther Building). Designed by Bittman & Sanders, architect, constructed by Rudy Simone Construction Company.<sup>126</sup>
  - 1967, Bellevue Public Library at 116<sup>th</sup> Avenue SW and Main Street. Designed by Ridenour & Cochran, interiors by Douglass Bennett, landscaping by William Teufel, built by Rudy Simone Construction Company.<sup>127</sup>
  - 1968, corporate headquarters for McGrath Corp., at 2155 116<sup>th</sup> Avenue NE in Bellevue. Designed by Mithun & Associates, architects. Rudy V. Simone, contractor.<sup>128</sup>

#### 4.7 Building Owners: Crescent Apartments Incorporated

The first owner of the building, listed on the building permit is “Crescent Apartments Incorporated.” Notably, “R. V. Simone” had been written as the owner and subsequently crossed out. It appears that Crescent Apartments Inc. was a company created by Rudy V. Simone in order to provide corporate ownership for the building. Simone had owned or invested in at least three other of his construction projects, two apartment buildings and one office-warehouse building (see above).

In 1969 the building sold to James Suzuki as an investment property.<sup>129</sup> It was eventually

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<sup>119</sup> *Seattle Times*, “Church Plant for St. Joseph's Parish in Issaquah,” March 22, 1964, p. 181.

<sup>120</sup> *Seattle Times*, “New Lynnwood Auto Plant,” August 1, 1965, p. 38.

<sup>121</sup> *Seattle Times*, “Real Estate,” October 17, 1965, p. 33.

<sup>122</sup> *Seattle Times*, “Low Bid on Nursing Wing,” November 7, 1965, p. 36.

<sup>123</sup> *Seattle Times*, “Signal Oil Co. to Get New Building,” January 16, 1966, p. 33.

<sup>124</sup> *Seattle Times*, “Renton to Get Apartment Complex,” March 13, 1966, p. 46.

<sup>125</sup> *Seattle Times*, “Apt. Building Open Today,” February 19, 1967, p. 35.

<sup>126</sup> *Seattle Times*, “Handicapped Get New Site,” April 23, 1967, p. 51.

<sup>127</sup> *Seattle Times*, “Bellevue to Dedicate Library,” May 21, 1967, p. 46.

<sup>128</sup> *Seattle Times*, “Offices Planned at Northup,” October 13, 1968, p. 123.

<sup>129</sup> *Seattle Times*, “Land Sales Lead Realty Filing in King County,” August 19, 1969, p. 101.

acquired by CNZ investments. In 2006, CNZ investments sold the building to Art 2, LLC.<sup>130</sup>

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<sup>130</sup> King County Department of Assessments, Parcel Data for #564960-0035,  
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5649600035> (accessed February 2019).

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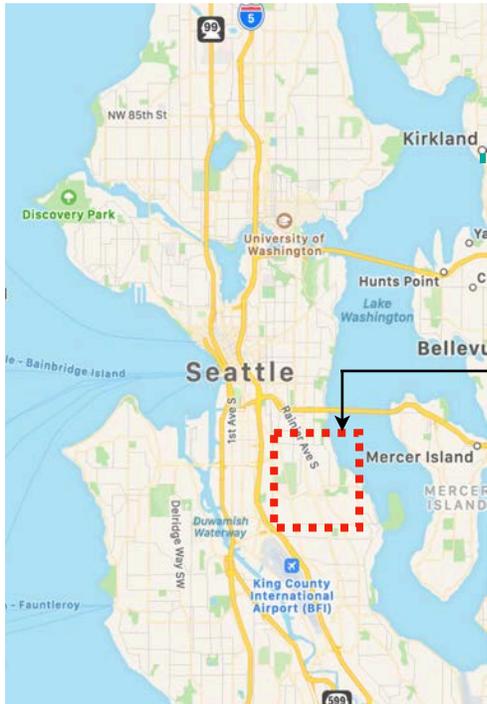
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## Appendix 1

