

# CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2024-01-00615

Author: Northwest Vernacular, Inc.; Spencer Howard and Katie Pratt

Title of Report: Downtown Renton Reconnaissance Level Survey

Date of Report: August 13, 2024

County(ies): King Section: 17, 18 Township: 23 Range: 05E

Quad: Renton Acres: 75.6

PDF of Report uploaded to WISAARD report module (REQUIRED)  Yes

Historic Property Inventory Forms to be Approved Online?  Yes

Archaeological Site(s)/Isolate(s) found or amended?  No

TCP(s) found?  No

Replace a draft?  Yes

Satisfy a DAHP Archaeological Excavation Permit requirement?  No

Were Human Remains Found?  No

DAHP Archaeological Site #: NA

# Downtown Renton

*Reconnaissance Level Survey*

*August 13, 2024*

*DAHP No. 2024-01-00615*



**PREPARED BY**  
Northwest Vernacular

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## Acknowledgments

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Jennifer Meisner, Historic Preservation Officer

Sarah Steen, Landmarks Coordinator

Todd Scott, Historic Architect

### **Renton Downtown Partnership**

Josh Shulkind, Executive Director

### **Volunteers**

Vanessa Chin

## Acronyms

CLG Certified Local Government

DAHP State Department of Archaeology and Historic Preservation

DNE Determination of Not Eligible

NRHP National Register of Historic Places

NWV Northwest Vernacular, Inc.

KCL King County Landmark

WHR Washington Heritage Register

WISAARD Washington Information System for Architectural and Archaeological Records Data

## Photograph Citations

All photographs and maps included in this report were created by NWV, unless otherwise noted.

Cover photograph source: 1954 aerial courtesy of KCRS Map Vault, KCAS-1954-23-05.



# Abstract

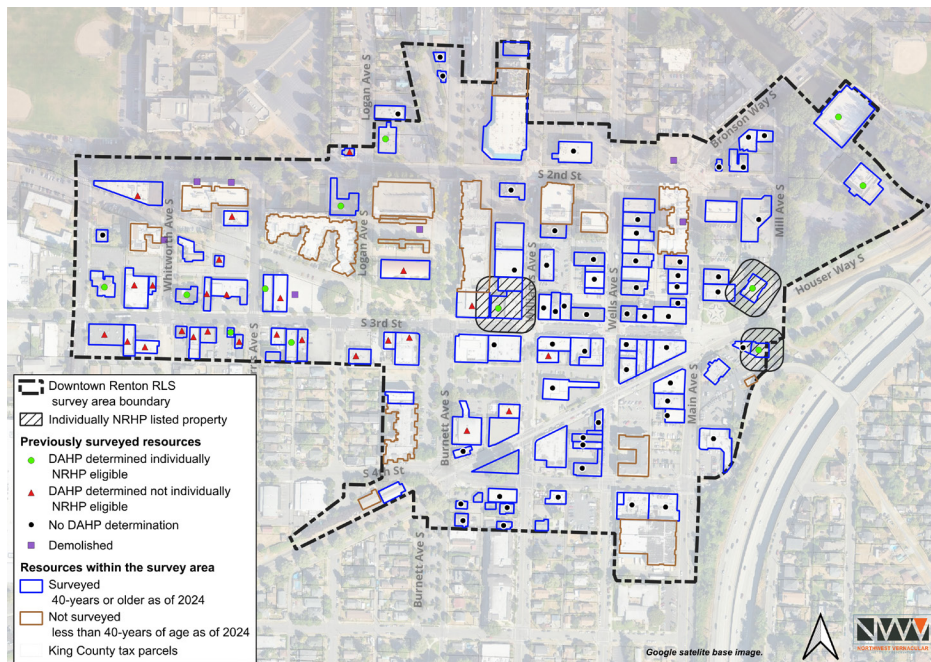
This reconnaissance level survey (RLS) of downtown Renton produced an inventory of 123 buildings and 1 site (park). A Certified Local Government (CLG) grant funded the survey. This report addresses overall recommendations, including historic district and individual resource eligibility recommendations.

Northwest Vernacular, Inc. (NWV) staff Katie Pratt and Spencer Howard conducted the research, field work, data entry, historic context writing, report findings and recommendations. No archaeological assessment was conducted as part of this work.

Upon review based on the level of alterations recorded in the field work and development periods identified in the historic context, NWV determined that the area generally along South Third Street, Williams Avenue S, Wells Avenue, S, Main Avenue S, and Houser Way S contains approximately 71% contributing historic resources and is recommended eligible as a historic district—the Downtown Renton Historic District.

**Table 1. Survey Data Summary**

Status	Total
Surveyed resources	124
Not surveyed due to age	15
Historic property inventory forms (HPIFs) updated	107
Resources demolished since the last survey	7
Individual National Register of Historic Places (NRHP) and/or Washington Heritage Register (WHR) eligible, including resources determined individually NRHP eligible by DAHP	28
Individually NRHP and or WHR listed resources	3
Individually King County Landmark (KCL) eligible	41
Recommended contributing to an eligible Downtown Historic District (inclusive in this count is the WHR listed resource but per NPS requirements, not the two NRHP listed resources)	45
Recommended noncontributing to an eligible Downtown Historic District	18



Map 1. Survey Area (Refer to “Map 2. Surveyed Area” on page 48 for a full size map).

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# Research Design

This reconnaissance level survey of Renton’s downtown core was conducted through the partnership of the King County Historic Preservation Program (KCHPP) and the Renton Downtown Partnership (RDP). The purpose of this survey is to formally document existing resources and identify an eligible core area for a subsequent (Phase II) intensive survey and development of a National Register historic district nomination. A secondary goal is to identify potential stand-alone National or local register-eligible buildings within the resources surveyed for future listing. Data gathered from the survey will be used to inform future code development, project review, and potential nominations to the city’s historic register.

## Objectives

The survey objectives listed below support the continued identification and protection of historic resources within the City of Renton through the November 6, 2017 Interlocal Agreement for Landmark Designation and Protection Services with King County. King County is a Certified Local Government (CLG) and able to provide landmark designation and protection services.

- Objective 1: Identify potential historic resources and historic district potential within the survey area.
- Objective 2: Evaluate identified resources for potential eligibility to the NRHP, King County Landmark, and WHR.
- Objective 3: Establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.

## Survey Methodology

The project consisted of a survey of 124 resources at the reconnaissance level, recording basic information collected from the public right-of-way. All resources 40-years or older as of 2024 were surveyed based on the King County landmark age threshold of 40-years of age. The KCHPP selected historic preservation consulting firm NWV to conduct the survey.

Survey methodology included the following tasks:

- Field work
- Writing and data entry
- Public outreach

NWV staff reviewed previous survey reports and historic contexts. Staff conducted research on the city’s growth and development patterns to update and expand on previously prepared historic contexts within survey and inventory reports.

Historic property inventory form (HPIF) data from previously surveyed resources were loaded into GIS. King County Assessor data for all resources not previously surveyed were loaded into GIS. Historic maps and aerials were georeferenced in GIS. NWV staff used this data and Google Street View to cross check and update dates of construction, building footprints, and structural systems for each HPIF.

NWV developed a digital form for field use based on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) data fields and prepared field maps showing the resources to survey. Staff loaded HPIF data into the field forms for field confirmation and updating.

KCHPP staff, Jennifer Meisner, Historic Preservation Officer, Sarah Steen, Landmarks Coordinator, and Todd Scott, Preservation Architect/Planner conducted a concurrent survey of unreinforced masonry (URM) buildings using separate forms to update King County data.

As part of the survey work, staff from NWV assessed building integrity level (plan, windows, cladding, and other) to identify which resources retain integrity to convey significance under any National Register Evaluation Criteria (36 CFR 60.4) or King County Landmark Designation Criteria (KCC 20.62.040). Staff then made initial eligibility recommendations in the field.

For resources retaining integrity, staff then made initial recommendations for NRHP individual listing eligibility based on National Register Evaluation Criteria A and C.

National Register Evaluation Criterion A eligibility recommendations are based on the areas of significance of community planning and development and commerce. This was based on the historic context for downtown Renton, our understanding of the resource's historic use, and extant significant features conveying these associations and observable from the public right-of-way.

National Register Evaluation Criterion C eligibility recommendations are based on the area of significance of architecture. This was based on the resource's architectural character and comparable resources within both the survey area and as observed by NWV staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations observable from the public right-of-way.

Staff made an initial evaluation, based on contextual resources and integrity, whether the resource is in an eligible NRHP historic district—and if so, whether it is eligible to contribute. Staff assigned preliminary contributing and noncontributing recommendations in the field based on integrity. Recommendations were later refined using a period of significance recommended based on the historic context research and the city's development periods.

Contributing resources are:

- Built within the recommended period of significance (1901 to 1968), and,
- Retain architectural integrity and able to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed if there were no moderate cladding or window changes.

Noncontributing resources are:

- Built outside the recommended period of significance; or are,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate (cladding or window; or two moderate alterations) and extensive alterations.

Staff identified character-defining features and alterations for each resource, which were then used in writing up the physical descriptions. Staff took at least two photographs of each resource. All images were renamed using the following convention: Street Name\_Building #\_Street Direction\_two digit series #. All photos were taken in RAW and post processed to adjust exposure and perspective as needed to improve clarity.

As part of processing the field data staff reviewed initial NRHP eligibility recommendations and made King County Landmark eligibility recommendations. All resources recommended as individually NRHP eligible were treated as individually King County Landmark eligible. Staff made recommendations



for King County Landmark designation eligibility based on Designation Criterion 3 for architectural character. Resources not recommended as NRHP eligible, but recommended King County Landmark eligible exhibit diminished integrity such that NRHP eligibility is unlikely; however, they remain eligible for consideration for designation as King County Landmarks. For resources with alterations, further research is recommended to affirm the significance of their role in the city and identify other designation criteria under which the resource may be eligible. Additional, intensive-level research may also uncover historic associations with properties that can change a property's eligibility.

Writing, editing, WISAARD data entry, and production followed field work. NWV staff wrote the historic context and survey recommendations. NWV staff wrote physical descriptions for each resource, uploaded, and captioned photographs, and completed form data entry for each resource. Layout for the survey report was done in Adobe InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

Public participation included a final public meeting on August 12, 2024 at a board meeting for the Renton Downtown Partnership (724 South Third Street, Renton) that was open to the public and addressed findings and recommendations from the survey work.

## Expectations

NWV expected a high concentration of commercial resources with some single and multiple-family residences within the area. We expected a moderate to high level of alterations to existing buildings due to the growth of the commercial area and modifications. We also expected predominately architectural styles related to the late 19<sup>th</sup> and early 20<sup>th</sup> century American Movements and Modern Movements based on estimated dates of construction. We anticipated a predominance of concrete and brick with some hollow clay tile as both structural systems and exterior finishes due to the concentration of industrial and commercial buildings.

## Area Surveyed

The survey area is centered along South Second Street and South Third Street between Shattuck Avenue South (west end) and Mill Ave S (east), and along South Fourth Street from Burnett Avenue South (west) to Main Avenue South (east). Refer to the **“Map 3. Surveyed Resources” on page 49** for the overall extent and the resources surveyed.

The project surveyed all resources constructed between ca. 1898 and 1985, based on Assessor and Sanborn Fire Insurance map data. The 15 buildings not surveyed due to age were built in 1990s, 2000s, and 2010s based on USGS aerials and Assessor data.

Previous surveys, based on WISAARD data, occurred in 1982, 1997, 2001, 2004, 2005, 2008, 2009, 2010, 2012, 2015, 2016, and 2021. These recorded 107 resources within the survey area of which 12 were determined eligible by DAHP, 26 determined not eligible by DAHP, and 58 have no DAHP determination. Of these previously surveyed resources, 7 have been demolished since they were surveyed, and their status updated as part of this survey.

Several previous cultural resource survey reports are recorded in WISAARD for work within the survey area. Many of the HPIFs updated as part of this survey stem from these previous surveys. Refer to the following table for a list of previous survey reports based on data available from WISAARD.

**Table 2. Survey Report within the Study Area**

<b>Author</b>	<b>Title</b>	<b>NADB</b>	<b>Report Date</b>	<b>Document Type</b>
Kenneth E. Juell	Cultural Resources Inventory of the Proposed Washington Light Lanes Project	1339887	2/28/2001	Survey Report
Stephenie Kramer	Letter to Jack Connell Regarding Archaeological Monitoring of Backhoe Sample Points at the Renton High School Indian Site (45KI501)	1339905	6/12/2001	Survey Report
Stephenie Kramer	Renton High School Archaeological Resources and Traditional Cultural Places Assessment	1340709	11/30/2001	Survey Report
Charles M. Hodges	Cultural Resources Assessment for the Parkside at 95 Burnett Development Project, Renton	1343769	10/21/2004	Survey Report
Charles M. Hodges	Cultural Resources Assessment for the Merrill Gardens at Renton Centre	1344552	2/15/2005	Survey Report
Bradley Bowden	Cultural Resources Discipline Report for I-405, Renton Nickel Improvement Project I-5 to SR 169	1346750	12/1/2005	Survey Report
Barbara Bundy	Cultural Resources Survey Interstate 405 Corridor Survey: Phase 1 Interstate 5 to State Route 169 Improvements Project	1352447	8/19/2008	Survey Report
Margaret Berger	Cultural Resources Assessment of the Renton Lutheran Compass Center - Regional Veterans Complex Project, Renton	1352904	5/4/2009	Survey Report
Margaret Berger	Letter to Ryan Brennan RE: History of Renton Lutheran Church, Renton Lutheran Compass Center - Regional Veterans Complex Project, Renton, Parcel 7841800045	1353105	6/15/2009	Historic Structures Survey Report
Laura Rooke	Cultural Resources Discipline Report for the Burien to Renton RapidRide Project- F Line, NEPA Documented Categorical Exclusion; Final Historical, Archaeological and Cultural Resources Discipline Report	1354596	7/14/2010	Survey Report
Lara Rooke	Cultural Resources Discipline Report for the RapidRide-F Line, NEPA Documented Categorical Exclusion Project- Addendum: Historical, Archaeological, and Cultural Resources Discipline Report- Addendum	1683232	9/30/2012	Survey Report
Timothy Smith	Cultural Resources Survey for the WSDOT's I-405/SR 167 Direct Connector Project	1686391	4/21/2015	Survey Report
Stephenie Kramer	Archaeological Survey for the Proposed Renton Commons Project, King County, Washington	1691956	6/29/2016	Survey Report
Teresa Trost	Cultural Resources Assessment for the Burnett Ave S and Williams Ave S Water Quality Retrofit Project, City of Renton, Washington	1695237	3/4/2021	Survey Report
Kelsey Doncaster; Michelle Yellen	RapidRide I Line Cultural Resources Technical Report Addendum	1697990	3/28/2021	Survey Report

Several previous cultural resource surveys, data recovery, and monitoring reports are recorded in WISAARD for work immediately adjacent (within a half mile) to the survey area. The work addressed in these reports focused largely on regulatory compliance. Refer to the following table for a list of previous reports based on data available from WISAARD.

