

**Historic Property  
Inventory Report for**

at 2512 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W219

OAHP No.:

Historic Name:

Common Name: 2512 24th Ave E

Property Address: 2512 24th Ave E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552444.72 Northing: 5276765.44  
Sequence: 1 Easting: 552444.72 Northing: 5276765.44

Tax No./Parcel No.  
8805900860

Plat/Block/Lot  
Union City Add/14/1-2

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
Eck, Marilyn

Owner Address:  
2512 24th Ave E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2512 24th Ave E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

Cladding

Shingle

Foundation

Concrete - Poured

Roof Material

Wood - Shingle

Roof Type

Gable - Clipped Gable/Jerkinhead

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1920

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

Property potentially contributes to a historic district (National and/or local): No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1920 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Arts and Crafts/Craftsman style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Historic Property  
Inventory Report for**

at 2512 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a single family, one-and-a-half story, Arts and Crafts/Craftsman style house constructed in 1920. It has a rectangular footprint and a clipped, side gable roof of wood shingle. The exterior of the building is clad in wood shingle laid in an overlapping pattern, giving the siding a horizontal appearance. The façade is symmetrical with a center entry. There are two clipped gable dormers on the front slope of the roof, each with a pair of single-light casement windows. As with all other windows in the house, these are replacement sash. An exterior, red brick chimney is located on the south elevation, and the chimney stack pierces the roof inside the vergeboard on the front roof slope. The entry is shielded by a front gable roof trimmed with a vergeboard that has curved ends. The gable end features three knee braces and wood shingles. The porch spandrel on the front-facing side of the porch has a slight arch with a center keystone, while the side spandrels are flat. The porch roof is supported on two battered, wood, boxed columns atop stuccoed masonry plinths. The porch and steps have wood railing with wood newel posts. The railing appears to be new, but is faithful to the style of the house. The skirt of the porch is also wood shingle. The entry door has 8 panels with a small multi-light window. On either side of the porch is a set of four single-light vertical windows. These are replacement sash and appear to be fixed panes. Side elevation windows are also replacements, and include openings that are not original in size or shape. For instance, the north elevation has a modern projecting bay window and a row of square single-light fixed panes above, and has a fixed octagonal window in the gable end.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2516 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W223

OAHP No.:

Historic Name:

Common Name: 2516 24th Ave E

Property Address: 2516 24th Ave E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552444.11 Northing: 5276779.87

Tax No./Parcel No.  
8805900855

Plat/Block/Lot  
Union City Add/14/1 - 2

Supplemental Map(s)

Acreege  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Eng. Mary

Owner Address:  
2516 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of North elevation from E Louisa St

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments: Northwest corner

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2516 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Shed</u> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1925

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

This Tudor style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. It retains good integrity. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Tudor style architecture, it is a modest and undistinguished example. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This one story, single family residence is a modest example of the Tudor style. It was constructed in 1925 and sits on a corner lot with a stacked boulder retaining wall. It has an L-shaped footprint, and the front elevation faces 24th Avenue E. while the garage is accessed by a driveway from E. Louisa Street. The exterior is clad in brick veneer of elongated brick with a convex face. The main body of the house is under a front gable roof of composition shingle with shallow eaves and cornice returns on the gable ends. The house has two chimneys - a small, red brick, ridgeline chimney just east of the center, and a large, prominent, exterior chimney on the north elevation, near the front, constructed of the same distinctive brick as the house. The façade openings are symmetrical, with a center entry porch under a separate front gable. The front elevation of the entry porch has a 12-light

**Historic Property  
Inventory Report for**

at 2516 24th Ave E, Seattle, WA 98112

glass block window. The entry is on the north side of the porch, with a single wood bracket in the opening. The entry door is obscured behind a screen door. Above the entry in the gable end is a tripartite window of three 1/1 wood windows with leaded glass muntins in the upper sash. On either side of the entry is a pair of windows - wood framed, single-light sash below leaded glass transoms. On the south side of the façade, the wall extends out beyond the roofline, forming a wing wall with a diagonal top. Side elevation windows are also wood framed, single-light sash below leaded glass transoms, either single or tripartite. At the rear of the house, a wing extends out slightly to the north with a side gable. This gable end shares the same type of tripartite gable window as the front elevation gable. Below this is a small single window, a pair of windows, and three vents. This section also houses the partially below-grade garage, which has a shed roof that extends out with exposed rafter tails. The garage doors are paired, swinging doors with 6-light windows above panels. The house is surrounded by a low concrete wall with brick trim that forms a planter at the base of the house.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2516 24th Ave E, Seattle, WA 98112**



**View of** Front elevation **taken** 4/16/2009

**Photography Neg. No (Roll No./Frame No.):** N/A

**Comments:** Northwest corner from 24th Ave E

**View of** **taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of** **taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of** **taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2400 E Louisa St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W210

OAHP No.:

Historic Name:

Common Name: 2400 E Louisa St

Property Address: 2400 E Louisa St, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552443.6 Northing: 5276815.32  
Sequence: 1 Easting: 552443.6 Northing: 5276815.32

Tax No./Parcel No.  
8805900165

Plat/Block/Lot  
Union City Add/7/7-8

Supplemental Map(s)

Acreage  
.07

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
Ayala, Nelly

Owner Address:  
PO Box 14102

City/State/Zip:  
Seattle, WA 98114

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Colonial - Cape Cod

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2400 E Louisa St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Veneer - Vinyl Siding

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1924

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

Property potentially contributes to a historic district (National and/or local): No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1924 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some distinctive characteristics of 1920s Colonial Revival Cape Cod style architecture, it has suffered loss of integrity of design, materials, and feeling from installation of vinyl siding and false shutters. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Historic Property  
Inventory Report for**

at 2400 E Louisa St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family, Colonial Revival Cape Cod style residence from 1924. It has a rectangular footprint and a side gable roof of composition shingle. There is a painted brick exterior chimney on the east gable end. The exterior of the house has been clad in vinyl siding and false shutters have been attached to each window frame. The façade is symmetrical with a center entry flanked by tripartite windows. The façade windows are 6/1 wood framed with leaded muntins. The projecting entry portico is reached by concrete steps with metal railings. It is supported on a pair of round Tuscan columns, with simple flat pilasters on the front wall, and a denticulated and ornamented architrave above. The entry door is a simple 6-panel wood door. Side elevation windows are also mostly 6/1 with leaded muntins, either single or paired, and there are single gable end windows. The house has a below-grade garage on the east elevation, accessed from a driveway on 24th Avenue E.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2400 E Louisa St, Seattle, WA 98112



View of southwest corner taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:



View of Entry taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2556 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W215

OAHP No.:

Historic Name:

Common Name: 2556 24th Ave E

Property Address: 2556 24th Ave E, Seattle, WA 98112

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NW SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source  
**Sequence:** 1 **Eastings:** 552445.64 **Northing:** 5276827.88  
**Sequence:** 1 **Eastings:** 552445.64 **Northing:** 5276827.88