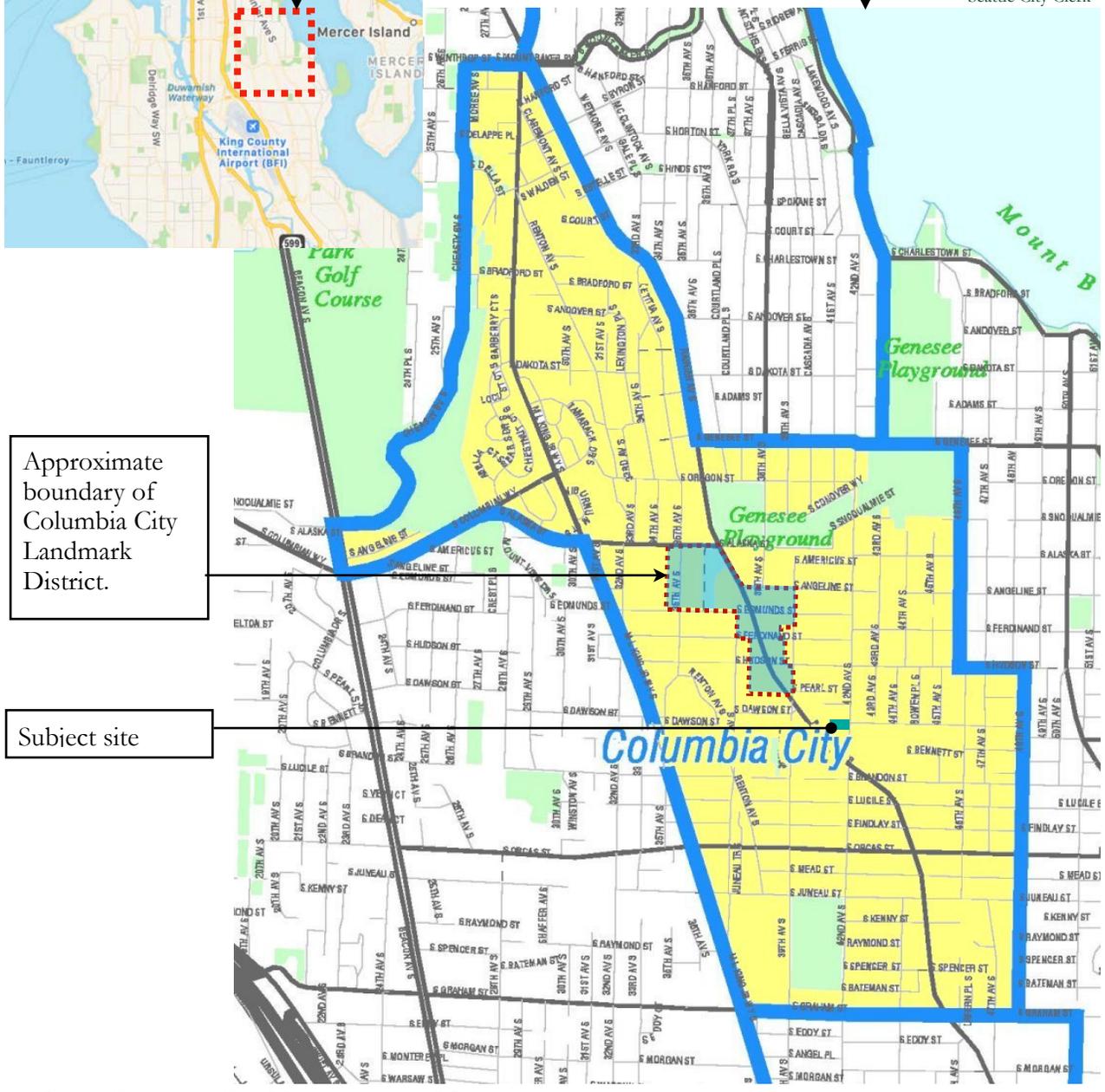
### Figures



1. Location Map

Subject neighborhood

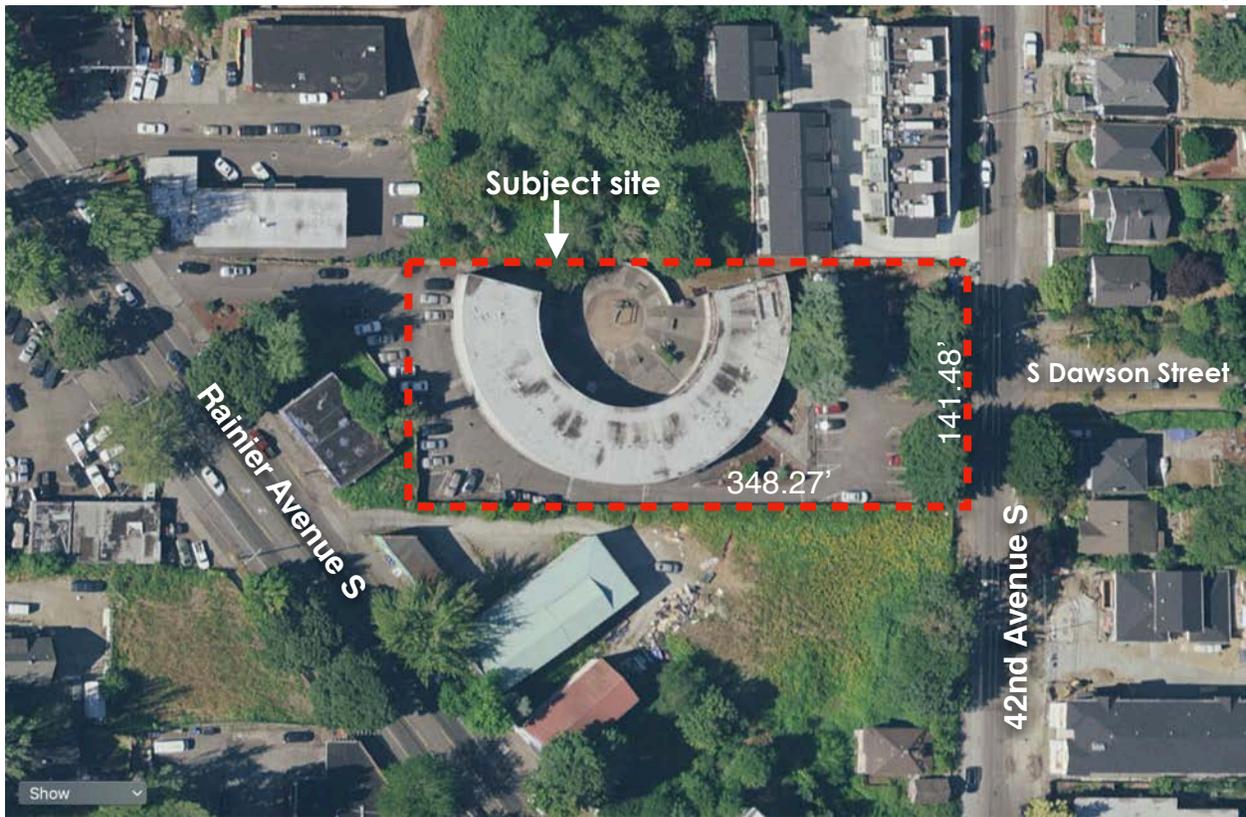
Seattle City Clerk



Approximate boundary of Columbia City Landmark District.

Subject site

2. Columbia City Neighborhood Map



3. Site Aerial



4. Viewing north on 42nd Avenue S



5. Viewing South on 42nd Avenue S



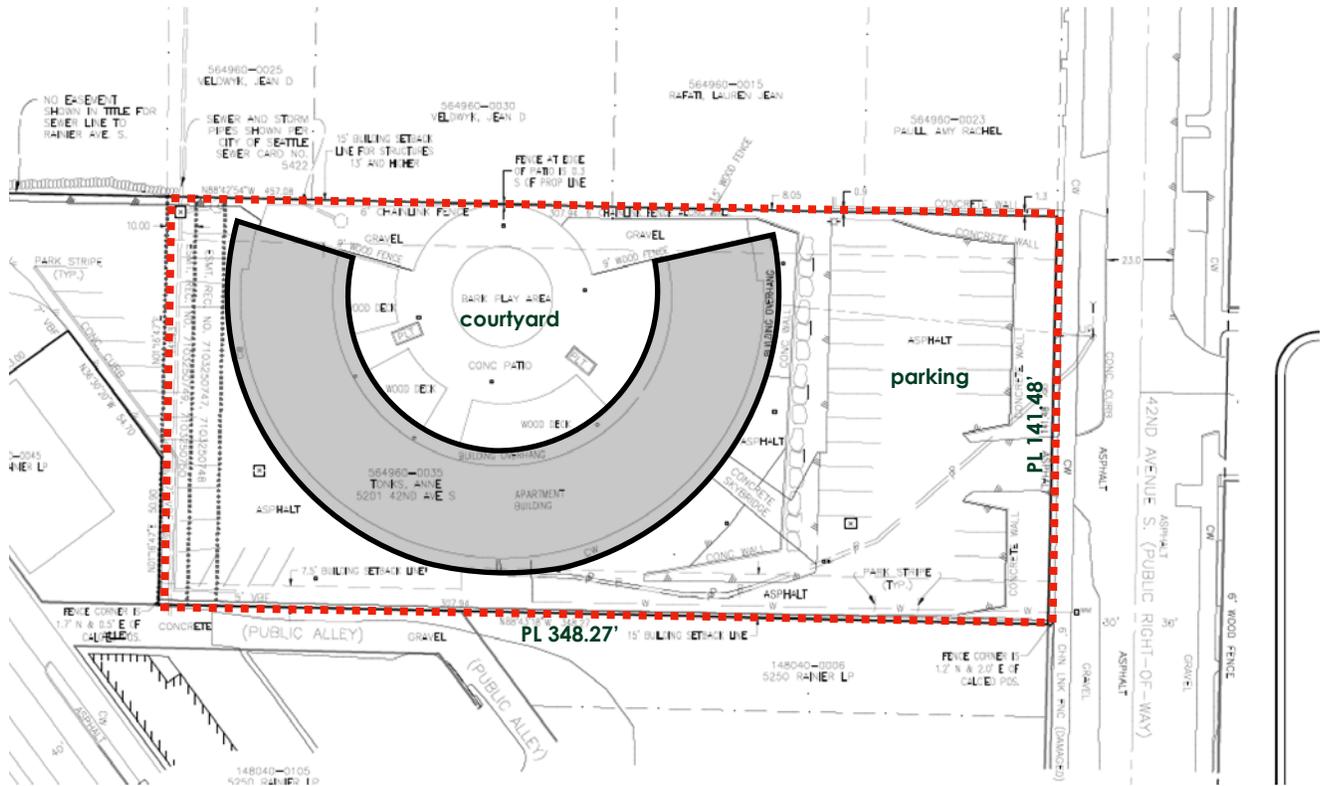
6. Viewing west towards the subject building from S Dawson Street



7. Viewing east towards the subject building from Rainier Avenue S



8. Viewing east towards the subject building, between buildings on Rainier Avenue S



9. Site Survey



10. King County Parcels



11. Crescent Apartments, main entry at southeastern side of outer wall

The Johnson Partnership February 2019



12. Crescent Apartments, eastern side of outer wall



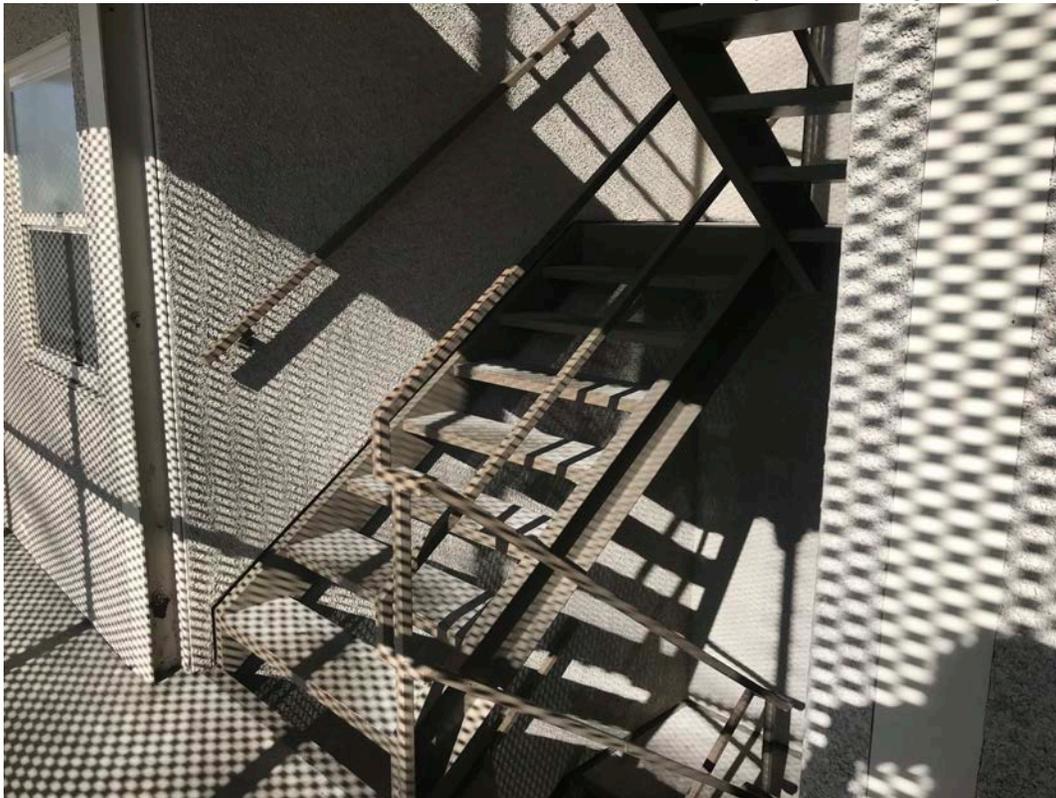
13. Crescent Apartments, southern side of outer wall