**Table 3. Survey Reports Adjacent to the Study Area**

<b>Author</b>	<b>Title</b>	<b>NADB</b>	<b>Report Date</b>	<b>Document Type</b>
Gail Celmer	Cedar River Reconnaissance Survey	1334586	5/26/1995	Survey Report
Dennis E. Lewarch	Cultural Resources Assessment of the Schneider Homes Renton Apartments Project, Renton	1339761	7/17/1996	Survey Report
Jeffrey R. Robbins	Letter to Kenneth Peckham Regarding Cultural Resource Monitoring for Construction Excavation of the Schneider Homes Renton Apartments Project	1339806	8/7/1998	Survey Report
Stephenie Kramer	Archaeological Consultation at South Grady Way and Wells Street Storm Drain Trench	1339895	5/9/2001	Survey Report
Dennis E. Lewarch	Letter to Jack Connell Regarding Renton High School Indian Site (45KI501), Renton, Summary of Site Identification, Tribal Consultation, and Redesign of Utility Lines to Avoid Archaeological Deposits	1339902	5/24/2001	Survey Report
Dennis E. Lewarch	Letter to Jack Connell Regarding Renton High School Indian Site (45KI501), Renton, Consultation with the Office of Archaeology and Historic Preservation, the Muckleshoot Indian Tribe, and the Squamish Tribe	1339903	5/30/2001	Survey Report
Nancy D. Sharp	ADDENDUM: Supplemental Survey and Monitoring Report on the Cultural Resources Inventory Completed for the Proposed Worldcom Seattle to Salt Lake City Fiber Optic Line Part 4: Washington	1340265	1/30/1997	Survey Report
Michael V. Shong	Letter to Kevin Chinn Regarding Results of the Cultural Resources Assessment for Renton Fitness (Fred Meyer Shopping Center)	1342207	5/5/2003	Survey Report
Dennis E. Lewarch	Letter to Rob Whitlam Regarding Data Recovery Excavations at the Henry Moses Aquatic Center Site (45KI686) Washington State Office of Archaeology and Historic Preservation Emergency Archaeological Excavation Permit No. 03-12	1342536	7/15/2003	Data Recovery Report
Stephanie E. Trudel	Letter to Richard Potter Regarding Preliminary Findings for the Proposed Renton Retail Site, Archaeological Resources and Traditional Cultural Places Assessment	1342573	10/24/2003	Survey Report
Stephanie E. Trudel	Letter to Tom Trompeter Regarding Preliminary Results for the Proposed Community Health Care Facility Project, City of Renton, Archaeological and Traditional Cultural Places Assessment	1342600	10/31/2003	Survey Report
Stephanie E. Trudel	Renton Retail Site, Archaeological Resources and Traditional Cultural Places Assessment	1342653	11/27/2003	Survey Report
Stephanie E. Trudel	Community Health Care Facility, City of Renton, Archaeological Resources and Traditional Cultural Places Assessment	1342713	11/26/2003	Survey Report
Charles M. Hodges	Cultural Resources Assessment of the Salvation Army Food Bank Warehouse/ Office Building, Parcel 0007200030	1342760	1/20/2004	Survey Report



<b>Author</b>	<b>Title</b>	<b>NADB</b>	<b>Report Date</b>	<b>Document Type</b>
Gretchen Kaehler	Data Recovery Excavations at the Henry Moses Aquatic Center Site (45KI686), Renton	1343167	5/14/2004	Data Recovery Report
Kate Shantry	Fish Processing and Consumption on the Black River, Classification of Features at 45KI501 and 45KI51, Puget Sound	1346243	6/1/2005	Dissertation or Thesis
Jana L. Boersema	Archaeological Investigations for Fifth and Williams Apartments, Renton	1347338	4/28/2006	Survey Report
Dennis E. Lewarch	Renton High School Indian Site (45KI501) Archaeological Data Recovery	1347769	6/9/2006	Data Recovery Report
Margaret Berger	Cultural Resources Assessment for the Rainier Avenue/ Hardie Avenue Project: Hardie Avenue Railroad Bridge Replacement, Renton	1349984	4/26/2007	Survey Report
Margaret Berger	Cultural Resources Assessment for the Rainier Avenue/ Hardie Avenue Project: Rainier Avenue and Shattuck Avenue Railroad Bridge Replacement, Renton	1349985	4/26/2007	Survey Report
Craig S. Smith	Cultural Resources Inventory of the Columbia Bank Parcel	1350292	9/10/2007	Survey Report
Jana L. Boersema	Cultural Resources Assessment for the Cedar River Sockeye Brood Stock Site Renton	1351608	5/20/2008	Survey Report
Margaret Berger	Cultural Resources Assessment for the Rainier Avenue South Transit Improvement and Shattuck Avenue South Storm Drain Project, City of Renton	1352458	2/6/2009	Survey Report
Jenny Dellert	Archaeological Resources Assessment for the City of Renton Lake Avenue South Storm System Project	1354713	10/26/2010	Survey Report
Michael Shong	Archaeological Assessment for Phase 1 of the Renton High School Field Improvement Project	1681688	2/7/2012	Survey Report
Garth L. Baldwin	Letter to Ross Widener re: Archaeological Monitoring of Trenching for the Rainier Avenue South Transit Improvement and Shattuck Avenue South Storm Drain Project, City of Renton	1682487	8/31/2011	Monitoring Report
Jenny Dellert	FINAL: Archaeological Monitoring Report for the Lake Avenue South Storm System Project, City of Renton	1682763	10/9/2012	Monitoring Report
Gretchen Kaehler	Archaeological Assessment of the Bob Bridge Toyota Expansion Project, Renton	1682766	10/5/2012	Survey Report
Garth Baldwin	Cultural Resources Assessment for the Logan Avenue North Roadway Improvements Project, Renton	1686039	1/30/2015	Survey Report
Stephanie Butler	Renton Municipal Airport Runway Blast Wall Replacement Project Site 45KI01218 Determination of Eligibility	1686449	12/4/2014	Monitoring Report
Brett Lenz	A Cultural Resources Survey of Proposed Autozone Property, Renton	1686691	4/8/2010	Survey Report
Michael Shong	Letter to Michael Giseburt RE: Results of Cultural Resources Monitoring for the SW 7th Street/Naches Avenue SW Storm System Improvement Project-Phase 1, Renton	1686829	6/9/2015	Monitoring Report

Author	Title	NADB	Report Date	Document Type
Garth Baldwin	Cultural Resources Assessment for the Lake Washington Loop Trail Project, Renton	1688490	4/18/2016	Survey Report
Ryan Ives	Cultural Resources Survey for the WA State Dept. of Transportation's I-405: SR 169 to I-90 Improvements Project	1689501	5/2/2016	Survey Report
Erik Anderson	Letter to Mr. Clement RE: Archaeological Monitoring of Gate D-50 Excavations	1689846	11/8/2017	Monitoring Report
Amy Homan	A Cultural Resource Survey of the Maple Valley-Duwamish No.1 Structure 1/3 Impairment Project, King County, Washington	1690921	8/24/2018	Survey Report
Micca Metz	Cultural Resources Assessment for the Renton Center Senior Living Project in King County, Washington	1690970	6/3/2014	Survey Report
Yonara Carrilho	Results of Cultural Resources Monitoring for the SW 7th Street/Naches Avenue SW Storm System Improvement Project-Phase 2, Renton, King County, Washington	1691963	12/9/2016	Survey Report
Justin Junge	Thunder Hills Sanitary Sewer Interceptor Replacement Project	1692080	12/19/2018	Survey Report
Garth Baldwin	Cultural Resources Assessment for the Rainier Avenue Street Level Modifications Project, Renton, King County, Washington	1693420	2/19/2020	Survey Report
Michelle Hannum	Results of Archaeological Monitoring for the Chick-fil-A Commercial Development, Renton, Washington	1694867	1/13/2021	Monitoring Report
Matthew Warren	Cultural Resources Inventory for Puget Sound Energy's Transfer Voltage Mitigation Project, Renton, King County, Washington	1696374	3/15/2022	Survey Report

One recent project undertaken within the study area has been recorded in WISAARD. This is listed in the table below. Review of older projects not recorded in WISAARD was not undertaken.

**Table 4. Project within Study Area**

Date Created	Project Name	DAHP Project Number	Organization(s)
12/13/2022	WA AFFF EIS	2022-12-08229	TRC Environmental Corporation; US Bureau of Indian Affairs

One recent project undertaken adjacent the study area (within a half mile) has been recorded in WISAARD. This is listed in the table below. Review of older projects not recorded in WISAARD was not undertaken.

**Table 5. Project Adjacent to the Study Area**

Date Created	Project Name	DAHP Project Number	Organization(s)
7/30/2018	Maple Valley-Duwamish # 1 Structure 1/3 Impairment Project	2018-07-05959	Bonneville Power Administration; WA State Dept. of Archaeology and Historic Preservation

There are no cemeteries recorded in WISAARD within the survey area.

There are two NRHP properties (one of which is a King County Landmark), and one WHR-listed property within the study area. There are no NRHP or WHR register listed or King County designated historic districts or corridors (Landmark and Heritage) within or adjacent to the study area.

**Table 6. NRHP, WHR, KCL Properties within Study Area**

Smithsonian Number	Construction Year(s)	Listed Date	Address	Register Name	Register Status
KI01259	1954	12/08/2015	724 South Third Street	F. W. Woolworth Co. Store – Renton	National Register; Washington Heritage Register; King County Landmark
KI00074	1898	11/19/1982	1017 South Third Street	Renton Substation, Snoqualmie Falls Power Company	National Register; Washington Heritage Register
KI00209	1939	11/17/1978	235 Mill Avenue	Renton Fire Station	Washington Heritage Register

There is one WHR listed property south of the study area (within a half mile) and listed in the following table. There are no King County Landmarks adjacent to the study area.

**Table 7. NRHP Properties Adjacent Study Area**

Smithsonian Number	Construction Year(s)	Listed Date	Address	Register Name	Register Status
KI00211	Ca. 1890	12/5/1975	South of Benson Road and Grady Way Intersection	Renton Coal Mine Hoist Foundation	Washington Heritage Register

There are nine resources within the study area that have been reviewed and determined by DAHP to be individually NRHP eligible. These resources are listed in the following table. There are multiple resources within the study area for which DAHP has made determinations of not individually NRHP eligible.

**Table 8. Determined NRHP Eligible within Study Area**

Property ID	Construction Year(s)	Address	Determination
339406	1907	300 South Third Street	NRHP eligible
721693	1929	400 South Third Street	NRHP eligible
336678	1966	415 South Third Street	NRHP eligible
89068	1939	507 South Third Street	NRHP eligible
702099	1968	150 Logan Avenue South	NRHP eligible
343139	1950	205 Logan Avenue South	NRHP eligible
671746	1966	100 Mill Avenue South	NRHP eligible
671747	1968	200 Mill Avenue South	NRHP eligible
340825	1936	280 Morris Avenue South	NRHP eligible

## Integration with Planning

The survey supports local comprehensive planning and the purpose of the City's Historic Preservation Ordinance, adopted through a 2017 Interlocal Agreement for Landmark Designation and Protection Services with King County. King County. As stated in the Renton Municipal Code 4-1-260 Landmark Designation and Preservation, Section A, Purpose:

*The purpose of this Section is to designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures, and objects which reflect significant elements of Renton's cultural, ethnic, social, economic, political, architectural, aesthetic, archaeological, engineering, historic, and other heritage; to foster civic pride in the beauty and accomplishments of the past; to stabilize and improve the economic values and vitality of landmarks; to protect and enhance Renton's tourist industry by promoting heritage-related tourism; to assist, encourage, and provide incentives to public and private owners to preserve, restore, rehabilitate, and use landmark buildings, sites, districts, structures, and objects; and to work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chamber.*

The survey supports the following goal excerpted from *The Washington State Historic Preservation Plan 2021-2026: Inhabiting Our History*:

- Goal 1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the “preferred alternative” when it comes to implementing programs, policies, and projects that shape how our communities look, thrive, and change.

## Historical Overview

### Historical Development

#### Natural Setting

The city of Renton is located within King County, 15 miles southeast of Seattle. It curves around the southern shores of Lake Washington at the mouth of the Cedar River. The geography of the city varies, from shoreline and valley (May Valley) to the southern flank of Cougar Mountain. Renton is sited within a partial rain shadow and its climate is more aligned with interior rather than coastal areas. Downtown Renton is just over a mile south of Lake Washington and the Cedar River forms the northeast boundary for the city's commercial core. The BNSF Railway line runs diagonally, southwest to northeast, through the south end of the commercial district. Interstate 405 curves along the east side of the area before crossing the Cedar River and continuing north. Residential development is primarily to the south of the main commercial core and to the north along the west bank of the river.

#### Development Periods

The development periods of the city of Renton are drawn from review of “King County Historic Settlement Context, 1850–1920” (2017); the 2015 National Register of Historic Places Nomination for the F. W. Woolworth Co. Store in downtown Renton; and the “Renton—Thumbnail History” article

on Historylink.org.<sup>1</sup> These periods are intended as a general organizational structure to contextualize events relevant to the city’s development up through the present.

- Pre-contact
- Contact and Early Settlement (1792–1853)
- Establishment and Early Industry of Renton (1853–1900)
- Incorporation, Growth, and Depression (1901–1940)
- World War II, Boeing, and a Reimagined Downtown (1941–1979)
- Recent Years (1980–present)

### *Pre-contact*

Downtown Renton is located within the ancestral homeland of the Duwamish and Coast Salish people who have called the region home for thousands of years. The rivers and sea were critical to their lifeways, for both travel and the abundant natural resources. They hunted wild game, fished the rivers, collected shellfish, and harvested berries. They carved canoes from cedar trees and used the bark for basket weaving. They traditionally located their villages along waterways within the Duwamish watershed.

### *Contact and Early Settlement (1792–1853)*

White Euro-Americans first had contact with the Duwamish and other Coast Salish people in the late 18th and early 19th centuries. Captain George Vancouver of Great Britain and his crew were the first Europeans to sail into Puget Sound in June of 1792. Nearly 30 years later in 1824, members of the Hudson’s Bay Company (HBC) launched from their post at Astoria, Oregon and traveled north to the Puget Sound. Over the next several years, the HBC moved steadily north of the Columbia and nine years later, in spring 1833, established Fort Nisqually alongside Seguallitchew Creek, 12 miles east of present-day Olympia. The new fort became a key fur trading—and later agricultural—center for the region. In 1846, Britain and the United States signed the Oregon Treaty establishing the international border at the 49th parallel, making the U.S. the sole occupying power in the Puget Sound area. Congress passed the Donation Land Claim Act of 1850, which incentivized American settlement in the Oregon Territory. Washington became its own territory in 1853, carved out of the northern half of Oregon Territory. When White Euro-American settler-colonists began to establish more permanent settlements and homes by the 1850s, an estimated 500 Native peoples lived between present-day Salmon Bay and Renton.<sup>2</sup> A Duwamish village stood near the confluence of the Black and Cedar rivers.

### *Establishment and Early Industry of Renton (1853–1900)*

Non-native settler-colonists began claiming land in the area of present-day Renton in the 1850s. Henry Tobin and Dr. R. H. Bigelow discovered a coal seam on Bigelow’s homestead claims in 1853. Together the two—along with Joseph Fanjoy and Obadiah Eaton—formed the Duwamish Coal Company to

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1 Sharon Boswell and SWCA Environmental Consultants, “King County Historic Settlement Context, 1850-1920,” King County Cultural Resources Protection Project, Phase 3, Volume 1, 2017; Alan J. Stein and Eleanor Boba, “Renton -- Thumbnail History,” HistoryLink.org, April 26, 2024, <https://www.historylink.org/file/688>; Caroline T. Swope MSHP, PhD, “F. W. Woolworth Co. Store - Renton,” National Register of Historic Places nomination, 2017.

2 Boswell and SWCA Environmental Consultants, “King County Historic Settlement Context, 1850-1920,” 9; Margaret Riddle, “Donation Land Claim Act, Spur to American Settlement of Oregon Territory, Takes Effect on September 27, 1850,” HistoryLink.org, August 9, 2010, <https://www.historylink.org/File/9501>; David B. Williams, “Hudson’s Bay Company Builds Fort Nisqually in Spring 1833,” HistoryLink.org, March 19, 2020, <https://www.historylink.org/file/20999>.



mine the coal. They built a sawmill and dam on the Black River to supply the coal mine.<sup>3</sup> Tobin sent for his wife, Diana (née Gilman), and their son, Charles, who arrived in the Puget Sound in June 1856. Tobin was ill when his family arrived, though, and died in August 1856, leaving his sizable 318-acre property to Diana. A widow with a young child, Diana soon remarried. Diana married Erasmus Monroe Smithers, who occupied the adjacent 160-acre land claim, in January 1857, resulting in a combined property of nearly 480 acres.<sup>4</sup> The couple built a residence and farmed their land; however, their claimed land included a substantial Native village.<sup>5</sup>

Smithers, in addition to subsistence farming, formed the Renton Coal Company in 1873 with backing from Captain William Renton after additional coal was discovered in the Renton area. In 1875, Smithers filed the first plat for the Town of Renton, named for the captain. It contained roughly 20 blocks, with a handful of them truncated by the riverbank of the Cedar River or divided by the diagonal Walla Walla Avenue (now Houser Way South).<sup>6</sup> Smithers set up Walla Walla Avenue as the right-of-way for the imminent arrival of the Seattle and Walla Walla Railroad (1877). T. B. Morris and C. B. Shattuck, with nearby land claims, assisted Smithers in laying out the town. The Black River Post Office (established in 1867) was changed to the Renton Post Office in 1876. Around the same time, lumberman Dave Parker established a sawmill in Renton, using the Cedar River to float logs down to the mill.