**Tax No./Parcel No.**  
8805900160

**Plat/Block/Lot**  
Union City Add/7/7-8

**Supplemental Map(s)**

**Acreage**  
.07

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
Mahon, Robert III

Owner Address:  
2556 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor - Cottage

Single Family - Cross Gable



View of northwest corner

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**Historic Property  
Inventory Report for**

at 2556 24th Ave E, Seattle, WA 98112

Changes to windows: Slight

Other (specify):

Cladding

Shingle

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Hip - Hip-on-Gable

Gable - Cross Gable

**NARRATIVE SECTION**

Date Of Construction: 1925

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

Property potentially contributes to a historic district (National and/or local): No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1925 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from replacement of the façade window and garage door, which are the most visually prominent openings on the facade. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Description of  
Physical  
Appearance**

This is a one-story, single family, Tudor Cottage style house with an L-shaped footprint. The exterior is clad in wood shingles. The roof is a cross gable with an off-center front gable, and a center hip, and is clad in composition shingle. Gable ends have molded vergeboards. There is a ridgeline chimney of red brick just east of the roof hip with two cast stone chimney pots. The entry faces north and is located at the apex of the "L," and is accessed by brick steps with metal railings. A brick wall with concrete coping borders the front porch. The entry door is wooden with a small 4-light leaded glass window. A shed roof projects out over the entry formed by a secondary roof pitch of the front facing gable. The front wall forms an arch where it meets the top edge of the shed roof. The only window on the façade is a large fixed plate glass window to the south of the entry. This window has tinted glass and appears to be a replacement. Below this window is a below-grade garage with a replacement roll-up garage door of corrugated metal or vinyl, with concrete retaining walls. On the north elevation under the side facing gable is a long, vertical, tripartite window with wood frame and leaded muntins, secured under storm windows. Other side elevation windows also appear to be wood framed with leaded muntins. The façade window appears to be the only replacement.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2556 24th Ave E, Seattle, WA 98112



View of Front elevation from street showing garage entry taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2553 24th Ave E, 98112

**LOCATION SECTION**

Field Site No.: SR520W214

OAHP No.:

Historic Name:

Common Name: 2553 24th Ave E

Property Address: 2553 24th Ave E, 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552402.04 Northing: 5276845.5

Tax No./Parcel No.  
8805900261

Plat/Block/Lot  
Union City Add/8/5, 6 & 12

Supplemental Map(s)

Acreege  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name:  
Bland, Audrey

Owner Address:  
2553 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Multiple Family House

Current Use: Domestic - Multiple Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Ranch

Changes to windows: Intact

Other (specify):

Form/Type

Multi-Family - Triplex

**Historic Property  
Inventory Report for**

at 2553 24th Ave E, 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip - Cross Hipped</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1959

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence was constructed in 1959, which is outside the period of significance for the potential Montlake historic district, so it is not eligible for the NRHP as a contributing element to the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody characteristics of 1950s Ranch style architecture and does retain good integrity, it is not architecturally distinctive, and it is a typical example of a ubiquitous style. The property does not appear to meet any of the criteria necessary to qualify for the NRHP and therefore is not individually eligible for the NRHP.

**Historic Property  
Inventory Report for**

at 2553 24th Ave E, 98112

**Description of  
Physical  
Appearance**

This is a Ranch-style triplex from 1959 with an L-shaped footprint. It may have originally been constructed as a duplex, which is how it visually appears, as there are two units above ground and one in the basement. The building has a low-pitched, cross-hipped roof of composition shingle with projecting boxed eaves. It has two chimneys, one for each of the main units. The chimney for the 2551 unit on the southwestern end of the building is an interior, ridgeline chimney near the center of the building. The chimney for the 2553 unit on the northeastern end of the building is a larger, wider, exterior chimney on the south wall at the apex of the "L" shaped footprint. The exterior of the building is clad in blond brick with no architectural ornamentation. Both units have a center entry with a window on each side of it. Entries are simple wooden doors behind metal storm doors, and are accessed by concrete steps with metal handrails. Windows are aluminum-framed fixed plate glass, sometimes with sliding sash on the side and sometimes with a single awning sash at the bottom. On the façade, the 2553 unit projects forward, and it has a plate glass window to the north of the entry, and a larger plate glass window to the south that reaches all the way to the corner of the wall. The corner is expressed only by the metal frame of the window, and immediately adjacent to it on the south elevation is another plate glass window, so that it achieves the appearance of glazing wrapping around the corner. The plate glass window on the south elevation has a single awning-style sash at the bottom. This window ends at the side of the chimney breast. On the 2551 unit, the window to the north of the door is a smaller, horizontal plate glass window with a single sliding sash at the north end. To the south of the entry is a narrow plate glass window with a awning sash below. This window reaches to the corner, where it replicates the appearance of the 2553 unit with another large plate glass window immediately past the corner, giving the illusion that the windows wrap around the corner. To the west of this window is another large plate glass window. Below these windows are two paneled, tilt-up garage doors to access the below-grade garage. The below-grade unit appears to be accessed by a stair at the northeast corner of the building, where there is a non-original brick landscaping wall and a metal handrail that goes below ground level.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2553 24th Ave E, 98112



View of Southeast corner taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2251-53 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W17

OAHP No.:

Historic Name:

Common Name: 2251 E. Roanoke St.

Property Address: 2251-53 E Roanoke St, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552398.77 Northing: 5276856.3

Tax No./Parcel No.  
8805900260

Plat/Block/Lot  
Union City Add/8/4, 5, 6

Supplemental Map(s)

Acreege  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/31/2009

Owner's Name:  
Ayako Demise

Owner Address:  
9337 38th Ave. S.

City/State/Zip:  
Seattle, WA 98118

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



**DESCRIPTION SECTION**

Historic Use: Domestic - Multiple Family House

Current Use: Domestic - Multiple Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Ranch

Changes to windows: Slight

Other (specify):

View of north corner

taken 6/29/2008

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2251-53 E Roanoke St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Block</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1959  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1959 is outside of the period of significance for the Montlake potential historic district, so it is not a contributing element to the district. Available research did not reveal any associations with significant persons or events. The house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. The house is not a contributing element to the historic district, and does not appear to meet any of the criteria necessary to be individually listed in the NRHP. Therefore, it is not eligible for the NRHP.