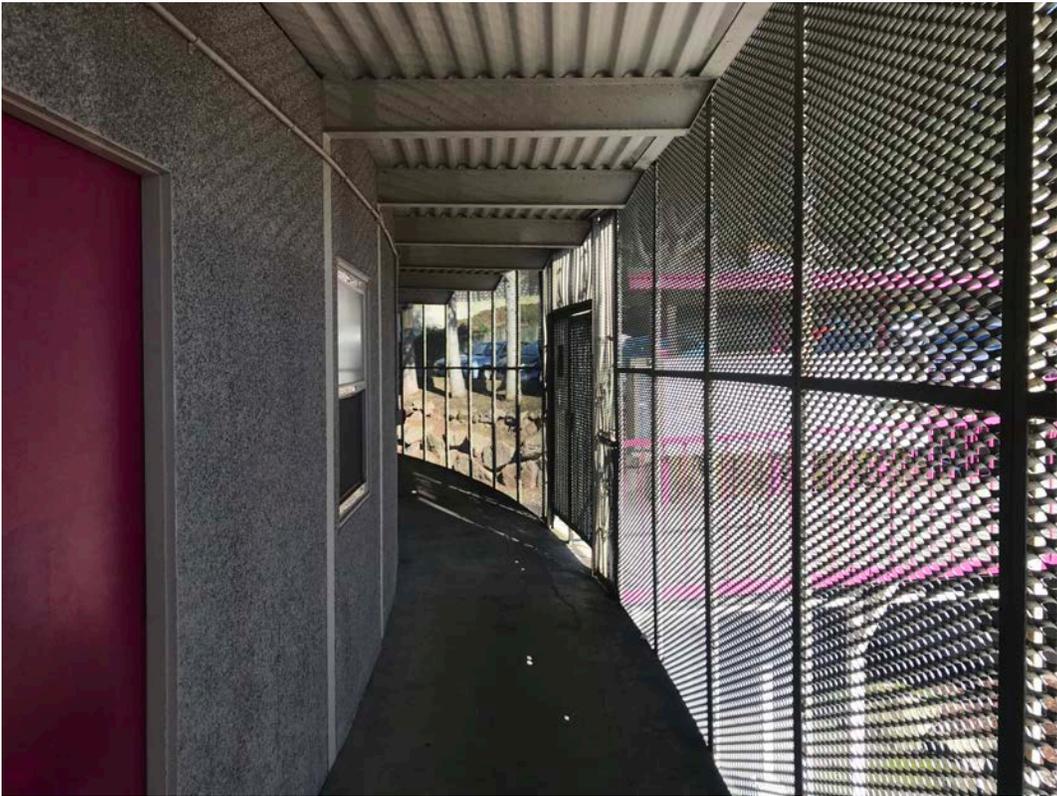
14. Crescent Apartments, detail of entry



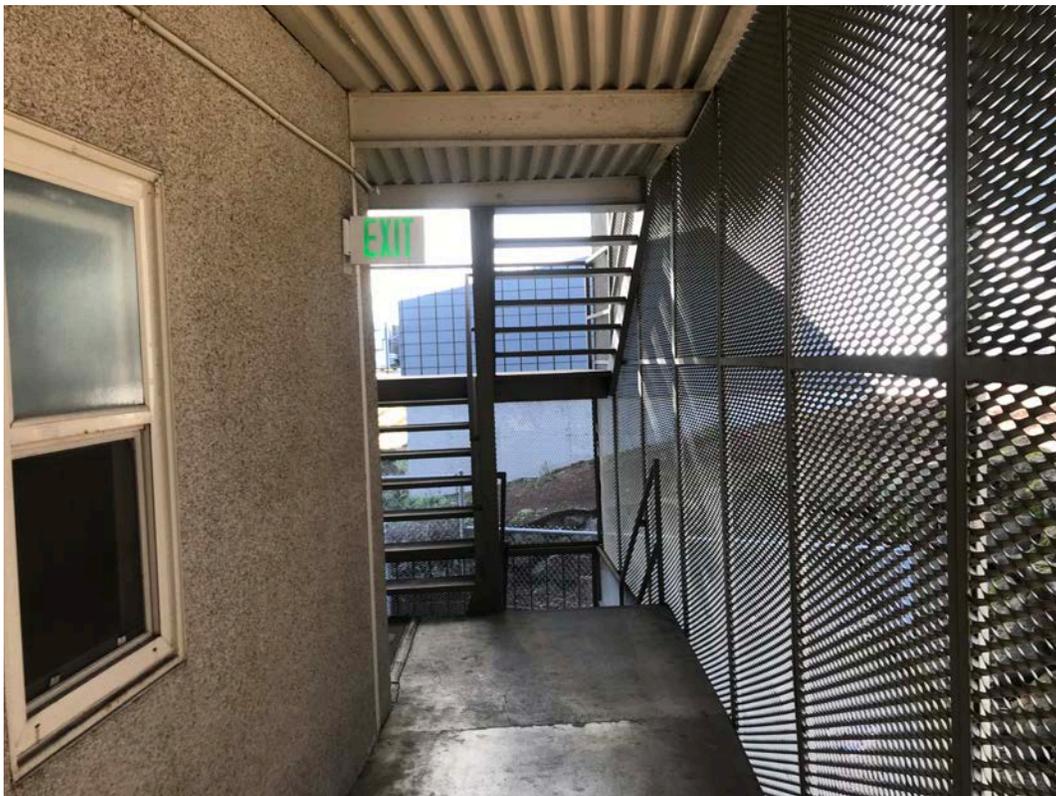
15. Crescent Apartments, detail of outer wall



