

The City of Seattle

Landmarks Preservation Board

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

Name Florence Crittenton Home of Seattle Year Built 1926, 1953, 1965
(Common, present or historic)

Street and Number 9236 Renton Avenue S, Seattle, WA

Assessor's File No. Parcel No. 7129305164

Legal Description See Property Information - page 4

Plat Name: Rainier Beach Block 79 Lot

Present Owner: Seattle Indian Health Board Present Use: Vacant

Address: 611 12th Avenue South, Seattle, WA 98144

Original Owner: Florence Crittenton Home of Seattle

Original Use: Domestic: Institutional Housing; Health Care: Clinic, Hospital

Architect: Lawton & Moldenhour (1926); McClelland & Osterman (1953);
Naramore, Bain, Brady & Johanson (1965)

Builder: Murdock & Eckman (1926); LeRoy Owen (1953); F. R. McAbee, Inc. (1965)

Submitted by: Sarah J Martin Cultural Resource Services, for Mt. Baker Housing

Address: 2916 S McClellan St, Seattle, WA 98144

Phone: 206-725-4152 Date April 2020

Reviewed: _____ Date _____

Historic Preservation Officer

Landmark Nomination Report

Florence Crittenton Home of Seattle

Property Location

9236 Renton Avenue S
Seattle, Washington
King County

August 10, 2020

Client

Mt. Baker Housing
2916 S McClellan Street
Seattle, WA 98144
206.725.4152

Prepared by

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1. PROPERTY INFORMATION

Historic Name:	Florence Crittenton Home of Seattle
Other Names:	Thunderbird Treatment Center
Address:	9236 Renton Avenue S, Seattle, King County, Washington
Location:	East side of Renton Ave. S, btw. S. Henderson & S. Fletcher streets
Parcel Number:	7129305164
Plat & Block	Rainier Beach Addition, plat block 79
Legal Description:	That portion of Block 79, Rainier Beach, according to the plat thereof recorded in Volume 8 of Plats, page 11, in King County, Washington, lying Easterly of the East margin of Renton Avenue as established by Ordinance Number 37687 of the City of Seattle; TOGETHER WITH the Westerly 10 feet of Barton Place adjacent as vacated by Ordinance Number 46639 of the City of Seattle; EXCEPT that portion thereof described as follows: Beginning at the Southeast corner of said Block 79; Thence North along the East line thereof, a distance of 195 feet; Thence West at right angles to the said East line to the Easterly line of Renton Avenue as now established; Thence Southerly along the said Easterly margin of Renton Avenue to the South line of said Block 79; Thence East along said South line to the point of beginning.
Section/Twp/Range:	S34-T24-R04
Lat/Long Coordinates:	47.520376, -122.272158
USGS Quadrangle:	Seattle South, Washington
UTM Coordinates:	Zone 10T E 554795, N 5263250
Dates of Construction:	1926, 1953, 1965
Designers:	Lawton & Moldenhour (1926); McClelland & Osterman (1953); Naramore, Bain, Brady & Johanson (1965)
Builders:	Murdock & Eckman (1926); LeRoy Owen (1953); F. R. McAbee (1965)
Developer / Orig. Owner:	Florence Crittenton Home of Seattle
Historic Use:	Domestic: Institutional Housing; Health Care: Clinic, Hospital
Present Use:	Vacant
Present Owner:	Seattle Indian Health Board 611 12th Avenue South Seattle, WA 98144

2. INTRODUCTION

BACKGROUND

This Landmark Nomination Report provides information regarding the architectural design, construction, change over time, and history of the former Florence Crittenton Home. The property is in the Rainier Beach neighborhood at 9236 Renton Avenue S, Seattle, King County, Washington.

This report was prepared to ensure the City of Seattle Historic Preservation staff and Landmarks Preservation Board have sufficient information to facilitate an objective review of the property's integrity and significance.

METHODOLOGY

Consulting architectural historian Sarah J. Martin completed the research and drafting of this report between January and April 2020. Research included in-person review of records at the City of Seattle's Department of Construction and Inspections' Public Resource Center, Washington State Archives' Puget Sound Regional Branch, University of Washington Libraries and Special Collections, and Museum of History and Industry's Sophie Frye Bass Library. Additional research included review of numerous online collections including the City of Seattle's Historic Resources Survey Database, Washington Department of Archaeology and Historic Preservation's WISAARD database, Docomomo WEWA, Pacific Coast Architecture Database (PCAD), Washington State Archives, Seattle Public Library and its *Seattle Times* Historical Archive, and Newspapers.com.

Martin conducted a field survey of the former Florence Crittenton Home and its setting on January 30 and July 31, 2020. The survey included photographic documentation and visual inspection of the neighborhood setting, the property and its landscape, building exteriors, and building interiors.

3. PHYSICAL & ARCHITECTURAL DESCRIPTION

The Florence Crittenton Home is in Seattle's Rainier Beach neighborhood in the southeast part of the city. The property includes six buildings situated on a triangular 3.3-acre parcel (see images A1-A3).

3A. Setting

Rainier Beach is located between Interstate 5 and the southwest shores of Lake Washington. It includes Dunlap, an area named for the pioneer family that homesteaded and platted areas north of the subject property. Rainier Beach is served by key transportation routes including Martin Luther King Jr. Way S, the old Empire Highway; Rainier Avenue S along the Lake Washington waterfront and the route of the old streetcar line; and Interstate 5 to the west (see images A1 through A3).

Renton Avenue S is an arterial thoroughfare that forms the west boundary of the subject property and follows the sloping topography that declines dramatically from the northwest to the southeast. A mid-century residential neighborhood with modest single-family houses and some early twentieth-century houses occupies the rising hillside to the west. Clusters of modest mid- and late-twentieth century, single- and multi-family residences are found north, east, and south of the subject property, with low-rise commercial and mixed-use buildings beyond to the north and east. Farther north is S Henderson Street, an east-west thoroughfare along which Rainier Beach High School, Rainier Beach Playfield, and Dunlap Elementary are situated. The southern end of Lake Washington is visible to the east (see images C56-C70).

3B. Site and Landscape

The site includes six buildings: a two-story-with-basement main building built in three phases (1926, 1953, 1965); a small caretaker's residence, built in 1921; and four 3,524-square-foot cottages, A through D, built in 1965. The main building and caretaker's residence front Renton Avenue S and are built into a sloping ridge that drops from northwest to southeast. The four cottages are built into the ridge behind and below the main building and are not visible from Renton Avenue S. The sloping landscape results in steep, forested embankments that encircle the property on the north, east and south sides (see images A3-A4).

The site is designed to accommodate a few dozen automobiles. A half-circle driveway that dates to at least the 1930s accesses the property from Renton Avenue S and passes in front of the main building. The driveway leads to an eight-vehicle parking lot in front of the caretaker's residence; this was added in 1965. A second driveway at the southeast end of the property, with access off 50th Avenue S, splits into two driveways: one terminates at the south end of the main building and facilitates deliveries to the basement level, and the other terminates in an eight- to ten-space parking lot, added in 1976, immediately south of Cottage D.

The area in front of the main building is modestly landscaped and includes manicured shrubbery close to the building, a lawn beyond the circular driveway, and well-established trees lining the sidewalk that runs parallel to Renton Avenue S. Concrete sidewalks pass between the buildings, and a covered walkway with pipe railings connects the rear (east) side of the main building with the cottages below. The triangular-shaped open area south of the main building is a sloping lawn with recreational horseshoe pits.

3C. Main Building, Crittenton Home (1926, 1953, 1965)

a. Exterior: Form, Structure & Features

The Crittenton Home was built in three phases between 1926 and 1965. The brick-clad masonry structure was constructed into a hillside resulting in a two-story primary elevation and a three-story rear elevation. Completed in 1926, the original building, designed by the architecture firm Lawton & Moldenhour, reflected the Colonial Revival style (see images B2-B3, D1-D3). It featured a rectangular plan measuring approximately 98' by 36' and a flat roof with a decorative parapet that was typical of a small apartment building or dormitory of that era. A north wing addition designed by McClelland & Osterman was completed in 1953, and a rear dining hall addition designed by Naramore, Bain, Brady & Johanson was completed in 1965. It has a concrete foundation and a full basement.

According to the King County Assessor's 1938 Property Record Card, the original building is ordinary masonry construction and the exterior is clad in red brick. The brick patterns are typical of early twentieth-century, English-inspired architecture, with a running bond pattern and soldier courses at the roofline and above the windows. The gabled brick parapet, which was removed after 1970, featured a distinctive basketweave pattern, additional soldier coursing, and gables with classically inspired terracotta treatments.

The 1926 building has a mixture of types of windows that include both original and replacement sashes. When constructed, the building had wood windows of various types including double-hung sash, fixed sash, and stationary single-pane windows. Approximately half of these have been removed and aluminum replacement units have been installed in the openings. Many of the remaining wood windows feature a multi-light-over-single-light configuration, which was typical of Colonial Revival-style buildings. The fenestration includes both single and grouped windows with concrete sills and soldier course, flat, brick lintels with terracotta keystones.

A modest Colonial Revival-style portico with a curved underside is located on the primary (west) façade near the north end of the 1926 building and marks the main entry into the building (see image C13). Above the portico is a distinct, round-arch window opening occupied by an aluminum replacement unit. A corresponding bay near the south end features the building's only other round-arch window opening, also with an aluminum replacement unit (see image C5). It is situated above a square bay with a pair of original windows framed by a classically inspired entablature and corner pilasters. Each of these two corresponding bays originally was capped by a gabled parapet with a decorative terracotta panel. Between the two

bays is a long stretch of façade with singly placed windows of varying sizes. The end bays (of the 1926 building) are slightly recessed, include groups of windows, and originally were capped by a balustrade. These fenestration patterns – that is, groupings of windows in the end bays connected by a long stretch of singly placed windows – carry through to the rear (east) elevation.

Architects McClelland & Osterman designed the 1953 north addition to blend with the original building, and thus it reflects many of the same characteristics (see images B-7, C4, C6, D4-D11). It measures approximately 42' by 39' and has a red-brick-clad exterior with running bond patterns and soldier courses at the roofline and above windows. Roughly half of the original wood windows remain intact, and they have a multi-light-over-single-light configuration. Aluminum replacement units have been installed in some of the window openings. A brick-clad stair tower that measures 11' wide projects forward approximately 6' from the primary (west) façade (see image C4). It has a tall, multi-light window. Set into the north side of the L formed by the stair tower is a modest, Modern-style entry with flat-roof porch supported by wood posts arranged in a basic rectilinear pattern that resembles a ladder (see image C12). The single-leaf door has a transom and a sidelight, both with textured glass.

The 1953 addition was built with an exterior brick chimney that is centered on the north elevation (see image C6). On each side of the chimney is a pair of windows on the first story, and all four units retain their original multi-light-over-one-light sashes. There are three second-story windows, with one in the west bay having been added in 1970. On the rear (east) elevation is a ground-level entry accessing a large multi-purpose room that occupies the basement of the addition (see image C7).

The 1965 dining hall addition extends from the rear of the building (see images C7-C8, D14, D16-D17). It is one story and has a rectangular plan that measures approximately 30' by 20'. It has a concrete foundation and is wood construction with horizontal glulam header beams and aluminum window and door systems. The addition was part of a bigger project that included the construction of four residential cottages east of the main building and a freestanding concrete garbage can shelter located alongside the driveway south of the main building.

b. Interior: Plan & Features

The original three-story building retains some of its plan and circulation patterns, including the double-loaded corridors on each floor and staircases near each end. The interior has been extensively remodeled and thus the materials reflect a mix of periods. Changes to the building plan occurred when additions were built and the use of spaces changed. For instance, the entry has been modified over time from the original t-shaped corridor that was encircled by offices to an open lobby and waiting area, which connects to the north addition via a door on the north wall. In the lobby area, some partition walls have been removed; some existing walls have been covered with wood paneling; acoustical-tile ceilings with flush, ceiling-mounted light fixtures have been installed; and floors have been covered with carpet. Some original wood baseboards and window and door trim remain, but they have been painted (see image C14).

The lobby area connects to a long, double-loaded corridor via a door on the south wall. The corridor has been enclosed with fire-rated doors at each end. The staircases at each end of the corridor allow for vertical movement between all three floors. The north staircase is the original building's primary stair (see image C20). It is U-shaped, with half-landings and retains more historic features than the south one, including concrete risers and landings and metal newel posts and balusters. The narrower, straight-run staircase at the south end is enclosed and has carpeted risers and replacement wood-handrails attached to each flanking wall (see image C18).

Several rooms flank the first-floor corridor (see images C15-C18). These rooms originally functioned as a nurse's office, resident bedrooms, delivery rooms, nursery rooms, a shared bathroom, and a sunroom at the south end (see image C19). Over time, these rooms have been modified to serve new functions, with the exception of the bathroom. As a result, some areas have been subdivided into smaller spaces, while others have been opened up to make larger spaces. These modified spaces have newer partition walls, doors, door trim, and baseboards. Some rooms still have the original radiators for heating. Several original wood-panel doors remain, but their hardware has been replaced. The remodeled shared bathroom has metal toilet stalls, two wall-mounted porcelain sinks, tile flooring, and a shower area.

The second floor has undergone less drastic modifications to the plan, but the finishes and materials reflect a mix of renovations. The large living area at the north end of the original building retains its open spatial qualities, but it has little historic fabric beyond the window trim (see image C25). The floor has newer carpeting and baseboards, the ceiling has a newer textured finish, and the doors and windows are replacements. The room serves as a pass-through between the former dormitory spaces in the north addition and the former bedroom spaces on the south. The dormitory spaces in the north addition have been modified with subdivisions to serve office- and clinic-related functions and no longer reflect the floorplans shown in the 1953 drawings (see images C21, D10 & D21-D22). In the 1926 building on the south, the long, second-floor corridor has little historic fabric (see images C22-C23). Wood paneling has been added to walls, the floors are carpeted, and the doors, door trim, and baseboards reflect various remodels. Like those on the main level, small rooms flank the center corridor on the second floor. They originally served as bedrooms, with no built-ins or closet spaces (see image C24). They have a mix of wood-paneled and plaster-finished walls, a mix of old and replacement wood baseboards, and carpeted floors. Some rooms still have the original radiators for heating. The remodeled shared bathroom has metal toilet stalls, two wall-mounted porcelain sinks, 1990s vintage linoleum flooring, and a shower area.

The basement has experienced considerable modification over time, as the rooms' functions have changed. The spaces are arranged around a double-loaded corridor and house the building's systems, storage areas, laundry facilities, and food preparation spaces. The corridor has asphalt tile flooring and vinyl baseboards (see image C26). Like the upper floors, there is a mix of old wood-panel doors and replacement doors, also with a mix of trim. Historically, the southeast basement rooms functioned as bedrooms but this changed in 1953 when the kitchen and food storage areas were expanded into these spaces to accommodate the greater number of residents. The kitchen largely reflects how it appeared in the late 1960s, with its stainless

steel counters and industrial-size sinks and appliances (see image C29). The basemen corridor terminates at the south end at a door that leads to the secondary driveway. At the north end, it terminates at the base of the north stairs, which also connects with the 1953 recreation room. The recreation room is a large, open space with a beamed ceiling, an asphalt-tile floor with vinyl bases, metal-frame casement windows, and an acoustical-tile ceiling with replacement, flush ceiling-mounted fluorescent lights (see images C27-C28).

The dining hall consists of a single, large open space (see images B12, C30). Half of the dining room occupies space in the original building and the other half occupies the addition. The dining hall is connected to the kitchen at the southwest corner. A double-door entry on the south wall leads to the exterior, and a double-door entry on the north wall leads to an interior hallway. The hallway was created out of the old dining hall and serves as a pass-through from the main staircase to the east exit that leads to the cottages. The dining hall has a beamed ceiling, an asphalt-tile floor with vinyl bases, walls lined with large metal-frame windows, and an acoustical-tile ceiling with flush, ceiling-mounted light fixtures, which replaced the original suspended globe fixtures.

c. Alterations Change Over Time

The property has been remodeled numerous times, and it reflects a mix of periods in its materials. The known changes are documented below from a mix of primary sources, secondary accounts, and field observation. See drawings in Appendix D.

Exterior Alterations

- Significant alterations were made to the roofline sometime after 1970, resulting in the removal of the building's parapet. The 1926 architectural drawings and subsequent photographs illustrate a parapet with three gables and Colonial Revival-style and classical details, including terracotta swags, scrolls, urns, and corniceline balustrades (see images B2-B3, B10, C11, D1-D3). The alterations removed much of the building's stylistic references and changed the appearance of the primary facade.
- About half of the building's original wood windows have been removed and aluminum replacement units have been installed in the openings.
- The 1926 Colonial Revival-style entry portico is relatively intact, however architectural drawings and early photographs show that it was partially enclosed by balustrades and latticework on the north and south sides (see images B3, B7, D2). While the elliptical fanlight window above the door is intact, the sidelight windows have been replaced.
- With the construction of the rear dining hall addition in 1965, two double-door entries were cut into the ground level of the east (rear) wall of the 1926 building, located on either side of the dining hall addition. Additionally, some basement-level windows have been removed to accommodate interior renovations. Other modifications to the east elevation are consistent with changes to the rest of the building and include some window sash replacement and the removal of parapet features.
- In 1970, alterations were made to the 1953 addition. Exterior changes included the addition of a second-floor window on the north elevation and the modification of a

single window into a tripartite window on the main floor of the east elevation (see images D20-D22).

Interior Alterations

Extensive alterations have been made to the interior plan. The major changes occurred with the construction of additions in 1953 and 1965, which led to the considerable reorganization of interior spaces. See drawings in Appendix D.

- In 1953, administrative functions moved out of the first floor of the main building to the first floor of the addition, leaving the first floor of the main building exclusively for resident living areas and linen storage. The 1926 entry area was originally a t-shaped corridor encircled by offices, but office partition walls were removed in 1953 and later to open up the space to function as a lobby with a waiting area. The basement kitchen was expanded farther south into what had been bedroom spaces. This eliminated resident living in the basement space eliminated from the basement.
- In 1965, the new resident cottages freed up space in the main building for other uses, such as specialized areas for caseworkers and classrooms. Former dormitory and bedroom spaces on the first floor were subdivided into smaller, specialty spaces. The first-floor sun porch was subdivided for bedroom space. On the second floor, the sun porch was subdivided, and bedrooms were enlarged to function as classrooms. Major alterations involved the basement spaces around the kitchen and dining hall, which was expanded with an addition.
- In 1970, alterations were made to the 1953 addition. Interior changes included removing portions of existing partitions, constructing new partitions, painting and patching.

The aforementioned alterations to the interior plan, plus other smaller renovations over the years, resulted in considerable change to the building's finish materials. As a result, the doors, hardware, trim and baseboards, floor and ceiling materials, light fixtures, and wall finishes are from a mix of periods.

3D. Caretaker's Residence, ca. 1921

a. Exterior: Form, Structure, Features & Changes

The Colonial Revival-style caretaker's residence was built in 1921, according to King County Assessor records, making it the oldest surviving building on the property (see images B4-B5, C3, C31-C35). The modest, wood-frame house is clad in lapped-wood siding that extends around the entire house, with mitered joints at each corner. It has a full basement and a concrete foundation and is built into a hillside, resulting in a one-story primary elevation and a two-story rear elevation. It has a rectangular plan measuring approximately 27' by 30', with a 3' by 5' front (west) porch and a 4' by 5' side (north) porch. The building has double-hung and fixed wood windows, with six of the 20 units having replacement wood sashes. The window and door openings have modest, square-edge, back band trim. There are four exterior doors, three of which are six-panel metal replacements. The side-gable roof is clad in asphalt shingles and has eaves with minimal overhang. A brick chimney pierces the roof's center ridgeline.

A two-car garage with a gable-front roof, built in the 1930s, was once located north of the caretaker residence (see image B6). It was removed sometime after 1976.

A short concrete sidewalk that is covered by an accessibility ramp leads from the west parking area to the building's main entrance. The symmetrical primary (west) facade has a central entry marked by a modest Colonial Revival-style portico with a curved underside that is supported by two unadorned square columns. The portico is relatively intact, however early photographs show that it once had latticework on the north and south sides. On either side of the entry is a single, one-over-one wood window. These windows originally featured a six-over-one configuration with decorative shutters (see images B4, C31-C32).

Attached to the north (side) elevation is a straight-run wood staircase that leads up to a main-floor, secondary entrance (into the former kitchen). A shed roof supported by two unadorned square columns covers the entry. The base of the staircase is enclosed, with an older four-panel door that opens to the east. On the main level, there are two pairs of double-hung windows, all with original sashes, and a single window with replacement sashes. There is a single, six-over-one window at the basement level and a single-sash, three-light window at attic level (see image C34).

The south (side) elevation is largely unadorned (see images C32-C33). It has two single windows on the main level – a one-over-one replacement window and a six-over-one original window. There are two openings at the basement level – a small, single-sash replacement window and a six-over-one original window. There is an original, three-light window at attic level.

The full two stories are visible on the building's east (rear) elevation. The main level has four windows: a pair of six-over-one units; a single six-over-one unit; and a smaller single one-over-one unit in the center. The basement level has two six-over-one units and a metal six-panel replacement door. A concrete sidewalk with a metal-pipe railing passes alongside the rear wall (see images C33, C35).

b. Interior: Plan, Features & Changes

Although no documentation has been found to confirm the building's original layout, it was built to function as a residence. Assessor notes from 1980 document a modest and typical layout, with the primary entry opening into a small living room, a kitchen along the north wall, a bedroom along the south wall, and a dining area and bathroom along the east wall (see image B5).

In recent decades the residence functioned as office space and the interior was extensively remodeled to accommodate this change in use (see images C36-C37). As a result, little historic fabric remains intact. There is no remaining evidence of a historic circulation pattern. Most of the visible features and finish materials are replacements from within the last few decades. Many interior walls are finished in painted wallboard. Floors are vinyl tile or linoleum with rubber bases. The kitchen cabinetry and sinks are recent replacements. The only historic

materials observed during a recent walk-through were segments of door and window trim and two wood-panel doors. Ceiling heights are likely what they were historically.

3E. Cottages A through D, 1965

a. Exterior: Form, Structure & Features

Four free-standing, wood-frame cottages are located behind the main building and situated in a linear arrangement, with Cottage A at the north end and Cottage D at the south (see image C38). Covered walkways connect the buildings with one another and main building. They are built into a hillside, resulting in each cottage having a one-story primary (west) elevation and a two-story rear (east) elevation. The cottages were constructed according to the same design featuring the same materials and rectangular plan, each measuring approximately 36'6" by 51'.

Each cottage has a low-pitched, side-gable roof with asphalt shingles, exposed roof beams and widely overhanging eaves (see images C38-C55). There is an interior brick chimney on the west slope of each roof. The exterior cladding is flush horizontal wood siding, which also covers the lower level on the rear elevation. The poured concrete foundation is visible at the base on all elevations. Each cottage has two outdoor decks with access to the living room – a ground-level deck situated under the roof structure at the southwest corner and an elevated deck attached to the south end of the rear wall.

The primary elevation of each cottage has four bays – a recessed center-left entrance and three window bays, each with an aluminum slider set within a plywood wall. The entrance is marked by a small patio with a wood floor and consists of a single-leaf door adjacent to a large, full-height window with vertical dividers. The entry window overlooks the interior staircase leading to the bottom level. Cottage B differs slightly from the others as it has a small, projecting addition with a flat roof and large windows to the right of the entrance (see image C44).

The north and south side elevations feature exposed structural beams at the roofline near the gable peak, which reflects the interior center corridor on both levels. On each south elevation, this center bay has vertical, fixed window that extends to the roofline and is adjacent to the inset outdoor deck at the southwest corner. On each north elevation, this center bay is outlined by vertical structural ornamentation. There are no windows on the north elevations. The lower level is partially obscured by the sloping grade. There is a single-leaf door on the north and south elevations that is below grade and is accessed via a partially enclosed concrete corridor.