**Historic Property  
Inventory Report for**

at 2251-53 E Roanoke St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story residential triplex with an L-shaped footprint. It is clad in blond brick veneer and has a gable on hip roof of composition shingle with open eaves. The small gable ends contain metal louvered vents. There is one substantial exterior chimney with a terra cotta chimney pot, and one smaller, interior chimney clad in a darker brick. The building sits above a full basement, which has sliding sash windows. There is also a basement level entry under the concrete block stairs that lead to the main living floor. Each leg of the "L" appears to be a separate living unit, with the third unit in the basement. Windows are a combination of fixed plate glass "picture" windows and sliding sash, with one three-light awning window. Some are original aluminum frames and some are vinyl replacements. On the north corners, the plate glass windows are placed at the corners of the building so that they form a corner of glass on each elevation. This is the primary stylistic element on the building.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2251-53 E Roanoke St, Seattle, WA 98112**



**View of East elevation taken 6/29/2008**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2600 E Montlake PI E, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W253

OAHP No.:

Historic Name:

Common Name: 2600 E Montlake Place East

Property Address: 2600 E Montlake PI E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552351 Northing: 5276891

Tax No./Parcel No.  
2804100025

Plat/Block/Lot  
Glenwilde Addition, Block 1, Lot 4

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name: Giordano, Joseph S. Jr. Owner Address: 2600 E Montlake Place E

City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front façade taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown Style  
Changes to original cladding: Intact Changes to other: Tudor  
Changes to windows: Intact Other (specify):

Form/Type  
Single Family

**Historic Property  
Inventory Report for**

at 2600 E Montlake Pl E, Seattle, WA 98102

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Brick</u>	<b>Roof Material</b> <u>Clay Tile</u>	<b>Roof Type</b> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1926  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property  
Inventory Report for**

at 2600 E Montlake PI E, Seattle, WA 98102

**Description of  
Physical  
Appearance**

This is a one story, single family, Tudor style residence with a steep side gable roof of flat shingle-style red tile, with a front projecting gable that contains the entry. The roof has deep eaves and exposed rafter tails. The exterior of the house is clad in patterned brick veneer, particularly notable in the harlequin pattern of the entry gable. The entry door is recessed and has a small diamond-paned window. There is a front shed dormer with four, square casement windows of diamond-paned leaded glass. The first floor façade windows are also leaded glass casements, flanked by batten shutters.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2604 E Montlake PI E, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W254

OAHP No.:

Historic Name:

Common Name: 2604 E Montlake Place East

Property Address: 2604 E Montlake PI E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552348 Northing: 5276898

Tax No./Parcel No.  
2804100020

Plat/Block/Lot  
Glenwilde Addition, Block 1, Lot 3

Supplemental Map(s)

Acreage  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name: Baebler, Matthew and Erin Owner Address: 2604 E Montlake Place E

City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front façade

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.):

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown Style

Changes to original cladding: Intact Changes to other: Tudor

Changes to windows: Slight Other (specify):

Form/Type  
Single Family

**Historic Property  
Inventory Report for**

at 2604 E Montlake Pl E, Seattle, WA 98102

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Gable - Bellcast Gable</u> <u>Gable - Parallel Gables</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property  
Inventory Report for**

at 2604 E Montlake Pl E, Seattle, WA 98102

**Description of  
Physical  
Appearance**

This is a one and a half story, single family, Tudor style home from 1926. It has a rectangular plan and is clad in stucco. The roof is complex, with a very steep front gable roof with a clipped end over the main body of the house, another front gable with belled eaves projecting in front of the main gable, a small hip over the entry, and then a shed dormer on the south elevation. The primary gable end and the sides of the shed dormer exhibit half-timbering. Windows in the front gable end are paired, 1/1. Below these on the façade is a projecting bay with rounded sides and a shaped parapet with a tripartite window composed of a single light center window topped by a 6-light transom, flanked by single-light casements topped with 4-light transoms. The original cartouche above the windows is gone but its shadow is still visible. The entry is recessed and located on the south elevation. There is a stuccoed exterior chimney located on the north elevation. This house is not visible from the public right of way due to fencing and dense vegetation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2610 E Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W255

OAHP No.:

Historic Name:

Common Name: 2610 E Montlake Place E

Property Address: 2610 E Montlake Pl E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552335 Northing: 5276914

Tax No./Parcel No.  
2804100015

Plat/Block/Lot  
Glenwilde Addition, Block 1, Lot 2

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name: Duffy, Robert and Debbie Owner Address: 2610 E Montlake Place E

City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front façade

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.):

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown Style  
Changes to original cladding: Intact Changes to other: Tudor  
Changes to windows: Intact Other (specify):

Form/Type  
Single Family

**Historic Property  
Inventory Report for**

at 2610 E Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u> <u>Shingle</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property  
Inventory Report for**

at 2610 E Montlake PI E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one and a half story, single family, Tudor style residence constructed in 1926. It has a basically rectangular plan under a steep, side gable roof, with two steep front gable projections. There is also a shed front dormer with three diamond-paned leaded glass casements. The roof is clad in composition shingle with pronounced vergeboards in the gable ends. The house is clad in wood shingles with stucco in the gable ends. All windows are leaded glass casements. The entry is recessed within an arched opening under the first gable, and has a small arched, leaded glass window. There is a red brick, exterior chimney on the south elevation. This house has very limited visibility due to fencing and vegetation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2616 E Montlake Pl E, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W256

OAHP No.:

Historic Name:

Common Name: 2616 E Montlake Place E

Property Address: 2616 E Montlake Pl E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NW SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 0 **Eastings:** 552320 **Northings:** 5276924

**Tax No./Parcel No.**  
2804100005

**Plat/Block/Lot**  
Glenwilde Addition, Block 1, lots 1-2

**Supplemental Map(s)**

**Acreage**  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name:

Owner Address:

City/State/Zip:

Leigh, Michael

2616 E. Montlake Place E

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front facade

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.):

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern - Minimal Traditional

Single Family - Side Gable

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2616 E Montlake Pl E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Vertical - Boards</u> <u>Wood - Clapboard</u> <u>Veneer - Brick</u>	<u>Concrete - Poured</u>	<u>Wood - Shingle</u>	<u>Gable - Side Gable</u>

**NARRATIVE SECTION**

**Date Of Construction:** 1938

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Minimal Traditional style residence from 1938 retains good integrity and is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it is a modest example of this ubiquitous style and is not distinctive. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a one story, single family residence in the Minimal Traditional style, built in 1938. It has very limited visibility due to heavy vegetation. The exterior is clad in painted brick. The house has an irregular footprint, with the main body of the house under a side gable roof of wood shingle with a wide cornice. A front projecting gable shields the entry, with wood clapboards in the gable end and a denticulated cornice. The door has three square panels and a surround with fluted pilasters. A large exterior chimney dominates the center of the façade. The windows have wood frames and horizontal muntins and are mainly 2/2. There is a projecting bay to the north of the chimney with a large 4-light window in the center with horizontal muntins, and smaller 4-light windows on the sides.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2209 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W260

OAHP No.:

Historic Name:

Common Name: 2209 Lake Washington Boulevard E

Property Address: 2209 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552312 Northing: 5276962

Tax No./Parcel No.  
8805900020

Plat/Block/Lot  
Union City Addition, Block 6, Lot 8

Supplemental Map(s)

Acreage  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Campbell, Lori Jean & Stanley Moshier Jr.