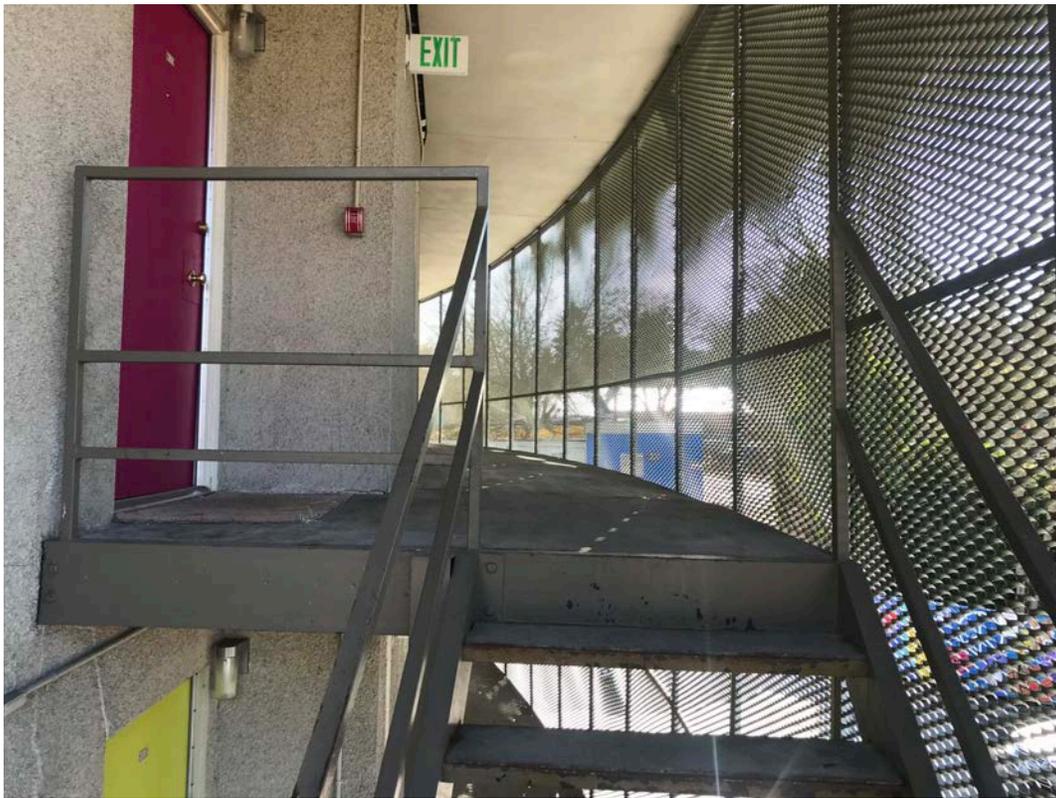
16. Crescent Apartments, inset stair



17. Crescent Apartments, typical walkway



18. Crescent Apartments, stairs at end



19. Crescent Apartments, detail of outer wall



20. Crescent Apartments, inner wall, northwestern end. Former swimming pool visible far right.



21. Crescent Apartments, inner wall, central section. Former swimming pool visible lower right.



22. Crescent Apartments, inner wall, northeastern end



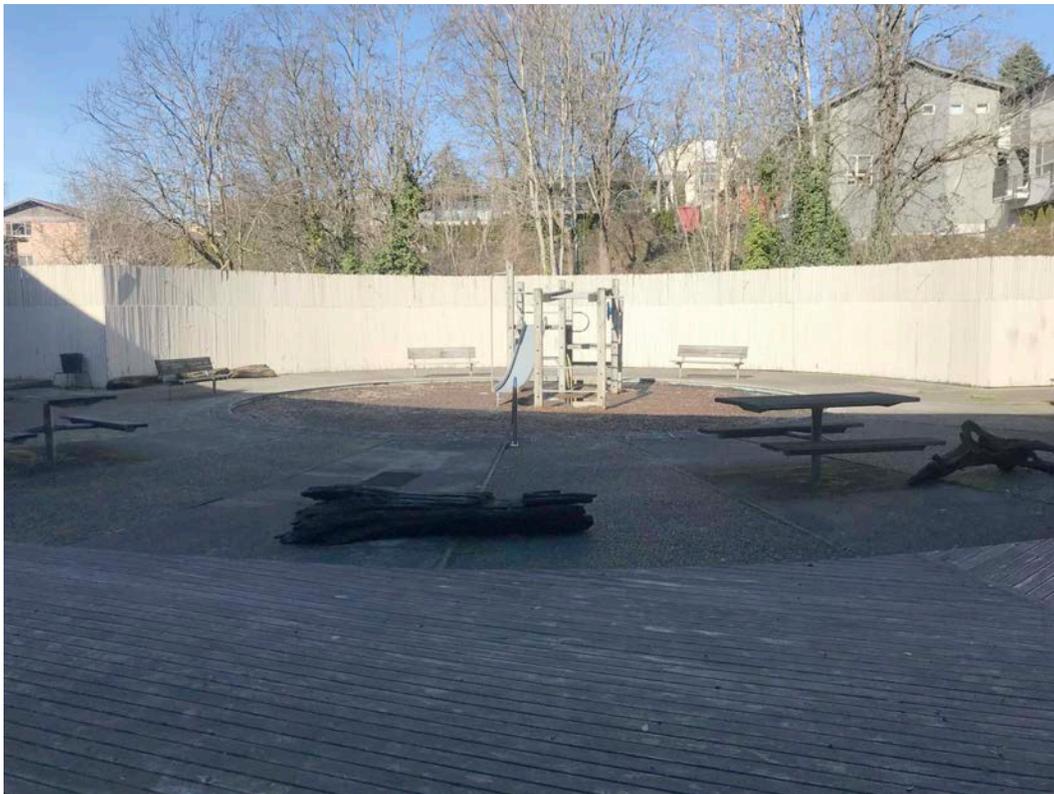
23. Crescent Apartments, inner wall, detail



24. Crescent Apartments, inner wall, detail of balcony



25. Crescent Apartments, original recreation area and courtyard entry



26. Crescent Apartments, courtyard. Site of former swimming pool.



27. Crescent Apartments, alteration at courtyard entry

Courtesy of Rainier Valley Historical Society



28. Columbia Mill, 1891



29. Columbia School, ca. 1892



30. Hitt Fireworks Company, ca. 1911



31. Rainier Vista Housing Project, 1941

Rainier Valley Historical Society



32. Columbia City aerial view 1947



33. Columbia City drive-in restaurant, 1957

Section 66W

# 28

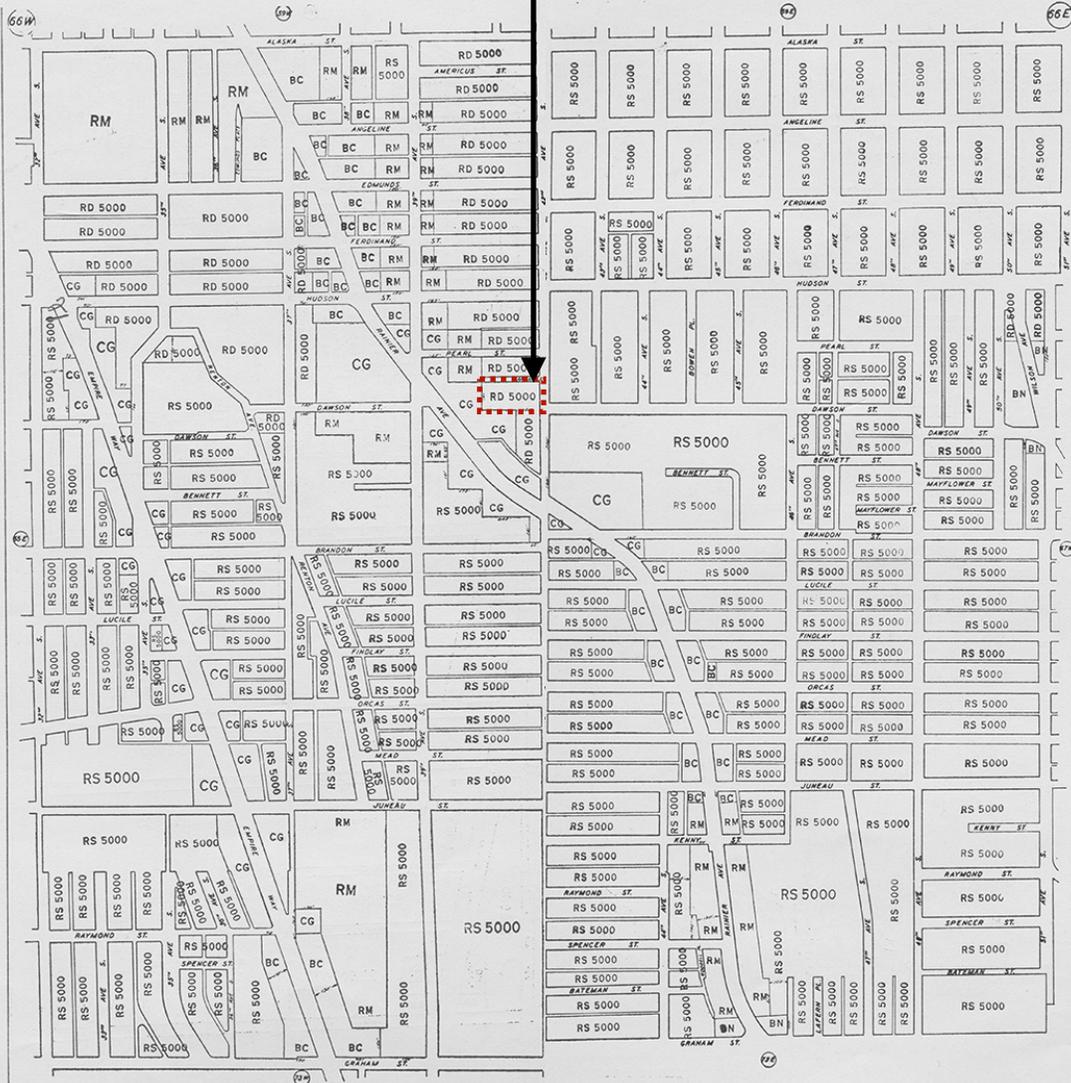
ZONING

MAPS

subject site

LEGEND

- RS 9600**— Single Family Residence Low Density Zone.
- RS 7200**— Single Family Residence Medium Density Zone.
- RS 5000**— Single Family Residence High Density Zone.
- RW**— Residence Waterfront Zone.
- RD 5000**— Duplex Residence Medium Density Zone.
- RD 5000**— Duplex Residence High Density Zone.
- RM**— Multiple Residence Low Density Zone.
- RMH**— Multiple Residence High Density Zone.
- BN**— Neighborhood Business Zone.
- BC**— Community Business Zone.
- BM**— Metropolitan Business Zone.
- CM**— Metropolitan Commercial Zone.
- CG**— General Commercial Zone.
- M**— Manufacturing Zone.
- IG**— General Industrial Zone.
- IH**— Heavy Industrial Zone.