The Seattle and Walla Walla Railroad, which connected the Seattle waterfront to the mines, was extended south to Renton in 1877 and reached Newcastle in 1878. Chinese workers largely constructed the railroad line; estimates were that more than 300 Chinese laborers built the line between 1876 and 1877. The nearby Newcastle mines also employed Chinese laborers, but xenophobic White miners and Renton-area residents discriminated against them, even driving them out of a mining camp in 1876.

Another railroad followed in 1891, as the Northern Pacific Railroad, in partnership with a local group, constructed the Lake Washington Belt Line route between Renton and Kirkland. In 1896, an interurban rail line to Renton was extended, connecting downtown Seattle to outlying communities. The completion of that line (renamed the Seattle, Renton & Southern Railway) created the first interurban railway service in King County. It ran along Rainier Avenue through Rainier Valley down to a point roughly parallel with South Second Street, then crossed over the Black River before turning southeast to run diagonally to Renton, ending at the intersection of South Third Street and Burnett Avenue South.<sup>7</sup>

In the 1890s, work began to construct a power plant at Snoqualmie Falls to harness the water for hydroelectric production. Power substations were erected to receive and send power to surrounding communities. In 1898, the first brick building, a substation, was built in Renton (1025 South Third Street). It's the oldest extant building in the survey area.

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3 Sarah Samson, "Early Empire: The Story of the Smithers Family," *Renton Historical Society & Museum Quarterly* 45, no. 1 (March 2014), 5.

4 Samson, "Early Empire," 7.

5 Eleanor Boba, "Renton Beginnings: Erasmus Smithers Submits Plat for Town of Renton on September 5, 1875," *HistoryLink.org*, January 30, 2024, <https://www.historylink.org/File/22907>.

6 E.M. Smithers, I.B. Morris, and C.B. Shattuck, *Plat of the Town of Renton*, 1875, plat, 150 ft. to an inch, 1875, King County.

7 *Map of Renton* (Seattle: Anderson Map Co., ca. 1910), King County Road Services.

## *Incorporation, Growth, and Depression (1901–1940)*

Renton was incorporated in 1901, setting the community up for new development. The fire department, although still a volunteer force, was formalized in 1903, with Joe Wood, Sr., established as chief in 1906 (he served until 1932).<sup>8</sup> Other developments included a municipal water supply and sewer system. The 1904 Sanborn Fire Insurance map illustrates that the majority of downtown featured wood-frame buildings that were between one and two stories tall. A few wood-frame buildings remain from this early period, including a single-family residence at 410 Williams Avenue South (1901).

Transportation routes further defined downtown, with the Northern Pacific Railroad's Belt Line intersecting with the Columbia and Puget Sound Railroad (to Newcastle) at Burnett Avenue South and South Fourth Street, with a freight and passenger depot located at the southwest corner of the intersection. Main Avenue South, south of the Columbia & Puget Sound Railroad, had the greatest density of commercial buildings on a city block.

By the time the Sanborn Fire Insurance maps for Renton were updated in 1909, density along South Third Street and both sides of the block on Main Avenue South, south of the railroad, had increased. Downtown buildings continued to be primarily wood-frame structures, but there were a few concrete buildings, and one notable brick veneer building at the northwest corner of South Third Street and Wells Avenue South. Notable downtown buildings included a wood-frame fire station (1908) on Wells Avenue.

By 1910, there were churches, schools, newspapers, and a bank, plus increased industry, including a factory, icehouse, and lumber companies. The city's population, only 1,000 at the time of incorporation, had nearly tripled to 2,740 by 1910. Numerous new industries—including multiple factories—led the Chamber of Commerce to coin Renton as the "Town of Payrolls."<sup>9</sup> The Pacific Car & Foundry, just north of downtown, was established in 1907. Renton's first hospital was established in 1911.

A flood in 1911 led the city to establish Commercial Waterway District No. 2 to dredge and straighten the Cedar River. In 1916, the ship canal between Lake Washington, Lake Union, and Puget Sound was completed, which dropped Lake Washington's water level by 9 feet. This also caused the Black River to dry up, leaving only the Cedar River through Renton.<sup>10</sup>

Coal extraction in the mines close to Renton tapered off by 1915, but Renton's new industries helped the local economy stay steady, along with the interurban line providing access to downtown Seattle for workers choosing to live further outside the city. Renton's population reached 3,301 by 1920 and increased to 4,062 by 1930.<sup>11</sup> Key new construction during this period included a brick city hall (227 Wells Avenue South, 1924) and a variety of auto-related buildings, reflecting the increasing importance of cars. Sunset Highway was completed in 1928, running through downtown along South Third Street.

When the Great Depression swept the nation after 1929, Renton remained relatively steady. By 1940, the city's population had moderately grown, reaching 4,488.<sup>12</sup> Road improvements were a constant

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8 Elizabeth P Stewart, "Renton's Fire Station No. 1 at 75," *Renton Historical Society & Museum Quarterly* 48, no. 2 (June 2017), 1 [https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server\\_7922657/File/City%20Hall/Community%20Services/Museum/Newsletters/2017-06.pdf](https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_7922657/File/City%20Hall/Community%20Services/Museum/Newsletters/2017-06.pdf).

9 "Downtown History: A Brief History of Downtown Renton," *Renton Downtown Partnership*, accessed April 26, 2024, <https://rentondowntown.com/downtown-history/>.

10 Stein and Boba, "Renton -- Thumbnail History."

11 Office of Financial Management, "Decennial Census Counts, 1890-2020," accessed April 11, 2024, <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>.

12 Office of Financial Management, "Decennial Census Counts, 1890-2020."

during this period as well. With road improvements also came a transition to buses as the primary mode of public transit in the region. The interurban railway, then named the Seattle & Rainier Valley Railway, completed its last run early in the morning on January 1, 1937. The tracks were pulled up and buses took over the former routes.<sup>13</sup>

### *World War II, Boeing, and a Reimagined Downtown (1941–1978)*

During World War II, Renton's growth spiked. In 1941, the federal government and Boeing selected a site just north of downtown on Lake Washington in Renton to site a new manufacturing plant. Initially, the U.S. Navy planned to use the plant to manufacture its XPB-1 Sea Ranger but plans soon changed to use it for production of the B-29 Superfortress. During the war at the height of production, the Renton plant built five airplanes per day. Many women started working at the Renton plant during this period to fill the labor shortage as men were drafted into military service. Black workers were also recruited during this period to relocate from depressed rural areas to the defense production occurring in the Pacific Northwest, including at Renton facilities like Pacific Car & Foundry and Boeing.<sup>14</sup> Pacific Car & Foundry churned out an impressive 1,500 Sherman Tanks to contribute to the war effort. In addition to housing and other infrastructure, construction on the new Art Deco Renton Fire Department building (235 Mill Avenue South, designed by Ivan M. Palmaw) was completed in 1942. The new firehouse was funded by the Works Progress Administration (WPA), a Depression-era New Deal program.

When WWII ended, Renton's economy and development remained steadfast despite the slowdown in military contracts. Boeing re-opened the B-29 plant to build the C-97 Stratofreighter (later the base for the Boeing 377 Stratocruiser) in 1948. Additional contracts continued to roll in for Boeing over the next three decades, with key airplanes all built at the Renton plant. With continuing and building employment at Boeing, Renton's population grew nearly four-fold between 1940 and 1950, reaching 16,039. This included the annexation of war worker housing in the Highlands adjacent to Renton. Downtown Renton, with its proximity to the plant and surrounding residential communities, experienced significant development during the mid-20th century, via new construction and façade enhancements, as modern commercial design took over the downtown core.

New or improved businesses in downtown Renton included Bartell's, Tradewell Market, Wiesfield Jewelers, Western Auto Supply, Block's Shoe Store, Woolworth's, and J.C. Penney's. The National Register nomination for the 1954 F. W. Woolworth Co. Store in Renton states that, "The U.S. Department of Commerce business census indicated that retail sales in Renton grew 49.1% between 1948 and 1954."<sup>15</sup> New commercial buildings were constructed throughout downtown, including buildings at 231 Main Avenue South (1953), 700 South Third Street (1955), 321 Main Avenue South (1955), and 717 South Fourth Street (1953).

Although the previous emphasis on rail traffic through Renton had ended, the rise of the freeway kept Renton as a hub of transportation. Construction of Interstate 405 began in 1956, running through Renton before turning north along Lake Washington's eastern shores to provide a north-south freeway to the east side. This tied in with the long-running Highway 167, Valley Highway, from Renton to Kent and further south. Cruising "The Loop" downtown became popular with the area's youth during this period.

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13 Walt Crowley, "Seattle Renton & Southern Railway -- King County's First True Interurban," HistoryLink.org, October 17, 1999, <https://www.historylink.org/File/1756>.

14 Quintard Taylor, "Swing the Door Wide: World War II Wrought a Profound Transformation in Seattle's Black Community," *Columbia Magazine* 9, no. 2 (Summer 1995), <https://www.washingtonhistory.org/wp-content/uploads/2020/04/swing-door-wide.pdf>.

15 Swope, "F. W. Woolworth Co. Store – Renton," 8.



Renton's population steadily grew, and new buildings constructed downtown in the late 1950s and 1960s included banks (e.g., 201 Williams Avenue South, 1960; 222 Williams Avenue South, 1956; 858 South Second Street, 1968) and office buildings (e.g., 305 South Second Street, 1957; 211 Morris Avenue South, 1964; 1015 Houser Way South, 1957). A new city hall building (200 Mill Avenue South) was designed by architects Johnston-Campanella & Associates and completed in 1968. A new downtown library was completed in 1966, notable for straddling the Cedar River.

Boeing continued to be the primary economic driver in the city with its consistent jet construction. The Renton plant became the site for 737 airplane production in 1967. Despite Boeing's decades-long success, a downturn came in the late 1960s. Known as the "Boeing Bust," the period of 1969 through 1971 marked a time of significant layoffs by the Boeing Company due to oversaturation in the market. This downturn—coupled with increasing suburbanization of the shopping experience with the establishment of malls and retailers moving out of the downtown core—impacted downtown Renton and the city's economy.

Construction was limited downtown during the 1970s and included the building at 304 Main Avenue South (1979). A new fire station, designed by G. Cichanski Associates and built by John Maples Construction, opened downtown in 1979.

### *Recent Years (1980–present)*

In recent decades, Renton's population has swelled significantly, and efforts have been underway to revitalize downtown. In 1980, Renton had a population of 31,031, it increased to 41,688 in 1990, and to 50,052 in 2000.<sup>16</sup> A massive spike occurred by 2010, with the population soaring to 90,927 and then 106,785 in 2020.<sup>17</sup>

Several auto dealerships relocated from the city center to be closer to I-405 in the 1990s, making way for new development, including mixed-use buildings and a transit hub. One former auto dealership built in 1948 was reimaged as the Renton Pavilion Event Center (233 Burnett Avenue South) in 2004. Multiple other downtown buildings have also been adaptively reused in the efforts to revitalize downtown.<sup>18</sup>

## Survey Results

Overall, buildings in the survey area retain a moderate level of architectural integrity.

Survey results differed than expected with regards to a higher frequency of storefront and front facade alterations than expected. Exterior building alterations tended to affect windows (conversion to vinyl or metal) and storefronts (redoing display windows and bulkheads, and changing parapet cladding). Plan changes were infrequent.

Retention of significant features were most notable in the following:

- One and two-part block commercial buildings within the central commercial core. Along South Third Street, Wells Avenue S, and Main Avenue S. This central commercial core includes South Third Street, Wells Avenue S, and Main Avenue South generally between Main and Burnett avenues and South Second Street and Houser Way S. This core area retains a high concentration

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16 Office of Financial Management, "Decennial Census Counts, 1890-2020."

17 Office of Financial Management, "Decennial Census Counts, 1890-2020."

18 "Downtown History: A Brief History of Downtown Renton."

of buildings with one and two-part commercial block forms. This consistency of form with minimal infill, vacant lots, or surface parking provides a cohesive visual character and sense of feeling, association, and setting to the downtown commercial core.

- Brick and Hollow Clay Tile Structural Systems within the central commercial core. This central area retains a high volume of load-bearing brick and hollow clay tile masonry structures. Many of these buildings are Early 20th century revival and American movement styles. Collectively they convey a distinctive core that conveys associations with Renton’s pre-World War II growth and development.

Changes to original features were most notable in the following. Refer to “**Table 9. Table Cladding, Window, and Plan Changes**” below for building count by level of level of alteration.

- **Cladding changes** include the use of stucco, asbestos shingles, T1-11, fiber cement board, and vinyl siding within the survey area. Refer to “**Map 11. Cladding Alterations**” on page 57 for cladding alterations. Within the survey area 57% of the buildings surveyed have intact or only slight cladding changes.
- **Window changes** were generally moderate to extensive with just 24% of the buildings with intact windows. Storefront display windows are counted as windows for the purpose of gauging the level of window alterations and account for many of the changes along the commercial corridors. Depending on when these changes occurred relative to the recommended period of significance for the eligible Downtown Renton Historic District, some of these changes may be significant. Refer to “**Map 13. Window Alterations**” on page 59 for window alterations. For the most part, storefront display window changes involved switching from wood to aluminum, with some vinyl display windows. Upper story window changes often consisted of changing from wood single/ double hung operations to vinyl single hung or horizontal sliders and fixed sash. There were aluminum windows as well as some steel windows.
- **Plan changes** were relatively minor, with 84% of buildings surveyed remaining intact or with slight changes. Plan changes were typically rear additions of varying sizes. Refer to “**Map 12. Plan Alterations**” on page 58 for plan alterations.

**Table 9. Table Cladding, Window, and Plan Changes**

FEATURE	BUILDING COUNT BY LEVEL OF ALTERATION			
	Intact	Slight	Moderate	Extensive
Cladding	35	34	19	34
Window	30	14	28	51
Plan	73	31	10	10

## Functions

Historic function pertains to the how the resource was originally used. In the case of buildings surveyed, all historic functions related to their original design. Buildings within the survey area were built primarily for commercial use. Building forms and georeferenced Sanborn Fire Insurance maps informed the identification of historic building function and use.

Commercial accounts for 71% of the historic functions within the survey area. Subcategories within the survey area include business (6 buildings), a department store, financial institutions (7), professional (4), restaurants (7), specialty stores (58), and warehouses (5). The specialty stores (e.g. bakery, drug store, barber, jeweler) reflect the core commercial and retail role of the downtown with supporting

commercial functions evident in the variety of associated subcategories of historic commercial functions and uses.

Other historic functions included domestic (e.g. hotel, multiple family, single family, secondary structure), education (library), funerary (mortuary), government (city halls, fire stations, post office), industry/processing/extraction (communications, energy facilities), landscape (park), recreation and culture (music facility, theater), religion (religious facility), social (club houses, meeting hall), and transportation (road and railroad related). For most of these historic functions, there are only one to three representative resources. The exception being the ten single family houses within the survey area, mostly along the north and south edges that transition to residential neighborhoods.

## Building Forms

Building forms evident convey a range of architectural influences and development periods. The one-part block (45 buildings) was the most widely used within the survey area. Refer to “**Table 10. Building Forms**” and “**Map 8. Building Forms**” on page 54 below for building forms.

**Table 10. Building Forms**

Form	Number within Survey Area
Church – No Steeple	1
Commercial – One Part Vertical Block	1
Commercial	21
Commercial – Enframed Window Wall	8
Commercial – One-Part Block	45
Commercial – Strip Commercial	2
Commercial – Temple Front	3
Commercial – Two-Part Block	21
Commercial - Vault	1
Depot – Combination	1
Landscape – Park	1
Multiple Dwelling – Duplex	1
Multiple – Dwelling -Multi-Story Apartment Block	2
Single Dwelling	6
Single Dwelling – Workingman’s Foursquare	2
Utilitarian	6
Western False Front	1

The two building forms that are visually defining to the survey area are the one and two-part commercial blocks. These are described below.