Owner Address:  
2209 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front façade

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Dutch Colonial

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2209 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Wood - Clapboard

Concrete - Poured

Wood - Shingle

Gambrel

**NARRATIVE SECTION**

Date Of Construction: 1925

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Dutch Colonial Revival style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Dutch Colonial Revival style architecture, it has suffered loss of integrity from a large rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2209 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one and a half story, single family residence from 1925 in the Dutch Colonial style. The original house has a rectangular footprint, but it has a rear addition at the southwest corner, making the overall plan L-shaped. The main house has a side gambrel roof of wood shingle with projecting eaves and a continuous shed dormer across the front. It has a symmetrical façade with a center entry under a projecting front gable with a cornice return and an arched ceiling. This is supported on two Tuscan columns. There is a wooden sunburst above the door, which is paneled and flanked by half-height sidelights with paneling below them. Sidelights are leaded glass with a colored floral design. On either side of the entry are paired 8/1 wood windows. They are behind storm windows and flanked by inoperable paneled shutters. Above the entry is one small, square, 4-light window. On either side of this on the second floor are paired 6/1 wood windows, also behind storm windows. There is an exterior chimney at the ridgeline on the west elevation. The rear addition is two stories under a gable roof, with a small shed roof over the ground floor entry on the south elevation. An iron picket fence on a concrete chainwall with concrete newel posts surrounds the front of the house.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.



**Historic Property  
Inventory Report for**

at 2215 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W260

OAHP No.:

Historic Name:

Common Name: 2215 Lake Washington Blvd

Property Address: 2215 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference

Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552343.91 Northing: 5276956.74

Tax No./Parcel No.  
8805900025

Plat/Block/Lot  
Union City Add/6/8-9

Supplemental Map(s)

Acres  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Alorda, Ernesto

Owner Address:  
2215 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 3/10/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Slight

Changes to other:

Modern - Minimal Traditional

Form/Type

Changes to windows: Intact

Other (specify):

Single Family

**Historic Property  
Inventory Report for**

at 2215 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1937  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Minimal Traditional residence from 1937 retains good integrity. It is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it is a modest example of a ubiquitous style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2215 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence from 1937 in the Minimal Traditional style. It has an irregular footprint under a roof with multiple hips. The roof is clad in composition shingle and has flush eaves with a molded cornice. There is a wide, exterior chimney on the west elevation. The exterior of the house is brick veneer laid in a pattern to create wide shadow lines. The brick has been painted. The entry is in the center of the façade and is recessed under the main roof. East of the entry is a 6-light fixed window flanked by paneled shutters. The west side of the façade is a projecting hip with a two large 12-light, fixed windows at the northeast corner, one facing north and one facing east. A large hedge and fence surround the front of the property.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2215 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2219 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W261

OAHP No.:

Historic Name:

Common Name: 2219 Lake Washington Blvd. E

Property Address: 2219 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552350 Northing: 5276963

Tax No./Parcel No.  
8805900035

Plat/Block/Lot  
Union City Addition, Block 6, lot 9-10

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Ogliore, John

Owner Address:  
2219 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2219 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Shingle</u> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Octagonal</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1929

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1929 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of this picturesque style. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property  
Inventory Report for**

at 2219 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence from 1929 in the Tudor style. It has an irregular plan with the main body of the house under a clipped side gable roof of composition shingle. There is a projecting clipped front gable section on the east end of the façade, and the most striking feature is the octagonal entry turret at the apex of the main section of the house and the projecting gable. The turret has a pointed, octagonal, belled roof topped by a weather vane finial. The exterior of the house is clad in wood shingle, but the turret is clad in smooth stucco, and the front gable end has stuccoed half-timbering. The house features leaded glass windows, including arched, diamond-paned windows in the turret. The front gable end has an eyebrow arch along the bottom of the clipped gable, and a pair of diamond-paned casements below it. Below this, on the first floor of the projecting gable section is a large, multi-light, arched leaded glass window, flanked by a pair of multi-light casement windows. The façade of the main section has a large, fixed, multi-light window. The entry faces east in the turret. There is a large exterior chimney on the east elevation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2219 Lake Washington Blvd E, Seattle, WA 98112**



**View of front elevation**

**taken 3/7/2004**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2223 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W262

OAHP No.:

Historic Name:

Common Name: 2223 Lake Washington Blvd. E

Property Address: 2223 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552364 Northing: 5276962

Tax No./Parcel No.  
8805900045

Plat/Block/Lot  
Union City Addition, Block 6, lots 10-11

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Shreeve, Raymond

Owner Address:  
24501 Via Mar Monte #48

City/State/Zip:  
Carmel, CA 93923

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Slight

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2223 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Concrete - Tile</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1928

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1928 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2223 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence from 1928 in the Tudor style. It has an L-shaped plan with the main body of the house under a steep side gable clad in concrete tile. The front "L" projection has a steep, clipped front gable roof that extends out on the west side to form a cat slide roof over the entryway. On the east side, the front wall of this gable end extends out to form a curved wall with a round arched opening. The exterior of the house is clad in stucco. The front gable end features a large arched window – its original multi-light glazing has been replaced by a single pane of obscure glass. Below this is a row of four 8-light leaded casements. The entry is located at the apex of the "L" where the side of the projecting gable extends in a cat slide roof. The entry is recessed behind an arched opening and has an arched door. East of the entry, original windows have been changed to a pair of french doors. There is an exterior, ridgeline chimney on the east elevation of the house.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2223 Lake Washington Blvd E, Seattle, WA 98112



View of Front elevation

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2227 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W263

OAHP No.:

Historic Name:

Common Name: 2227 Lake Washington Blvd. E

Property Address: 2227 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552379 Northing: 5276964

Tax No./Parcel No.  
8805900050

Plat/Block/Lot  
Union City Addition, Block 6, Lot 12

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:

Owner Address:

City/State/Zip:

Polito, Joseph

2227 Lake Washington Blvd. E

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Slight

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2227 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Bellcast Gable</u> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1925

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2227 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence from 1925 in the Tudor style. It has an L-shaped floor plan with a rear "T" section. The main body of the house is under a steep side gabled roof of composition shingle with flush eaves. The projecting front section has a steep front gable roof with a cornice return on the east side and a cat slide extension on the west side. This cat slide extension forms the entryway. The exterior of the house is clad in stucco. The entry is arched, with a surround highlighted by wide quoins, and has an arched door. The façade of the projecting section features a tripartite leaded glass window with three casements, topped by leaded glass transoms with a molded header. The façade of the main section has a bay window under a hipped roof with replacement single-light windows. There is an exterior chimney on the east elevation. A white, wooden picket fence surrounds the property.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2227 Lake Washington Blvd E, Seattle, WA 98112**



**View of front elevation taken 3/7/2004**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2231 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W263

OAHP No.:

Historic Name:

Common Name: 2231 Lake Washington Blvd E

Property Address: 2231 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552395 Northing: 5276962

Tax No./Parcel No.  
8805900065

Plat/Block/Lot  
Union City Addition, Block 6, Lot 12

Supplemental Map(s)

Acreage  
.16

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Coopersmith, Jeffrey & Lisa Erlanger Owner Address: 2231 Lake Washington Blvd. E City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown Style

Changes to original cladding: Intact Changes to other: Tudor

Form/Type  
Single Family

**Historic Property  
Inventory Report for**

at 2231 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Veneer - Brick

Stone - Cast

Veneer - Stucco

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

Asphalt / Composition - Built Up

**Roof Type**

Flat with Parapet

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1927

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

This high-style Tudor residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style, and is one of the larger and more ornate examples in the neighborhood. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Description of  
Physical  
Appearance**