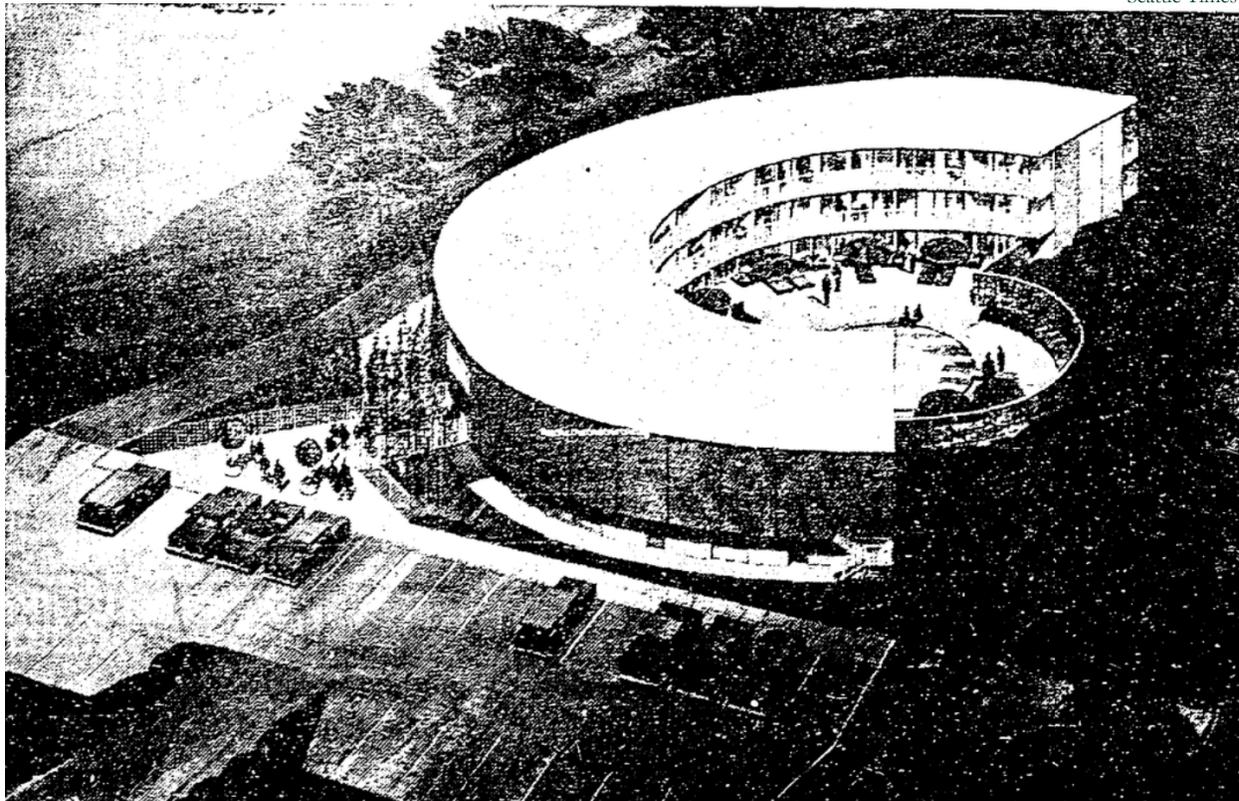


(Seattle 6/1/60)

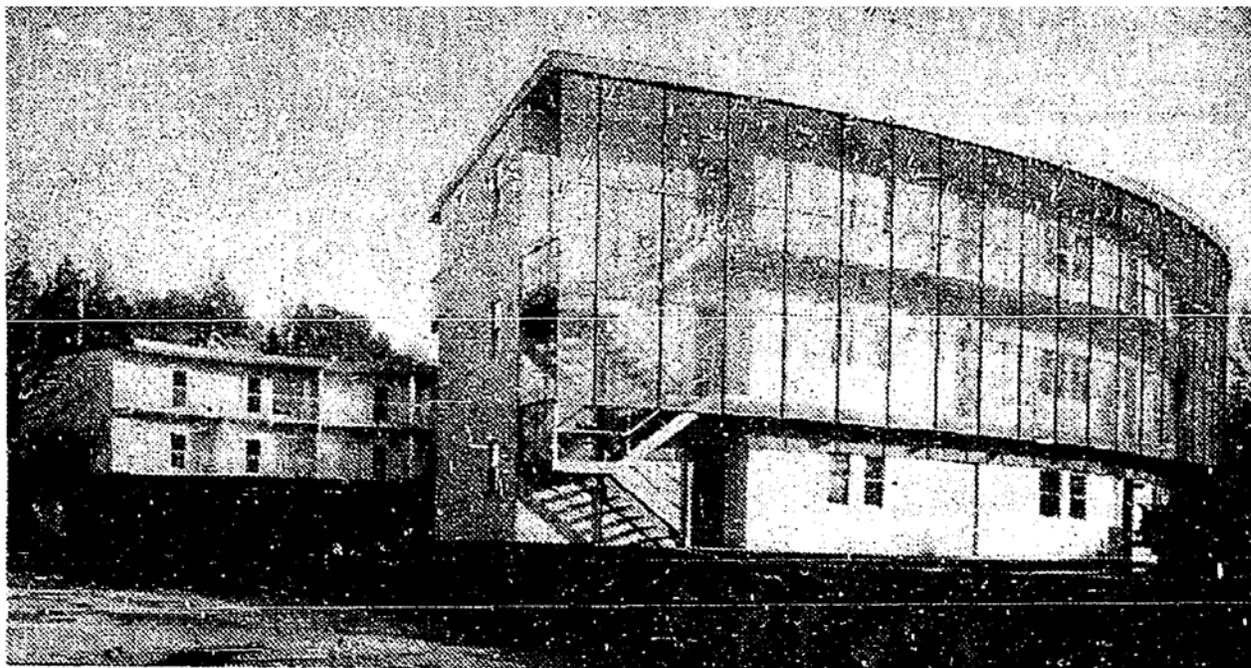
2340 [2733]

2341 [2734]