### One-Part Commercial Block

The one-part commercial building form was developed during the mid-19th century and quickly gained popularity. According to Longstreth, one-part commercial block buildings “could generate

income, yet represented a comparatively small investment” in comparison to larger-scale buildings.<sup>19</sup> In communities where development pressure was/is high, it is rare to find intact one-part commercial blocks constructed prior to 1900 as second stories were added to increase value and use or they were demolished to make way for larger buildings. The one-part commercial block form is characterized by a single story with a prominent facade and parapet. The first-story zone contains public interfacing space, with a storefront and direct sidewalk access. Examples of first-story functions include post office, grocer, butcher, restaurant, retail, and hardware store. These all benefit from visibility into their space, and the frequent foot traffic associated with a downtown location.

### Two-Part Commercial Block

The two-part commercial block form is characterized by two or more stories and a horizontal division into two distinct interior zones. The two-part commercial block building form was popular nationwide from the 1850s through 1950s for small and moderate sized commercial buildings. Two-part commercial blocks feature a horizontal division into two distinct zones; the zones correspond to functions with different levels of public use. The first-story zone contains public interfacing space with a storefront and direct sidewalk access. Examples of past first-story functions can include jewelers, drug stores, bank, bakery, grocery, and restaurants. These functions benefit from storefront visibility into their space, and the frequent foot traffic associated with a downtown location. The upper stories contain private functions, this can include functions such as apartments, offices, and meeting halls. Separation from street-level activity and windows for day lighting and ventilation benefit these functions.

## Architectural Styles

Buildings surveyed convey a range of architectural style influences and the stylistic trends. Commercial and Modern were the two most widely used styles within the survey area based on extant buildings. The following identifies the number of buildings for each style. Refer to “**Map 10. Architectural Styles**” on page 56 for architectural styles distribution.

Buildings identified as not designed per a specific style may exhibit influences from one or more styles or be vernacular in their development to support a specific function rather than a specific style. Buildings identified as having no style may also have been so significantly altered that cladding, window, and/or plan changes have obscured or removed original stylistic elements.




### Revival Architectural Styles

These styles reflect popularity trends in reviving aspects of past architectural traditions. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style and an example photograph.

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<sup>19</sup> Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000).



**Table 11. Revival Architectural Styles**

Styles	No. within Survey Area	Description	Image
American Renaissance	3	<p>The American Renaissance style gained popularity from the 1876 Centennial Exposition through the U.S. entry into World War I. Symmetrical compositions, often with architectural detailing such as architraves and raised moldings highlighting window and door openings. Earlier examples may not have belt courses articulating story transitions. Buildings typically feature prominent cornices.<sup>20</sup> Examples include 217 Wells Avenue South (ca. 1914), 808 South Third Street (ca. 1927), and 810 South Third Street (ca. 1927).</p>	
Beaux Arts	1	<p>The Beaux Arts architectural style gets its name from the French school of architecture, École des Beaux-Arts (School of Fine Arts). Many prominent American architects studied at École des Beaux-Arts. The style was popular in the United States between the 1880s and 1930 and was popularized after the Chicago world's fair in 1893, which launched the City Beautiful Movement. In Idaho, the ornate and opulent architectural style is used on monumental civic buildings. Key features of this style are a flat or low-pitched roofs, symmetrical facades, and masonry walls. Architectural ornamentation can include quoins, paired pilasters or columns, and decorative details like swags, garlands, and shields. The lone example is 800 South Third Street (ca. 1910).</p>	
Classical Revival	3	<p>Classical Revival is a transitional architectural style popular during the early decades of the 20th century, incorporating classical details on residential and commercial buildings.<sup>21</sup> These classical details include cornice or eave returns, classical columns or pillars, and modillions. Classical Revival buildings may lack the symmetry that is typically seen on Colonial Revival buildings. Examples include 819 Houser Way S (ca. 1901) and 411 Williams Avenue South (ca. 1906).</p>	

<sup>20</sup> Blumenson, John J.-G., *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (New York, NY: W. W. Norton & Company), 38-41.

<sup>21</sup> Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.



Styles	No. within Survey Area	Description	Image
Colonial Revival	2	An enduring style within the United States, Colonial Revival houses recall the Federal and Georgian style buildings constructed during the nation's early years. Colonial Revival houses are not direct copies of these styles; instead, they utilize key design elements, including symmetrical main facades, double-hung windows, side gabled or hipped roofs, cornices with dentils or modillions, and prominent front entrances that may feature sidelights, fanlights, pediments, and columned porches or porticos. <sup>22</sup> Colonial Revival houses may be two to two-and-a-half stories or may be single-story bungalows. In the survey area they are predominately bungalows. An example is 306 Morris Avenue South (ca. 1920).	
Spanish Eclectic	1	The Spanish Eclectic style was popular from 1915 and decreasing in popularity by the 1940s. The style employs decorative architectural details drawn from Spanish architecture. Characteristics of the style include low-pitched, red tile roofs; minimal to flush eaves; and arches above main doors and windows. The style's use stems in part from the 1915 Panama-California Exposition and the subsequent interest in Spanish architectural influences beyond those evident in the missions. <sup>23</sup> The lone example is 400 South Third Street (ca. 1929).	



### American Movement Architectural Styles

These styles convey trends and stylistic preferences popular during the initial period of downtown Renton's growth and development. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style and an example photograph.

<sup>22</sup> McAlester, *A Field Guide to American Houses*, 321-326.

<sup>23</sup> McAlester, *A Field Guide to American Houses*, 417-429.

**Table 12. American Movement Architectural Styles**




American Movement Architectural Styles	No. within Survey Area	Description	Image
Commercial	22	<p>There are many buildings within the survey area that reflect the <b>Chicago School</b> or <b>Commercial</b> style. Although the Chicago School is associated with the tall skyscraper construction that emerged through technological advances in construction, elements of the resulting Commercial style were applied to much smaller buildings. Key characteristics of the style, on smaller commercial buildings, include minimal ornamentation, flat roofs with simple cornices, and classic storefront arrangements (i.e., bulkhead, storefront windows, transom). Examples include 123 Mill Avenue South (ca. 1928), 227 Main Avenue South (ca. 1928), and 824 South Third Street (ca. 1908).</p>	
Craftsman	3	<p>This architectural style stemmed from southern California drawing on the influences of the Arts and Crafts movement which originated in Britain and the work of Charles and Henry Greene in Pasadena. This style was popular with American working-class families during the early 1900s in that they were well-sized for a family but could be inexpensively built using kits or through adaptations of pattern book plans by local builders. Craftsman-style houses are typically one to one-and-a-half stories and often feature asymmetrical facades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.<sup>24</sup> An example is 410 Williams Avenue South (ca. 1901).</p>	

Modern Movement Architectural Styles

These styles convey trends and stylistic preferences popular during World War II-era period of downtown Renton’s growth and development. The first phase spanned ca. 1940s through ca. 1950s and tended to include the use of Art Moderne/Streamlined Moderne, Early American, and Minimal Traditional. The second phase spanned the ca. 1960s through 1970s during which building design tended to use the International, New Formalism, Neo Expressionism, Stripped Classical, Contemporary, and Populuxe/Googie styles. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style and an example photograph.

<sup>24</sup> Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950*, (Portland, OR: Timber Press, Inc., 2005), 102.


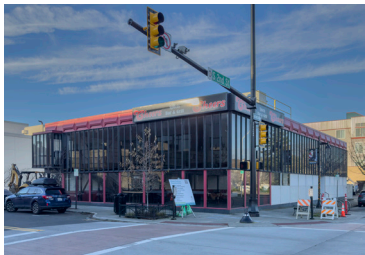

**Table 13. Modern Movement Architectural Styles**

Modern Movement Architectural Styles	No. within Survey Area	Description	Image
Art Deco	1	<p>Art Deco was a popular style in the first half of the 20th century, particularly during the 1920s and 1930s. The style often has a vertical emphasis and geometric ornament like straight lines, zigzags, chevrons, and stylized floral or sunburst motifs. Fluting and reeding are the most common motifs, and often surround doors and windows.<sup>25</sup> Colored materials (terra cotta, glass, brick, and tile) and metal were common. The lone example is 230 Main Avenue South (ca. 1922).</p>	
Art Moderne/ Streamlined Moderne	10	<p>Streamline Moderne emerged in the late 1920s and was popular through the early 1940s until its abandonment during World War II. Like Art Deco, the style emphasized machine design and technological advances. However, the Streamline Moderne was more of a middle ground style between the ornate luxury of Art Deco and the emerging minimalism of the International Style. Key elements of the Streamline Moderne style include smooth, curving lines and an emphasis on horizontal lines, modern materials (e.g., concrete, stucco, vitrolite glass, stainless steel), and glass block. Examples include 235 Mill Avenue South (1942), 214 Williams Avenue South (ca. 1952), and 340 Burnett Avenue South (ca. 1941).</p>	
Brutalist	2	<p>Brutalist buildings are buildings with visual weight and heft. Concrete is the most popular material for Brutalist buildings, often with a rough-textured surface which clearly show the marks of the formwork used.<sup>26</sup> Brick is another material used. Windows and other openings are treated like voids, with deep recesses. Waffle slab and egg crate type patterns create additional texture on these buildings. The style emerged in the post-WWII era but gained popularity during the 1960s and 1970s. It was typically utilized on institutional buildings, such as banks or educational buildings. Examples include 321 Burnett Avenue South (ca. 1980) and 211 Mill Avenue South (ca. 1979).</p>	

25 DoCoMoMo Us, "Art Deco," *DoCoMoMo Us*, <https://www.docomomo-us.org/style/art-deco> (accessed February 16, 2021).

26 DoCoMoMo Us, "Brutalist," *DoCoMoMo Us*, <https://www.docomomo-us.org/style/brutalist> (accessed February 16, 2021).






Modern Movement Architectural Styles	No. within Survey Area	Description	Image
Contemporary	8	<p>This style was popular nationally from the 1950s through the 1960s. The flat roofed subtype of this style was influenced by the International Style but lacks the stark wall facade treatments. Cladding often includes a mix of contrasting materials, including wood, stone or simulated stone, or brick veneer. Roofs feature broad enclosed overhangs with exposed supporting beams and structural supports. Examples include 339 Wells Avenue South (ca. 1953), and 415 South Third Street (ca. 1966).</p>	
Curtain Wall	1	<p>Curtain Wall systems gained popularity nationally between 1948 and 1965. They consist of prefabricated, non-loadbearing exterior wall metal skeleton system with a repetitive grid of glass and panels (e.g. porcelain enamel, asbestos, tile, Masonite, plywood, thin stone veneer) assemblies enclosing the building structure and interior spaces. The metal framework typically projects beyond the glass and panel pane, in contrast with the later smooth finish of the Slick Skin/Corporate Modern style. The technology had been in use since the 1909 construction of the Boley Building in Kansas City, attributed with the nation's first all glass exterior wall system. World War II era technology advances and speed of onsite installation contributed to increased use of the system.<sup>27</sup> The lone example is 201 Williams Avenue South (ca. 1960).</p>	
International	5	<p>The International style was popular in the mid-1930s until the 1960s and influenced the subsequent Contemporary style. International style buildings often feature flat roofs, cubic massing, smooth exterior surfaces, minimal or simple detailing, horizontal bands of windows, and asymmetrical projections.<sup>28</sup> The exterior cladding was typically smooth, likely poured concrete, tile, stucco, or plywood painted in one color to emphasis a clean aesthetic.<sup>29</sup> Examples include 724 South Third Street (1954) and 227 Williams Avenue South (ca. 1946).</p>	

27 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 105-106.




28 BOLA Architecture + Planning, "Mid-Century King County: A Context Statement on Post-War Residential Development," (August 2017), prepared for the King County Preservation Program, 6.

29 Michael Houser, "Mid-Century Modern Architecture in Washington State," Department of Archaeology and Historic Preservation (March 2016), <https://dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf> (accessed April 28, 2022).

Modern Movement Architectural Styles	No. within Survey Area	Description	Image
Miesian	1	The Miesian style rose in popularity during the 1940s through 1960s. Buildings built with this style convey the are intended to convey the “less is more” ideal associated with renowned architect Ludwig Mies van der Rohe and his evolving of the Bauhaus style. A box form is characteristic of these buildings. They exhibit a high level of glass and steel use, showcasing these materials and typically using a strongly evident grid pattern. Exterior building characteristics include flat slab roofs, glass curtain walls, and exposed brick and concrete. <sup>30</sup> The lone example is 222 Williams Avenue South (ca. 1956).	
Minimal Traditional	1	Buildings designed in this architectural style bridge the gap between the period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional buildings, with their simplified traditional architectural features and compact form, became popular during the Great Depression. Houses in this style are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney. <sup>31</sup> Larger, two-story examples of this style are less common. The lone example is 220 Shattuck Avenue South (ca. 1943).	
Modern	21	The term “modern” is quite broad and for the purposes of this survey; buildings that are classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. Examples include 205 Logan Avenue South (ca. 1950), and 1000 South Second Street (ca. 1950).	

30 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 113-114.

31 Swope, 478.





Modern Movement Architectural Styles	No. within Survey Area	Description	Image
Neo Expressionism	1	The Neo Expressionism style sought to employ dramatic and whimsical architectural features to elicit an emotional vs intellectual response from viewers. This emerged in contrast with the formality of styles such as New Formalism. Sculptural forms are a key characteristic, including fragmented lines, distorting forms through curves and organic design, and asymmetrical compositions. Buildings utilize modern materials and will often incorporate roof forms that are not conventional. <sup>32</sup> The one example is 304 Main Avenue South (ca. 1979).	
New Formalism	4	New Formalism was an architectural style that was popular in the 1960s and 1970s. It was often used on banks, institutional, and civic buildings. New Formalist buildings were often monumental and emphasized symmetry, but reflected contemporary materials and building techniques (e.g., umbrella shells, waffle slabs, and folded plates). These buildings apply “the formal geometries of classicism in new forms, materials, and decorative expressions.” <sup>33</sup> Examples include 200 Mill Avenue South (ca. 1968), 858 South Second Street (ca. 1968).	
Pavilion	1	The Pavilion style rose in popularity by 1960 and remained in use through 1980. The style is characterized by the roof form, consisting of two stacked forms producing a crown like form often clad with cedar shingles and typically with broad eaves (open, boxed, or closed). Examples of the style may utilize floor to ceiling windows (exterior connectivity) and/or a raised platform foundation (elevating the building slightly). Exterior finishes tend towards natural or natural appearing materials (e.g. brick, stone, stucco, lap siding, or T1-11). <sup>34</sup> The lone example is 707 South Fourth Street (ca. 1985).	

32 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 115-116.

33 Painter Preservation and helveticka, “Spokane Mid-20th Century Architectural Survey Report: City of Spokane Mid-20th Century Modern Context Statement and Inventory,” (2017), prepared for Spokane Historic Preservation Office, 24.

34 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 121-122.



Modern Movement Architectural Styles	No. within Survey Area	Description	Image
Populuxe/ Googie	1	The Googie and Populuxe styles are essentially the same or very similar styles, with Populuxe typically applied to residential construction and Googie to commercial. These styles emerged in the post-World War II era as new technologies allowed for the mass production of sculptural metal and plastic. The styles are futuristic and reflective of the space age of the 1960s. Exaggeration, dramatic angles, plastic, steel, neon, canted windows are hallmarks of the styles. The one example is 316 South Third Street (ca. 1946).	
PWA Moderne	2	The PWA (Public Works Administration) Moderne is a style with a limited period of use from the 1930s to 1940s during the Great Depression. Characteristics of these buildings are symmetrical exteriors, smooth exterior finishes, and recessed window openings. Decorative details can include design elements from Art Deco, Beaux Arts and Art Moderne styles. <sup>35</sup> Examples include 280 Morris Avenue South (ca. 1936) and 308 Williams Avenue South (ca. 1938).	
Storybook	1	Storybook is a style applied to the Ranch form. Styled ranches feature the horizontal form of the Ranch with applied details. Storybook ranches feature decorative details like scalloped (or “gingerbread”) bargeboards, diamond-pane windows, and dramatic roof pitches. <sup>36</sup> These details give the appearance of a decorative cottage but in a ranch form and with mid-20th century materials (e.g., wood, T1-11) rather than stucco and half-timbering. The lone example is 220 Whitworth Avenue South (ca. 1934, ca. 1977 addition)	
Stripped Classical	4	Stripped Classical rose in popularity between 1925 and 1960. Buildings designed in this style are symmetrical with classical massing and proportions. Facades will often be broken up visually with vertical divisions. Examples often have an earth tone or subdued color palette resulting from the exterior finish materials used, such as brick, stone, cast stone and terra cotta. Entrances and windows typically employ metal frames and sash. The buildings have square or rectangular plans. <sup>37</sup> Examples include 717 South Fourth Street (ca. 1953) and 405 South Third Street (ca. 1950).	