This is a one and a half story, single family residence from 1927 in the Tudor style. It is a particularly large and ornate example for the area. The house has an irregular footprint formed by an L-shaped plan with an east side projection and a rear projection. The main body of the house is under a very steep side gable roof of composition shingle. The front projection of the "L" has a steep front gable. There is also a projecting bay on the façade that forms a front gable wall dormer with three 8-light casements. Between the two front gables is a small shed dormer with a pair of 6-light casements. Both front gable ends feature half-timbering, and the smaller wall dormer is stuccoed while the larger gable has patterned brick work. The gable ends have decorative vergeboards. The exterior of the house is clad in patterned brick veneer. The entry is located near the center of the façade in the front projecting section, under a parapet. The entry is recessed with an ornate cast stone surround and arched door. On either side of the entry is a plate glass window flanked by a pair of 8-light casements. On the second floor in the primary gable end are four 8-light casements. There is a large exterior chimney at the ridgeline on the east elevation. There is a one-story wing on the east elevation with a flat roof behind a brick parapet. It has a molded cornice at the foot of the parapet wall. This wing has a large, multi-light window on the façade under an arched fanlight. The rear section contains a garage and also has a flat roof behind a parapet. The property is surrounded by a metal picket fence on a brick chain wall with brick posts.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2616 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W216

OAHP No.:

Historic Name:

Common Name: 2616 24th Ave E

Property Address: 2616 24th Ave E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552426.49 Northing: 5276939.98  
Sequence: 1 Easting: 552426.49 Northing: 5276939.98

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

2804100080

Glenwilde Add/2/9-10

.06

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Roach, Janet, John & Jared Owner Address: 2616 24th Ave. E.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Moderate

Style

Changes to original cladding: Extensive

Changes to other:

Tudor

Form/Type

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2616 24th Ave E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify): Replacement front d

**Cladding**

Veneer

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1926

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

Property potentially contributes to a historic district (National and/or local): No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1926 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1920s Tudor style architecture, it has suffered loss of integrity from window and door replacements, masonite siding, and entry porch alterations. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Historic Property  
Inventory Report for**

at 2616 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence with elements of the Tudor style, built in 1926. It has an irregular footprint and the exterior is clad in masonite siding. It has a side gable roof of composite shingle with two parallel front gables. The gable on the east side is larger and projects out to the north, while the smaller gable is in the center of the façade and flush with the front wall. The roof has flush eaves, and there is a red brick exterior chimney on the east elevation near the front of the house, with two terra cotta chimney pots. The gable end on the main front gable has a narrow arched louvered vent. Below this is a large, fixed plate glass replacement window. The entry is on the west side of this projecting front gable section, and the wall bells out to form a slight overhang supported by a large scrolled bracket to shield the entry. A non-original shed roof has been added to this overhang to form a roofed entry porch, supported on a turned wood post. The porch is accessed by non-original wooden steps with replacement metal railings. The entry door is also a replacement. There is a tripartite window on the south wall of the entry with three single-light casement windows. To the west of this is a 1/1 replacement window. Side elevation windows are also replacement 1/1 sash.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2401 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W264

OAHP No.:

Historic Name:

Common Name: 2401 Lake Washington Blvd. E

Property Address: 2401 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NW SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 0 **Easting:** 552438 **Northing:** 5276960

**Tax No./Parcel No.**  
8805900980

**Plat/Block/Lot**  
Union City Addition

**Supplemental Map(s)**

**Acreeage**  
.17

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Speer, Edward and Nancy Owner Address: 2401 Lake Washington Blvd. E City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status: Survey/Inventory Comments:

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): NA

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown

Changes to original cladding: Intact Changes to other: Colonial - Colonial Revival

Changes to windows: Intact Other (specify):

**Form/Type**  
Single Family

**Historic Property  
Inventory Report for**

at 2401 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1930  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

This Colonial Revival style residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody many of the distinctive characteristics of Colonial Revival style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Historic Property  
Inventory Report for**

at 2401 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a single family, two story, residence dating from 1930 in the Colonial Revival style. It has a rectangular footprint under a hipped roof of composition shingle with deep boxed eaves. The façade is symmetrical with a center entry marked by a slightly projecting front gable roof. This forms a pediment supported on scrolled brackets over fluted pilasters. The door has a multi-light transom and sidelights, with panels below the sidelights. The porch has wood picket rails and square, wood newel posts. Above the entry on the second floor is a row of four diamond-paned windows and two molded wood panels. On the first floor, the entry is flanked by paired 10/1 wood windows with undersized, inoperable, louvered shutters. Above these windows on the second floor are single 10/1 windows, also with inoperable shutters.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2401 Lake Washington Blvd E, Seattle, WA 98112**



**View of front elevation**

**taken 3/7/2004**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2409 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W264

OAHP No.:

Historic Name:

Common Name: 2409 Lake Washington Blvd. E

Property Address: 2409 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552453 Northing: 5276958

Tax No./Parcel No.  
8805900985

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.21

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Merrick, Scot

Owner Address:  
341 Durrant Way

City/State/Zip:  
Mill Valley, CA 94941

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Dutch Colonial

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2409 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u> <u>Gambrel</u> <u>Flat with Eaves</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1920

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Dutch Colonial Revival style residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Dutch Colonial Revival style architecture, it has suffered loss of integrity from additions. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2409 Lake Washington Blvd E, Seattle, WA 98112

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**Description of  
Physical  
Appearance**

This is a two story, single family residence from 1920 in the Dutch Colonial Revival style. The original rectangular footprint has a rear, hipped roof addition and a one story, flat-roofed addition on the east side. The main body of the house is under a gambrel roof of composition shingle. There is a continuous shed dormer across the front. The exterior of the house is clad in wood clapboard. The façade is symmetrical with a center entry under a projecting front gabled portico. The pediment is supported on two sets of three slender square posts with reeded capitals. The entry door is paneled and flanked by 6-light half-height sidelights with paneling below them. The entry porch is accessed by concrete steps with concrete kneewalls and metal railings. Windows on the house are paired, wood, 6/1, and most have had undersized, inoperable, louvered shutters attached. Above the entry is a single 6/1 window.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at** 2409 Lake Washington Blvd E, Seattle, WA 98112



**View of** front elevation

**taken** 3/7/2004

**Photography Neg. No (Roll No./Frame No.):** N/A

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of**

**taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2415 Lake Washington Blvd, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W264

OAHP No.:

Historic Name:

Common Name: 2415 Lake Washington Blvd. E

Property Address: 2415 Lake Washington Blvd, Seattle, WA 98112

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NE SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 0 **Eastings:** 552469 **Northings:** 5276957

**Tax No./Parcel No.**  
8805900995

**Plat/Block/Lot**  
Union City Addition/Res/Por Canal

**Supplemental Map(s)**

**Acreage**  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Kearnes, James

Owner Address:  
2415 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other: Extensive