34. City of Seattle Zoning Map from 1960



35. Rendering of the Crescent Apartments, *Seattle Times*, 1962



36. The Crescent Apartments, *Seattle Times*, 1963

**KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD  
PRINCIPAL BUILDINGS**

*T 2/21*

<b>1 - IDENTIFICATION</b> MAJOR <u>564900</u> MINOR <u>0035</u> SPLIT ELDG. NO. <u>1</u> 2 - PROPERTY CODE <u>111 MO 11 YR 11</u> FOLIO <u>3349</u> SUBLETTER _____ SUBNUMBER _____ TOTAL BLDGS. <u>1</u> LAST SALE DATE _____ AMOUNT _____ ADDRESS <u>5224 Rainier Ave So</u> ADDITION <u>Commercial Use</u> QUARTER <u>2</u> SECTION <u>22</u> TOWNSHIP <u>24</u> RANGE <u>4</u> BLOCK _____ LOT _____ TAX LOT _____ TRACT _____ DESCRIPTION _____ FEE OWNER _____ 3 - LAND <u>1300</u> ZONE ACTUAL <u>CG</u> CONFORMITY <u>YES</u> HIGHEST & BEST USE _____ LOT WIDTH _____ FF VALUE _____ LOT/ACRE _____ LOT DEPTH _____ ACRE VALUE _____ STANDARD WIDTH _____ LOT SF <u>43560</u> STANDARD DEPTH _____ SF VALUE <u>100</u> SITE VALUE _____ 4 - BUILDING CLASSIFICATION _____ PREDOMINANT SHELL TYPE _____ PREDOMINANT USE TYPE _____ LIGHT WOOD <input checked="" type="checkbox"/> HEAVY TIMBER <input type="checkbox"/> LOAD BEARING MASONRY <input type="checkbox"/> STEEL (NOT FIREPROOFED) <input type="checkbox"/> FIRE RESISTANT <input type="checkbox"/> FIRE ENG (GALVANIZED STEEL) <input type="checkbox"/> FIRE ENG (ENAMELED STEEL OR ALUMINUM) <input type="checkbox"/> FIRE ENG (INSULATED SANDWICH PANELS) <input type="checkbox"/> SERVICE STATION OR SPECIALTY BLDG. _____ APARTMENT <input checked="" type="checkbox"/> HOTEL OR MOTEL <input type="checkbox"/> OFFICE <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> SERVICE STATION OR SPECIALTY TYPE _____ YEAR BUILT <u>1963</u> OVERALL QUALITY _____ EFFECTIVE YEAR <u>1963</u> HIGH <input type="checkbox"/> ABOVE AVERAGE <input type="checkbox"/> AVERAGE <input checked="" type="checkbox"/> BELOW AVERAGE <input type="checkbox"/> LOW <input type="checkbox"/> OBSOLESCENCE <u>35</u> % TOTAL NET CONDITION _____ % PERCENT COMPLETE _____ % 5 - STRUCTURAL SHELL SECTIONS _____ 1-LIGHT WOOD 2-HEAVY TIMBER 3-LOAD BEARING MASONRY 4-STEEL (NOT FIREPROOFED) 5-FIRE RESISTANT 6-FIRE ENG (GALVANIZED STEEL) 7-FIRE ENG (ENAMELED STEEL OR ALUMINUM) 8-FIRE ENG (INSULATED SANDWICH PANELS) 9-SERVICE STATION OR SPECIALTY BLDG. 10-BASEMENT & CONCRETE 1ST FLOOR 11-BASEMENT & WOOD 1ST FLOOR 12-DOCK HIGH FOUNDATION		<b>19 - EXTERIOR STAIRS</b> 1-WOOD 2-CONCRETE 3-STEEL CONCRETE 4-STEEL TYPE QUALITY (ACE) FLIGHTS 3 C 4		<b>FIRE PLACES</b> QUALITY (ACE) NUMBER		<b>BANK VAULT DOORS</b> 1 - CASH 2 - RECORDS TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA																											
<b>2 - DRIVE-IN WINDOW</b> TYPE QUALITY (ACE) NUMBER		<b>23 - HEATING &amp; COOLING</b> 1-APT HW OR STEAM 2-APT FRA 3-APT UNIT HEATERS 4-COMPL HW OR STEAM 5-COMPL FRA 6-COMPL UNIT HEATERS 7-IND HW OR STEAM 8-IND FRA 9-IND UNIT HEATERS 10-APT CENTRAL COOLING 11-COMPL CENTRAL COOLING 12-COMPL PACKAGE COOLING 13-IND CENTRAL COOLING 14-IND CENTRAL COOLING 15-IND PACKAGE COOLING 16-APT CENTRAL COMB 17-APT PACKAGE COMB 18-COMPL CENTRAL COMB 19-COMPL PACKAGE COMB 20-IND CENTRAL COMB 21-IND PACKAGE COMB		<b>13 - BALCONIES</b> TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA																													
<b>17 - CANORIES</b> QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA C (5x357) + (5x232) 2945		<b>18 - APARTMENT BUILDING DATA</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NUMBER</th> <th>ITEM</th> <th>NUMBER</th> <th>ITEM</th> </tr> <tr> <td>33</td> <td>1 BEDROOM APTS</td> <td>37</td> <td>EXHAUST HOOD &amp; FAN</td> </tr> <tr> <td>4</td> <td>2 BEDROOM APTS</td> <td></td> <td>RANGE TOP &amp; OVEN</td> </tr> <tr> <td></td> <td>3 BEDROOM APTS</td> <td></td> <td>DROPPY RANGE</td> </tr> <tr> <td></td> <td></td> <td></td> <td>ELECTRIC FIREPLACE</td> </tr> <tr> <td></td> <td>GARBAGE DISPOSAL</td> <td></td> <td>INTERCOM SYSTEM</td> </tr> <tr> <td></td> <td>DISHWASHER</td> <td></td> <td></td> </tr> </table>		NUMBER	ITEM	NUMBER	ITEM	33	1 BEDROOM APTS	37	EXHAUST HOOD & FAN	4	2 BEDROOM APTS		RANGE TOP & OVEN		3 BEDROOM APTS		DROPPY RANGE				ELECTRIC FIREPLACE		GARBAGE DISPOSAL		INTERCOM SYSTEM		DISHWASHER			<b>19 - INTERIOR DEVELOPED AREAS</b> DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING TYPE QUALITY (ACE) # MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 2 C 1 18x366 6588 3 C 1 27x645 17415 AVERAGE SF/APT 756	
NUMBER	ITEM	NUMBER	ITEM																														
33	1 BEDROOM APTS	37	EXHAUST HOOD & FAN																														
4	2 BEDROOM APTS		RANGE TOP & OVEN																														
	3 BEDROOM APTS		DROPPY RANGE																														
			ELECTRIC FIREPLACE																														
	GARBAGE DISPOSAL		INTERCOM SYSTEM																														
	DISHWASHER																																
<b>EXTERIOR WALL</b> DO NOT USE FOR SHELL TYPE 15 FOR SHELL TYPES 16 USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1-GROOVED FLYWOOD STEEL SIDING, ETC. 2-WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC. 3-TILTUP CONCRETE, MARBLE CONCRETE, ETC. 4-COMBON BRICK, METAL SANDWICH PANELS, ETC. 5-FACE BRICK, REINFORCED CONCRETE, ETC. 6-COMBON BRICK PLUS CONCRETE 7-FACE BRICK PLUS CONCRETE 8-CAST CONCRETE PANELS, GLASS PANELS, ETC. 9-METAL & GLASS CURTAIN WALL 10-STONE MASONRY 11-LIMESTONE, SLATE, ETC. 12-MARBLE, ETC. 13-POLISHED GRANITE, ETC. 14-STORE FRONTS		<b>19 - INTERIOR DEVELOPED AREAS</b> DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING TYPE QUALITY (ACE) # MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 C 37 (3x9328)-760 27024		<b>SPRINKLERS</b> 1-APTS 2-COMPL 3-IND TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA																													
<b>PEDESTRIAN DOORS</b> 1-REVOLVING 2-AUTOMATIC SWINGING 3-AUTOMATIC SLIDING 4-AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (H)		<b>19 - INTERIOR DEVELOPED AREAS</b> DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING TYPE QUALITY (ACE) # MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 C 37 (3x9328)-760 27024		<b>COLD STORAGE</b> 1-COOLER 2-CHILLER 3-FREEZER 4-QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA																													
<b>VEHICLE DOORS</b> DO NOT USE FOR SHELL TYPE 9 1-WOOD SECTIONAL 2-STEEL SECTIONAL 3-STEEL ROLLUP 4-HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA		<b>19 - INTERIOR DEVELOPED AREAS</b> DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING TYPE QUALITY (ACE) # MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 C 37 (3x9328)-760 27024		<b>ELEVATORS</b> 1-PASS AUTO ELEC LOC 2-PASS AUTO ELEC EXP 3-PASS MAN ELEC LOC 4-PASS MAN ELEC EXP 5-PASS HYD 6-FREIGHT ELEC 7-FREIGHT HYD 8-PERSONNEL LIFT 9-SIDEWALK MAN 10-SIDEWALK HYD 11-SIDEWALK ELEC 12-DRINKWATER ELEC 13-DOWNWATER MAN																													
<b>VEHICLE DOORS</b> DO NOT USE FOR SHELL TYPE 9 1-WOOD SECTIONAL 2-STEEL SECTIONAL 3-STEEL ROLLUP 4-HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA		<b>19 - INTERIOR DEVELOPED AREAS</b> DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING TYPE QUALITY (ACE) # MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 C 37 (3x9328)-760 27024		<b>OTHER PRINCIPAL BUILDING COMPONENTS</b> SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST																													



THE CRESCENT APT.

ASSESSOR'S FORM 210-A

37. Tax Assessors Record Card, 1965

MAJOR \_\_\_\_\_ MINOR \_\_\_\_\_ SPLIT \_\_\_\_\_ FOLIO \_\_\_\_\_ SUBLETTER \_\_\_\_\_ SUBNUMBER \_\_\_\_\_

**33 - PLAN OF BUILDING**

**34 - CALCULATIONS**

TENANT INFO

1 01K RENTS AVG \$130 x 33 = 4290

2 01K RENTS AVG 155 x 4 = 620

4910

x 12

58920

18.17¢

L = 43500

**33-55 - ACCESSORY IMPROVEMENTS**

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	SAL. BBL.	OUTSIDE DIAMETER	WALL LENGTH	SIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CON. EXTION
37	PAVING	1	C					8580									1963	12 63	%
37	"	2	C					7300									1963	12 63	%
38	POOL	2	C					700									1963	12 63	%

**56 - REMARKS**

COULD NOT GET INTO POOL AREA. POOL APPROX 15' RADIUS.

(6) 1/2 EXT WALL = SOUND SCREEN

**57 - INCOME DATA**

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME \$ 58920

LESS VACANCY 5% .95

ANNUAL EFFECTIVE GROSS INCOME \$ 55975

LESS EXPENSES 25% .75

ANNUAL NET INCOME \$ 41980

LAND VALUE (UNIT VALUE .43500)

LAND RATE (INTEREST 6% + TAXES 23% = 29.3%)

LESS LAND INCOME (VALUE 43500 RATE 29.3%)

NET INCOME TO BUILDING \$ 38370

BUILDING RATE (INTEREST 6% + TAXES 23% + RECAPTURE 2.6%)