The two-story rear elevation has five bays, each defined by an aluminum slider window set within a plywood wall at the first and second stories. An elevated deck is attached to the building at the south end and is accessed via a sliding door from the living room.

b. Interior: Plan, Features & Changes¹

¹ Cottage C was the only cottage interior that was accessed for this report. Cottage interiors have the same general plan, finishes, and features.

The primary (west) entry opens into a short hall on the upper level (see image C48). This hall accesses the open, U-shaped staircase to the lower level on the left and a storage area and office on the right, and it terminates in a north-south corridor in the center of the building. Both levels are organized around this center double-loaded corridor.

The building interior is composed of finished spaces. Floors in the living spaces and hallways have carpet with rubber bases, while the bathrooms on each floor and the lower-level laundry room have tile floors with rubber bases. Walls and ceilings are painted wallboard in most areas, while there is wood paneling in the living room and tile walls in the bathrooms. Door openings throughout the building have basic wood trim and unadorned, single-leaf wood doors, some with accessible handles. Window openings have no trim. Most light fixtures are replacements and include flush ceiling-mounted fixtures. There are hanging globe lights in the main stairwell and in the common living room.

The center corridor terminates on the south in the living room, which occupies the southeast portion of the main level (see image C49). It has an open ceiling that conforms to the shape of the gable. The north wall is finished in wood paneling. The east wall has a picture window and sliding-glass door accessing the elevated rear deck. A single-leaf wood door at the southwest corner of the room accesses the ground-level deck. Opposite the living room, in the southwest portion of the building, is a cluster of rooms that includes a medical room and private bathroom (formerly the housemother's suite) and a shared bathroom, all accessed via a door on the west wall of the living room.

The upper level has four two-person bedrooms concentrated on the north end of the building. These small rooms are basic spaces with no built-in features, and they most recently accommodated two twin beds and a small dresser (see image C50). Each room has a single slider-sash window with a wall-mounted heating register beneath. There are five two-person bedrooms on the lower level that are concentrated on the east side of the building. The lower level also includes storage spaces, a shared bathroom, and a laundry room all concentrated on the south side of the building. The bathroom has tile floors with rubber bases, tile walls, wall-mounted porcelain sinks, metal toilet stalls, and shower stalls.

The interior layouts of the cottages have changed little since they were constructed in 1965 (see images D13 & D24-D27). The primary changes to the plan occurred between 1988 and 1990 when the 4-person bedrooms were divided into 2-person bedrooms and the upper-level bathrooms in cottages B and C were renovated to be accessible. Some finish materials remain from the original, including painted wallboard and wood-panel walls, while other features such as carpeting, door hardware, and light fixtures have been replaced.

4. HISTORICAL INFORMATION & SIGNIFICANCE

4A. *Rainier Beach Neighborhood Context*

Prior to European-American settlement in the mid-nineteenth century, the central Puget Sound region and the area at the southern end of Lake Washington was home to Native peoples, namely the Duwamish Tribe. The Duwamish established transportation routes and seasonal and permanent settlements in the area. Today's Pritchard Island community in the Rainier Beach neighborhood was a Duwamish settlement. A trail through the valley connected it with Elliott Bay, and this route later became the electric railway and then Rainier Avenue S.²

The rich natural resources of the lake and forests attracted settlers and entrepreneurs to the Pacific Northwest in the mid-nineteenth century. Early European-American settlement concentrated near Elliott Bay, but abundant forests drew those with logging interests inland by the 1860s. Small farms and settlements developed along the Duwamish River and as the foothills around Lake Washington were cleared. Among the earliest newcomers were Joseph and Catherine (Henderson) Dunlap, who acquired large tracts of land in S34, T24, R4 in the early 1870s and settled near present-day 50th Avenue S and S Henderson Street, which is approximately two blocks north of the subject property. The area became known as Dunlap.

Another early settler, Charles Waters, platted the Rainier Beach Addition in 1891 in anticipation of the development of the Rainier Avenue Electric Railway (see image A5). Indeed, platting and subsequent growth throughout the Rainier Valley was spurred by this railway. By the time it began service to Rainier Beach in 1894, the line was known as the Seattle and Rainier Beach Railway. It reached Renton two years later. The line later became the Seattle, Renton and Southern and Rainier Valley stations included Fairview, Island Switch, and Palmer's Crossing.³ Still largely undeveloped in the late nineteenth and early twentieth centuries, the area's primary economic activities were related to milling and agriculture.

It was in this largely undeveloped setting – in Waters' new Rainier Beach Addition – that Seattle Baptist University built an imposing building high on a hillside overlooking Rainier Avenue S and Lake Washington to the east (see image B1). In 1899, the newly formed Florence Crittenton Home of Seattle purchased the building, its furnishings, and 20 acres of associated property to

² Matthew W. Klinge, *Emerald City: An Environmental History of Seattle*, Lamar Series in Western History (New Haven: Yale University Press, 2007), 8, 36-39; David Wilma, "Rainier Beach -- Thumbnail History," HistoryLink.org Online Encyclopedia of Washington State History, Essay #3116, 2001, rev. 2011, accessed online 7 February 2020. <https://historylink.org/File/3116>.

³ Walt Crowley, "Seattle Renton & Southern Railway -- King County," HistoryLink.org Online Encyclopedia of Washington State History, Essay #1756, 1999, accessed online 20 March 2020. <https://www.historylink.org/File/1756>.

serve as a home for a “refuge of fallen women” and their children.⁴ The surrounding acreage, it was reported, was under cultivation and could provide income for the home.⁵

Another wave of development soon followed beginning in 1905 when Clarence Hillman platted the Atlantic City Addition on a former Dunlap tract adjacent to Lake Washington, known as the Dunlap Slough. Hillman was a well-known local developer who had subdivided plats at Green Lake, Woodland Park, Mountlake Terrace, and Hillman City. His aggressive business dealings even landed him in prison.⁶ He developed the Rainier Beach area as a destination, complete with a lake pier, a bath house, a boat house, and picnic areas. In 1907, Seattle annexed several Rainier Valley communities including the Rainier Beach area, and Rainier Avenue S and its railway became the principal north-south thoroughfare (see images A6-A7).

Baist and Kroll maps of the early twentieth century illustrate the optimism of developers like Hillman who envisioned bustling commercial areas surrounded by blocks of residences (see images A6-A7). Although several plats had been filed in the Rainier Beach neighborhood by the 1930s, the area remained decidedly rural.

In the 1930s, the federal government’s Home Owners’ Loan Corporation (HOLC), which guaranteed loans for homes in so-called non-hazardous areas. The HOLC’s 1936 report on Seattle described the non-shoreline parts of Rainier Beach as

Very spotted residential district composed of people of various nationalities. No typical price range for residential improvements – shacks to modern dwellings in this area. There is generally an excessive annual assessment burden in this district. Also has a transportation problem.⁷

The loan practices of the HOLC coupled with the use of restrictive deeds and covenant restrictions resulted in redlining and kept out people of color from certain parts of the city. As a result, people of color lived in less desirable areas, which included parts of Rainier Beach. This trend continued through the late 1960s when the city council’s passage of the open housing ordinance began to address these discriminatory lending and real estate practices.

The city’s streetcar system did not survive the 1930s, resulting in a transportation network geared toward automobiles and buses. Post-war and mid-century population growth in southeast Seattle brought the continued development of houses and a small commercial district along and near Rainier Avenue S. Public schools, and later playfields, developed on the

⁴ Articles of Incorporation of the Florence Crittenton Home of Seattle, filed for record in the office of the Washington Secretary of State, March 2, 1901. Washington State Archives, Olympia.

⁵ “For Fallen Ones: The Crittenton Home Will Become a Reality,” *The Seattle Times*, 4 June 1899, 20.

⁶ David Wilma, “Rainier Beach -- Thumbnail History,” HistoryLink.org Online Encyclopedia of Washington State History, Essay #3116, 2001, rev. 2011, accessed online 7 February 2020. <https://historylink.org/File/3116>

⁷ Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., “Mapping Inequality,” *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed August 3, 2020, <https://dsl.richmond.edu/panorama/redlining/>

former Dunlap tract along S Henderson Street north of the Crittenton Home. Single-family housing from this era dominates today's landscape near the former Crittenton Home. In 1949, for example, the Crittenton Home sold all but three acres of its property, including a small tract south and a large tract across Renton Avenue to the west (see Section 4D for more about this property sale). It was re-platted as Helgeson's View Heights and divided into approximately 50 parcels on which modest single-family houses were built.

Southeast Seattle during the 1950s and 1960s was home to many Boeing workers, who worked at nearby Boeing facilities. The company shed tens of thousands of jobs between 1969 and 1971, which left the region's economy suffering. Southeast Seattle was particularly hard hit during this time. An exodus of Boeing workers occurred as demographic shifts resulting from the City's open housing ordinance were under way. By the 1980s, Rainier Beach had become one of Seattle's most diverse neighborhoods and today approximately eighty-two percent of residents are people of color.⁸

4B. Florence Crittenton Mission and the Establishment of the Seattle Home

The Florence Crittenton Home of Seattle grew out of a nationwide social welfare organization that began under the leadership of evangelical philanthropist Charles N. Crittenton. In memory of his young daughter who died of scarlet fever, he opened the first mission home in New York City in 1883 to serve as a refuge for prostitutes. For six years, Crittenton dedicated himself to the success of the Florence Night Mission, located at 29 Bleeker Street in New York. Poor health forced him to step aside in 1889, but within a year he had settled in San Francisco where he began his twenty-year career as a preacher. His concern for prostitutes and "fallen women" remained paramount, and, during his three years living in California, he established Crittenton homes in San Francisco, San Jose, and Sacramento.⁹

As a traveling Christian evangelist and social reformer, he spread the news of his homes. To promote the work of his new organization formed in 1898 – the National Florence Crittenton Mission (NFCM) – which he co-chaired with Dr. Kate Waller Barrett, Crittenton hosted revival meetings in western U.S. cities.¹⁰ Among his stops in Washington were Seattle and Spokane. His visit to both cities stirred support among women's church groups and welfare organizations, resulting in the establishment of the state's two Florence Crittenton Homes. Spokane supporters opened a home in their city ca. 1900.¹¹

⁸ "Rainier Beach" Neighborhood Snapshot, City of Seattle, accessed 3 August 2020
<https://www.seattle.gov/Documents/Departments/Neighborhoods/Districts/Neighborhood%20Snapshots/Rainier-Beach-Snapshot.pdf>

⁹ Katherine G. Aiken, *Harnessing the Power of Motherhood: The National Florence Crittenton Mission, 1883-1925*, 1st ed. (Knoxville: University of Tennessee Press, 1998).

¹⁰ Aiken, 19-20.

¹¹ The Spokane home was located at 2335 Crescent Avenue but was destroyed by fire in 1923. A second home was built in 1923, located at 707 N. Cedar Street. As of this writing, the building is extant, though considerably altered from its original construction. Otto Wilson, *Fifty Years' Work With Girls 1883-1933: A Story of the Florence Crittenton Homes*, (Alexandria, VA: The National Florence Crittenton Mission, 1933), 448-453; Washington Information System for Architectural & Archaeological Records Data (WISAARD), State of Washington,

Crittenton's visit to Seattle in March 1899 led to the formation of a local Florence Crittenton Rescue Circle, consisting of a group of women led by Harriett Parkhurst who formulated a plan for opening a home in Seattle.¹² The Circle raised funds with the goal of purchasing a property and opening a home. By fall, they purchased for \$4,100 a twenty-seven-room building and twenty acres overlooking Lake Washington on the southern outskirts of Seattle in the Dunlap community. The Circle hosted a formal opening ceremony on November 22, 1899.¹³

The home opened with five women residents, or inmates as they were called, under the care of Anna Dugas Barrett, who served as the home's first superintendent, or matron as she was known, and physician Dr. Harriet J. Clark, who donated her services. Historian Katherine Aiken argues the matrons and volunteer workers considered themselves "substitute mothers" to the women residents, whose purpose was to set good examples and appropriate boundaries.¹⁴ A board of fourteen managed the home, with Charles Crittenton and the chairman of the Board of King County Commissioners serving as ex-officio members.¹⁵ The Florence Crittenton Home of Seattle officially incorporated in 1901.¹⁶

As part of the NFCM network, the Seattle home was connected with homes across the country, and occasionally leaders from the national organization would visit the Seattle home to offer guidance, to show support, and to assist in fundraising. Under the leadership of Dr. Barrett, the national organization prospered during the first two decades of the twentieth century, and she guided its transition away from the reformation of prostitutes and toward the welfare of unwed mothers and their children. In 1909, the Seattle home was one of 73 Crittenton Homes operating nationwide, and "by 1924 it was operating the largest chain of maternity homes in the country," (see images B14 through B18).¹⁷

4C. Crittenton Home in the Context of Seattle-area Parental Schools, Girls Schools, and Welfare and Protective Aid Organizations

At the turn of the twentieth century in Seattle, the school district began addressing truant students while local government and aid and charity societies addressed the problems of girls

Department of Archaeology & Historic Preservation (DAHP). Property ID 21164. Subscription database online accessed February 2020. <https://wisaard.dahp.wa.gov/>.

¹² Wilson, 435; "Made Many Converts," *The Seattle Times*, 21 March 1899, 8; "Crittenton Circle," *The Seattle Times*, 9 April 1899, 8.

¹³ "Much Money Pledged," *The Seattle Times*, 1 August 1899, 5; "Crittenton Home," *The Seattle Times*, 31 October 1899, 8; "Dedicated the Home," *The Seattle Times*, 23 November 1899, 8; Wilson, 436.

¹⁴ Aiken, 54.

¹⁵ Wilson, 436.

¹⁶ Articles of Incorporation of the Florence Crittenton Home of Seattle, filed for record in the office of the Washington Secretary of State, 2 March 1901. Washington State Archives, Olympia.

¹⁷ Aiken, xvii, 1, 46. A search of the National Register of Historic Places online database reveals that three Crittenton Homes – in Charleston, SC; Sioux City, IA; and Little Rock, AR – are individually listed. In 2001, FEMA determined the former Seattle Crittenton Home ineligible for the NRHP, and the Washington SHPO concurred. WISAARD property ID 44324. See images B15 through B18 for photographs of these former Crittenton Homes.

who were orphaned or from poverty-stricken or abusive situations. In 1905, the Seattle School District opened the Parental School on Mercer Island. This boarding school served truant boys and girls but was restricted only to boys when the Girls' Parental School opened in 1914 at 3404 NE 68th Street (demolished) in the Ravenna neighborhood. Seen as a temporary location, the Girls' Parental School relocated in 1921 to a new Georgian-style building designed by Floyd Naramore at 6612 57th Avenue S (demolished; see image B19). The Girls' Parental School was renamed Martha Washington School for Girls in 1931, and it functioned as a residential girls' school until it closed in 1965.¹⁸

The Ravenna property, in turn, was leased to a Protestant institution known as the Ruth School for Girls. The girls at the Ruth School, however, remained the responsibility of the school district but were wards of the juvenile court who exceeded the 16-year-old age limit of the Parental School or were considered "misfits in the public schools."¹⁹ The Ruth School relocated to Lake Burien in 1933 and remained there until 1955.

Perhaps the best-known Seattle home for girls from difficult situations was the Home of the Good Shepherd at 4649 Sunnyside Avenue (extant; Seattle Landmark and NRHP; see image B20) in the Wallingford neighborhood. Managed as a boarding school by the Catholic Sisters of the Good Shepherd, the girls were referred by the courts or brought in by their parents. Designed by architect Alfred C. Breitung, Good Shepherd opened in 1907 and, unlike the Crittenton Home, it did not care for pregnant girls and unwed mothers. It closed in 1973.²⁰ Today it serves as a community center managed by Historic Seattle.

Seattle's welfare aid roots can be traced back to the Bureau of Associated Charities (later the Social Welfare League and today's Wellspring Family Services), which began in 1892 as a system to coordinate associated charities in the city. At the time, the city had a Ladies' Relief Society, an orphans' home, a Woman's Home Society, an Equal Suffrage Association, a Ministerial Association, a day nursery, the Women's Christian Temperance Union, and other public-spirited organizations.²¹

Before local and state governments became involved, private groups like these managed child welfare homes and offered protective services. The Florence Crittenton Home of Seattle began as and remained a charitable priority of local church organizations. It received a government appropriation from the State of Washington as early as 1905.²² This annual appropriation

¹⁸ "Seattle Public Schools, 1862-2000: Martha Washington School for Girls," HistoryLink.org Online Encyclopedia of Washington State History, Essay #10556, 2010. Accessed online 3 August 2020. <https://www.historylink.org/File/10556>.

¹⁹ Ibid.

²⁰ "Home of the Good Shepherd," City of Seattle Report on Designation, 1981. <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/good-shepherd-center-designation-nomination.pdf>

²¹ John Caldbick, "Wellspring Family Services," HistoryLink.org Online Encyclopedia of Washington State History, Essay #10133, 2012. Accessed online 20 March 2020. <https://historylink.org/File/10133>.

²² [No Title], *Seattle Mail and Herald*, 11 March 1905, 3.

continued for about a decade, at which time the organization was largely sustained through private fundraising. The Crittenton Home again began receiving regular aid distributions in 1921, when the Seattle Community Fund incorporated for the purpose of collecting and distributing funding to the city's many aid organizations. The King County government also started distributing aid to the Crittenton Home during this period.²³

The Seattle Community Fund was part of an emerging network of community fund organizations across the country, and Crittenton Homes in other cities and states partnered with their respective local funding organizations.²⁴ In addition to the Crittenton Home, the Seattle Community Fund supported an array of protective service organizations including the American White Cross Association, Siloah Mission, Ruth School for Girls, Home of the Good Shepherd (see image B20), Seattle Seamen's Mission, and Washington Society for Mental Hygiene. It also supported several local child welfare agencies and welfare organizations.²⁵

For decades, the Crittenton Home boasted its status as a "Red Feather" organization, which denoted its association with the Community Chest of Seattle and King County, later United Way. The aid it received from governmental and aid organizations was supplemented by Florence Crittenton Circles, local service groups of mainly upper- and middle-class, church-going women who not only raised funds for the home but also contributed supplies of clothing, bedding, food and other necessities. By 1970, United Way funding had become critically important in sustaining the Crittenton Home, but the funding was not enough. Additionally, broader societal changes diminished the need for the home's services. These included two key U.S. Supreme Court rulings in the early 1970s that legalized abortion and made illegal the expulsion of pregnant girls from school and an increase in public services provided by the state and federal governments. The home was operating at a deficit for three years when the United Way ended its support of the organization in 1973, citing a diminishing need for the home's services.²⁶

4D. Property Development & Use

a. Florence Crittenton Home of Seattle (1899-1973)

The Florence Crittenton Home of Seattle purchased the subject property in 1899 and remained in operation until 1973. The oldest extant building on the property is the modest Colonial Revival-style caretaker's residence, reportedly built in 1921.²⁷ It functioned as a home for a

²³ Wilson, 437.

²⁴ Aiken, 182.

²⁵ C. H. Hanford, *Seattle and Environs, 1852-1924*, (Chicago, IL: Pioneer Historical Pub., 1924), 399-403; Unidentified newspaper clipping dated 26 October 1937. "Florence Home of Seattle scrapbook." Accession no. 5902-001. *Pacific Northwest Scrapbook Collection*. 1845-1983. University of Washington Special Collections. Of these organizations, the Home of the Good Shepherd was one of the longest tenured and remains perhaps the best known. The property (4649 Sunnyside Avenue N) was listed in the National Register of Historic Places in 1977 and designated a Seattle Landmark in 1984.

²⁶ "United Way Asked to Take Over Home," *The Seattle Times*, 22 January 1973, 24.

²⁷ No building permit records for this building were located, but the King County Assessor's 1938 property record card lists 1921 as the date of construction.

caretaker and his family while the Crittenton Home was in operation. In recent decades, the building has been used as offices and storage space.

By the mid-1920s, the Crittenton Home had been operating out of the former Baptist University building for a quarter century. The newly appointed NFCM president, Robert S. Barrett, who paid several visits to Seattle, assisted in a fundraising campaign for a new building.²⁸ With funding secured, the Crittenton Home, represented by Goodwin Real Estate Co., contracted with Seattle architects Lawton & Moldenhour to design a new building. The City of Seattle issued building permit #258901 in July 1926, and builders Murdock and Eckman completed construction on the building.²⁹ (Architect and builder biographies are included below.)

The new, three-story, brick building resembled an apartment building or dormitory. It was constructed in the same general location as the earlier building and faced west toward Renton Avenue S. The former structure had been oriented east toward Rainier Avenue and Lake Washington. The new Crittenton Home was completed in November 1926 and formally dedicated on March 6, 1927.³⁰ The cost of the building was \$35,000, and it could accommodate twenty-five residents and fifteen babies.³¹

In 1949 the Crittenton Home sold much of its surrounding undeveloped property, including a small tract south and a large tract across Renton Avenue to the west. It appears the sale of the property was done, at least in part, to finance an addition to the Crittenton Home in the early 1950s. It is not clear how the undeveloped acreage was used over the years, although an 1899 newspaper account suggests that cultivating the land would financially support the home. To what extent the dramatically sloping acreage was cultivated, if at all, is not clear.³²

The property was expanded twice to accommodate its growing needs as a home for pregnant women. The first major expansion was a north wing addition designed by McClelland & Osterman and constructed by LeRoy (L. R.) Owen in 1953.³³ It expanded the capacity of the facility accommodate fifty residents.³⁴ Within a decade, planning was underway for another major expansion, but plans were not finalized until 1965. The Crittenton Home hired Naramore, Bain, Brady & Johanson to design alterations to the existing building, a dining hall addition, and four free-standing residential cottages. Builder F. R. McAbee, Inc., completed the construction, which allowed the facility to house ninety residents.³⁵

²⁸ Wilson, 437-438.

²⁹ "Building Permits Over \$1,000 Issued Yesterday," *Daily Journal of Commerce*, 20 July 1926, 4.

³⁰ "Crittenton Home to be Dedicated Today," *The Seattle Times*, 6 March 1927, 4.

³¹ Wilson, 438.

³² "Much Money Pledged," *The Seattle Times*, 1 August 1899, 5.

³³ "Rest Home Bid \$54,370," *Daily Journal of Commerce*, 1 June 1953, 1.

³⁴ "Crittenton Home Open House Thursday," *Seattle Post-Intelligencer*, 15 November 1953, 5.

³⁵ "Florence Crittenton Home Planning Major Expansion," *Seattle Post-Intelligencer*, 4 July 1965, [page unknown]; "Crittenton Home Now Expanding," *Seattle Post-Intelligencer*, 16 November 1965, [page unknown].

Demand for their services and funding for their programs diminished in the late 1960s and early 1970s, and the Crittenton Home closed in March 1973.

b. Pioneer Cooperative Affiliation, 1975-1987

The Pioneer Cooperative Affiliation approached the City of Seattle's Department of Buildings in February 1973 about the subject property's zoning status and the Cooperative's desire to acquire the property for use as a halfway house. While the principal building on the property fell within the definition of a "halfway house," as was defined in the zoning code, the accessory cottages did not. The City had approved the construction and use of the cottages through the conditional use procedure and were identified in their records as a "children's institution." The Cooperative worked to bring the cottages into the "halfway house" category.³⁶

With the endorsement of the King County Project Review Committee of the Puget Sound Health Planning Council, the Pioneer Cooperative Affiliation opened its 100-bed alcohol treatment program at the former Crittenton Home in early 1975.³⁷ The social service agency assisted individuals who were transitioning out of prison or jail and it specialized in the treatment of alcohol and drug addiction. Although permit records do not document changes to the property at this time, it is likely some modifications would have been made to bathrooms and living spaces to accommodate male residents.