Tudor

Changes to windows: Intact

Other (specify): Large shed dormers

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2415 Lake Washington Blvd, Seattle, WA 98112

<b>Cladding</b> <u>Shingle</u> <u>Veneer - Brick</u> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Bellcast Gable</u> <u>Gable - Front Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1922

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1922 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from large shed dormer additions. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2415 Lake Washington Blvd, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one and a half story, single family residence built in 1922 in the Tudor style. It has a rectangular footprint under a steep front gable roof of composition shingle. The gable flares out to form a cat slide roof on the west side, where it terminates in an arched opening. The exterior of the house is clad in brick veneer on the first story, with stuccoed half-timbering in the gable end. There are continuous shed dormers on each side of the roof that appear to be additions, clad in wood shingles. The entry is on the east side of the façade and is covered by a small front gable roof with an arched opening, supported on double brackets. The door is arched. To the west of the entry is a bay window under a hipped roof. The bay is clad in stuccoed half-timbering and has a fixed plate glass window in the center, and leaded windows on the sides. The gable end has three 12-light leaded glass casements, with a long, narrow window above them in the peak of the gable.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

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Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2419 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W265

OAHP No.:

Historic Name:

Common Name: 2419 Lake Washington Blvd. E

Property Address: 2419 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW Section T25R04na 1/4 Sec 21 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552483 Northing: 5276965  
Sequence: 0 Easting: 552483 Northing: 5276965

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

8805901000

Union City Addition/Res/Por Canal

.21

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Severson, Patricia -  
Qualified Pers Res Trust

Owner Address: PO Box 5315

City/State/Zip: Bremerton, WA 98312

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other No. of Stories: 1

Structural System: Balloon Frame

View of Front elevation

taken 6/29/2008

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**Historic Property  
Inventory Report for**

at 2419 Lake Washington Blvd E, Seattle, WA 98112

<b>Changes to plan:</b> <u>Intact</u>	<b>Changes to interior:</b> <u>Unknown</u>	<b>Style</b>	<b>Form/Type</b>
<b>Changes to original cladding:</b> <u>Slight</u>	<b>Changes to other:</b>	<u>Modern - Minimal Traditional</u>	<u>Single Family</u>
<b>Changes to windows:</b> <u>Extensive</u>	<b>Other (specify):</b>		
<b>Cladding</b>	<b>Foundation</b>	<b>Roof Material</b>	<b>Roof Type</b>
<u>Veneer - Brick</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable</u>

**NARRATIVE SECTION**

<b>Study Unit</b>	<b>Other</b>
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1935

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Minimal Traditional residence from 1935 was renovated in 2005. It is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to

**Historic Property  
Inventory Report for**

at 2419 Lake Washington Blvd E, Seattle, WA 98112

the historic district.

**Description of  
Physical  
Appearance**

This is a one story, single family residence constructed in 1935 and renovated in 2005. It has a basically L-shaped plan, but the east side of the front section of the "L" extends further forward under another front gable roof. The main body of the house is under a side gable roof of composition shingle, with the front projecting sections under front gables. The exterior of the house is painted brick veneer. The entry is located at the apex of the "L" plan and is recessed under an arched opening. The façade of the main section, next to the entry, has two pair of single-light french doors. These were large windows before the 2005 renovation. All windows in the house have also been replaced. Other windows on the façade are 6-lights. The french doors and all windows have inoperable batten-style shutters. There are punctured brick vents in the front gable ends. The house has a partially below-grade 2-car garage with a paneled roll-up door. The house has two chimneys - a large exterior chimney is located at the ridgeline on the west elevation, and a smaller interior chimney is located just west of the ridgeline, near the center of the primary front gabled section. The front of the property has a masonry wall with an ornamental iron gate.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2419 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation, before 2005 renovation taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2425 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W265

OAHP No.:

Historic Name:

Common Name: 2425 Lake Washington Blvd. E

Property Address: 2425 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NE SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 0 **Eastings:** 552514 **Northing:** 5276955

**Tax No./Parcel No.**  
8805901015

**Plat/Block/Lot**  
Union City Addition/Res/Por Canal

**Supplemental Map(s)**

**Acreage**  
.14

**IDENTIFICATION SECTION**

**Survey Name:** SR 520 Bridge Replacement and HOV Project

**Field Recorder:** Lori Durio

**Date Recorded:** 5/27/2009

**Owner's Name:**  
Hilton, James

**Owner Address:**  
2425 Lake Washington Blvd. E

**City/State/Zip:**  
Seattle, WA 98112

**Classification:** Building

**Resource Status**  
Survey/Inventory

**Comments**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Local District:**

**National Register District/Thematic Nomination Name:**



**View of** Front elevation

**taken** 6/4/2009

**Photography Neg. No (Roll No./Frame No.):** N/A

**Comments:**

**DESCRIPTION SECTION**

**Historic Use:** Domestic - Single Family House

**Current Use:** Domestic - Single Family House

**Plan:** Rectangle **No. of Stories:** 2

**Structural System:** Balloon Frame

**Changes to plan:** Intact

**Changes to interior:** Unknown

**Style**

**Changes to original cladding:** Intact

**Changes to other:**

Tudor

**Changes to windows:** Intact

**Other (specify):**

**Form/Type**

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2425 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Metal - Tile</u>	<b>Roof Type</b> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1931

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is very good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property  
Inventory Report for**

at 2425 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence constructed in 1931 in the Tudor style. It has a rectangular footprint under a steep side gable roof. There are two front gable wall dormers on the façade - the larger one on the west end projects out slightly. The smaller dormer has three leaded glass casements, while the larger one has a pair of them, with a small arched window above them in the peak of the gable end. A single leaded glass casement punctuates the center of the second story between the gables. The house is clad with brick veneer on the first floor and stuccoed half-timbering on the second. In the gable ends, the half-timbering features quatrefoil designs. The entry is located in the center of the façade, and decorative, sand-colored brickwork highlights the arched entry and door. There is a bank of four leaded glass casements to the east of the entry, and three to the west. There is an exterior chimney at the ridgeline on the east elevation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2425 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of

taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2429 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W266

OAHP No.:

Historic Name:

Common Name: 2429 Lake Washington Blvd E

Property Address: 2429 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 Section NE 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552525 Northing: 5276955

Tax No./Parcel No.  
8805901020

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Enrenberg, John

Owner Address:  
2429 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Slight

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2429 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Wood - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1931

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from a primary façade window replacement. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2429 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence from 1931 in the Tudor style. It has an L-shaped footprint with the main body of the house under a side gable roof of wood shingle. The front projecting section is under a clipped front gable roof. The west side of this gable extends out to form a cat slide roof over the entry. There is also a front gable wall dormer on the façade. The clipped gable ends are clipped with diagonals, giving them a hooded appearance. The house is clad in brick veneer except for the wall dormer which has stuccoed half-timbering. It also has a small diamond-paned window. The entry is located at the apex of the "L," under a cat slide roof. It steps back slightly, and the arched entry door is set back into a stuccoed recess. The façade of the projecting section of the house has a band of three 8-light leaded casements on the first floor and a pair of them on the second. To the west of the entry, the façade has an arched, plate glass window that appears to be a replacement. There is a stuccoed, exterior chimney at the ridgeline on the west elevation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2429 Lake Washington Blvd E, Seattle, WA 98112