35 Maresco, Joseph. *WPA Buildings: Architecture and Art of the New Deal*. Atglen, PA: Schiffer, 2017.

36 Peter Meijer Architect, PC, “City of Olympia Mid-Century Residential Survey Report,” June 17, 2015, [https://dahp.wa.gov/sites/default/files/mid-century-survey\\_Report\\_Olympia\\_2015.pdf](https://dahp.wa.gov/sites/default/files/mid-century-survey_Report_Olympia_2015.pdf) (accessed May 27, 2021).

37 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 129.

## Individual NRHP Eligibility

NWV staff evaluated surveyed resources for potential eligibility for individual listing to the NRHP. Future research may yield information that would make a resource eligible under other criteria.

Architecture is the principal area of significance based on the RLS and review of the architectural character of buildings within the survey area.

The National Park Service's *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations:

### Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

### Survey Area Analysis






Of the resources surveyed, the following 25 (including the 7 determined NRHP eligible by DAHP) in **“Table 14. Recommended Eligible NRHP Eligible Resources” on page 33** appear to retain integrity conveying their association with the applicable area of significance to be considered for individual NRHP listing. All resources recommended for individual NRHP eligibility are also recommended for WHR eligibility and King County Landmark eligibility. Refer to **“Map 5. NRHP Individual Eligibility” on page 51** for a map of these resources.





Staff utilized criteria A and C. As this was an RLS, the evaluation under criterion B was limited as research into the history of the building's past occupants and builder(s) is not part of the scope. RLS work focuses on what is observable from the public right of way, which is basically architectural character and historic function. Intensive level surveys delve into the more detailed research.

- **Criterion A** (association with events) is based on the areas of significance of community planning and development and commerce. This analysis was informed by a review of early plat maps for the survey and adjacent areas, our understanding of the historic function of buildings, and extant significant features conveying these associations and observable from the public right-of-way. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods previously described in the historic context. The localized pattern of Renton's downtown commercial core identified in the historic context and the role some resources had in this pattern led to recommending them for individual eligibility. No individual property research was completed as part of this study.
- **Criterion C** is based on the area of significance of architecture. This analysis was informed by the resource's architectural character and comparable resources within both the survey area and






as observed by NWV staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations observable from the public right-of-way. Several resources were identified as potentially individually eligible for NRHP listing under criterion C.

**Table 14. Recommended Eligible NRHP Eligible Resources**






Address	Ca. Year Built	Description	Image
305 South Second Street	1957	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Contemporary style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
858 South Second Street	1968	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its New Formalism style and type or period of construction. Further research into the building's association with architect Benjamin Woo and the Bell Construction Company may yield additional significance. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
1000 Second Avenue South	1950	The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its Modern style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
300 South Third Street	1907	Determined eligible by DAHP.	
400 South Third Street	1929	Determined eligible by DAHP.	






Address	Ca. Year Built	Description	Image
415 South Third Street	1966	Determined eligible by DAHP.	
507 South Third Street	1939	Determined eligible by DAHP.	
707 South Fourth Street	1985	<p>The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Pavilion style and type or period of construction. The resource is not yet 50-years of age and does not meet criterion consideration G for exceptional significance. The resource should be re-evaluated when it reaches 50-years of age. Background research on the building's original use and comparative examples is recommended to confirm eligibility. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
300 Burnett Avenue South	1981	<p>The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Modern style and type or period of construction. The resource is not yet 50-years of age and does not meet criterion consideration G for exceptional significance. The resource should be re-evaluated when it reaches 50-years of age. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	




Address	Ca. Year Built	Description	Image
321 Burnett Avenue South	1980	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Brutalist style and type or period of construction. The resource is not yet 50-years of age and does not meet criterion consideration G for exceptional significance. The resource should be re-evaluated when it reaches 50-years of age. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
150 Logan Avenue South	1968	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its New Formalism style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
205 Logan Avenue South	1950	Determined eligible by DAHP.	
100 Mill Avenue South	1966	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
200 Mill Avenue South	1968	Determined eligible by DAHP.	



Address	Ca. Year Built	Description	Image
211 Mill Avenue South	1979	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Brutalist style and type or period of construction. The resource is not yet 50-years of age and does not meet criterion consideration G for exceptional significance. The resource should be re-evaluated when it reaches 50-years of age. Further research into the association with architects G. Cichanski Associates and the John Maples Construction company may yield additional significant associations. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
280 Morris Avenue South	1936	Determined eligible by DAHP.	
306 Morris Avenue South	1920	The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its Colonial Revival style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
224 Wells Avenue South	1949	The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its Modern style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
230 Wells Avenue South	1908	The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its Commercial style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	

Address	Ca. Year Built	Description	Image
309 Wells Avenue South	1968	The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its International style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
107 Williams Avenue South	1957	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Modern style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
201 Williams Avenue South	1960	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Curtain Wall type and period of construction. Further research into the building's association with architect Shorett LaMonte and the Howard S. Wright Construction Company may yield additional significant associations. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
222 Williams Avenue South	1956	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Miesien style and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	
308 Williams Avenue South	1938	The post office was not included in the "Historic U.S. Post Offices in Washington 1893-1941" multiple property documentation (MPD). The building was built within the period covered by MPD and may be eligible for listing under the MPD.	

Address	Ca. Year Built	Description	Image
410 Williams Avenue South	1901	The resource does appear individually eligible under criterion C, under the area of significance of architecture since the resource retains integrity and possesses distinctive characteristics relative to its Craftsman style, and type or period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.	

## NRHP Historic District Eligibility

NWV staff evaluated the survey area for potential historic district eligibility for listing to the NRHP. Upon review based on the level of alterations recorded in the field work and development periods identified in the historic context, NWV determined that the area generally along South Third Street between Burnett Avenue South and May Avenue S, and north to South Second Street and south to South Fourth Street. This area contains approximately 71% contributing historic resources and is recommended eligible as a Downtown Renton Historic District. Refer to “**Table 15. Recommended Eligible District Analysis**” on page 38 and “**Map 7. NRHP District Eligibility**” on page 53 for details. This area is mostly west of but includes a substantial portion of the downtown blocks recommended as an eligible historic district in the 2005 *I-405, Renton Nickel Improvement Project I-5 to SR 169 Cultural Resources Discipline Report* (NADB 1346750).

### Classifying Contributing and Noncontributing Resources

The following table provides a count of contributing and noncontributing status level recommendations for resources within the recommended eligible Downtown Renton Historic District. The table uses the following abbreviations with definitions for contributing and noncontributing following the table.

- C: contributing
- NC: noncontributing
- Listed: NRHP listed resources that are not included in the potential district resource count per NPS guidance on historic district nominations.

**Table 15. Recommended Eligible District Analysis**

C	NC	Listed	% C	Total counts
44	18	3	71%	65

The following definitions clarify provide an explanation of factors considered in determining whether a building would either be contributing or noncontributing within the recommended eligible Downtown Renton NRHP historic district.

### **Contributing:**

- Built within the recommended period of significance (1901 to 1968), and,
- Retain architectural integrity and able to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed if there were no moderate cladding or window changes. Changes within

the recommended period of significance that have achieved significance (such as comprehensive 1950s or 1960s storefront remodels) are not considered alterations that diminish integrity relative to the ability of resources to convey significant associations.

### **Noncontributing:**

- Built outside the recommended period of significance; or are,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate (cladding or window; or two moderate alterations) and extensive alterations.

### **KCL Eligibility**

NWV staff evaluated surveyed resources for potential eligibility for designation as a King County Landmark (KCL). Staff utilized Designation Criterion (3) under KCC 20.62.040, which is similar to NRHP Criterion C. This criterion is based on architectural character and all resources were assessed from the public right-of-way. Future research may yield information making a property eligible under other criteria.

A slightly higher level of alterations was allowed for KCL eligibility recommendations versus individual NRHP eligibility recommendations. Resources still needed to retain integrity to convey their historic and architectural associations but did not need to be intact or near intact. At the time of this survey there are 7 resources within the survey area designated to the KCL. Review of these resources informed the level of alterations that could occur and still retain eligibility for KCL designation. Refer to **“Map 6. KCL Individual Eligibility” on page 52** for locations.

The King County Code (KCC) 20.62.040 establishes the following designation categories. In addition, resources must retain integrity, and be at least 40 years of age or have exceptional importance.




- 1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history;
- 2. Is associated with the lives of persons significant in national, state or local history;
- 3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- 4. Has yielded, or may be likely to yield, information important in prehistory or history; or
- 5. Is an outstanding work of a designer or builder who has made a substantial contribution to the art.
- B. An historic resource may be designated a community landmark because it is an easily identifiable visual feature of a neighborhood or the county and contributes to the distinctive quality or identity of such neighborhood or county or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or county or recognition by local citizens for substantial contribution to the neighborhood or community. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark and shall not be subject to KCC 20.62.080.

Of the properties surveyed, those listed in **“Table 16. Recommended KCL Eligible Resources” on page 40** below appear to retain integrity and distinctive architectural character to be considered








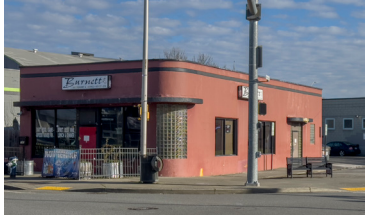




for KCL designation. In general, any property recommended as eligible for NRHP listing is also recommended as eligible for KCL designation.






**Table 16. Recommended KCL Eligible Resources**



Address	Ca. Year Built	Description	Image
305 South Second Street	1957	Refer to the NRHP eligibility table for details.	
858 South Second Street	1968	Refer to the NRHP eligibility table for details.	
1000 South Second Street	1950	Refer to the NRHP eligibility table for details.	
400 South Third Street	1929	Refer to the NRHP eligibility table for details.	
415 South Third Street	1966	Refer to the NRHP eligibility table for details.	
507 South Third Street	1939	Refer to the NRHP eligibility table for details.	
617 South Third Street	1942	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
709 South Third Street	1928	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
724 South Third Street	1954	Listed to the NRHP.	



Address	Ca. Year Built	Description	Image
800 South Third Street	1910	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Beaux Arts style within the survey area. Further research may yield significant associations based on historic function(s).	
801 South Third Street	1964	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Modern style within the survey area. Further research may yield significant associations based on historic function(s).	
911 South Third Street	1903	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
1025 South Third Street	1898	Listed to the NRHP.	
707 South 4th Street	1985	Refer to the NRHP eligibility table for details.	
717 South 4th Street	1953	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Stripped Classical style within the survey area. Further research may yield significant associations based on historic function(s).	
300 Burnett Avenue South	1981	Refer to the NRHP eligibility table for details.	
321 Burnett Avenue South	1980	Refer to the NRHP eligibility table for details.	

Address	Ca. Year Built	Description	Image
340 Burnett Avenue South	1941	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
819 Houser Way South	1901	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
1015 Houser Way South	1957	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Modern style within the survey area. Further research may yield significant associations based on historic function(s).	
150 Logan Avenue South	1968	Refer to the NRHP eligibility table for details.	
226 Main Avenue South	1946	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the International style within the survey area. Further research may yield significant associations based on historic function(s).	
303 Main Avenue South	1926	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Modern style within the survey area. Further research may yield significant associations based on historic function(s).	

Address	Ca. Year Built	Description	Image
321 Main Avenue South	1955	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart within the survey area. Further research may yield significant associations based on historic function(s).	
330 Main Avenue South	1946	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
123 Mill Avenue South	1928	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
200 Mill Avenue South	1968	Refer to the NRHP eligibility table for details.	
211 Mill Avenue South	1979	Refer to the NRHP eligibility table for details.	
235 Mill Avenue South	1942	Listed to the WHR.	
280 Morris Avenue South	1936	Refer to the NRHP eligibility table for details.	
306 Morris Avenue South	1920	Refer to the NRHP eligibility table for details.	
220 Wells Avenue South	1927	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Modern style within the survey area. Further research may yield significant associations based on historic function(s).	

Address	Ca. Year Built	Description	Image
224 Wells Avenue South	1949	Refer to the NRHP eligibility table for details.	
230 Wells Avenue South	1908	Refer to the NRHP eligibility table for details.	
309 Wells Avenue South	1968	Refer to the NRHP eligibility table for details.	
339 Wells Avenue South	1953	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Contemporary style within the survey area. Further research may yield significant associations based on historic function(s).	
107 Williams Avenue South	1957	Refer to the NRHP eligibility table for details.	
201 Williams Avenue South	1960	Refer to the NRHP eligibility table for details.	
222 Williams Avenue South	1956	Refer to the NRHP eligibility table for details.	
225 Williams Avenue South	1966	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the New Formalism style within the survey area. Further research may yield significant associations based on historic function(s).	
308 Williams Avenue South	1938	Refer to the NRHP eligibility table for details.	
410 Williams Avenue South	1901	Refer to the NRHP eligibility table for details.	

## Development Trends

Based on observations during field work, NWV identified the following key local development trends which may influence the retention of historic properties and their architectural integrity within the survey area:

- Full facade remodels resulting in a refinishing of the building's front facade. They occurred over a large range of time, with early remodels by the 1950s to 1960s. More recent remodels in the 2000s have completely changed front facades (e.g. 901 through 907 South Third Street). These present a clean and functional facade reflecting modern building practices, but do not support the architectural integrity retention within the downtown. Working with property owners to follow other examples within the survey area of removing previously added layers but retaining original materials and basing new design on historic photographs or other documentation will support the long-term retention of integrity in tandem with building upgrades.



- A key ongoing issue will be managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows, particularly at upper stories. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can have a significant impact on visual character. Working with property owners to both educate and provide incentives for repair/compatible new work will be a key element in both slowing the rate of changes and potentially reversing non-compatible changes to compatible conditions (such as removing added non-compatible awnings or replacing T1-11 with fiber cement board that matches the original clapboard exposure width where clapboard was an original feature and can be documented).

## Recommendations

Implementation of the following recommendations will support local comprehensive planning, the purpose of the county’s Historic Preservation Ordinance, and the 2014–2019 *Washington State Historic Preservation Plan* goals.

### General Recommendations

- Conduct outreach to property owners of buildings, business tenants, and residents within the recommended eligible Downtown Renton Historic District to inform them of the financial and heritage tourism benefits of a NRHP listed historic district, and what listing would mean for property owners. This outreach should include property owner education on the potential use of Federal Historic Rehabilitation tax credits and Special Valuation and how this could support both preservation and compatible new work such as building system upgrades, elevators for second floor universal access, and fire sprinkler systems.
- Conduct outreach to property owners of buildings recommended eligible for NRHP and/or KCL designation to inquire if they are interested in knowing more about the history of their properties. Encourage owners to pursue NRHP or KCL status and inform them of the benefits of both, but especially special valuation for local listings. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work that may shed additional light on individual building histories touched on in this report. If grant funds are pursued. This outreach should include property owner education on the potential use of Federal Historic Rehabilitation tax credits and Special Valuation and how this could support both preservation and compatible new work returning previously altered elements to a compatible character (such as removing transom covers and upgrading building systems).
- Citywide education programs related to the history and development of Renton’s downtown commercial core. This can provide a pathway to support local businesses operating in the downtown core through increased visitations by locals and widening the draw of downtown Renton as a tourist destination.