The Cooperative had formed in 1971 with the consolidation of three overlapping organizations that were formed in the 1960s by ex-convict and former attorney John T. (Jack) Dalton.³⁸ The organization managed other properties to accommodate its programs, including the former Judge James T. Ronald House at 421 30th Avenue S (a City of Seattle Landmark) and the Bishop Lewis House at 703 8th Avenue.³⁹ The Cooperative, which changed its name in 1983 and still operates as Pioneer Human Services, has worked closely over the years local, county, and state governments to serve individuals released from prison or jail, and those in recovery, who are in need of treatment, housing, job skills training, and employment.

c. Thunderbird Treatment Center, 1987-2020

In early 1987, the Seattle Indian Health Board (SIHB) opened its Thunderbird Treatment Center at the former Crittenton Home. The 95-bed facility was dedicated in a November ceremony at which Hawaii Senator Daniel Inouye, chairperson of the Senate Select Committee on Indian

³⁶ City of Seattle, Department of Construction and Inspections, Correspondence records, 1973-1976, 9236 Renton Ave S.

³⁷ "Hospital's program denied OK," *The Seattle Times*, 12 January 1975, H4.

³⁸ The three merging organizations were Pioneer Industries, Inc., which offered vocational assistance for ex-convicts; In-As-Much, Inc., a halfway house for parolees, probationers, and ex-convicts in transition; and Pioneer Fellowship House, Inc., a treatment facility for alcoholics. Articles of Incorporation of the Pioneer Cooperative Affiliation, filed for record in the office of the Washington Secretary of State, 31 December 1971, Washington State Archives, Olympia; Stanton H. Patty, "Ex-Convict Guiding Force of Refuge for Unfortunates," *The Seattle Times*, 27 November 1966, 40.

³⁹ The Ronald House was designated a City of Seattle Landmark in 2013 and was listed in the National Register of Historic Places in 1975. Stanton H. Patty, "Ex-Convict Guiding Force of Refuge for Unfortunates," *The Seattle Times*, 27 November 1966, 40.

Affairs, spoke.⁴⁰ The purpose of the in-patient residential treatment facility was to help Seattle's Native people confront the challenges of addiction, suicide, unemployment, and access to healthcare.

Shortly after opening the new treatment center, the SIHB made modifications to the property. According to plans drafted September 22, 1988, by the Environmental Works Community Design Center, the SIHB divided the 4-person rooms in the cottages into two 2-person rooms and also made unspecified fire code improvements throughout the property.⁴¹ In 1989 and 1990, the SIHB completed bathroom modifications in cottages B and C, including new sinks, counters, shower heads, handrails, tile floors, and door removals, and repairs new construction of barrier-free ramps, walkways, and railings around cottages B and C.⁴²

The SIHB formed in 1970.⁴³ It grew out of a movement, in the 1960s, when Native activists refused to let urban Indians go unseen and ignored any longer, which inspired the formation of a number of Native organizations, including the SIHB. For the first time, urban Indians in Seattle had access to healthcare and services by organizations that were operated by Native people for Native people. The Thunderbird Treatment Center greatly expanded the capacity of the SIHB to treat Native people. Today, the organization operates two sites and serves approximately 6,000 patients each year. It occupied the former Crittenton Home property for 33 years, closing its doors in February 2020. Repairs and renovations to the Center became too costly, and the SIHB chose to build a new facility with more amenities and more treatment beds. It is being financed through the sale of the property. Additionally, plans include renovations to the SIHB headquarters building, Leschi Center, in the International District.⁴⁴

4E. Architectural Context

a. Eclectic Movement: Colonial Revival Architecture

The Eclectic movement of the late nineteenth and early twentieth centuries grew out of an interest among European-trained architects in Western architectural traditions. They drew on ancient, medieval, and renaissance period traditions for inspiration in their designs of residential, institutional, religious, and commercial buildings. Eclectic styles included Italian Renaissance, Chateausque, Beaux Arts, Tudor, Colonial Revival, and Neoclassical.

The Colonial Revival style emerged following the 1876 Centennial Exposition, when architects and designers took interest in English and Dutch traditions. Colonial Revival architecture borrowed design elements from early Adam, Georgian, and Dutch styles, and freely combined

⁴⁰ Charles E. Brown, "Northwest Indians Have Priority For His Committee," *The Seattle Times*, 9 November 1987, B1.

⁴¹ City of Seattle, Department of Construction and Inspections, Permit #639421.

⁴² City of Seattle, Department of Construction and Inspections, Permit #647820.

⁴³ Articles of Incorporation, 26 March 1970. Amended Articles of Incorporation, 18 March 1971.

⁴⁴ "About SIHB," Seattle Indian Health Board website, accessed 27 March 2020, <https://www.sihb.org>; Sydney Brownstone, "A Gap in Healing," *The Seattle Times*, 21 January 2020, 1 and 10.

elements from other popular styles on the same building. It eventually overtook Queen Anne as “the dominant style for domestic building throughout the country during the first half of the twentieth century.”⁴⁵ By the 1920s, architecture in Seattle was “dominated initially by academic eclecticism and the application of historical revival styles...Classical revival work increasingly appeared, although English revival styles remained most popular.”⁴⁶

Stylistic references are most typically found at the entrances, cornices, and windows. Common elaborations include an accentuated front door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form an entry porch; a portico with a curved underside; doors commonly have overhead fanlights and sidelights; façade normally shows symmetrically balanced windows; and windows with double-hung sashes, usually with multi-pane glazing in one or both sashes.⁴⁷ Elements borrowed from the earlier Adam style, and also from other Eclectic movement styles, can include cornice-line balustrades decorative urns and swags in inset panels.

The main building includes (or once included) the following Colonial Revival features:⁴⁸

- brick patterns typical of early twentieth-century, English-inspired architecture, with a running bond pattern and soldier courses at the roofline and above the windows;
- a gabled brick parapet, which was removed after 1970, featured a distinctive basketweave pattern, additional soldier coursing, and gables with classically inspired terracotta treatments;
- wood windows with a multi-light-over-single-light configuration;
- a modest portico with a curved underside that marks the original main entry into the building;
- a distinct, round-arch window opening occupied by an aluminum replacement unit above the portico;
- and a bay near the south end with the building’s only other round-arch window opening that is situated above a square bay with a pair of original windows framed by a classically inspired entablature and corner pilasters.

The caretaker’s residence includes (or once included) the following Colonial Revival features:

- a symmetrical primary facade with a center entry;
- an entry marked by a modest portico with a curved underside that is supported by two unadorned square columns;
- and wood windows with a multi-light-over-single-light configuration.

b. Modern Movement: Contemporary Style and Northwest Regionalism

⁴⁵ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2017), 414, 432.

⁴⁶ Jeffrey Karl Ochsner, ed., *Shaping Seattle Architecture: A Historical Guide to the Architects*, second edition, (Seattle: University of Washington Press, 2014), 13.

⁴⁷ McAlester, 410; Marcus Whiffen, *American Architecture Since 1780*, (Cambridge, MA: The MIT Press, 1969), 159.

⁴⁸ Please refer to Section 3 for details on changes to architectural features.

The Modern movement in American architecture encompasses a period from about 1930 to 1975 and includes a range of architectural styles, including International, Miesian, Wrightian, Minimal Traditional, Contemporary, Ranch, Split-Level, and others. The movement was a reaction to the Eclectic movement and a rejection of historical forms and styles, instead favoring simplicity, functionality, flexibility in plan, regularity and structural order, and avoidance of applied ornamentation.⁴⁹

Following World War II, suburban projects dominated the work of Seattle architects and builders. Minimal Traditional and Ranch-style houses were most common in builder subdivisions of the post-war era throughout the country, but the Contemporary style was a favorite of American architects, particularly on the West Coast and in Seattle. The Contemporary style was influenced by Frank Lloyd Wright's Usonian houses – stylish, moderately priced small houses designed for the American middle class – and their emphasis on the design of interior spaces with respect to the outdoors.

Unlike Eclectic movement styles of the late nineteenth and early twentieth centuries, the Contemporary style was focused on the interior and how each space relates to the outdoors. Designed from the inside out, Contemporary houses incorporated outdoor living spaces, gardens, and viewsheds into the open and flowing arrangement of interior rooms. In the Pacific Northwest, these houses are often built on sloping hillsides with a terraced landscape and oriented toward views of a lakes and mountains. The design – including the low-pitched roofs with wide overhangs and large expanses of glass to draw in light – accommodates the wet climate and dark winters.

In the late 1940s and early 1950s, a group of eager, young architects, including Lionel Pries, Paul Kirk, John Rohrer, Roland Terry, Gene Zema, Ralph Anderson, Arne Bystrom, and others, began exploring Modernism in a regional context, to take residential development beyond the emerging Contemporary and Ranch styles. What resulted was a Northwest Regional style of Modernism, influenced by Scandinavian and Japanese architecture, with an expressive post-and-beam structure that is integrated with the landscape and built of local, natural materials.⁵⁰

Each of the four cottages includes the following Contemporary features:⁵¹

- it is built into a hillside, with each cottage having a one-story primary elevation and a two-story rear elevation;
- a low-pitched, side-gable roof, exposed roof beams, and widely overhanging eaves;
- two outdoor decks with access to the living room;
- and flowing and open interior room arrangements.

4F. Architects

⁴⁹ McAlester, 548-549; "Modernism 101," Docomomo WEWA website, accessed 31 March 2020.
<http://www.docomomo-wewa.org/modernism.php>

⁵⁰ Ochsner, *Shaping Seattle Architecture*, 18; McAlester, 629-635.

⁵¹ Please refer to Section 3 for details on changes to architectural features.

Throughout its long history, the Florence Crittenton Home contracted with three architectural firms and three general contracting firms to complete major building projects. These firms are described below.

a. Lawton & Moldenhour (1926)

The Florence Crittenton Home hired the Seattle architecture firm Lawton & Moldenhour to design a new building. Their architectural drawings, dated July 27, 1926, were submitted to the City of Seattle as part of building permit #258901.

Led by George W. Lawton (1864-1928) and Herman A. Moldenhour (1880-1976), the firm was active in Seattle from 1922 to 1928. Lawton was born in Wisconsin and came to Seattle in 1889. He worked as a draftsman for the firm Saunders and Houghton and then joined Charles W. Saunders in partnership from 1898 to 1914. Saunders and Lawton designed a variety of properties, including the San Marco (1905) and the Summit (1910) hotels; several Pioneer Square buildings, including the Norton (1904), Mottman (1906), Goldsmith (1907) and Provident (1910) buildings; and the Horace Mann and Beacon Hill public schools. The firm designed the classically inspired Forestry Building at the 1907 Alaska-Yukon-Pacific Exposition. Shortly after the partnership ended, Lawton completed the design of the Masonic Temple (1916), today's SIFF Cinema Egyptian theater. Lawton worked independently until partnering with the younger Mouldenhour in 1922.⁵²

Moldenhour was born in South Dakota and moved to Seattle with his family as a young boy. He worked as an office boy for Saunders and Lawton. He partnered with Lawton, specializing in large office and apartment buildings and complexes. Their designs reflected the popular revival styles of the day, such as Tudor, Neoclassical, Colonial, Late Gothic, etc. Together their projects included the Fifth Avenue Court Apartments, 2132 5th Avenue (1922 – see image E1); Hawthorne Square Apartments, 4800 Fremont Avenue N (1923 – see image E2); the Olive Crest Apartments, 1510-1524 E Olive Way (1924); the Olive Way Improvement Co. Building, demolished; the Liggett Building, 1424 4th Avenue (1927 – see image E3)); and the Republic Building/Melbourne Building, 1511 3rd Avenue (1928 – see image E4). The partnership ended when Lawton died in 1928 at the age of 63. Moldenhour continued with an independent practice. He served as supervising architect for the original Seattle-Tacoma Airport Administration Building (1948-49).⁵³

b. McClelland & Osterman (1953)

⁵² Ochsner, *Shaping Seattle Architecture*, 68 and 453; Mimi Sheridan, Hawthorne Square Apartments National Register of Historic Places Registration Form, (2012), sec. 8, p. 6.

⁵³ Michael C. Houser "George W. Lawton," Washington Department of Archaeology and Historic Preservation website. Accessed 10 February 2020. <https://dahp.wa.gov/bio-for-george-w-lawton>. Also, Ochsner, *Shaping Seattle Architecture*, 453. The Hawthorne Square Apartments, a complex of seven buildings, were listed in the National Register of Historic Places for their architectural significance in 2012. The Liggett Building, also known as the Fourth and Pike Building, was listed in the National Register of Historic Places for its architectural significance in 2011.

The Florence Crittenton Home hired the Seattle architecture firm McClelland & Osterman to design a north wing addition. Their architectural drawings, dated June 9, 1953, were submitted to the City of Seattle as part of building permit #421635.

Led by Robert F. McClelland (1892-1977) and Hugo W. Osterman (1906-1996), the firm was active in Seattle from 1947 to 1967. McClelland was born in Sioux City, Iowa, raised in Seattle, and attended the Massachusetts Institute of Technology. He was an instructor in the Department of Architecture at the University of Washington from 1918 to 1921. As an architect in Seattle, he worked in partnership with Edward F. Pinneh from 1924 to 1930. Victor N. J. Jones joined the firm, and McClelland, Pinneh & Jones was active in Seattle from 1932 to 1947. McClelland partnered with Hugo Osterman, working as McClelland & Osterman from 1947 to 1967. He served as president of the Washington State Chapter, American Institute of Architects, from 1934 to 1936. He died in Seattle in 1977.⁵⁴

Osterman was born in Walla Walla, the son of architect Henry W. Osterman. Hugo graduated from the University of Washington and worked with architect Arthur L. Loveless, from 1927 to 1930. He joined McClelland & Jones as an associate in 1930 and worked there until he partnered with McClelland in 1947. He served as president of AIA Seattle in 1961. He died in Seattle in 1996.⁵⁵

Among the firm's designs are the Mid-Columbia Bank, Pasco (1953); Gladding, McBean & Company Building, Seattle (1953-54); Dexter Branch, Peoples National Bank of Washington, Seattle (1957 – see image E5); Seattle-First National Bank, Olympia (1959 – see image E6); Aurora Village Nordstrom Shoe Store, Shoreline (1962, destroyed); and Peoples National Bank, Kirkland (1964).⁵⁶

c. Naramore, Bain, Brady & Johanson (1965)

The Florence Crittenton Home hired the Seattle architecture firm Naramore, Bain, Brady & Johanson (NBBJ) to design a dining hall addition and four freestanding cottages. Their architectural drawings, dated July 7, 1965, were submitted to the City of Seattle as part of building permit #513303.

Floyd Naramore (1879-1970), William Bain (1896-1985), Clifton Brady (1894-1963) and Perry Johanson (1910-1981) co-founded this Seattle-based firm in 1943, which began as a combination of joint ventures to carry out large-scale wartime projects. The collaboration endured following the war and grew into today's international firm known as NBBJ. Architectural historian Jeffrey Karl Ochsner described the firm's rise as "meteoric," noting their

⁵⁴ Ochsner, *Shaping Seattle Architecture*, 458–59; Michael C. Houser, "McClelland, Robert F.," Docomomo WEWA website, accessed 10 February 2020. http://www.docomomo-wewa.org/architects_detail.php?id=99

⁵⁵ Ochsner, *Shaping Seattle Architecture*, 467; Michael C. Houser, "Osterman, Hugo W.," Docomomo WEWA website, accessed 10 February 2020. http://www.docomomo-wewa.org/architects_detail.php?id=84

⁵⁶ Ochsner, *Shaping Seattle Architecture*, 458–59.

work appeared in more national architectural journals than any other Seattle firm between 1946 and 1952.⁵⁷

When NBBJ was hired to design the Crittenton Home expansion in the mid-1960s, the firm's portfolio included projects in governmental, educational, religious, residential, commercial, and health-care sectors. Naramore specialized in school designs, while Bain was most active in residential design. Brady often took on structural issues and specification writing. Johanson, the youngest partner, often took on school and hospital work. A small sampling of the firm's work include the Federal Reserve Bank of San Francisco, Seattle Branch Bank (1947-50 – see image E7); the University of Washington Health Sciences Building (1949 – see image E8); the VA Hospital (1952) in Seattle; Boeing Pre-Flight Facilities at Renton & Moses Lake (1956-58); Medina Elementary School (1957); Scottish Rite Temple, Seattle (1958-62, destroyed); First Presbyterian Church of Seattle (1963-70 – see image E9); and Battelle Memorial Institute – Laurelhurst Campus, Seattle (1965-1970 – see image E10).⁵⁸

Builders

a. Murdock & Eckman (1926)

James Murdock (1866-1942) and George Eckman (ca. 1872-1946) began working as independent contractors and partnered in the early 1920s. They remained partnered the remainder of their respective careers.⁵⁹ Born in Ireland in 1866, Murdock immigrated to the U.S. in 1887 and lived in Seattle for 52 years.⁶⁰ Eckman was born in Minnesota and moved to Seattle around 1906.⁶¹

In addition to the Crittenton Home, they worked on several projects led by architects Lawton and Moldenhour, including the Hawthorne Square Apartments, 4800 Fremont Avenue N (1923); the Liggett Building, 1424 4th Avenue (1927); and the Republic Building/Melbourne Building, 1511 3rd Avenue (1927). The firm also built the foundation and basement of Westminster Presbyterian Church, 1729 Harvard Avenue N (1920) and Eagleson Hall at the University of Washington, 1417 NE 42nd Street (1923).⁶²

b. LeRoy (L. R.) Owen (1953)

⁵⁷ Jeffrey Karl Ochsner and David A. Rash, "The Emergence of Naramore, Bain, Brady & Johanson and the Search for Modern Architecture in Seattle, 1945-1950," *The Pacific Northwest Quarterly* 103, no. 3 (2012): 123-125. Accessed 13 March 2020. www.jstor.org/stable/24624524.

⁵⁸ Ochsner, *Shaping Seattle Architecture*, 244-45; 260-65; 424; 447-48. Michael C. Houser, "Johanson, Perry," Docomomo WEWA website, accessed 10 February 2020. http://www.docomomo-wewa.org/architects_detail.php?id=195; Michael C. Houser, "Naramore, Floyd," Docomomo WEWA website, accessed 10 February 2020. http://www.docomomo-wewa.org/architects_detail.php?id=55.

⁵⁹ Sheridan, Hawthorne Square Apartments, sec. 8, p. 2-3.

⁶⁰ "James Murdock," *The Seattle Daily Times*, 4 March 1942, 24.

⁶¹ "George Eckman," *The Seattle Daily Times*, 2 July 1946, 8.

⁶² Katie Pratt and Spencer Howard, Eagleson Hall City of Seattle Landmark Application, April 2019, p. 23.

LeRoy (L. R.) Owen received the contract to construct the north addition to the Crittenton Home in 1953.⁶³ Although the extent of his career as a builder is not well documented, Owen worked with several notable mid-twentieth century Seattle architects. A sampling of his known work is noted below.

He partnered with architect Albert O. Bumgardener in 1959 to building house for Bruce Burton at 10423 Marine View Drive SW. The Washington State Chapter of the American Institute of Architects recognized it as its Home of the Month in May 1959.⁶⁴ With architect Jack N. Bryant, Owen built modest homes in the Manhattan Village development of Normandy Park.⁶⁵ In 1954, he constructed a drive-in cleaning service building that was designed by architect Ralph Burkhard for Harry W. Clark. The Washington State Chapter, American Institute of Architects recognized Clark's Cleaners as one of 14 outstanding examples of Northwest architecture in 1955.⁶⁶ Lastly, Owen built an education-fellowship hall at Seattle's St. Mark's Lutheran Church, designed by architect Rolland Denny Lamping, in 1963.⁶⁷

c. F. R. McAbee, Inc. (1965)

F. R. McAbee, Inc. was hired to construct a new dining hall addition, four freestanding cottages, and renovations in the main building, all overseen by Naramore, Bain, Brady & Johanson. A homebuilder since 1926, Frank Richard "Dick" McAbee (1905-1999) developed his company over several decades to include commercial and civic construction, as well as property management. McAbee worked with a variety of builders and architects during his career in Seattle. A sampling of the firm's known work is noted below.

As one of four contractors, he worked with architect Paul Kirk to build more than 200 houses in the Beacon Hill subdivision Columbia Ridge. Located near the Boeing Co. plant, the early 1940s project was a response to the wartime housing shortage in Seattle.⁶⁸ In 1952, F. R. McAbee, Inc., built the Lock Vista Apartments (3025 NW Market St., Seattle), designed by architects Grainger, Thomas, and Baar.⁶⁹ In 1955-1956, McAbee developed and built the Plaza Shopping Center (9737 Holman Rd. NW, Seattle), designed by Young, Richardson, Carleton, and Detlie.⁷⁰ Lastly, in 1965, McAbee constructed a Modern-style office building for the Salvation Army (233 1st Ave W, Seattle) that was designed by NBBJ.⁷¹

McAbee was a longtime friend of architect William Bain, Jr., with whom he served on the board of the local Salvation Army.⁷² Their firms worked together on a new Salvation Army office

⁶³ "Rest Home Bid \$54,370," *Daily Journal of Commerce*, 1 June 1953, 1.

⁶⁴ "Home of the Month – Sound View Site," *The Seattle Daily Times*, 31 May 1959, 28.

⁶⁵ "Compact Living in Manhattan Village," *The Seattle Daily Times*, 3 May 1953, 31.

⁶⁶ "Architects Cite 14 Buildings as Outstanding," *The Seattle Times*, 5 June 1955, 55.

⁶⁷ "Dedication Ceremonies Scheduled," *The Seattle Daily Times*, 23 November 1963, 2.

⁶⁸ Ochsner, *Shaping Seattle Architecture*, 240.

⁶⁹ "Sold," *The Seattle Times*, 20 July 1958, 35.

⁷⁰ "New Shopping Center Features 'Firsts' in Design," *The Seattle Times*, 21 August 1956, 26.

⁷¹ "Salvation Army Sets Ceremony," *The Seattle Times*, 28 February 1965, 32; City of Seattle, Historic Resources Survey Database, 233 1st Ave. W.

⁷² Joe Quintana, "William Bain, Architect of City Skyline, Dies," *The Seattle Times*, 23 January 1985, F3.

building, which broke ground in February 1965. Their firms again partnered to work on the Crittenton Home project, which broke ground five months later – on July 1, 1965.⁷³

McAbee was a longtime leader in local construction and property management circles. In the mid-1940s, he served as president and vice president of the Seattle Master Builders Association, chairman of the Seattle Housing Committee, chairman of Mayor William Devin's Emergency Housing Committee, and regional vice president of the National Association of Home Builders. McAbee served as a member and chairperson of the City Planning Commission in the early 1950s and as a member and chairperson of the King County Planning Commission in the mid-1960s. The Seattle Chamber of Commerce recognized him as "Construction Man of the Year" in 1962.⁷⁴ For his civic and charitable contributions, particularly to Ballard Community Hospital, the Salvation Army, and to diabetes research at the University of Washington, he was awarded a Humanitarian Award by the Seattle Master Builders in 1985.⁷⁵

In 1974, McAbee's son, John H. McAbee, partnered with Ronald Haringa to form the McAbee Construction Co. to succeed the construction division of F. R. McAbee, Inc.⁷⁶ F. R. McAbee, Inc. remains in business as a property management firm based in north Seattle.

⁷³ "Florence Crittenton Home Planning Major Expansion," *Seattle Post-Intelligencer*, 4 July 1965, [page unknown].

⁷⁴ "Extensive Planning Makes Parade of Homes Success," *The Seattle Times*, 26 August 1962, 125.

⁷⁵ "Master Builders Honor F.R. McAbee," *The Seattle Times*, 5 May 1985, E4; Carole Beers, "Dick McAbee, 93, Ballard Contractor," *The Seattle Times*, 9 April 1999, B6.

⁷⁶ "Construction Firm Formed," *The Seattle Times*, 21 April 1974, H2.