View of Front elevation taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2433 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W267

OAHP No.:

Historic Name:

Common Name: 2433 Lake Washington Blvd. E

Property Address: 2433 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552543 Northing: 5276961

Tax No./Parcel No.  
8805901060

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Mooqk, Gary

Owner Address:  
2433 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Spanish - Eclectic

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2433 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Built Up</u> <u>Clay Tile</u>	<b>Roof Type</b> <u>Hip</u> <u>Shed</u> <u>Flat with Parapet</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1930

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Spanish Eclectic style residence from 1930 retains good integrity. It is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it is not a distinctive example of the style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2433 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence from 1930 in the Spanish Eclectic style. It has an L-shaped footprint under a flat roof. The parapet is a hipped roof of clay tile with exposed rafter tails, giving the appearance that the entire roof is hipped. On the west elevation, the roof extends in a shed, covering the recessed entry and the gallery above it. This gallery has turned wooden posts and square, wooden picket railing, and is supported on square wood posts. The entry has an arched door. A shallow, shed tile roof on two barley-twist columns with Corinthian capitals shields the large, fixed, plate glass window flanked by 8-light sidelights on the façade of the first floor. The second floor has two pair of 6-light casements, flanked by inoperable batten shutters. The exterior of the house is clad in smooth stucco.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2437 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W268

OAHP No.:

Historic Name:

Common Name: 2437 Lake Washington Blvd E

Property Address: 2437 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552552 Northing: 5276961

Tax No./Parcel No.  
8805901065

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Beda, Joseph and Rachel Owner Address: 2437 Lake Washington Blvd E City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown

Changes to original cladding: Intact Changes to other: Spanish - Eclectic

Changes to windows: Moderate Other (specify):

Form/Type  
Single Family

**Historic Property  
Inventory Report for**

at 2437 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Clay Tile</u> <u>Asphalt / Composition - Built Up</u>	<b>Roof Type</b> <u>Flat with Parapet</u> <u>Shed</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1930

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Spanish Eclectic style residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2437 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence from 1930 in the Spanish Eclectic style. It has a T-shaped footprint with a flat roof, disguised on the façade by a parapet covered with a shed roof of clay tile with exposed rafter tails. The exterior of the house is clad in stucco. There is an exterior chimney on the east elevation, right where the shed roof terminates, so it appears to be at the ridgeline. The top of this chimney is has an ornate tile chimney cap. The house has a one-story wing on the facade that forms the "T" shape. This wing has a flat roof that with a stucco wall parapet, topped by a short metal railing. On the second floor façade are three round arched windows with single-light replacement sash, separated by turned wooden pilasters between them. On the façade of the single-story wing is a fixed, plate glass window with diamond-paned sidelights. Above this are three decorative, inset square tiles. The entry is located on the west elevation, under a separate shed roof, also of tile.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2437 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2441 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W268

OAHP No.:

Historic Name:

Common Name: 2441 Lake Washington Boulevard East

Property Address: 2441 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552563 Northing: 5276962

Tax No./Parcel No.  
8805901025

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Kupyn, Robert and Carol

Owner Address:  
2441 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other: Extensive

French - Chateausque  
Tudor

Single Family

**Historic Property  
Inventory Report for**

at 2441 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify): Building underwent

**Cladding**

Stone  
Veneer - Stucco

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle  
Metal - Standing Seam

**Roof Type**

Gable  
Crenellated  
Conical  
Hip

**NARRATIVE SECTION**

Date Of Construction: 1927

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This elaborately designed residence from 1927 displays both Tudor and Chateausque elements. Built as a Shingle style house, little remains visible of the original design. The current appearance dates from after 1937. However, these changes took place during the historic period and the resulting building is a significant element in its own right.

**Historic Property  
Inventory Report for**

at 2441 Lake Washington Blvd E, Seattle, WA 98112

Therefore, it is eligible for the NRHP as a contributing element to the Montlake potential historic district as a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does possess high artistic value, and embodies distinctive characteristics of Tudor and Chateausque style architecture. Although it has had a major re-design, those changes took place more than fifty years ago, and thus the current appearance retains very good integrity. It is also individually eligible for the NRHP under Criterion C.

**Description of  
Physical  
Appearance**

This large, two-story, single family residence is a heavily remodeled Shingle style dwelling that was altered to its current appearance sometime after 1937. It was renovated again in 1987. It is now a very ornate "castle" with elements of Chateausque and Tudor styles. It has an irregular footprint and is clad in stucco. The main body of the house is under a steeply hipped roof. There is a projecting front gable with a parapet on the east end of the façade. A tower with a standing seam copper, conical roof with a decorative scalloped cornice, topped by a finial, occupies the west corner of the façade and contains the entry. There is a crenelated parapet on the west elevation. The entry is in the front of the rounded tower and features a door surround of stone quions and an arched door. The second floor of the tower projects out slightly over the first floor and this is marked by exposed rafter tails. Above this the tower has a row of elaborate stained glass, narrow, pointed arch windows. The front gable end has a parapet wall ornamented with stepped stone trim. It has a two-story bay with decorative leaded glass casements under a steep hipped roof of standing seam copper. Between the gable and the tower on the first floor is a large, fixed plate glass window set in an arched opening, surrounded by a multi-light transom and sidelights. Above this window is a projecting bay under a shed roof, clad in half-timbering, with exposed rafter tails above and below it. On the east elevation, a crenelated parapet runs along the wall behind the tower, and incorporates a bay window with leaded glass and a metal roof.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2445 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W269

OAHP No.:

Historic Name:

Common Name: 2445 Lake Washington Blvd E

Property Address: 2445 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 Section NE 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552576 Northing: 5276963

Tax No./Parcel No.  
8805901030

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Stenkamp, Ronald and  
Larilyn

Owner Address:  
2445 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2445 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Veneer - Stucco

Wood - Clapboard

Stone - Rubble

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1927

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

This Tudor style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Description of  
Physical  
Appearance**

This is a two story, single family, Tudor style residence from 1927. It has a rectangular footprint under a side gable roof of composition shingle with deep eaves and exposed rafter tails. The second floor has a smaller footprint than the first and is contained under its own side gable roof. It has a front gable wall dormer with wide vergeboards, and the dormer is clad in stuccoed half-timbering. The dormer has a tripartite window composed of an 8/1 window with leaded muntins in the center, with 4/1 leaded windows on the sides, flanked by inoperable batten shutters. The first floor is clad in rubble stone veneer, and the second floor has wood clapboards. The two first floor windows have arched openings and are set under eyebrow arches in the roof overhang above them. These windows have three 6-light leaded glass casements with arched transoms above and wood panels below. The second floor window is a pair of 4/4 leaded glass windows. The entry is recessed in an arched opening. The entryway is stuccoed and the door is wooden with six panels.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2445 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2449 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W270