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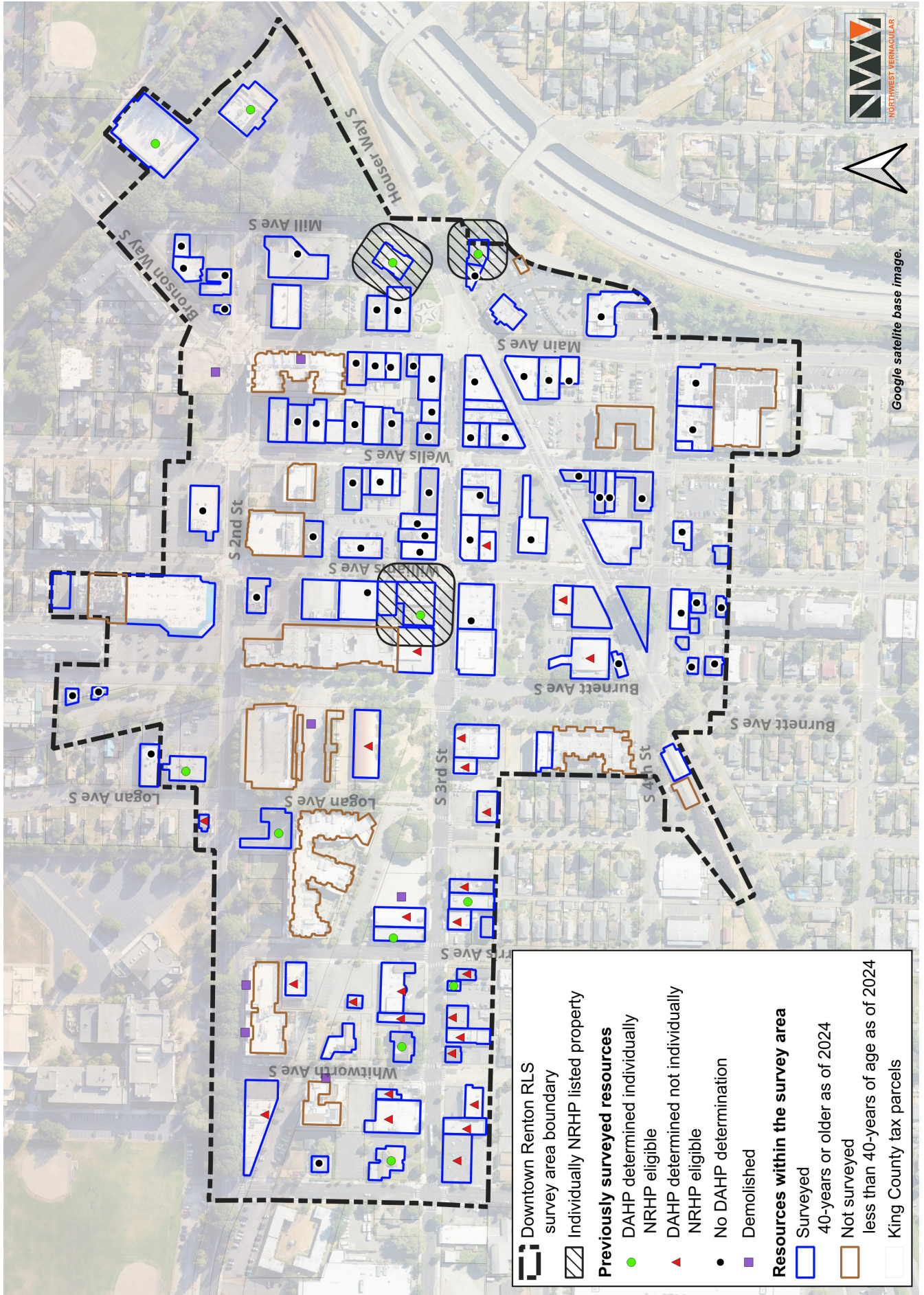


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# Maps

The following maps were developed as part of this survey.

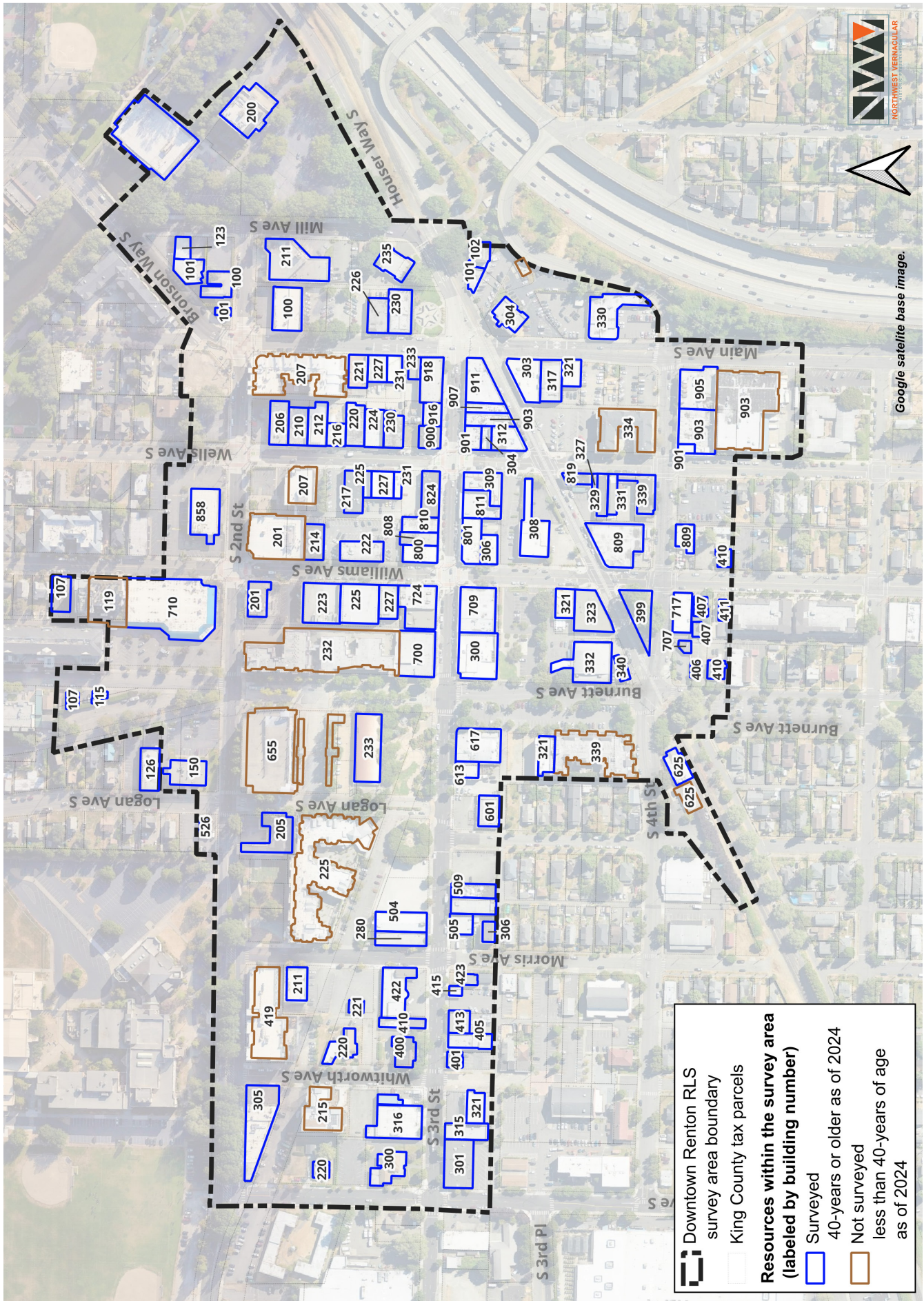




Google satellite base image.