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- C70. View of mid-century neighborhood west of the subject property, camera facing north

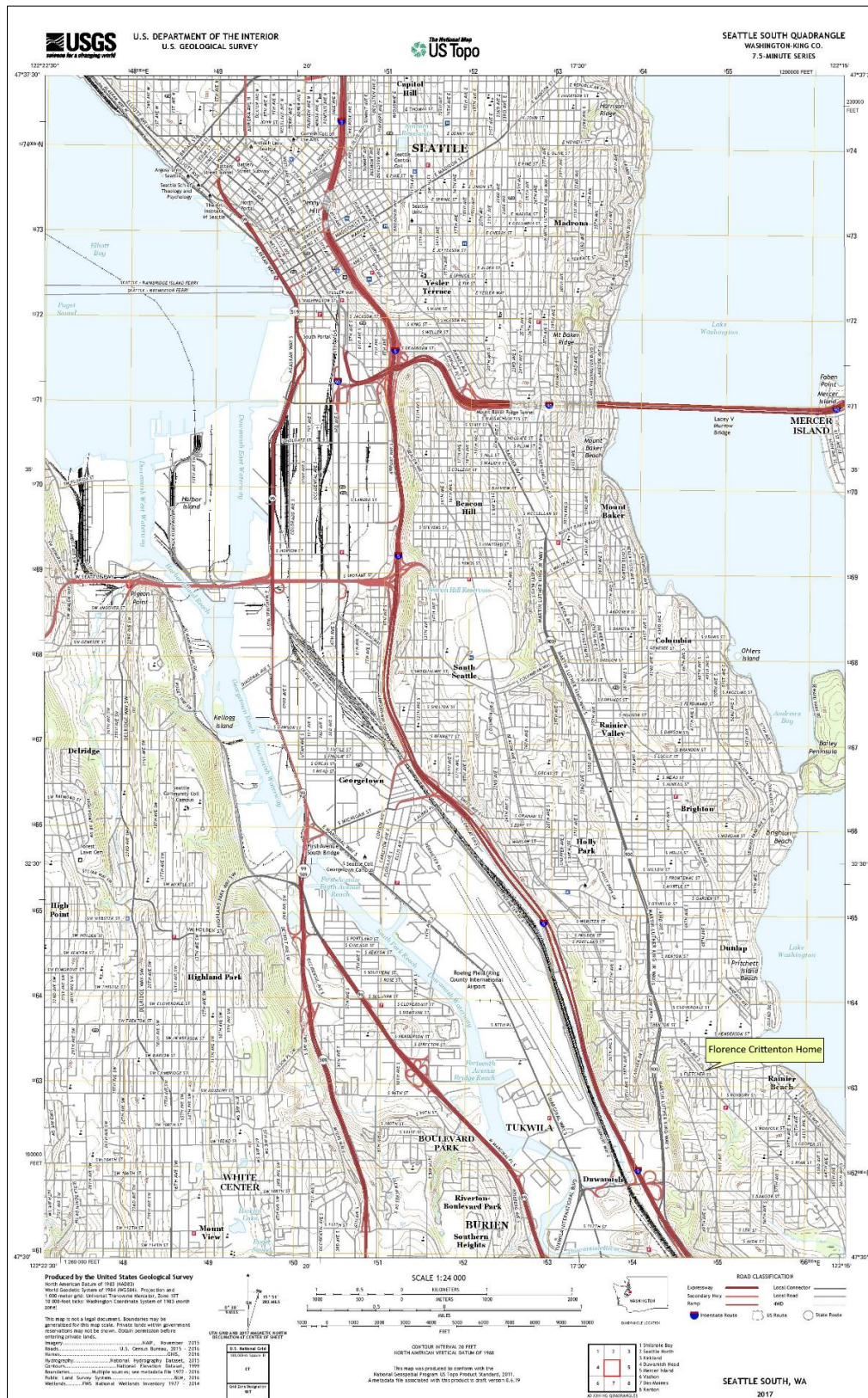
[Appendix D – Drawings & Plans](#)

- D1 to D3 Lawton & Moldenhour drawings, 1926
- D4 to D11 McClelland & Osterman drawings, 1953
- D12 to D19 Naramore, Bain, Brady & Johanson drawings, 1965
- D20 to D22 Alterations drawings, 1970
- D23 to D25 Alterations drawings, 1988
- D26 to D27 Alterations drawings, 1989-90

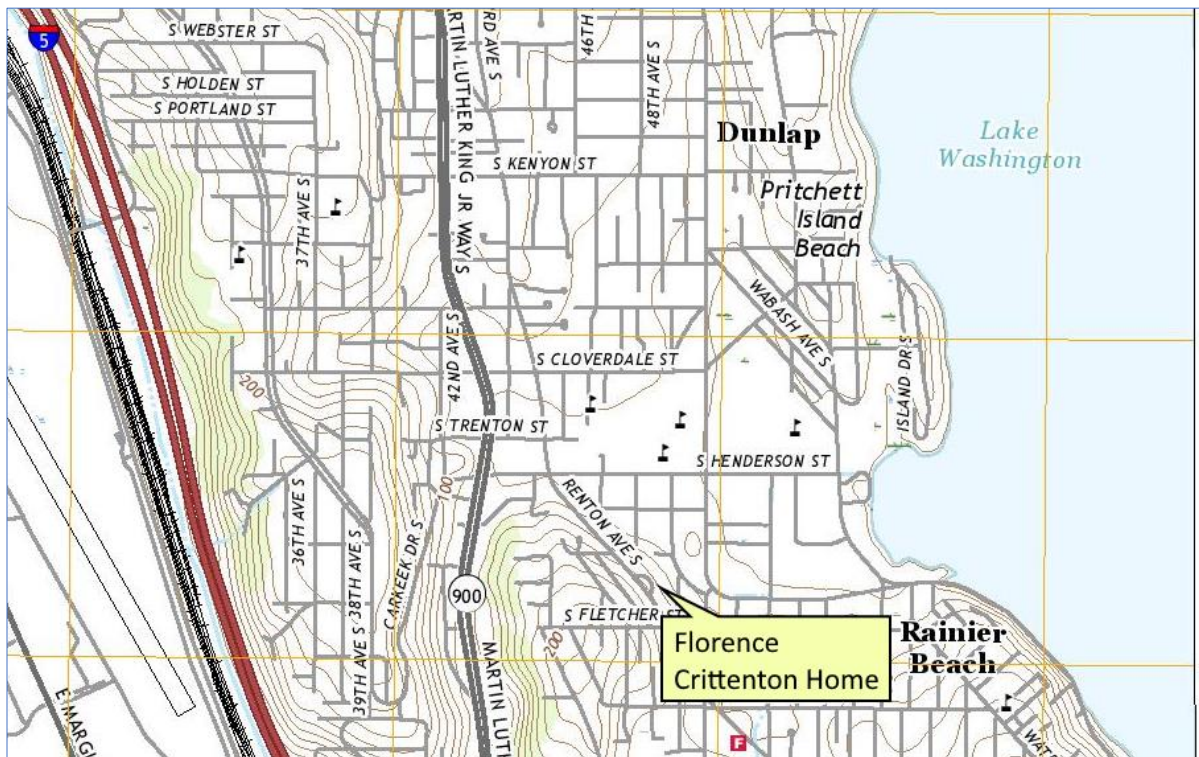
[Appendix E – Images of Representative Works by the Architects](#)

- E1. Lawton & Moldenhour – Fifth Avenue Court Apartments, 2132 5th Avenue, Seattle
- E2. Lawton & Moldenhour – Hawthorne Square Apartments, 4800 Fremont Avenue N, Seattle
- E3. Lawton & Moldenhour – Liggett Building, 1424 4th Avenue, Seattle
- E4. Lawton & Moldenhour – Republic Building / Melbourne Tower, 1511 3rd Avenue, Seattle
- E5. McClelland & Osterman – People's National Bank of Washington, 525 Dexter Avenue N, Seattle
- E6. McClelland & Osterman – Seattle-First National Bank, 210 5th Avenue SW, Olympia
- E7. NBBJ – Federal Reserve Bank of San Francisco, Seattle Branch, 1015 2nd Avenue, Seattle
- E8. NBBJ – UW Health Sciences Building, 1959 NE Pacific Street, Seattle
- E9. NBBJ – First Presbyterian Church of Seattle, 1013 8th Avenue, Seattle
- E10. NBBJ – Battelle Memorial Institute – Laurelhurst, 4000 NE 41st Street, Seattle

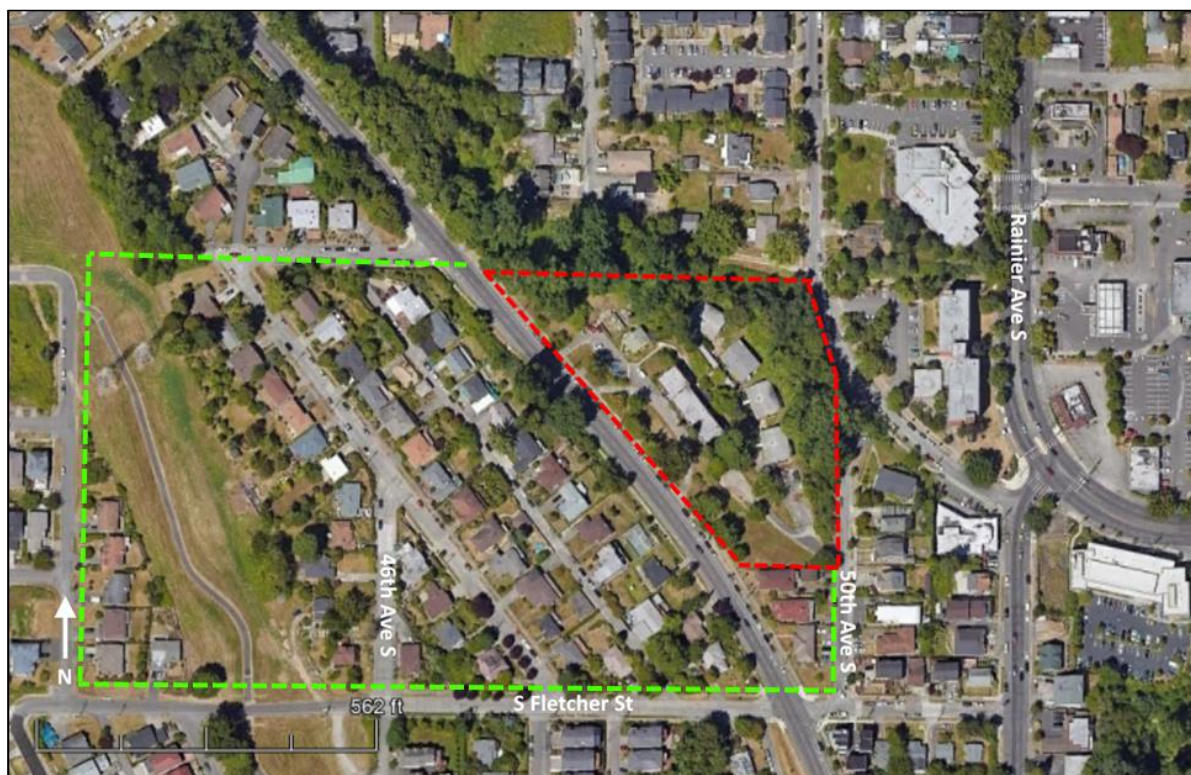
A1. Seattle South, WA Quad 2017, USGS topographic quadrangle 7.5' series.



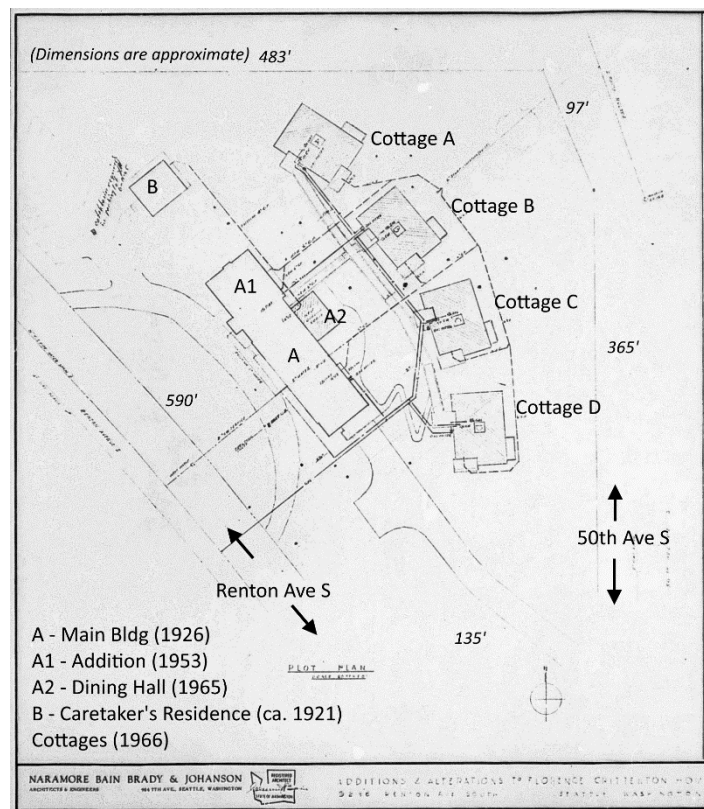
A2. Portion of Seattle South, WA Quad 2017, USGS topographic quadrangle 7.5' series, with the Florence Crittenton Home location noted. Enlarged from original 1:24,000 scale.



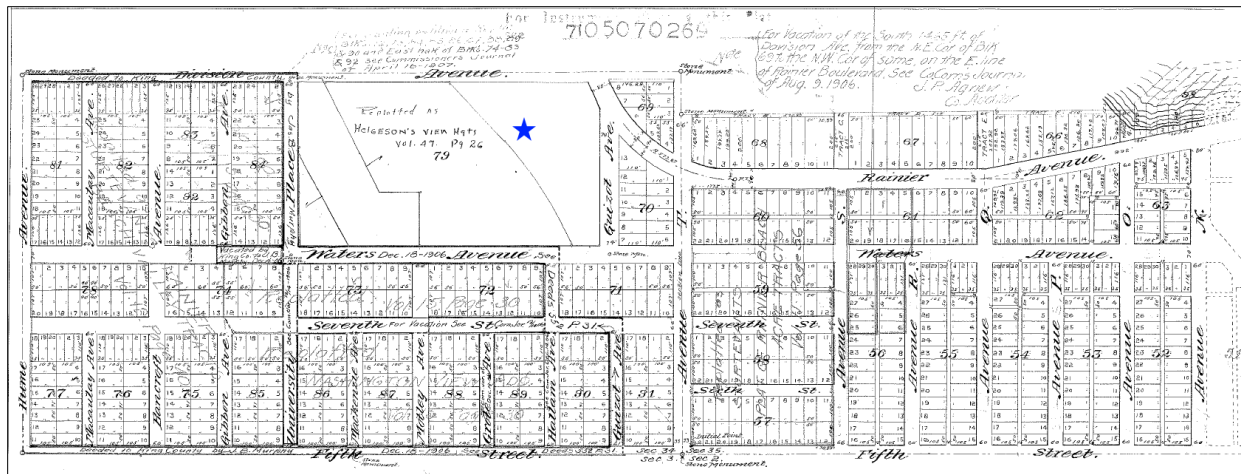
A3. Aerial view. Google Earth, 2020. The red dotted line outlines the current property boundaries. The green dotted line denotes the approximate original property boundaries. The Crittenton Home sold the area in green in 1949 for subdivision and development.



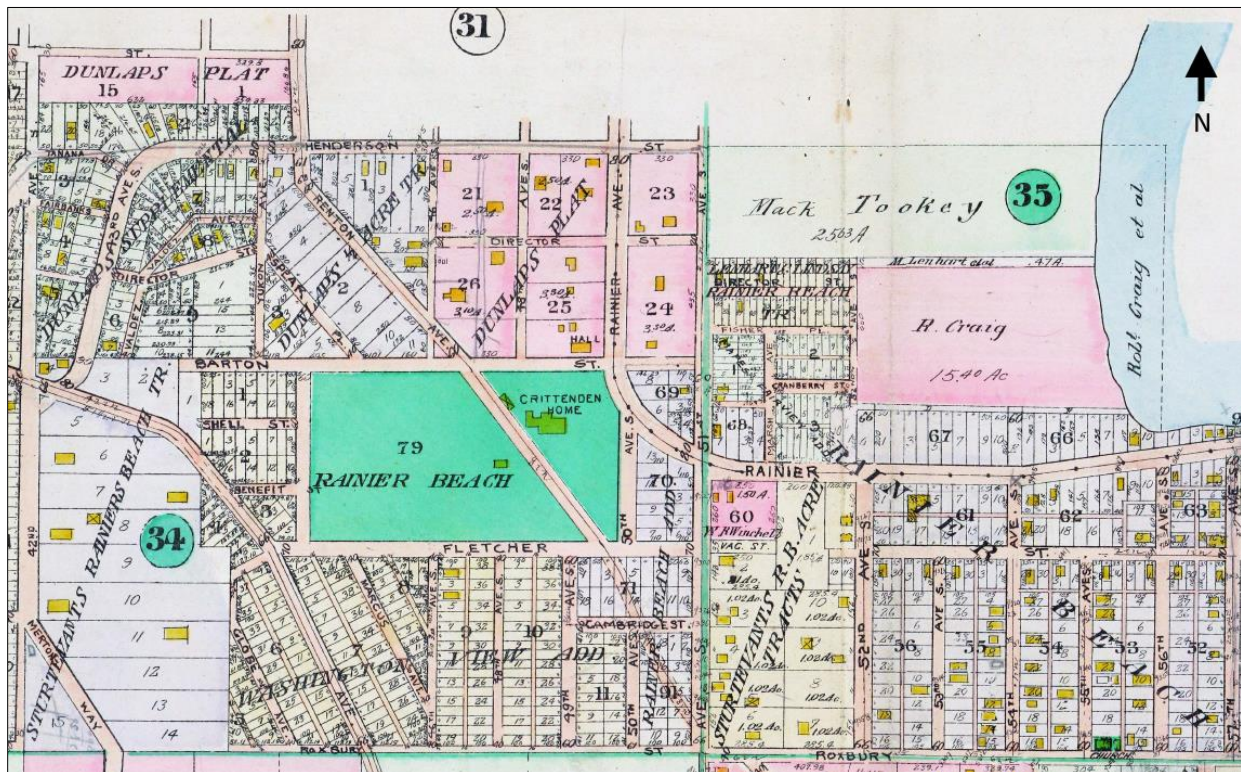
A4. Aerial image (top) and site plan (bottom) of the Crittenton Home site with notable features called out. Google Earth, 2020.



A5. Plat of Rainer Beach, 1891 (partial image). Blue star marks approximate location of the future Florence Crittenton Home.



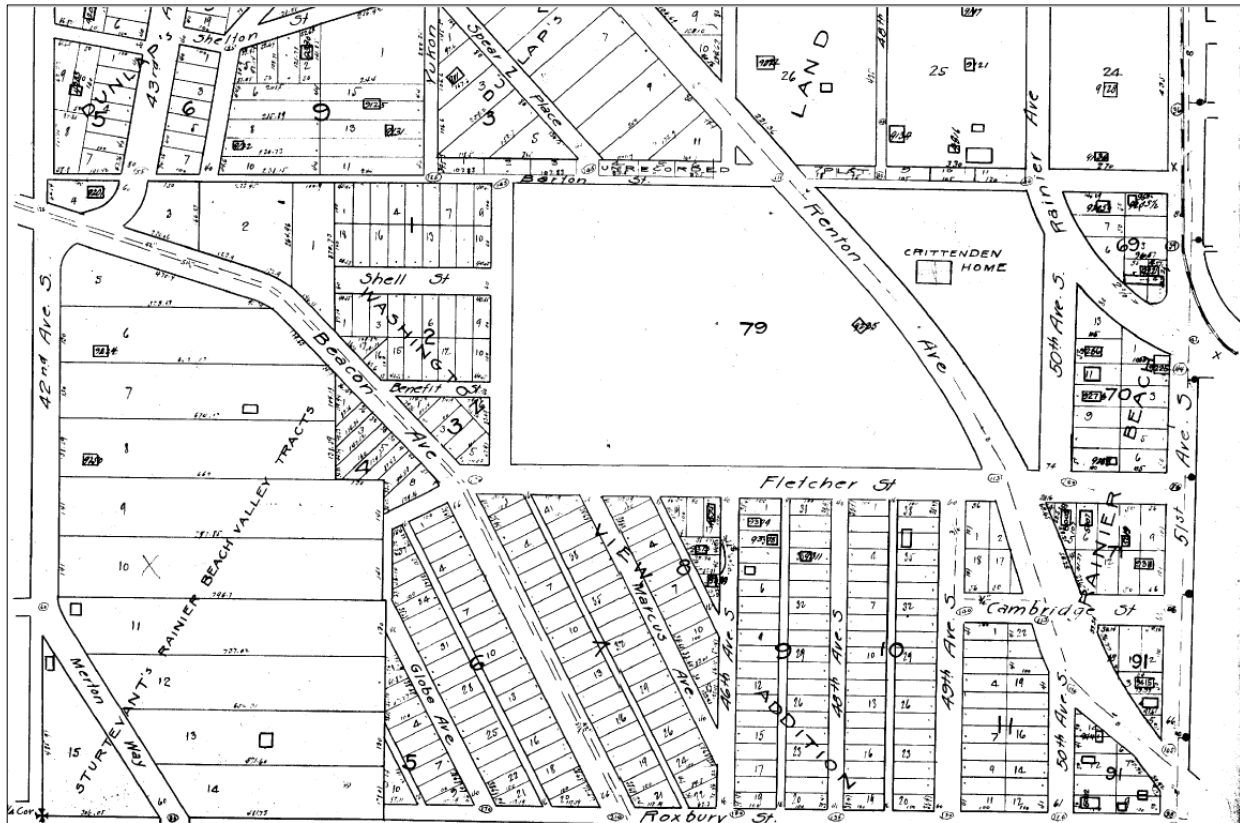
A6. Baist Map of Seattle, Plate 32 (partial image), 1912. The Florence Crittenton Home is shown on the map in green. The map shows earlier, non-extant buildings associated with the Crittenton Home, which at this time occupied approximately 20 acres of land that is bisected by Renton Avenue.



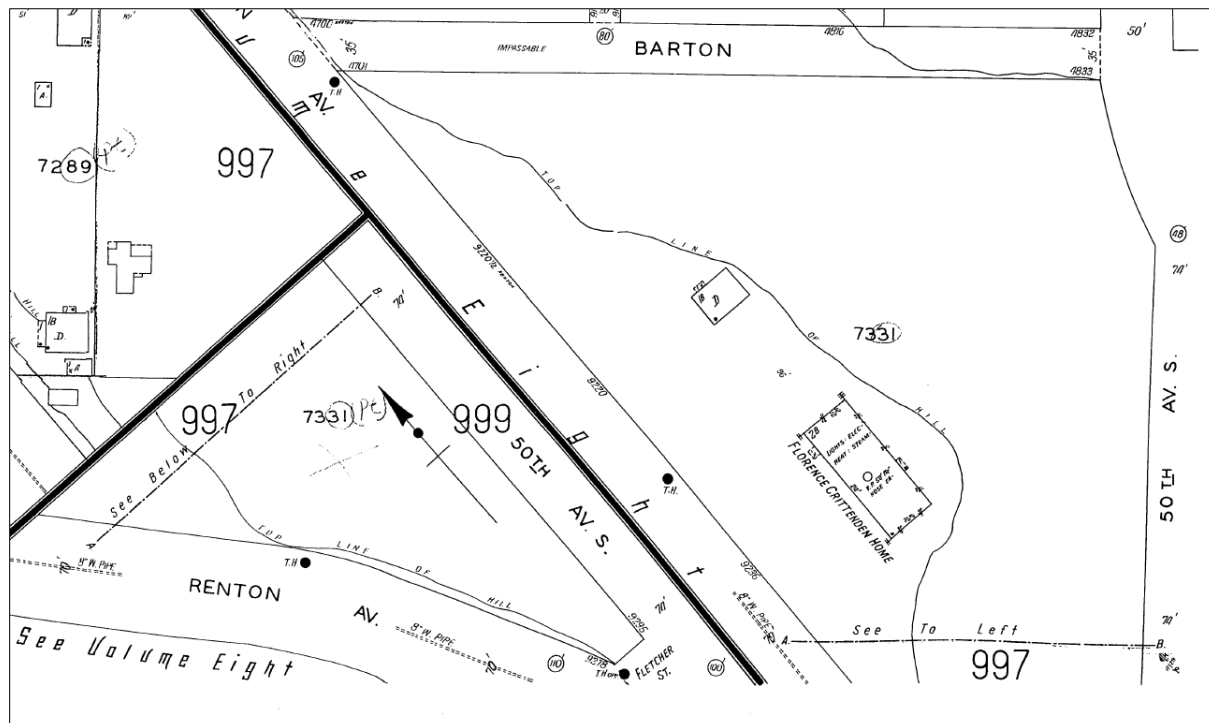
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A7. Kroll's Atlas of Seattle, WA, Plate 77 (partial image), 1912-1920. The map shows earlier, non-extant buildings associated with the Crittenton Home, which at this time occupied approximately 20 acres of land that is bisected by Renton Avenue.