BUILDING VALUE .109 \$ 352000

PERSONAL PROPERTY VALUE

LAND VALUE 43500

INDICATED TOTAL PROPERTY VALUE \$ 395,500

**58 - PERMIT DATA**

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

**59 - SALES RECORD**

MONTH	YEAR	AMOUNT

**60 - STAFF**

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
2-75	68	11		11

**61 - APPRAISAL DATA**

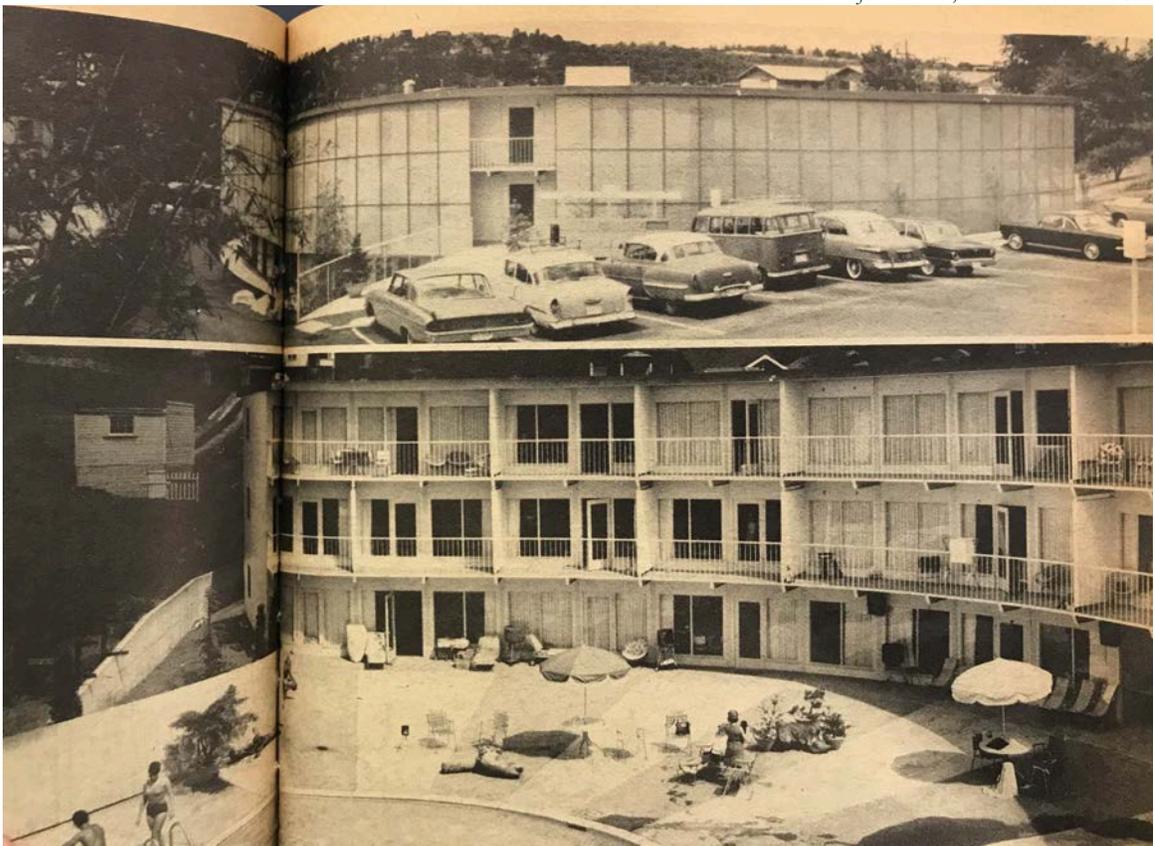
YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