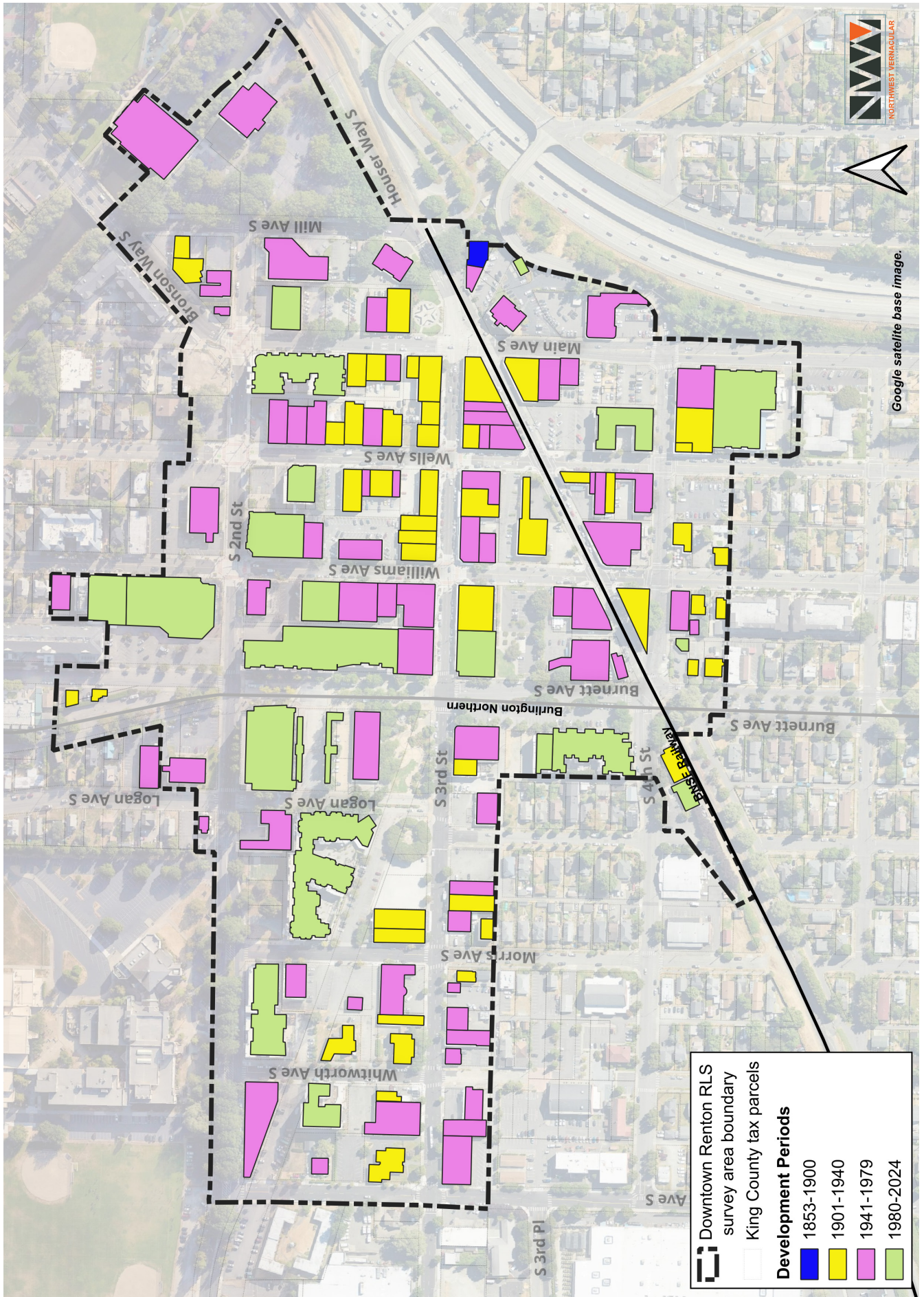
Map 2. Surveyed Area





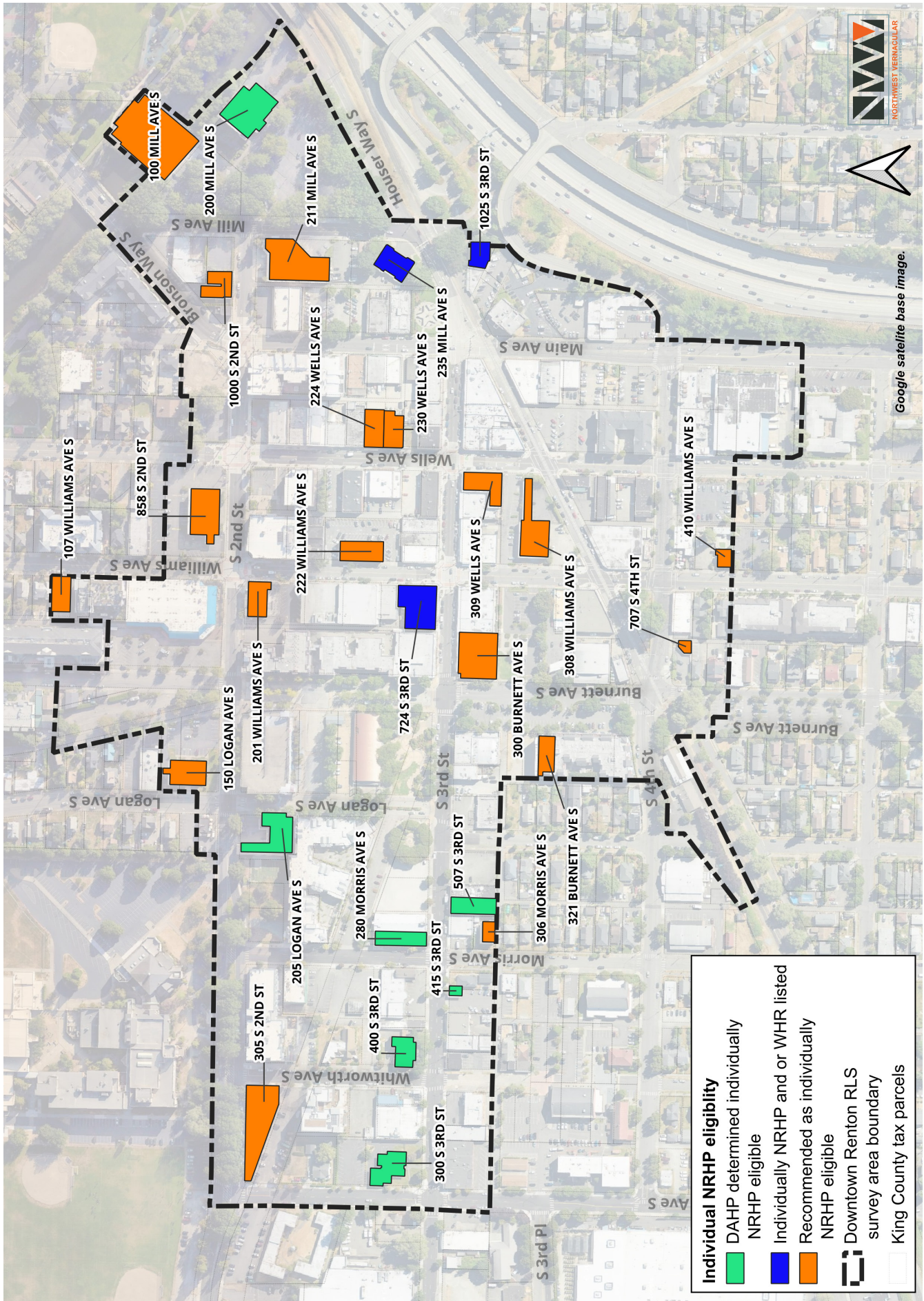
Map 3. Surveyed Resources



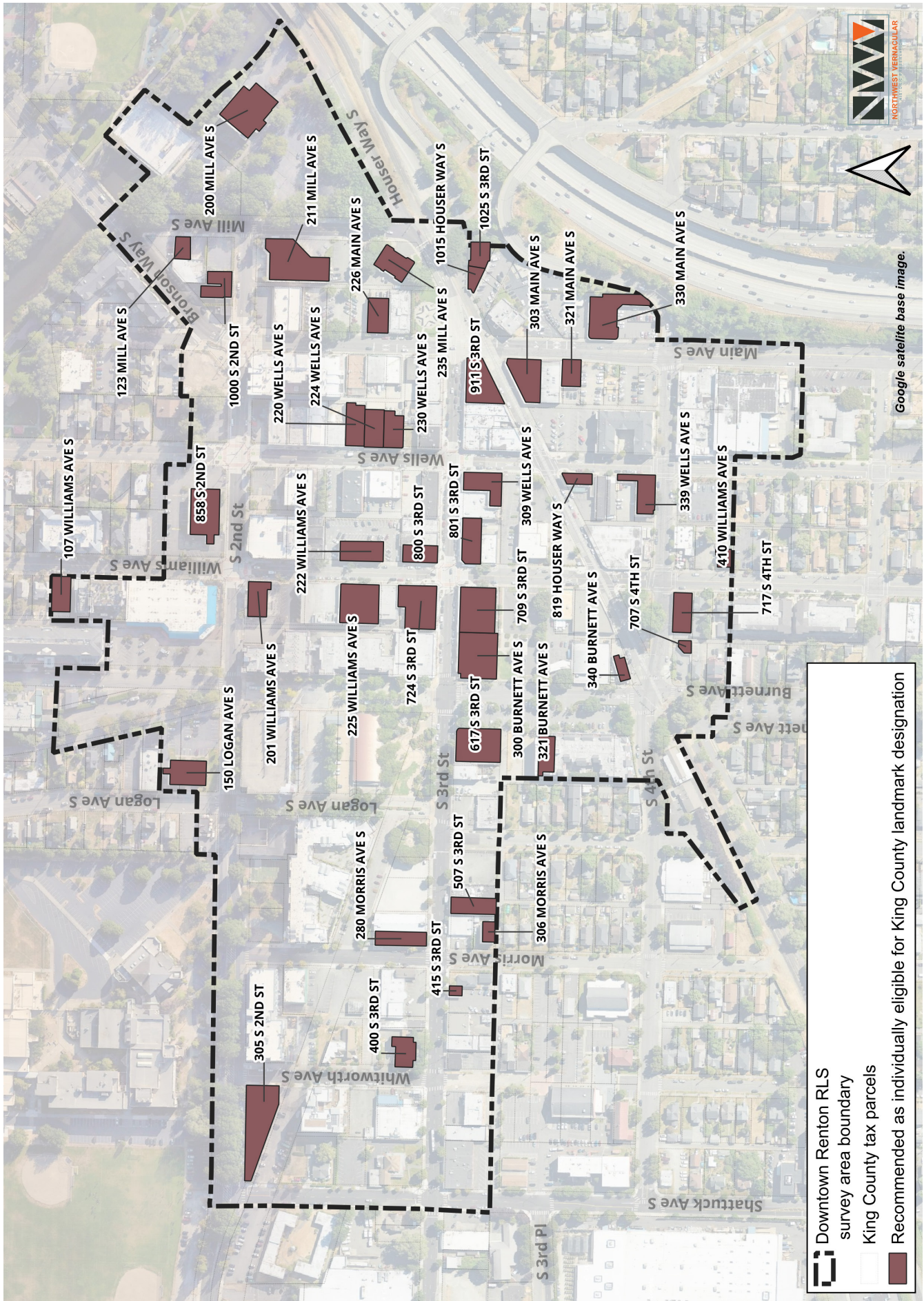


Map 4. Development Periods



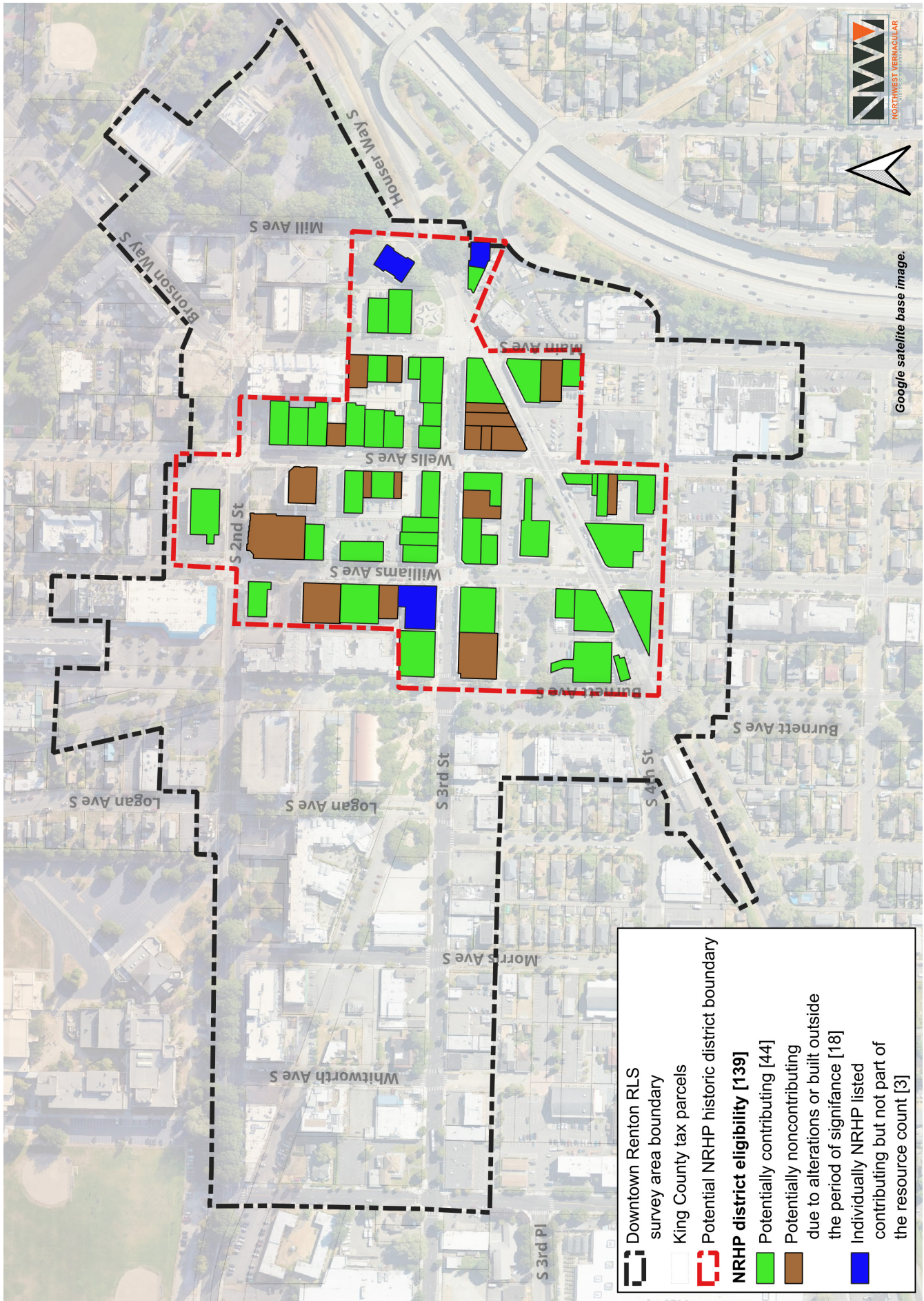






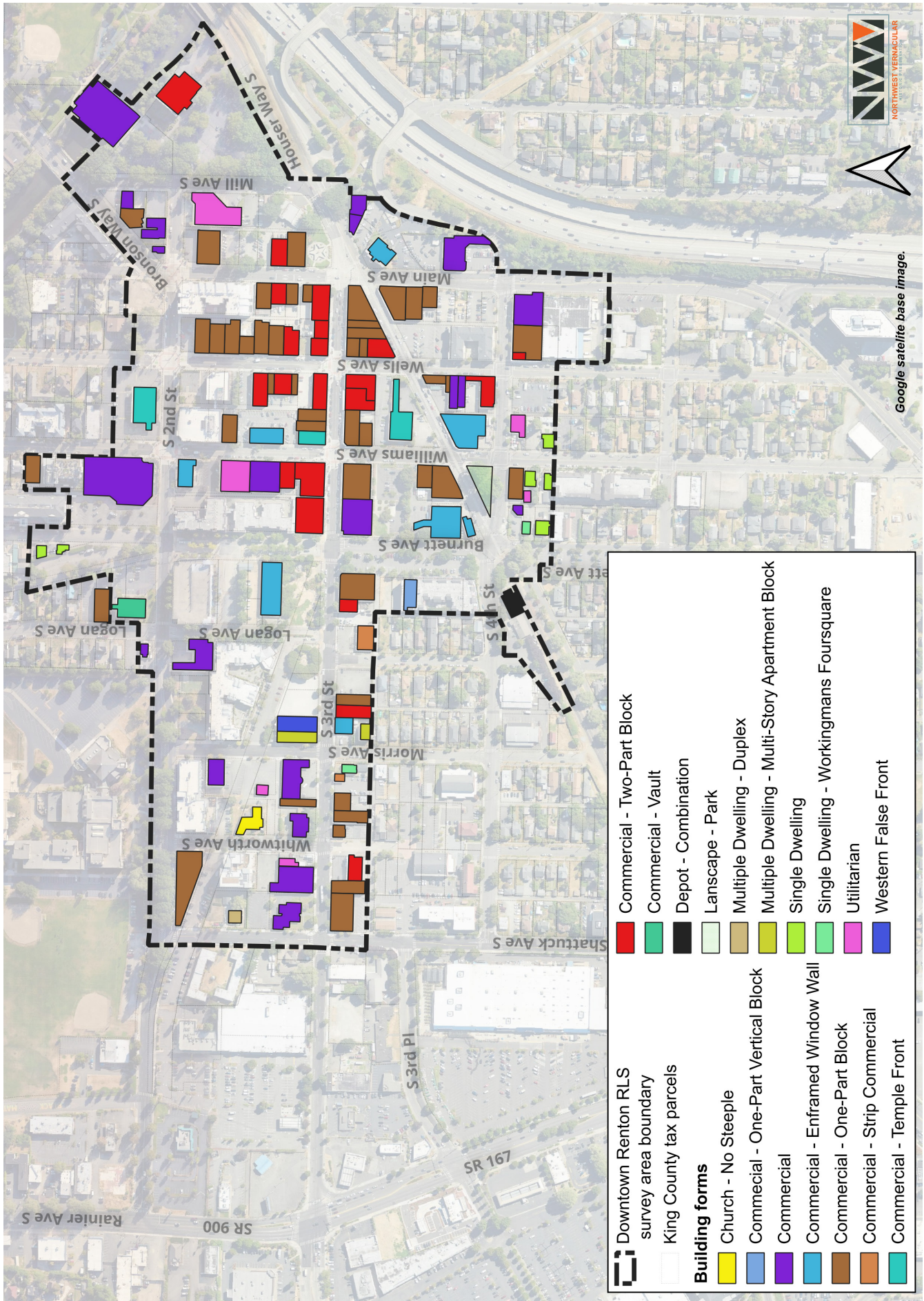
Map 6. KCL Individual Eligibility





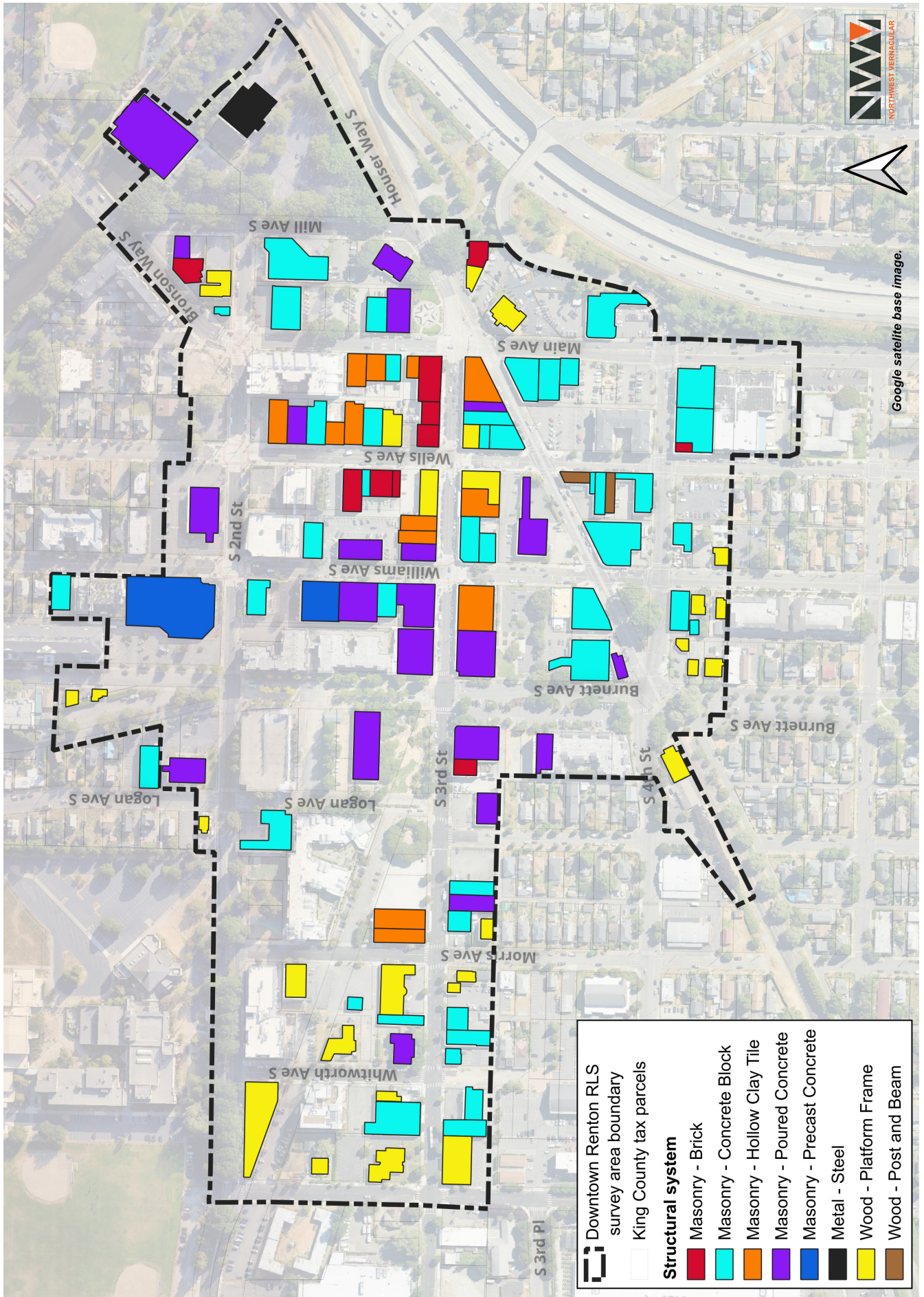
Map 7. NRHP District Eligibility