A8. Sanborn Company Fire Insurance Map (partial image), 1929, vol. 9, sheet 997.

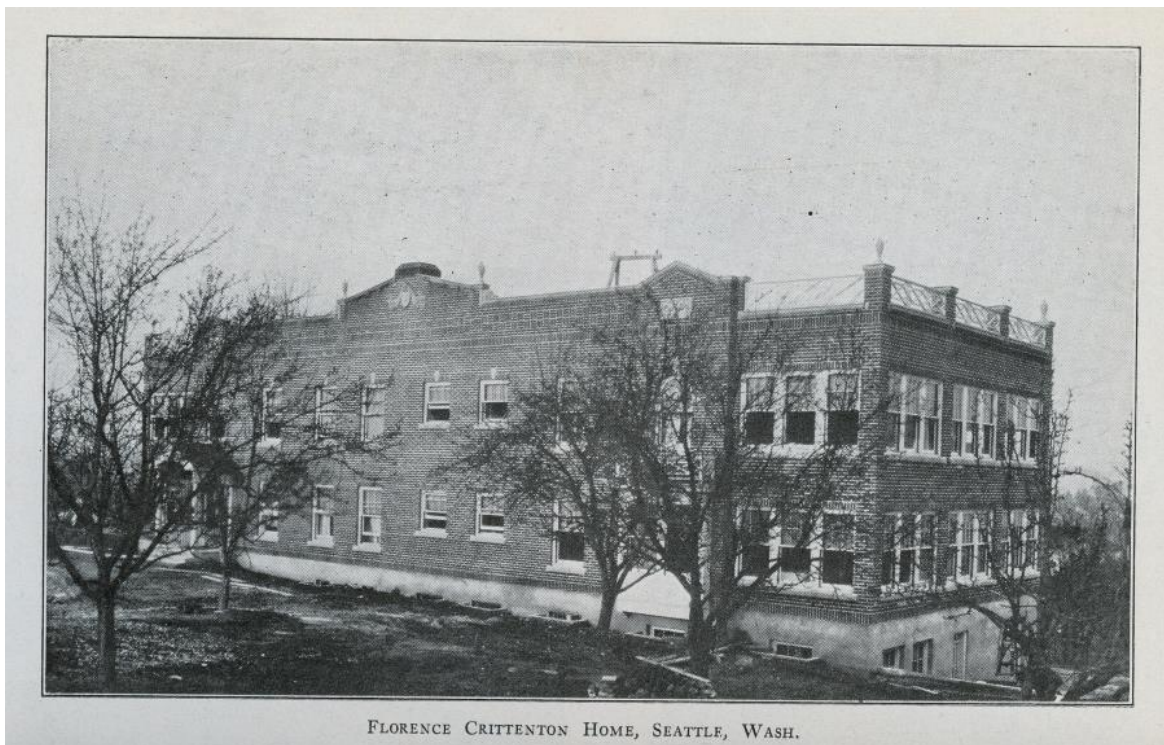


APPENDIX B: HISTORIC IMAGES & OTHER CRITTENTON HOMES

Figure B1. Florence Crittenton Home, ca. 1910, demolished. Postcard Collection, Museum of History & Industry, Seattle.



B2. Florence Crittenton Home – main building, ca. 1930. Source: Otto Wilson, *Fifty Years' Work with Girls 1883-1933: A Story of the Florence Crittenton Homes*, (Alexandria, VA: The National Florence Crittenton Mission, 1933), 434.



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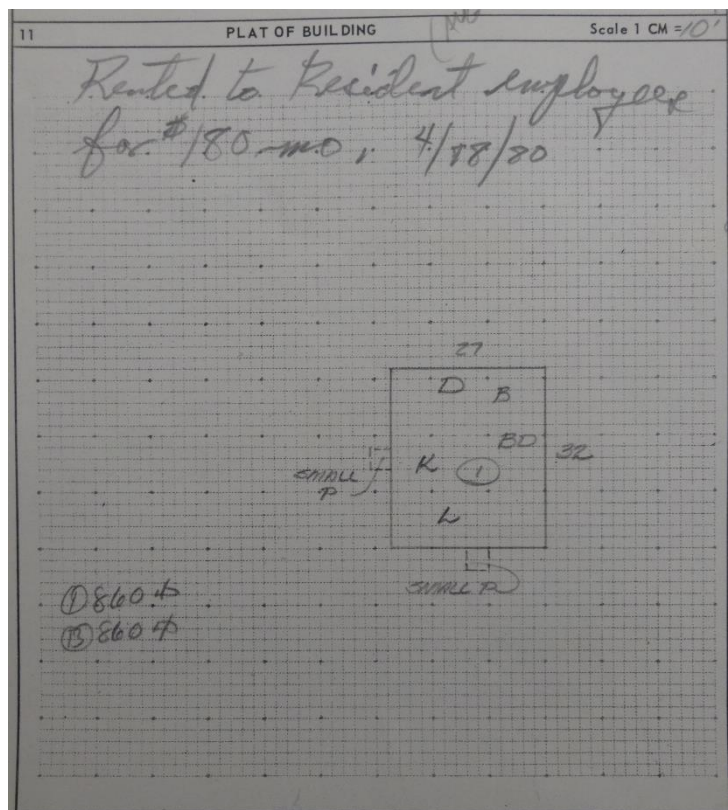
B3. Florence Crittenton Home – main building. Property Record Card, King County Assessor, 1938. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



B4. Florence Crittenton Home – caretaker's residence. Property Record Card, King County Assessor, 1938. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



B5. Florence Crittenton Home – caretaker's residence. King County Assessor notes, regarding interior layout, 1980. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



B6. Florence Crittenton Home – garage (demolished). Property Record Card, King County Assessor, 1938. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



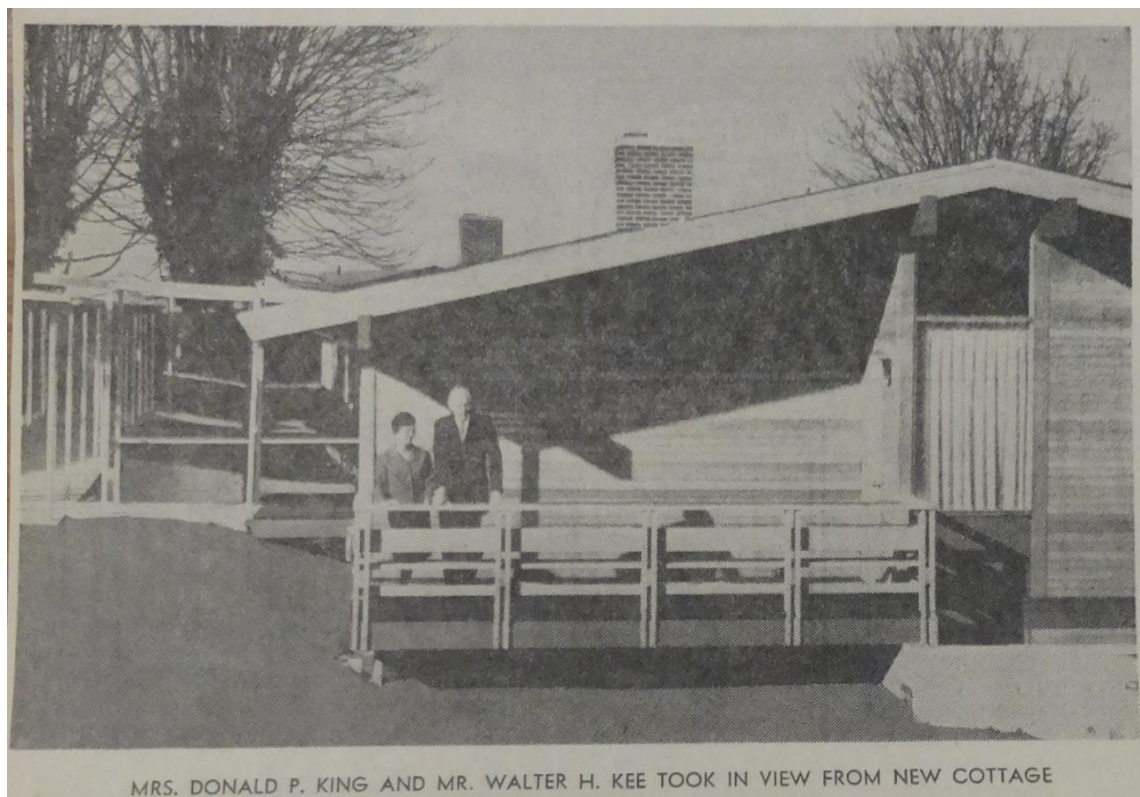
B7. Florence Crittenton Home – main building, showing north addition. Property Record Card, King County Assessor, 1954. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



B8. Florence Crittenton Home – Cottage C (background) and Cottage D (foreground). Property Record Card, King County Assessor, 1966. Washington State Archives, Puget Sound Regional Branch, Bellevue, WA.



B9. Florence Crittenton Home – Cottage D in foreground. *The Seattle Times*, February 6, 1966, p. 4S.



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B10. (Left) Florence Crittenton Home, 1970, main building exterior. Museum of History & Industry, Sophie Frye Bass Library, "Maida Miller Collection on the Florence Crittenton Home, 1912-1973." Collection no. 2000.43.

B11. (Right) Florence Crittenton Home, 1970, unidentified cottage exterior. MOHAI, Sophie Frye Bass Library, Miller Collection.

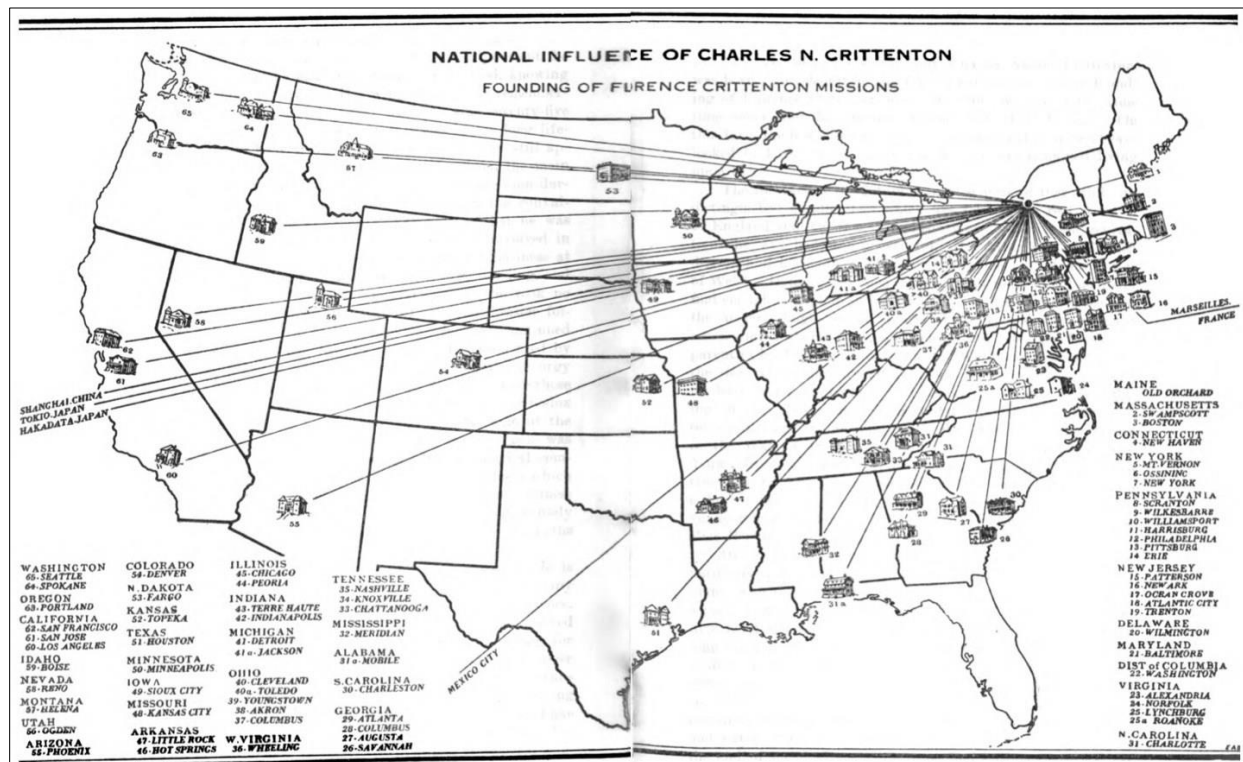


B12. (Left) Florence Crittenton Home, 1970, dining hall addition. MOHAI, Sophie Frye Bass Library, Miller Collection.

B13. (Right) Cottage living room, 1970. MOHAI, Sophie Frye Bass Library, Miller Collection.



B14. Map of Florence Crittenton Homes, 1930s



B15. National Register-listed Crittenton Home in Sioux City, IA (extant, built 1906)



B16. National Register-listed Crittenton Home in Charleston, SC (extant, built 1927-1932)



B17. National Register-listed Crittenton Home in Little Rock, AR (extant, built 1917)



B18. Former Crittenton Home in Spokane, WA (extant, built 1923). It is not register-listed.



B19. Girls' Parental Home / Martha Washington School for Girls, 6612 57th Avenue S (demolished). Source: Seattle Public Schools.



Martha Washington, ca. 1925 SPSA 392.1

*B20. Home of the Good Shepherd (architect Alfred Breitung, completed 1907), 4649 Sunnyside Ave N, Seattle.
Photo courtesy Historic Seattle.*



APPENDIX C: FIELD PHOTOGRAPHS

C1. View of subject property from the north property line, with Renton Ave. at right, camera facing south



C2. Sidewalk along Renton Avenue S and driveway in front of main building, camera facing south



C3. Main building (right) & caretaker's residence (left), parking area in foreground, view from sidewalk along Renton Ave., facing SE



C4. Main building, view of 1953 addition at left and original 1926 building at right, camera facing southeast



C5. Main building with driveway in the foreground, camera facing northeast



C6. Main building, view of north elevation (1953 addition), camera facing south



C7. Main building, view of 1953 addition in foreground and 1965 dining hall addition at left, camera facing southwest



C8. North (side) elevation of the 1965 dining hall, camera facing south



C9. Main building, view of the south (side) elevation and sun porches on main and upper levels, camera facing north



C10. View of sloping lawn south of the main building, camera facing north



C11. Architectural salvage piece used as decorative landscape element in area south of main building



C12. (Left) Main building, view of 1953 entrance on primary (west) elevation, camera facing east

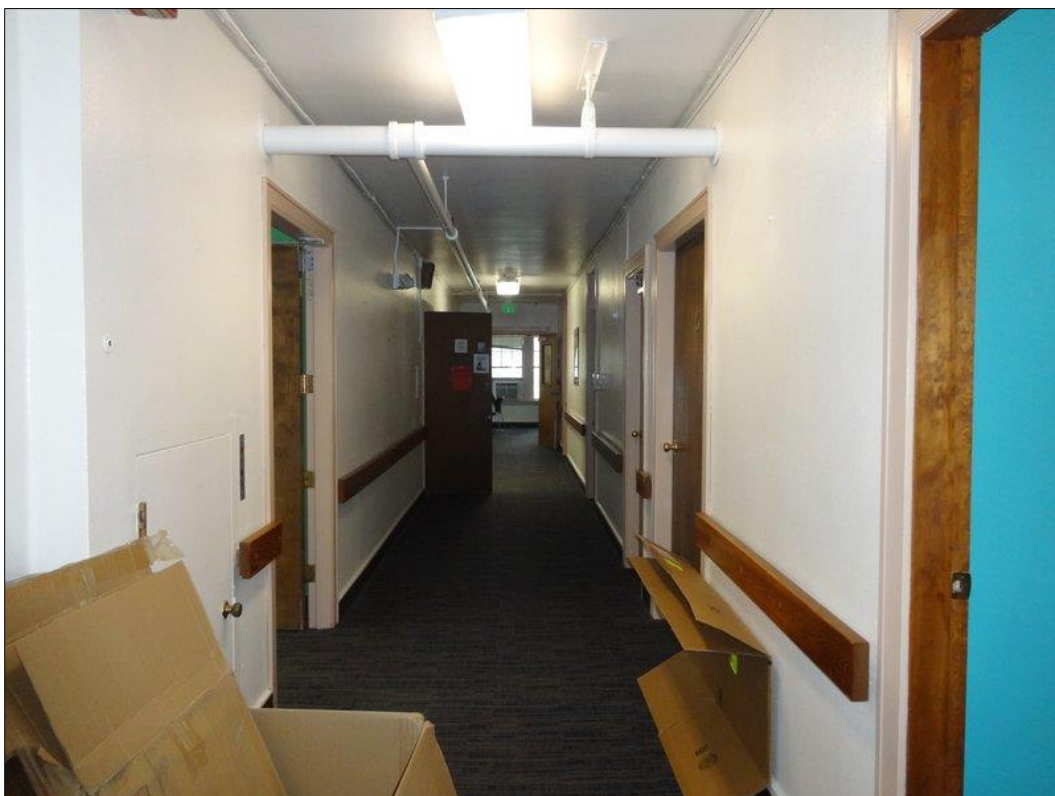
C13. (Right) Main building, view of primary entrance on west elevation, camera facing east



C14. Main building interior, lobby, camera facing northeast



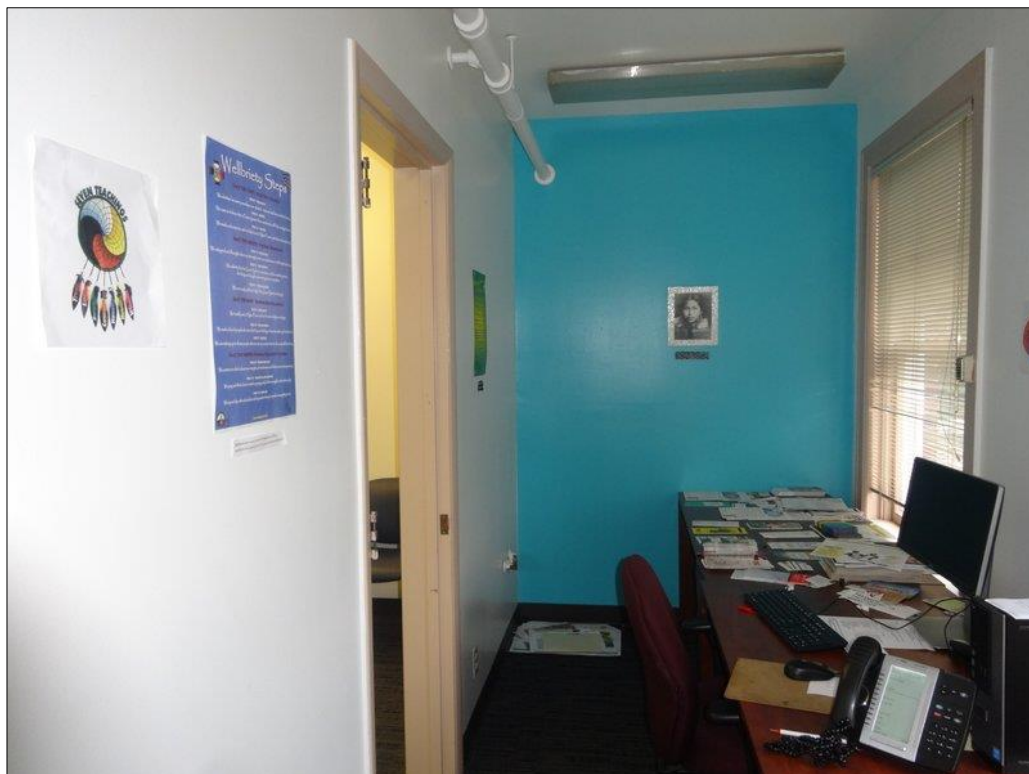
C15. Main building interior, first floor corridor, camera facing south



C16. Main building interior, first floor room, camera facing east



C17. Main building, interior, first floor room that has been subdivided, camera facing north



C18. Main building interior, first floor corridor, south stair at right, camera facing north



C19. Main building interior, first floor sun porch at south end of building, camera facing east



C20. Main building interior, central staircase, camera facing west



C21. Main building interior, second floor near north staircase, camera facing east



C22. (Left) Main building interior, entrance to center staircase at left, camera facing north

C23. (Right) Main building interior, second floor corridor showing sun porch at end of corridor, camera facing south



C24. Main building interior, second floor bedroom, camera facing east



C25. Main building interior, second floor former living room, camera facing west



C26. Main building interior, basement level corridor, camera facing south



C27. Main building interior, basement level recreation/multipurpose room, camera facing north



C28. Main building interior, basement level multipurpose room, entry on east wall, camera facing southeast



C29. Main building interior, basement level kitchen, camera facing north



C30. Main building interior, basement-level dining room, camera facing southeast



C31. Caretaker's Residence, west (primary) elevation, camera facing east



C32. Caretaker's Residence, west (primary) and south elevations, camera facing northeast



C33. Caretaker's Residence, southeast corner, camera facing northwest



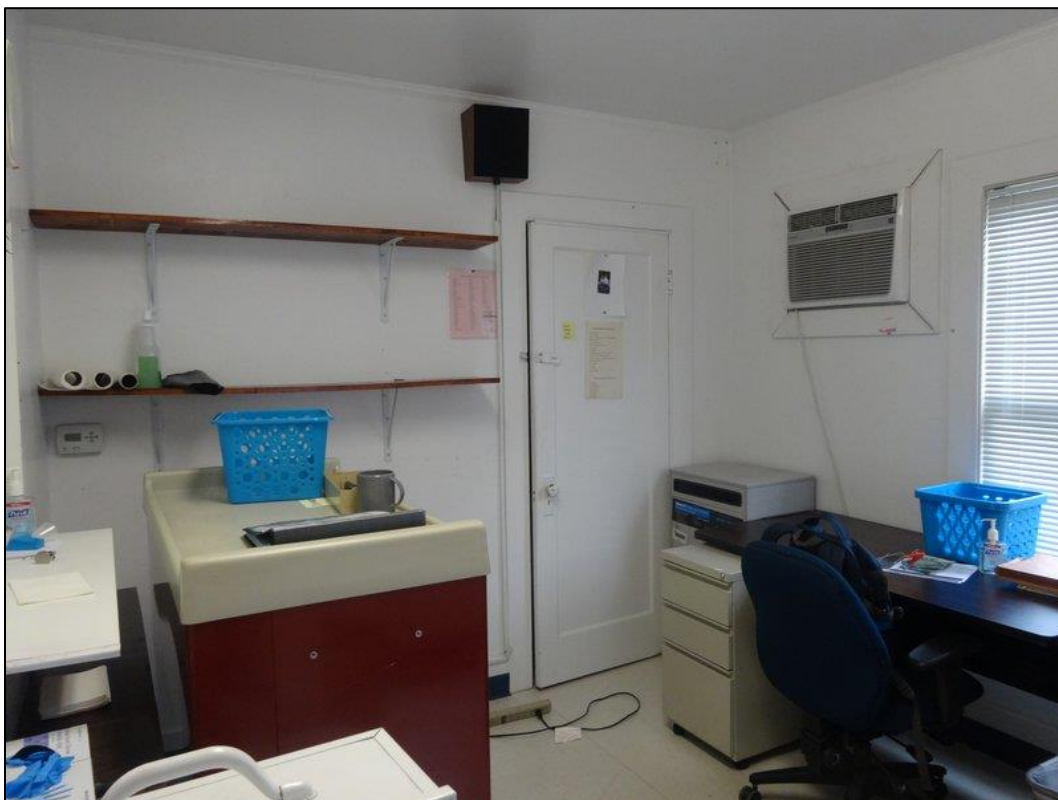
C34. Caretaker's Residence, north (side) elevation, camera facing south



C35. Caretaker's Residence, east (rear) elevation, camera facing west



C36. Caretaker's Residence, interior room at southwest corner, camera facing east



C37. Caretaker's Residence, interior, view of front entrance, camera facing west



C38. View of cottages (A at left) and covered walkway from the caretaker's residence, camera facing southeast



C39. View of Cottage A, camera facing east



C40. Cottage A, view of southwest corner porch, camera facing east



C41. Cottage A, view of south (side) and east (rear) elevations, camera facing northwest



C42. View of covered walkway leading to main building from cottage A, camera facing southwest



C43. View of Cottage B from covered walkway, camera facing southeast



C44. Cottage B, view of small addition to west (primary) elevation, camera facing northeast



C45. Cottage B, north (side) and east (rear) elevations, camera facing southwest



C46. Cottage C, view of front entrance from covered walkway, camera facing east



C47. Cottage C, view of porch at southwest corner, camera facing east



C48. Cottage C interior, view of main entrance and staircase to lower level, camera facing west



C49. Cottage C interior, view of common living room space, camera facing northeast



C50. Cottage C interior, view of typical bedroom space, camera facing east



C51. View of Cottage D, west (primary) and north (side) elevations, camera facing southeast



C52. View of Cottage D from entrance to covered walkway, camera facing northeast



C53. View of Cottage D, west (primary) elevation, camera facing east



C54. View of southeast porch of Cottage D, camera facing northeast



A photograph of a modern, two-story house with a flat roof and large windows, situated on a hillside. The house features a prominent concrete foundation and a balcony. The surrounding area is covered in grass and fallen leaves.