38. Tax Assessors Record Card, 1965



39. Tax Assessor Photograph, 1965

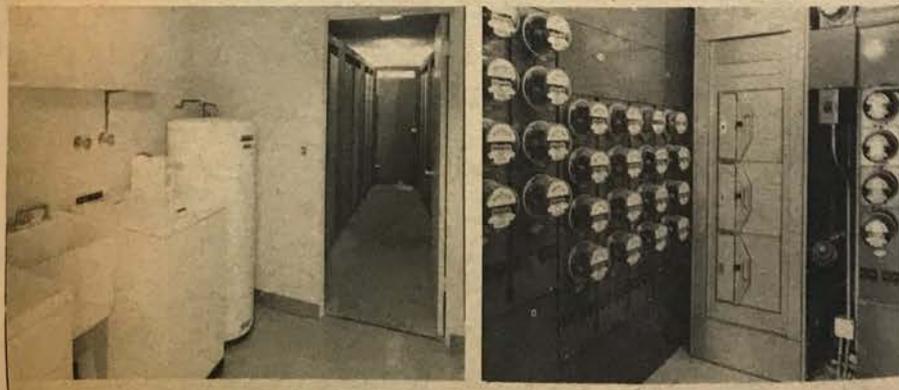
John Rickel, *Practical Builder* 1963



40. Image published in *Practical Builder* magazine, 1963



41. Courtyard of Crescent Apartments, published in *Practical Builder*, 1963



42. Typical interior of apartment at Crescent Apartments, 1963, published in *Practical Builder*



43. Building History : View of courtyard and pool



44. Building History: View of courtyard, pool and lower level apartments

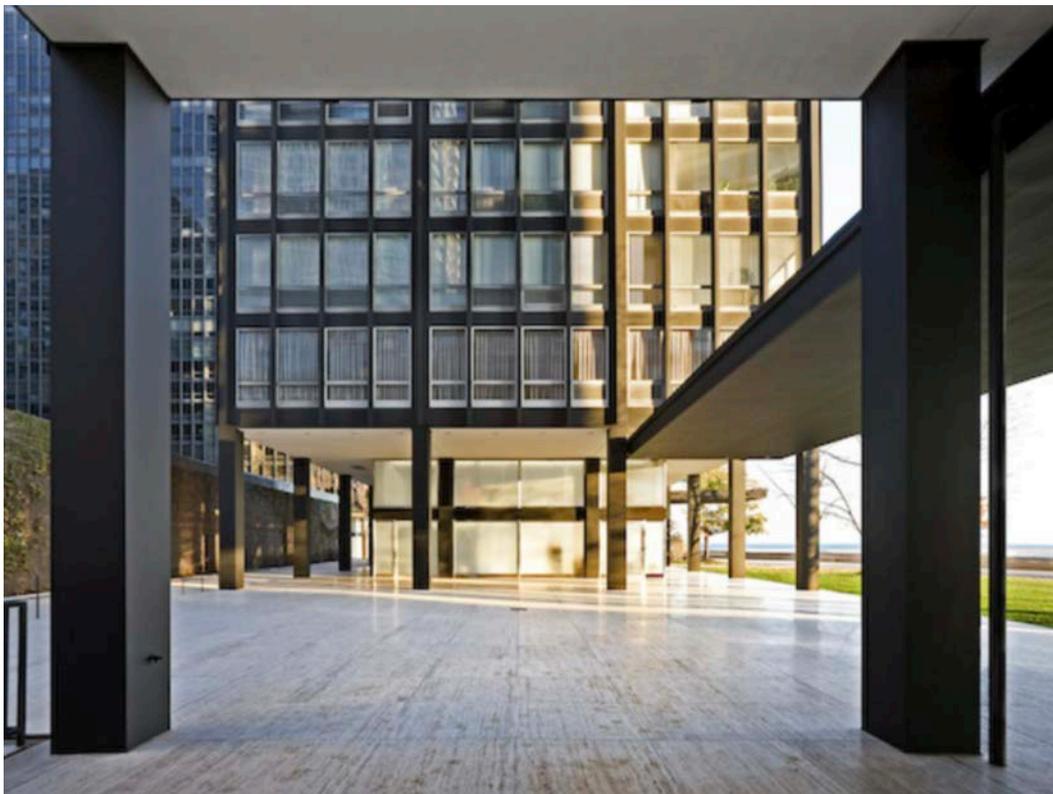


45. Building History: view of exterior with signage. Date unknown.



46. International Style: Farnsworth House in Illinois (1950, Mies van der Rohe)

Hagen Stier



47. International Style: Lake Shore Drive Apartments in Chicago (1952, Mies van der Rohe)



48. Pacific Northwest Modernism: University of Washington Faculty Center, Seattle (1960, Steinbrueck and Kirk)

University of Washington Libraries, Photo Collection 251

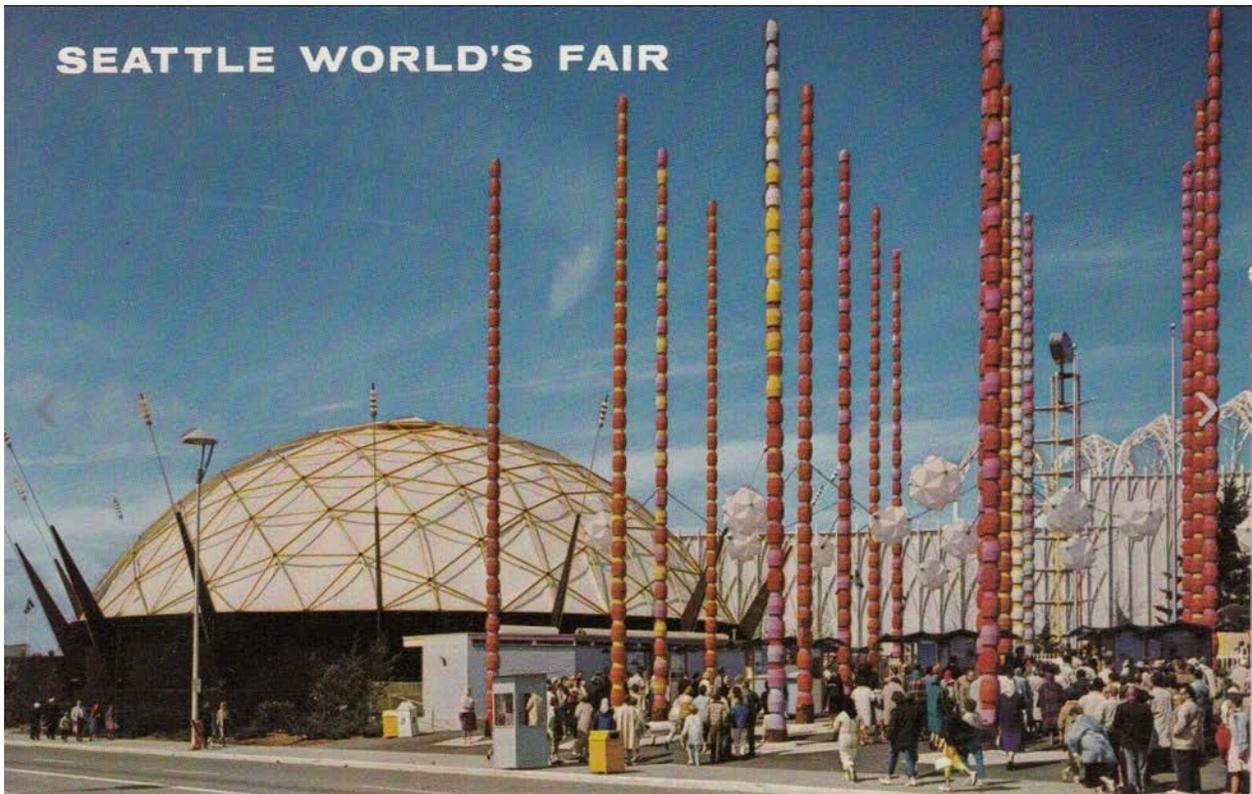


49. Pacific Northwest Modernism: Offices of Kirk, Wallace & McKinley (Kirk, Wallace & McKinley, 1961)



50. Century 21 Exposition: Space Needle & Alweg Monorail, 1962

Vintage postcard



51. Century 21 Exposition: South Gate and Ford Pavilion

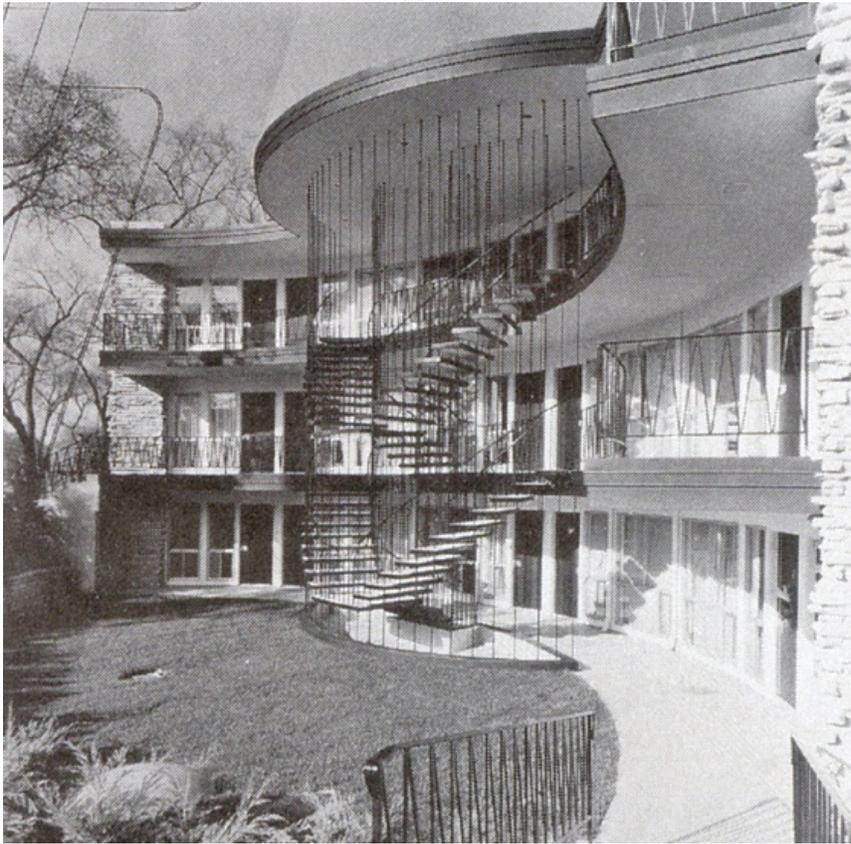


52. Hotels influenced by Century 21: the Edgewater, formerly the Camelot on Pier 68 (1962, John Graham & Co.)

Vintage postcard



53. Hotels influenced by Century 21: Imperial 400 (1962, Van Horne and Van Horne)



54. Circular forms in the mid-century: “the Birdcage” apartments in Chicago (1959, Don Erickson)

[bertrandgoldberg.org](http://bertrandgoldberg.org)



55. Circular forms in the mid-century: Marina City development (1959, Bertrand Goldberg)



56. Apartments in Seattle: Yesler Terrace, (1939-1941, architects William Aitken, William J. Bain Sr., J. Lister Holmes, John T. Jacobsen, George Wellington Stoddard

Seattle Department of Neighborhoods



57. Apartments in Seattle: The Grosvenor House (1949, Earle W. Morrison), 800 Wall Street



58. Apartments in Seattle: The C&K apartments (1949, Paul Hayden Kirk and James Chiarelli)  
1555 Lakeview Boulevard

Seattle Department of Neighborhoods



59. Apartments in Seattle: 1950, the Gamma Rho apartments (Bassetti and Morse), 4400  
Fremont Avenue N



60. Apartments in Seattle: The Clifwood Apartments in lower Queen Anne (1955)



61. Apartments in Seattle: Maple Tree Apartments, 5216 Rainier Avenue S (1956)



62. Apartments in Seattle: Bella Luna Condominium, 5220 42<sup>nd</sup> Avenue S, 1962

Valarie Bunn

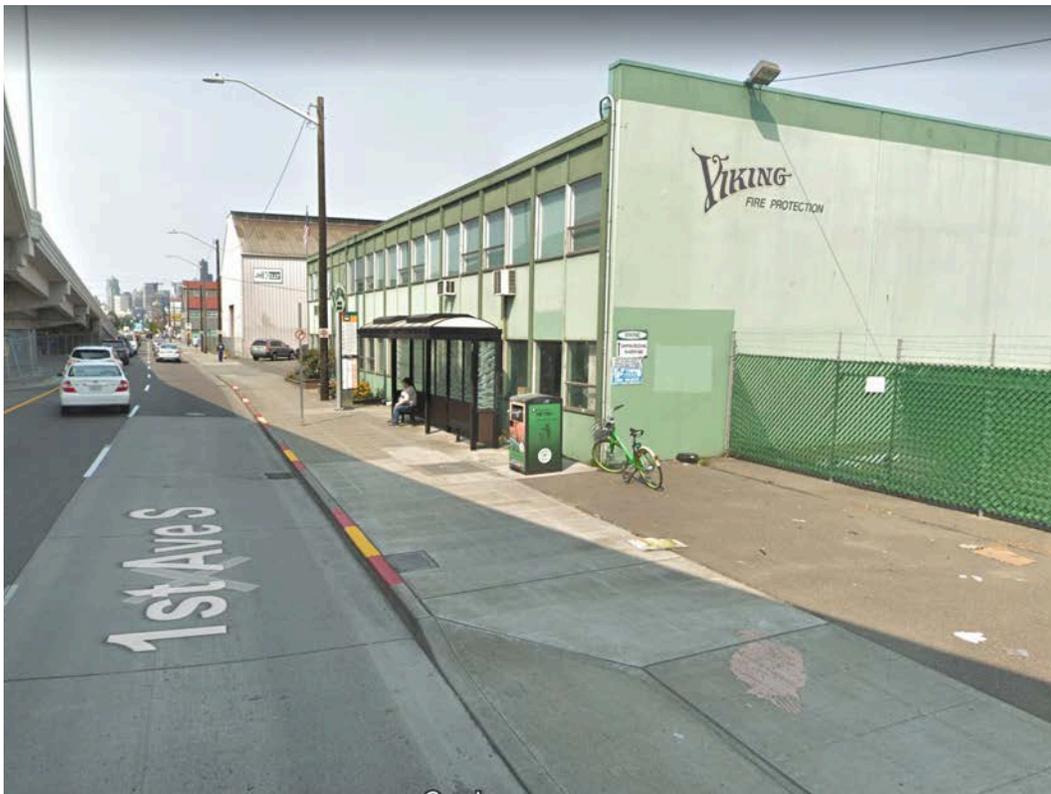


63. Apartments in Seattle: the MOD apartments formerly the Theodora (1965, Grant, Copeland, Chervenak, City of Seattle Landmark)



64. Architect Richard Bouillon: 2401 S Walker Street, Office Warehouse for Rudy V. Simone, 1964

Google Street View



65. Architect Richard Bouillon: Viking Automatic Sprinkler Building



66. Architect Richard Bouillon: Park Villa apartments, 2028 43rd Avenue E

The Johnson Partnership, 2018



67. Architect Richard Bouillon: Olympic Mercury, N 130th Street & Highway 99, 1967

## Appendix 2

### Architectural Drawings

## Appendix 3

Excerpt from *Practical Builder*, September 1963