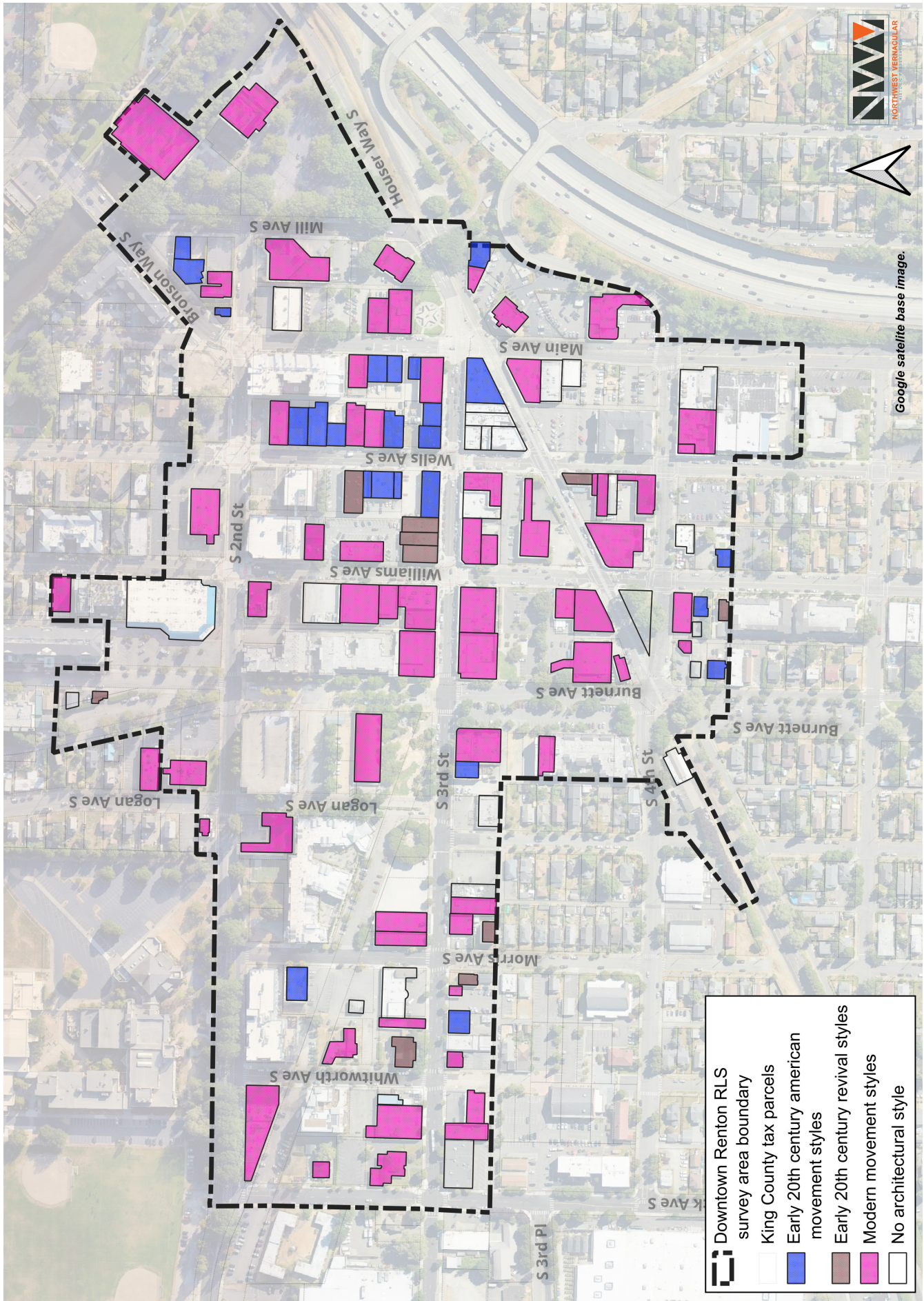
Map 8. Building Forms





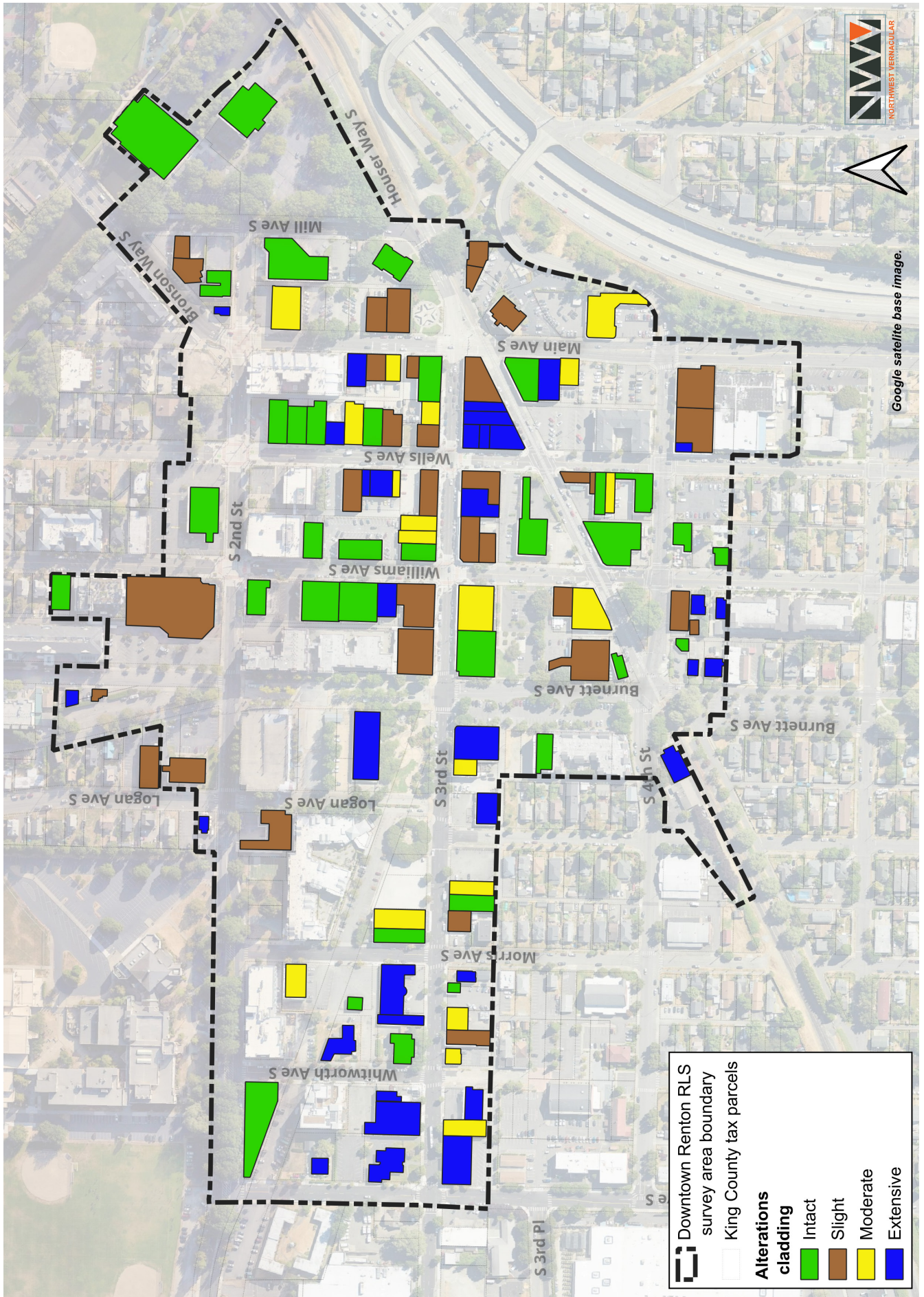
Map 9. Building Structural Systems





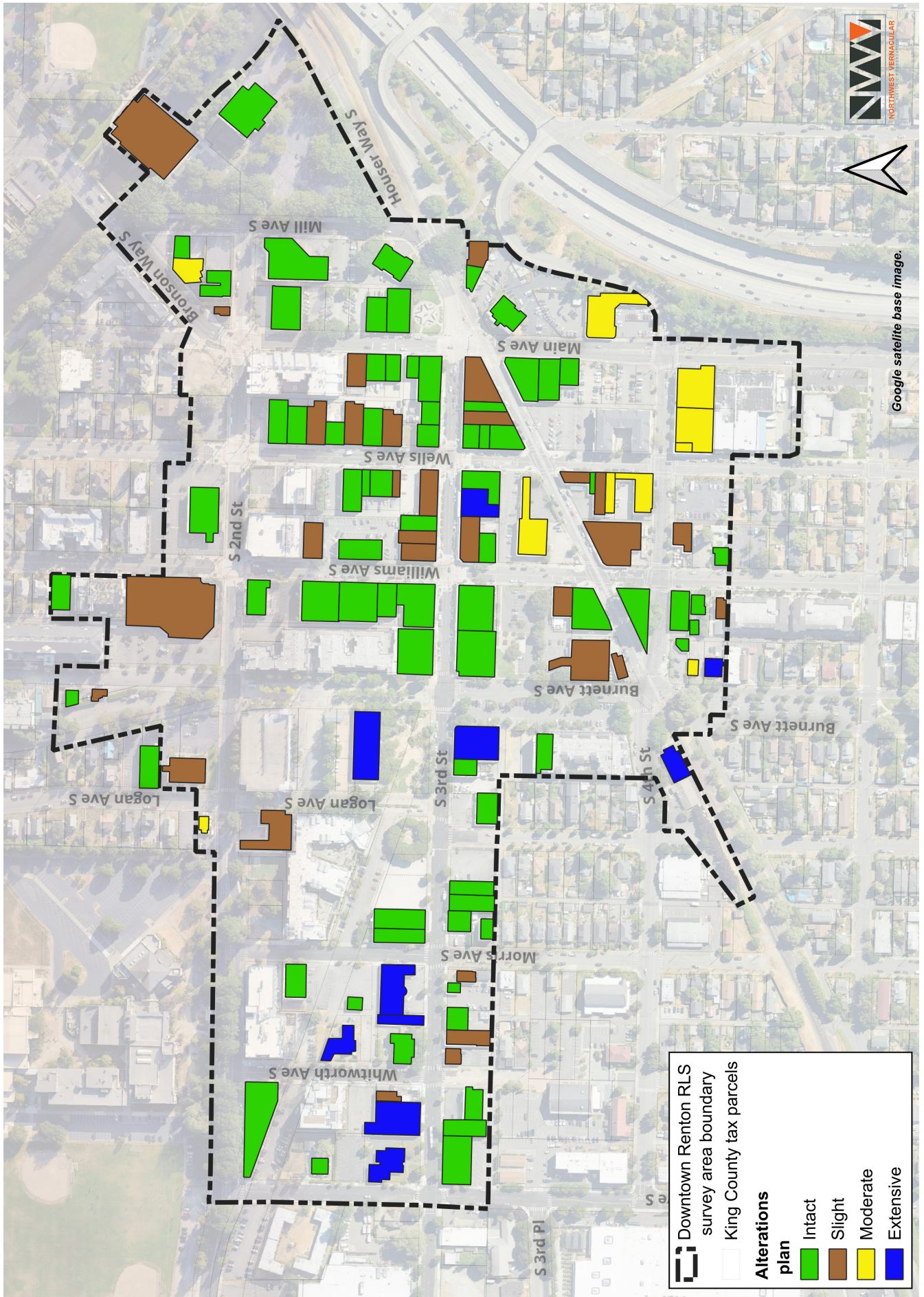
Map 10. Architectural Styles





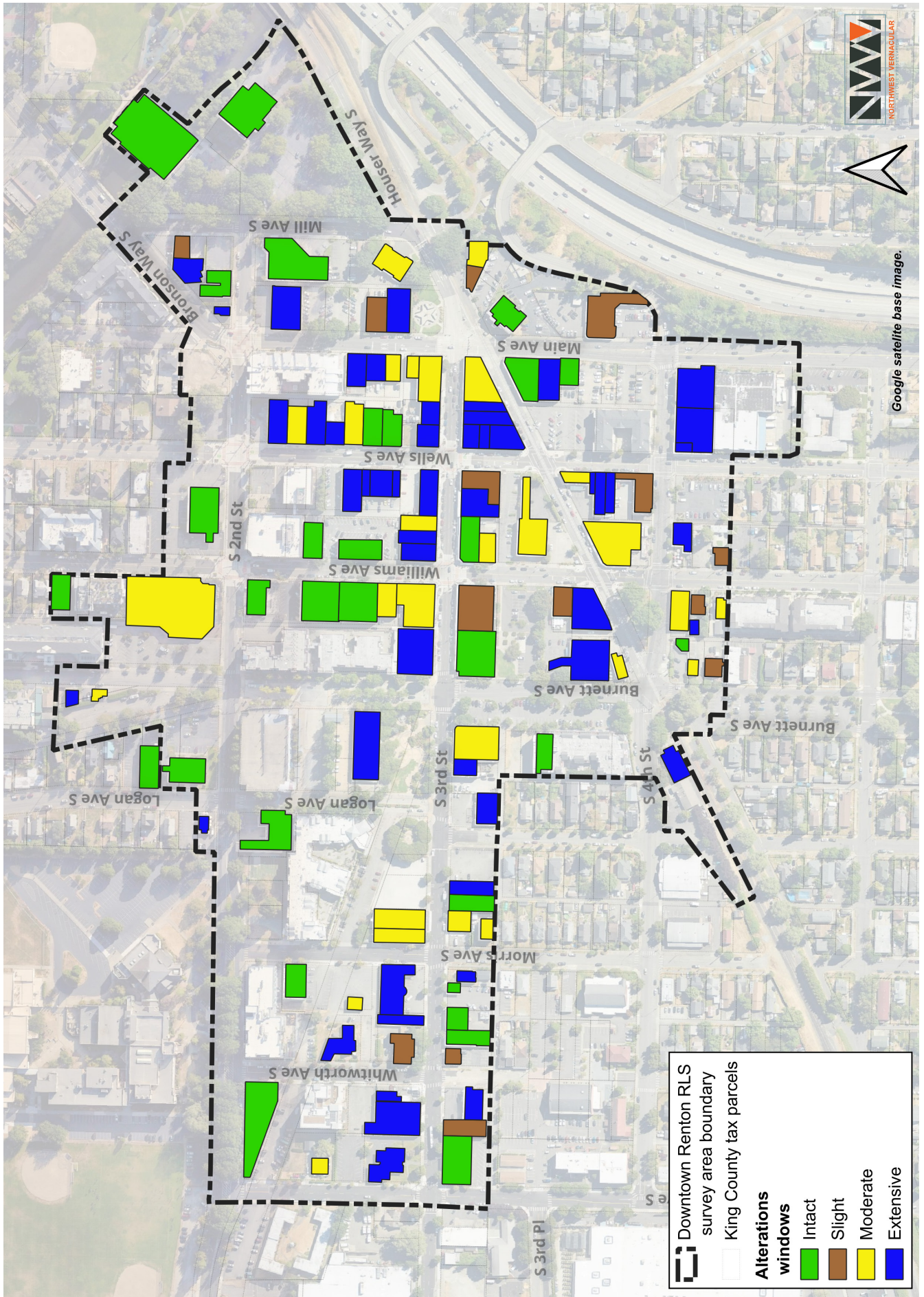
Map 11. Cladding Alterations





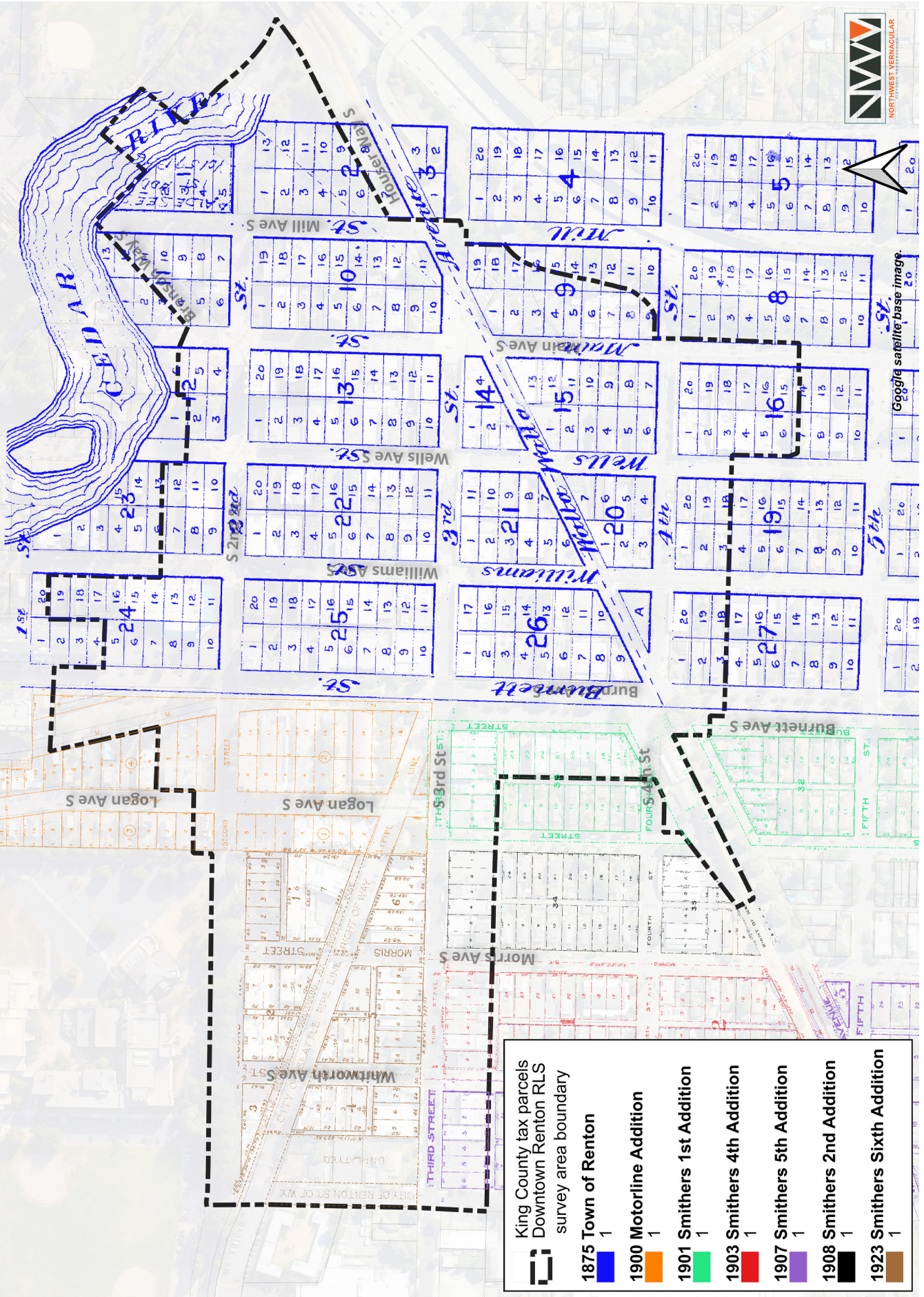
Map 12. Plan Alterations





Map 13. Window Alterations





Map 14. Plats