A detailed map of the Rainier Avenue S area in Seattle, Washington. The map shows the layout of Rainier Avenue S, which runs diagonally from the top left towards the bottom right. Key streets intersecting Rainier Ave S include Henderson St, Valdez Ave S, S Barton St, S Shell St, S Fletcher St, and Beacon Ave. Other streets shown include S Trenton St, S Director St, S Barton St, S Fletcher St, and 45th Ave S through 50th Ave S. Bus routes are indicated by black arrows with route numbers: C56 (northbound on Rainier Ave S), C57 and C58 (southbound on Rainier Ave S), C59 (northbound on Rainier Ave S), C60 through C69 (various routes along the eastern side of the map, including Rainier Ave S and other streets). A north arrow is located in the bottom left corner, pointing towards the top left of the map. The text 'My Maps' is visible in the bottom left corner.

C56. View south along Renton Avenue S, approximately three blocks north of subject property. Camera facing S.



C57. View north along Renton Avenue S, with intersection of S Henderson St. and Rengon Ave. S in the distance. Camera facing NW.



C58. View south along Renton Avenue S, with subject property near the top of the hill, at left. Camera facing SE.



C59. View across Renton Ave. S from the subject property. Camera facing S. (Photo taken January 30, 2020)



C60. View north along Renton Avenue S, with subject property in the distance at right. Camera facing NW.



C61. View south along Renton Avenue S, with subject property behind camera. Camera facing SE.



C62. View at S Fletcher St. and Renton Avenue S, with subject property in the distance at left. Camera facing NE.



C63. View along 50th Ave. S, behind/east of the subject property. Camera facing SE.



C64. View along 50th Ave. S, behind/east of the subject property. Camera facing S.



C65. View from 50th Ave. S showing Seattle Housing Authority's Barton Place. Camera facing N.



C66. View showing intersection of S Barton Place and 50th Ave. S, with subject property in the distance to the right. Camera facing S.



C67. View north along 50th Ave. S, showing small, mid-century residences northeast of subject property. Camera facing N.



C68. View showing intersection of 51st Ave. S and Rainier Ave. S, with Lake Washington in the distance. Camera facing E.



C69. View from 46th Ave. S and S Fletcher St., SW of the subject property, with Lake Washington in the distance. Camera facing E.

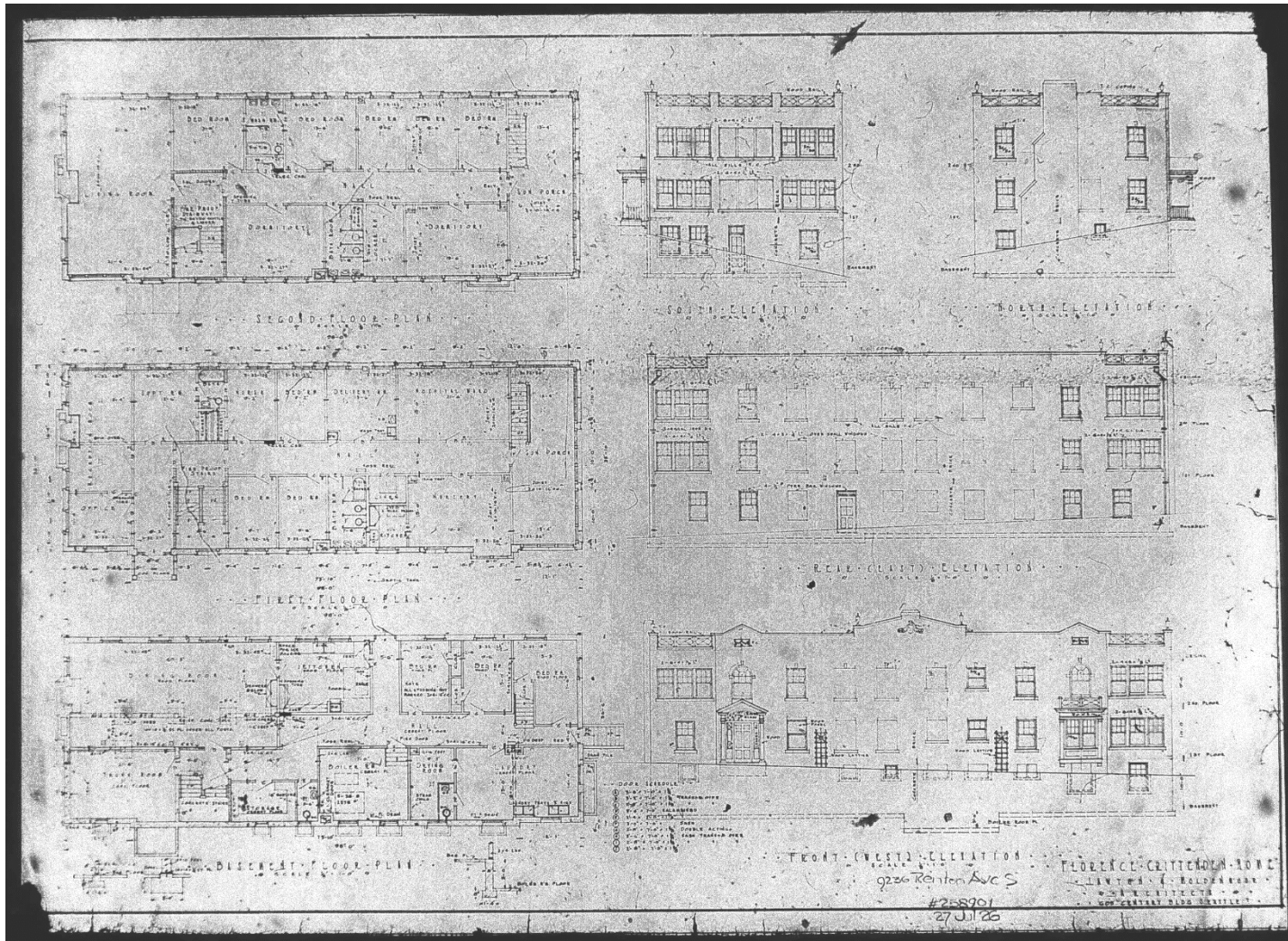


C70. View of mid-century neighborhood west of the subject property, at Spear Pl. S and S Fletcher St. Camera facing N.

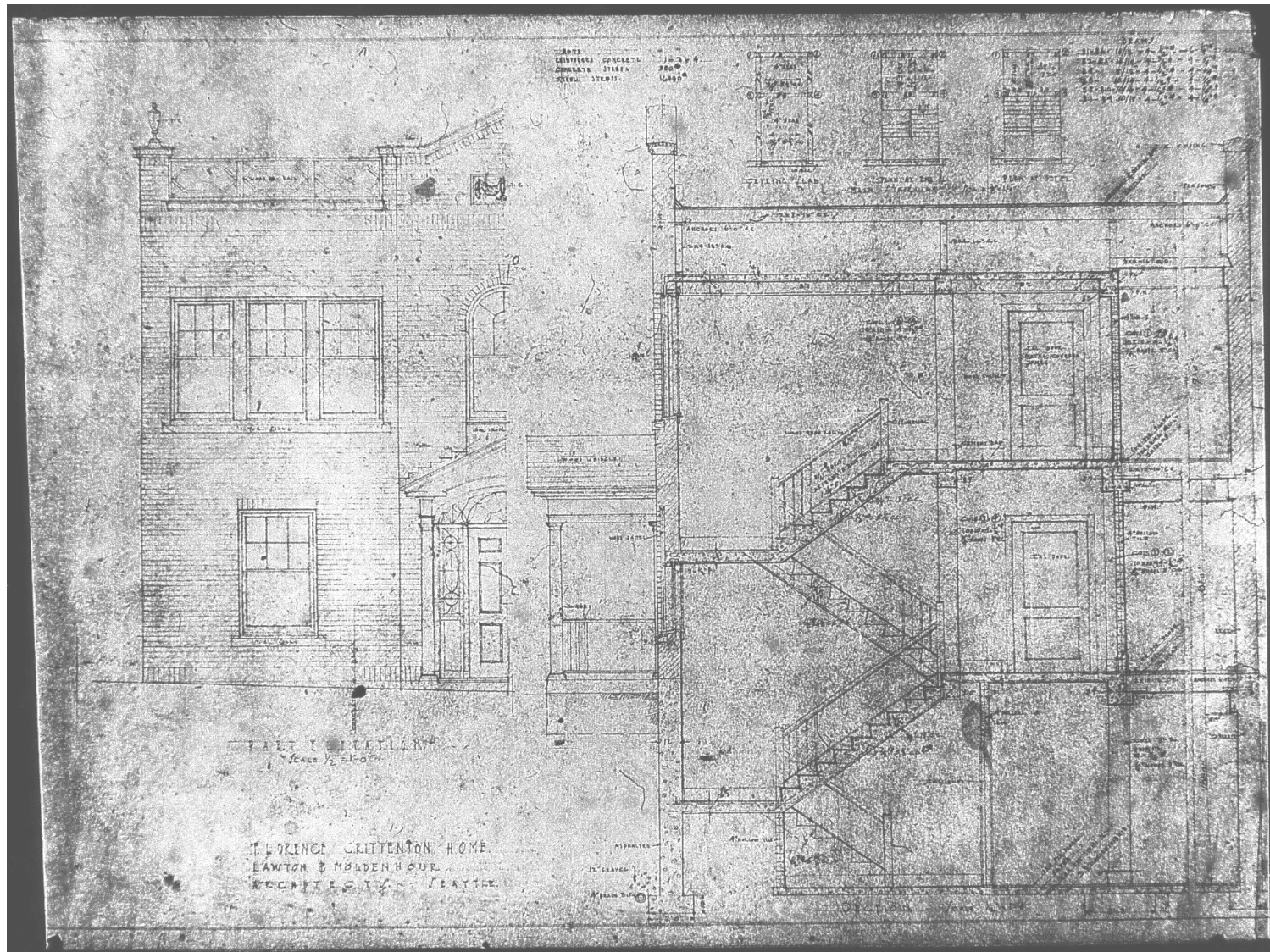


APPENDIX D: DRAWINGS & PLANS

DRAWING 1: Floor plans & elevations, July 27, 1926. Lawton & Moldenhour. City of Seattle, Dept. Construction & Inspections



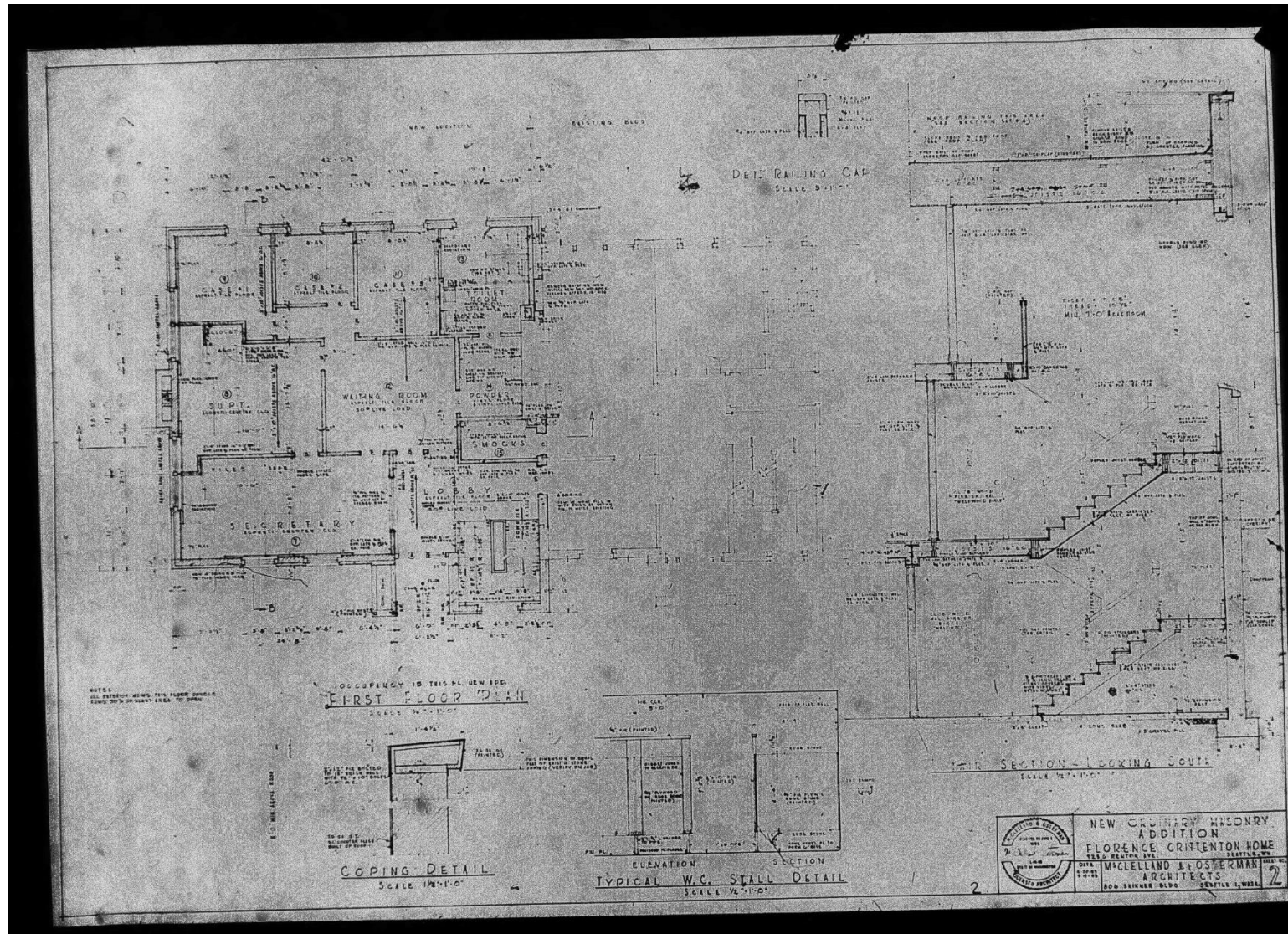
DRAWING 2: Part elevation & section, 1926. Lawton & Moldenhour. City of Seattle, Dept. Construction & Inspections



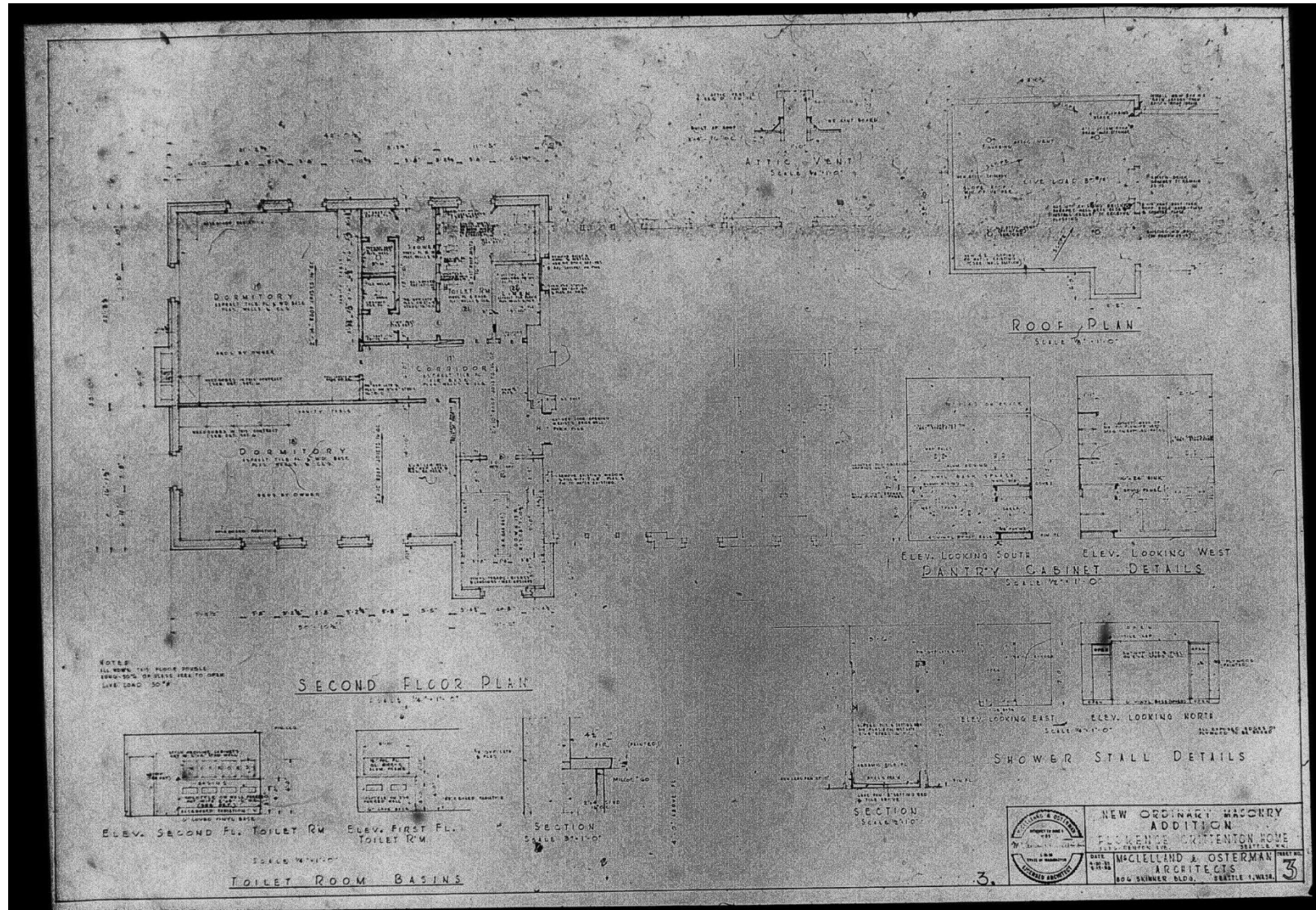
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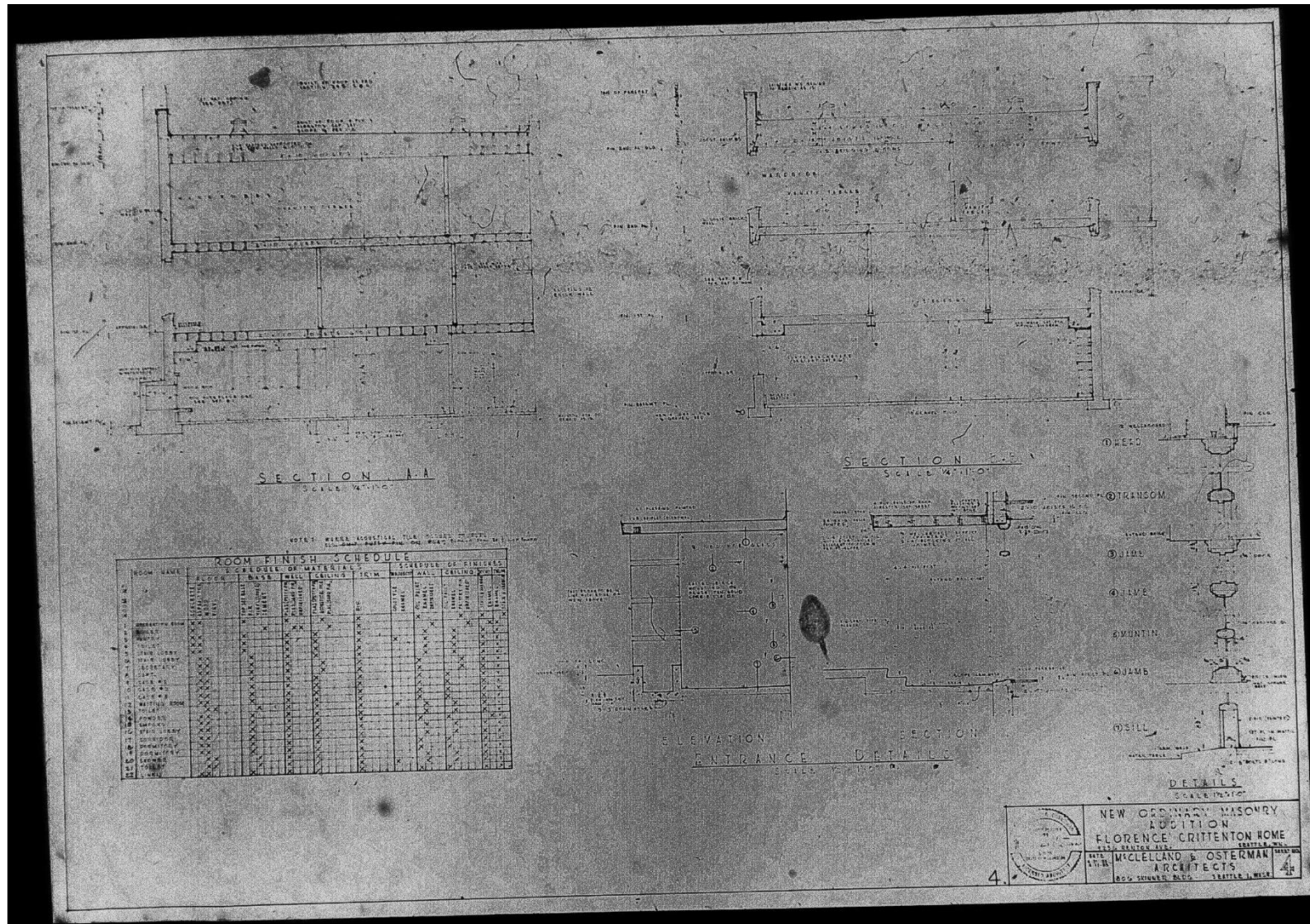
DRAWING 5: First Floor Plan, Stair Section, Coping Detail, 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections



DRAWING 6: Second floor plan, roof plan, etc., 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections

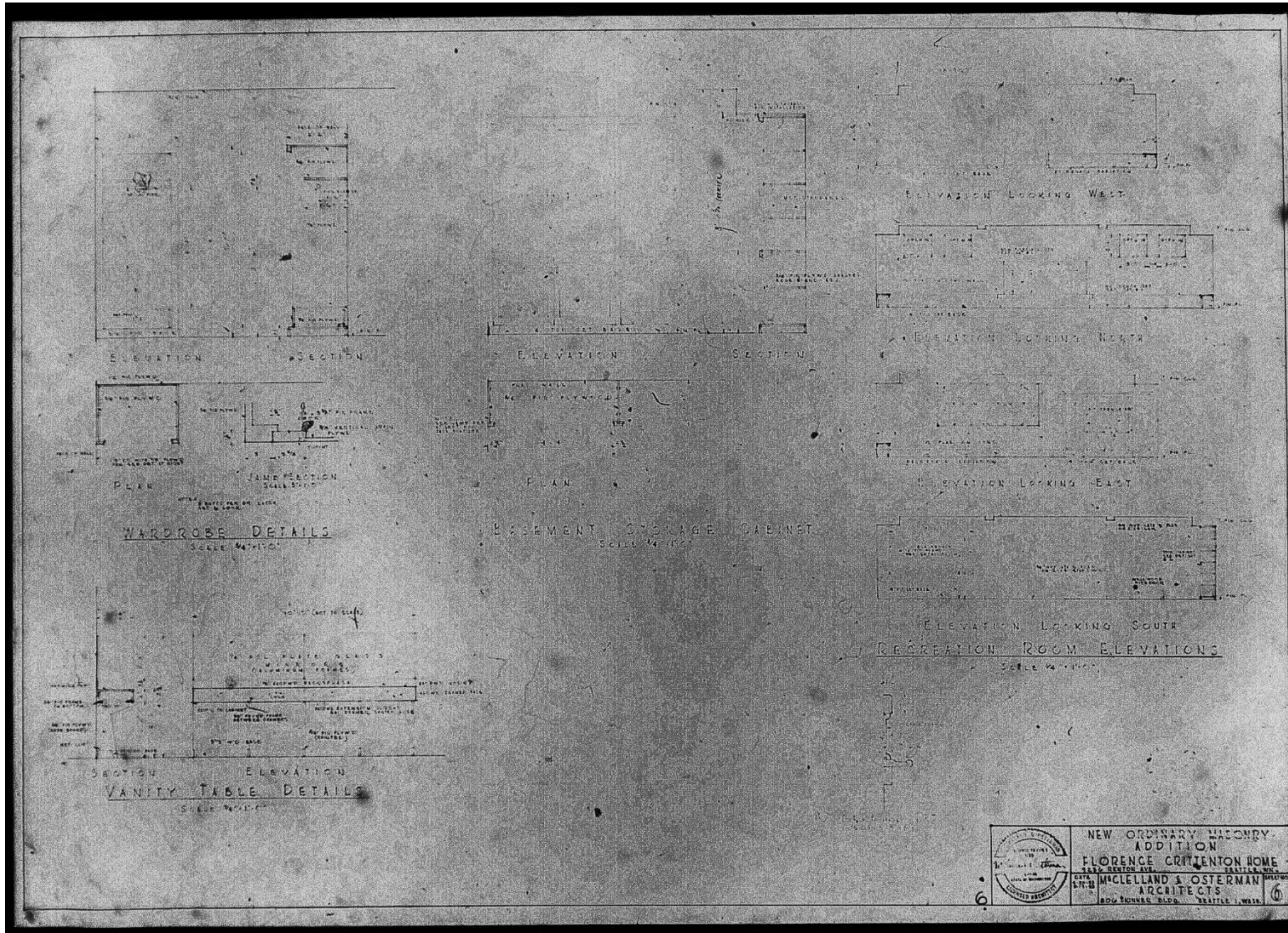


DRAWING 7: Sections, room finish schedule, 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections

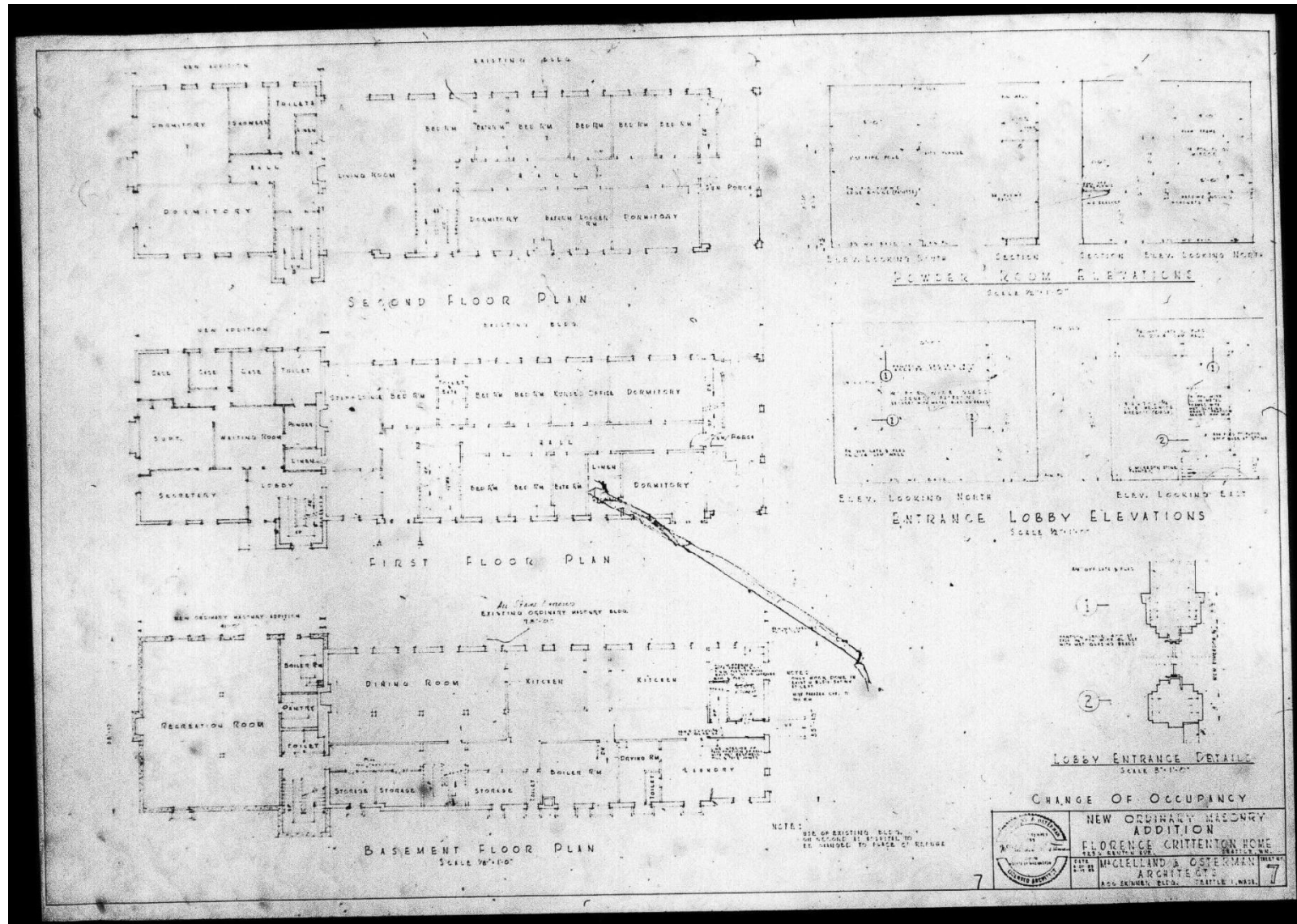


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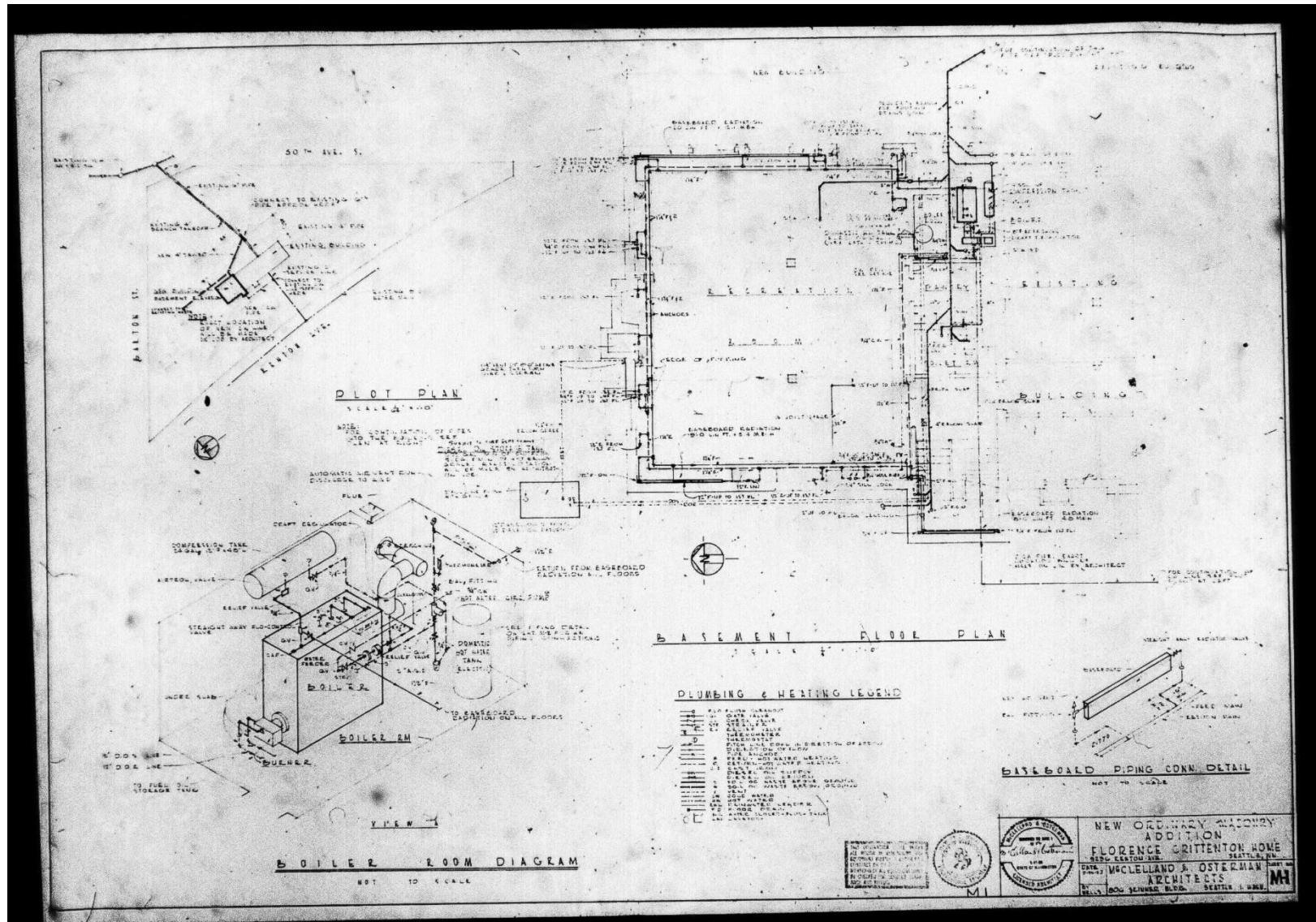
DRAWING 9: Interior room elevations, details, etc., 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections



DRAWING 10: Floor plans, etc., 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections

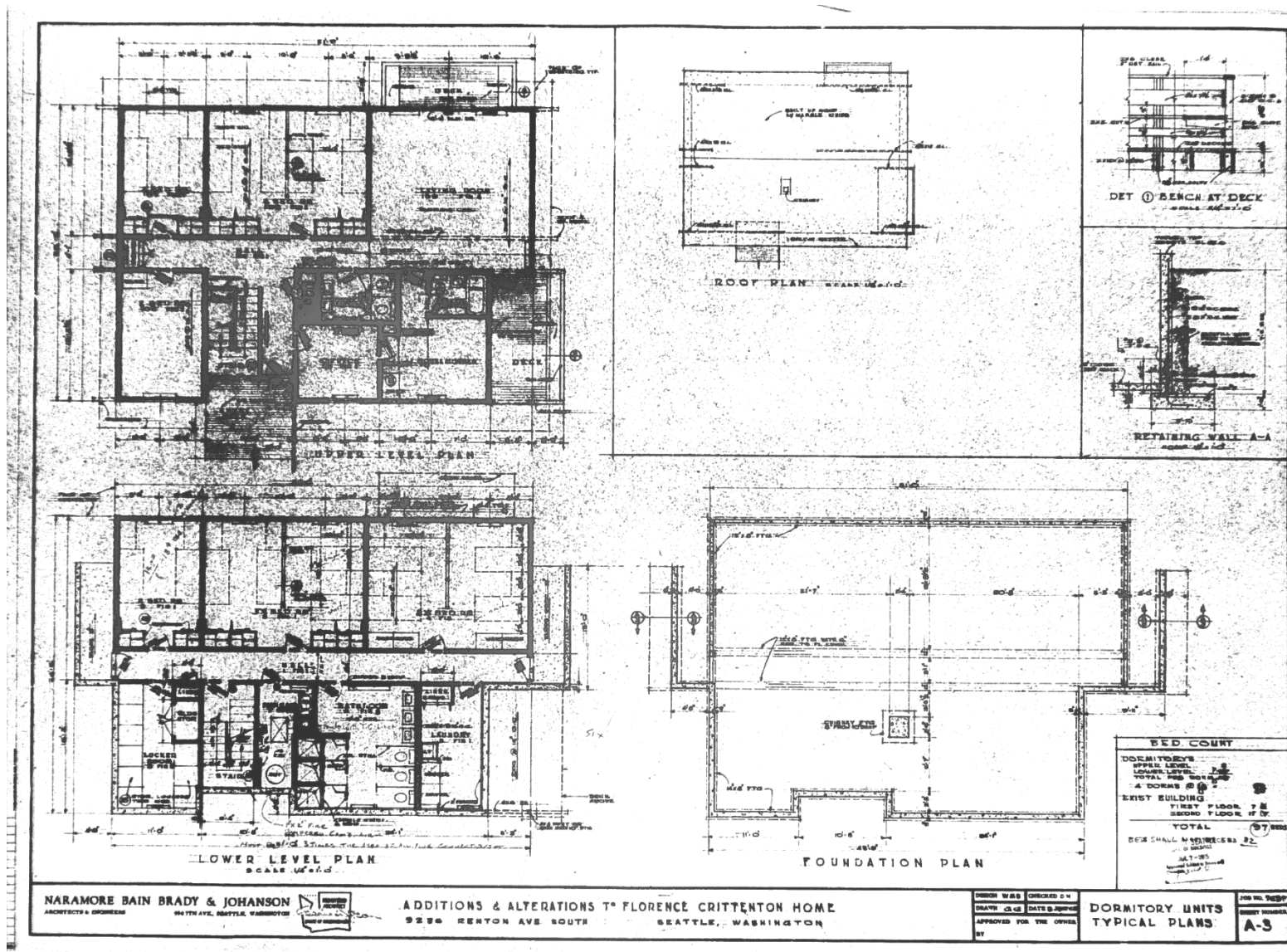


DRAWING 11: Basement floor plan, plot plan, etc., 1953. McClelland & Osterman. City of Seattle, Dept. Construction & Inspections

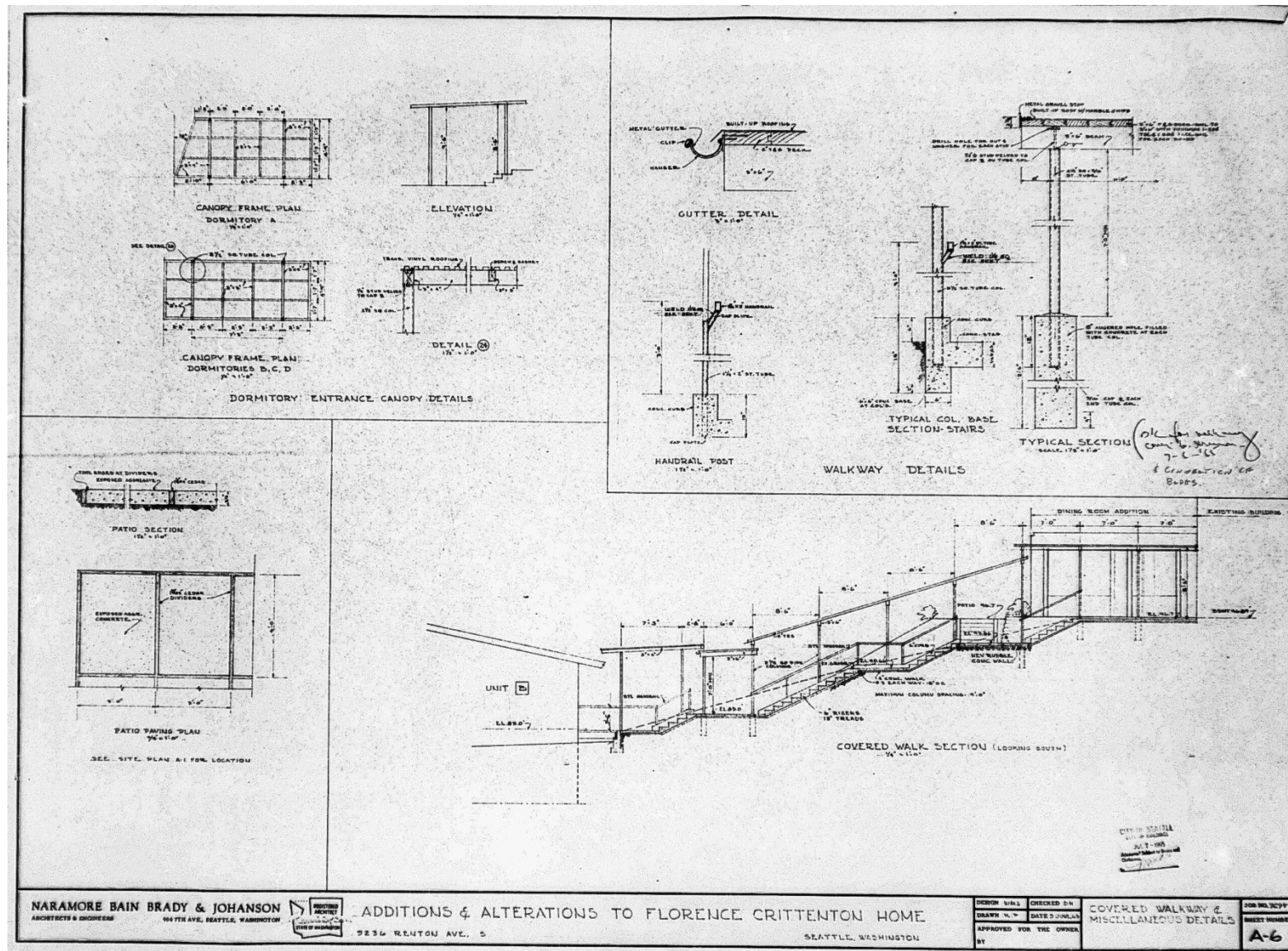


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DRAWING 13: Cottage/Dormitory Unit Plans, 1965. Naramore, Bain, Brady, & Johanson. City of Seattle, Dept. Construction & Inspections



DRAWING 14: Walkway details, 1965. Naramore, Bain, Brady, & Johanson. City of Seattle, Dept. Construction & Inspections



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECTION A
SCALE: 1/4" = 1'-0"

DRAINAGE DETAILS
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	ROOFING
1	VESTIBULE	WD	VAT	WB	WB	WB
2	DINING ROOM	WD	VAT	WB	WB	WB
3	NEW DINING ROOM	—	—	WB	WB	WB
4	KITCHEN	LND	UPC	—	UPC	—
5	STORAGE	WD	—	WB	WB	WB
6	BED STORAGE	WD	—	WB	WB	WB
7	HALL	CONC	VAT	WB	WB	WB
8	SMALL LAUNDRY	CONC	VAT	WB	WB	WB
9	LAUNDRY	CONC	VAT	WB	WB	WB
101	WAITING	WD	VAT	WB	WB	WB
102	BURSE	WD	VAT	WB	WB	WB
103	STORAGE	WD	—	WB	WB	WB
104	TRAILER	TEA	—	WB	WB	WB
105	EXAMINATION	TEA	—	WB	WB	WB
106	TOILET	TEA	—	WB	WB	WB
107	JANITOR	TEA	—	WB	WB	WB
108	1 BED	WD	—	WB	WB	WB
109	2 BED	WD	—	WB	WB	WB
110	STORAGE	WD	VAT	WB	WB	WB
201	LINEA	WD	—	WB	WB	WB
202	2 BEDS	WD	—	WB	WB	WB
203	3 BEDS	WD	—	WB	WB	WB
204	CLASSROOM	WD	—	WB	WB	WB
205	TOILET	TEA	—	WB	WB	WB
206	STORAGE	TEA	—	WB	WB	WB
207	CLAYROOM	WD	—	WB	WB	WB

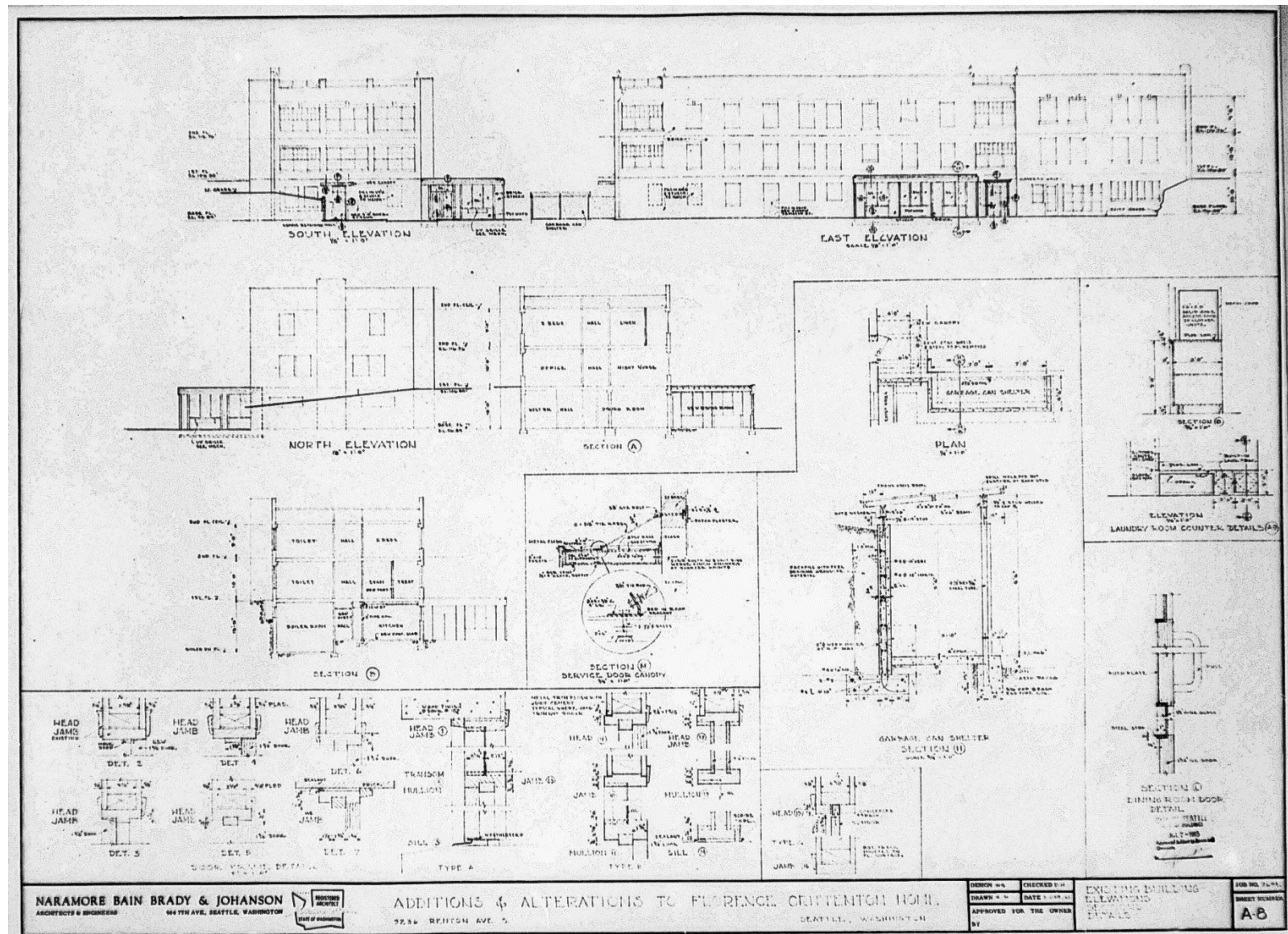
NARAMORE BAIN BRADY & JOHANSON
ARCHITECTS & ENGINEERS
1417 1/2 AVE., SEATTLE, WASHINGTON

ADDITIONS & ALTERATIONS TO FLORENCE CRITTENTON HOME
9236 RENTON AVENUE, S.E.
SEATTLE, WASHINGTON

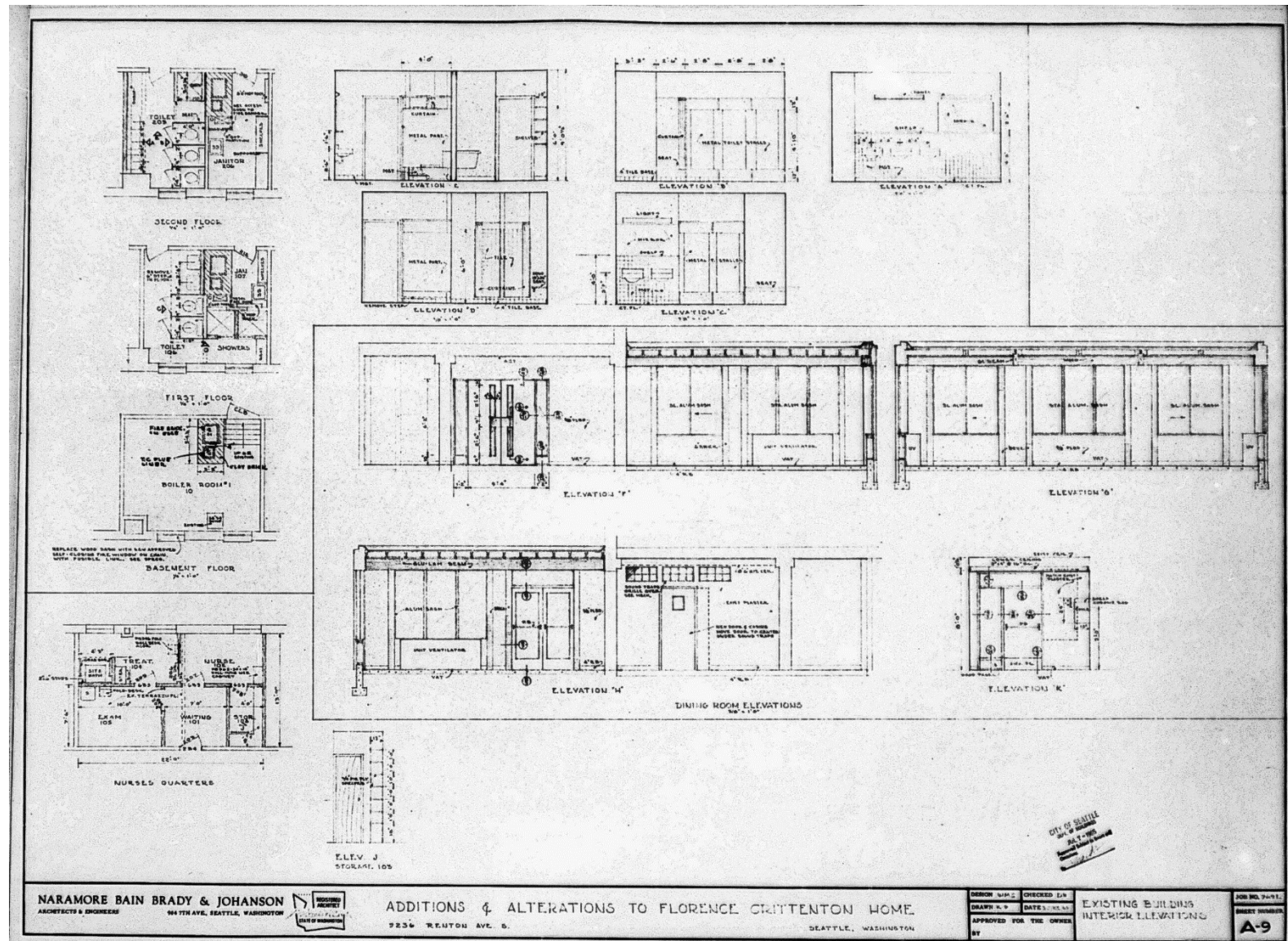
EXISTING BUILDING FLOOR PLANS

FOR NO. 74-10-1
SHEET NUMBER
A-7

DRAWING 16: Existing building elevations, 1965. Naramore, Bain, Brady, & Johanson. City of Seattle, Dept. Construction & Inspections



DRAWING 17: Dining room addition elevations, 1965. Naramore, Bain, Brady, & Johanson. City of Seattle, Dept. Construction & Inspections



SECTION (C) KITCHEN
17'-0" x 11'-0"

DETAIL 1

SECTION (D) DINING
BEAM SUPPORT AT EXISTING WALL
10'-0" x 12'-0"

SECTION (E) EAST WALL DINING ROOM
17'-0" x 11'-0"

SECTION (F) FLOOR UNDER WALK-IN REFRIGERATOR
10'-0" x 11'-0"

SECTION (G) STEEL BEAM END DETAIL
KITCHEN
17'-0" x 11'-0"

SECTION (H) ALTERATION TO CORRIDOR TRANSOMS
SCALE: 1/4" = 1'-0"

ELEVATION 1 FRONT ENTRANCE DETAILS

SECTION (I)

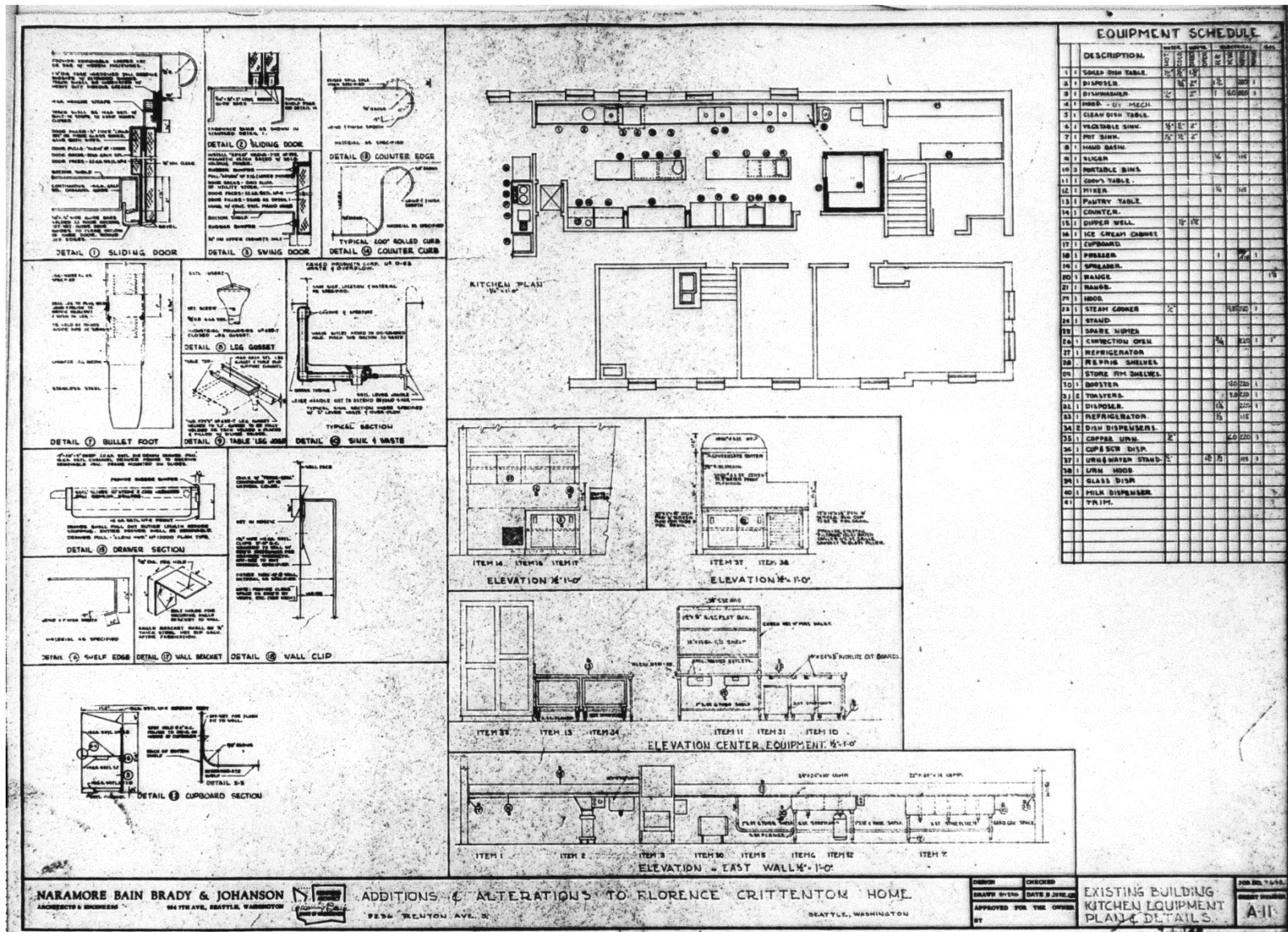
NARAMORE BAIN BRADY & JOHANSON
ARCHITECTS & ENGINEERS
16111 1st AVE., SEATTLE, WASHINGTON

ADDITIONS & ALTERATIONS TO FLORENCE CRITTENTON HOME
3336 NEUTON AVE., S.
SEATTLE, WASHINGTON

DRAWN BY	CHECKED BY	DATE	APPROVED FOR THE OWNER

CITY OF SEATTLE
SEAL OF SEATTLE
OFFICE OF THE CITY ENGINEER

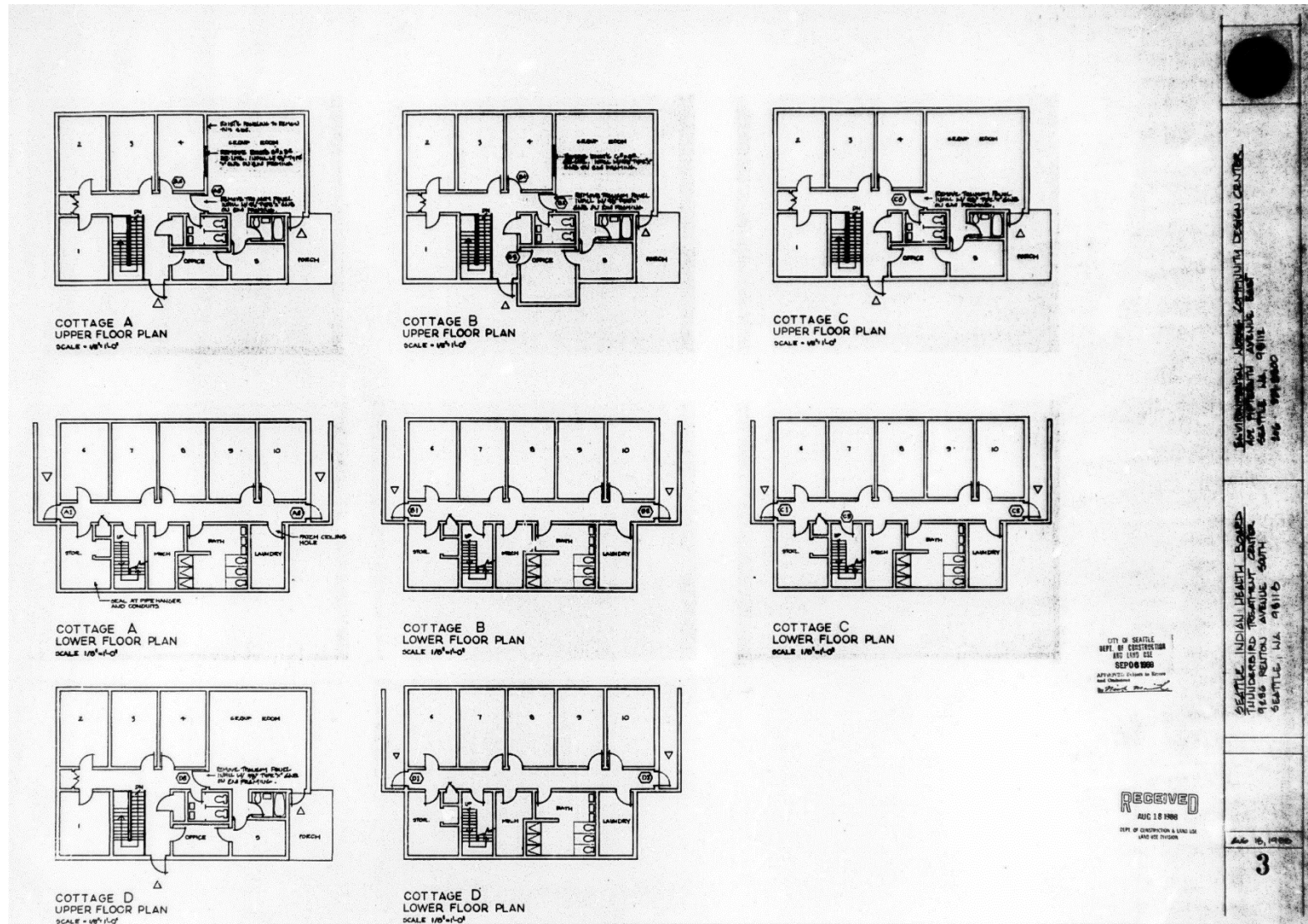
DRAWING 19: Kitchen plan and details, 1965. Naramore, Bain, Brady, & Johanson. City of Seattle, Dept. Construction & Inspections



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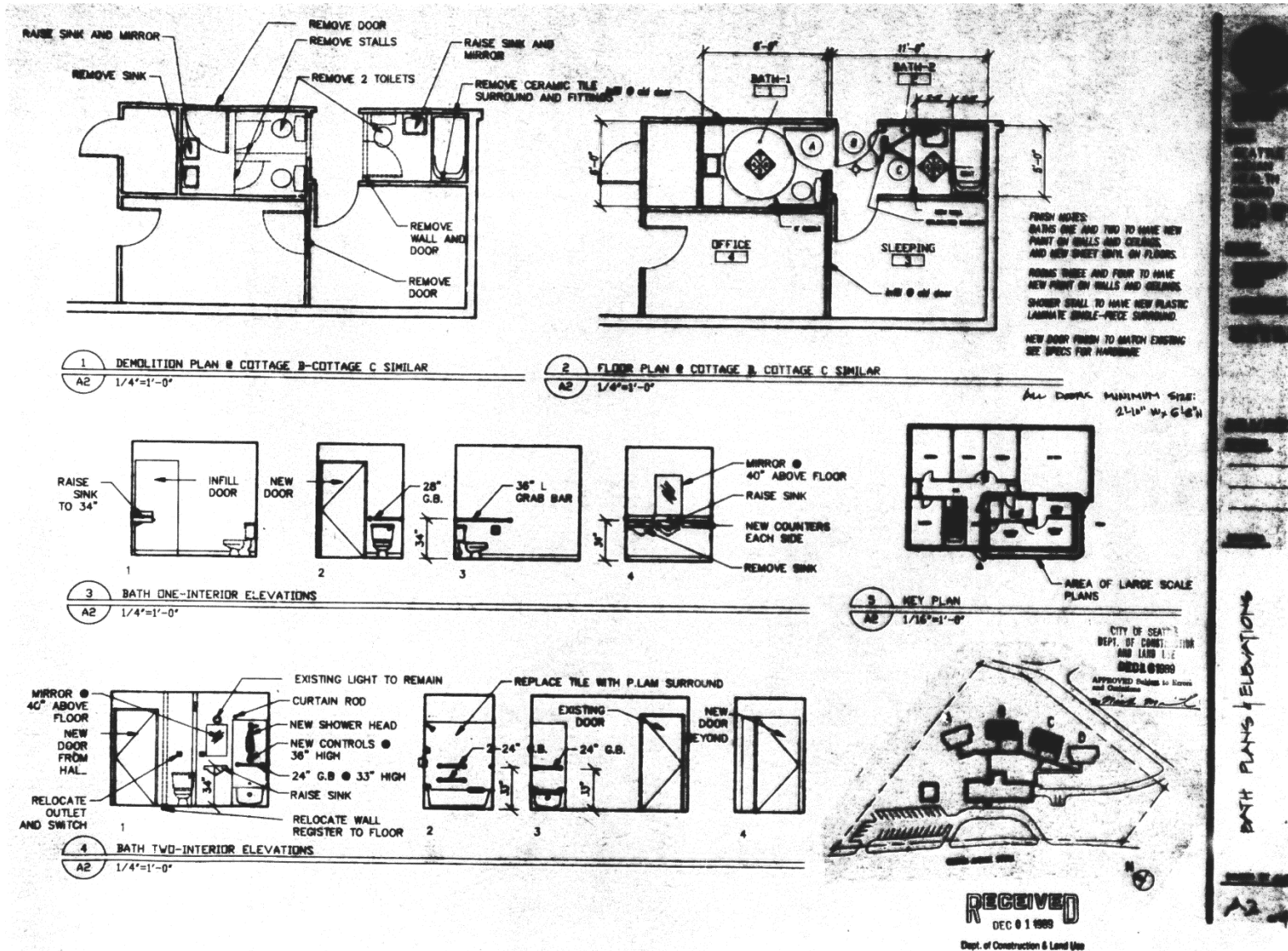
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DRAWING 24: Floor plan for cottages, 1988. Plans by Environmental Works Community Design Center. City of Seattle, Dept. Construction & Inspections

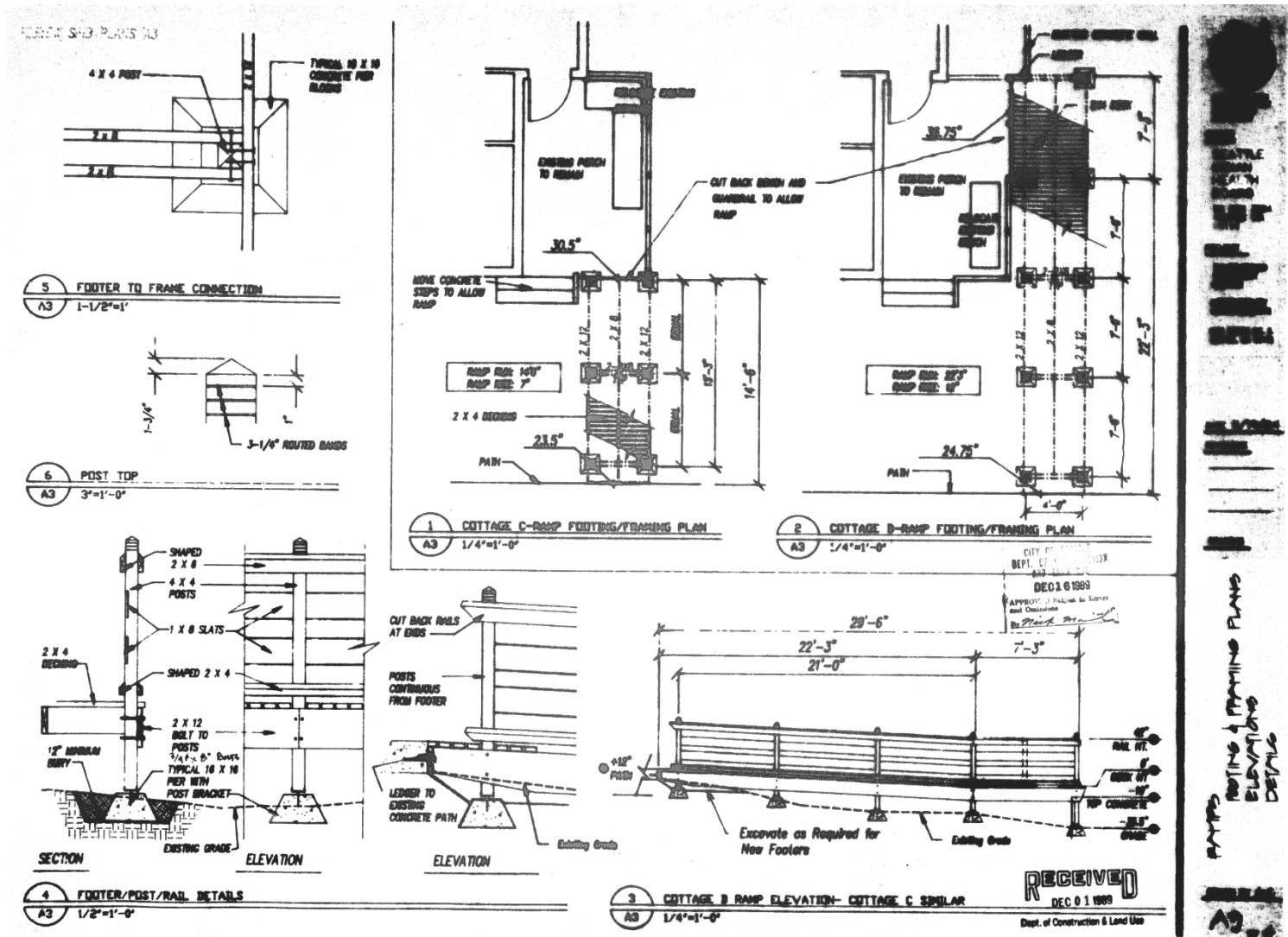


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DRAWING 26: Bathroom alterations, Cottages B and C, 1989-90. City of Seattle, Dept. Construction & Inspections



DRAWING 27: Ramp and handrail alterations, Cottages B and C, 1989-90. City of Seattle, Dept. Construction & Inspections



APPENDIX E: Representative Work by the Architects

E1. Lawton & Moldenhour – Fifth Avenue Court Apartments, 2132 5th Avenue, Seattle (extant).
Source: City of Seattle Historic Resources Survey Database.



E2. Lawton & Moldenhour – Hawthorne Square Apartments, 4800 Fremont Avenue N, Seattle (extant).
Source: City of Seattle Historic Resources Survey Database.



E3. (Left) Lawton & Moldenhour – Liggett Building, 1424 4th Avenue, Seattle (extant). Source: DAHP.
E4. (Right) Lawton & Moldenhour – Republic Building / Melbourne Tower, 1511 3rd Avenue, Seattle (extant). Source: DAHP.



E5. McClelland & Osterman – People’s National Bank of Washington, 525 Dexter Avenue N, Seattle (extant). Source: DAHP



E6. McClelland & Osterman – Seattle-First National Bank, 210 5th Avenue SW, Olympia (extant).
Source: DAHP.



E7. NBBJ – Federal Reserve Bank of San Francisco, Seattle Branch, 1015 2nd Avenue, Seattle (extant).
Source: DAHP.



E8. NBBJ – UW Health Sciences Building, 1959 NE Pacific Street, Seattle (extant). Source: DAHP.



E9. NBBJ – First Presbyterian Church of Seattle, 1013 8th Avenue, Seattle (extant). Source: DAHP.



E10. NBBJ – Battelle Memorial Institute – Laurelhurst, 4000 NE 41st Street, Seattle (extant). Source: DAHP.