OAHP No.:

Historic Name:

Common Name: 2449 Lake Washington Blvd E

Property Address: 2449 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec 1/4 Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552586 Northing: 5276962

Tax No./Parcel No.  
8805901040

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Roffey, Anne Margaret

Owner Address:  
2449 Lake Washington Blvd. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2449 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Wood</u> <u>Veneer - Brick</u> <u>Stone</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Front Gable</u> <u>Conical</u> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1928

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

This Tudor style residence from 1928 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does embody the distinctive characteristics of Tudor style architecture and is a very good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Historic Property  
Inventory Report for**

at 2449 Lake Washington Blvd E, Seattle, WA 98112

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**Description of  
Physical  
Appearance**

This is a two story, single family Tudor style residence from 1928. It has a rectangular footprint with a round, two story tower at the northeast corner. The main body of the house is under a side gable roof of composition shingle. The corner tower has a pointed conical roof with a wide molded cornice. There is also a front gable wall dormer on the façade with a parapet. The exterior of the house is clad in variegated brick veneer. The entry is centered between the tower and the gable, and features a granite door surround and pointed-arch door with leaded glass. Above the entry is a pair of arched, 8-light leaded glass casements in a segmentally arched opening. To the west of the entry are two pair of multi-light, leaded glass french doors behind an iron railing. Above these doors on the second floor is a three-sided projecting bay with a flat roof. It is clad in wooden panels with turned pilasters at the corners, and has four diamond-paned casement windows. There is a small, narrow, rectangular window in the peak of the front gable end. The tower has three rectangular windows that step up the façade, following the curve of the wall.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

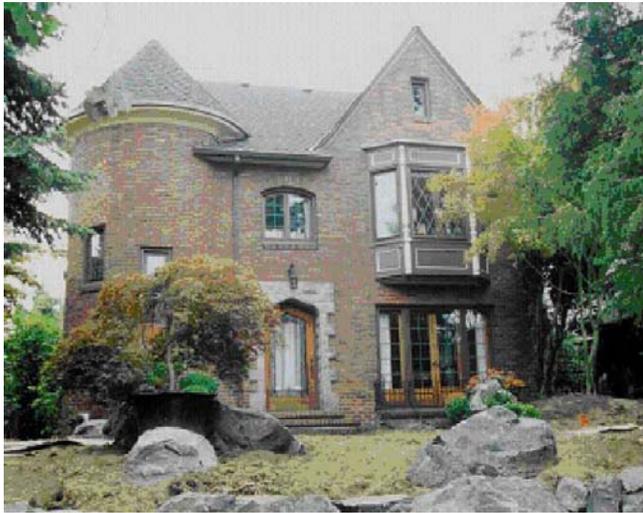
Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2449 Lake Washington Blvd E, Seattle, WA 98112



View of front elevation taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2455 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W271

OAHP No.:

Historic Name:

Common Name: 2455 Lake Washington Blvd E

Property Address: 2455 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552602 Northing: 5276956

Tax No./Parcel No.  
8805901050

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Leuthy, Coleman

Owner Address:  
2455 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front and side elevations

taken 3/7/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments: northeast corner

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Changes to original cladding: Slight

Changes to other: Extensive

Tudor

Changes to windows: Extensive

Other (specify): roofline and side ele

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2455 Lake Washington Blvd E, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Shed</u>
<u>Stone</u>			<u>Hip - Hip-on-Gable</u>
<u>Wood - Clapboard</u>			

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from window replacements and alterations to the roofline and side elevations. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a two story, single family Tudor style residence from 1926. It has a rectangular footprint, and the main body of the house is under a steep hipped roof of composition shingle. It also has a steep gable front projection that extends out on the east side to form a catslide roof over a small arched window. On the side elevations, the hip roof has been replaced with a lower pitched shed roof to accommodate additional interior ceiling height. In addition a shed-roofed dormer has been added on top of this replacement shed roof on the east elevation. The facade of the house is clad in stucco half-timbering, with wood clapboard in the gable peaks and on the side elevations and dormer. Some original leaded glass windows remain on the façade; however most windows in the house are newer metal sliders. The front gable projects out slightly on the second story and has three replacement windows. Below this projection is a three-sided bay on the first story. The entry is recessed, and the opening is arched with a stone surround and keystone. The northeast corner of the façade features picturesque stone trim. The property is obscured from view by very heavy vegetation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2455 Lake Washington Blvd E, Seattle, WA 98112**



**View of East elevation taken 6/4/2009**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**



**View of northeast corner from street taken 6/4/2009**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2459 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W272

OAHP No.:

Historic Name:

Common Name: 2459 Lake Washington Blvd E

Property Address: 2459 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552617 Northing: 5276945

Tax No./Parcel No.  
8805901050

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Terpening, Allison

Owner Address:  
2459 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Spanish - Eclectic

Single Family

Changes to windows: Extensive

Other (specify):

**Historic Property  
Inventory Report for**

at 2459 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Clay Tile</u>	<b>Roof Type</b> <u>Gable - Front Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1927  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Spanish Eclectic style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it is not a distinctive example. In addition it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2459 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence from 1927 in the Spanish Eclectic style. It has an L-shaped footprint with a clay tile, front gable roof with exposed rafter tails. The roof has two additional projecting front gables on the façade. The exterior of the house is clad in stucco. The entry is recessed under a small hipped, tile roof and accessed through, a round arch. The entry door is also arched. Two narrow, rectangular, leaded glass windows look into the entry. Under the primary projecting front gable, the façade features a fixed, plate glass, replacement window on the first floor, with a decorative metal grille ornamented by a cartouche above it. The second floor projects out slightly above this and has a scalloped overhang. The second floor has a set of three arched windows separated by barley twist pilasters, each with single-light replacement glass. On the west side of the building is a courtyard enclosed with brick walls with tile coping.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2459 Lake Washington Blvd E, Seattle, WA 98112**



**View of front elevation taken 3/7/2004**

**Photography Neg. No (Roll No./Frame No.): N/A**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2465 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W273

OAHP No.:

Historic Name:

Common Name: 2465 Lake Washington Blvd E

Property Address: 2465 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW 21 NE Section 1/4 1/4 Sec 1/4 1/4 Sec SEATTLE NORTH Quadrangle

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com  
Sequence: 0 Easting: 552636 Northing: 5276930

Tax No./Parcel No.  
8805901055

Plat/Block/Lot  
Union City Addition/Res/Por Canal

Supplemental Map(s)

Acreage  
.12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Riley, Sean Sr. & Morgan Greenwood

Owner Address:  
2465 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of east elevation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor

Single Family - Gable Front and Wing

**Historic Property  
Inventory Report for**

at 2465 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Vener - Stucco

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Clipped Gable/Jerkinhead

Gable - Front Gable

**NARRATIVE SECTION**

Date Of Construction: 1927

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

This Tudor style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Historic Property  
Inventory Report for**

at 2465 Lake Washington Blvd E, Seattle, WA 98112

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**Description of  
Physical  
Appearance**

This is a one and a half story, single family, Tudor style residence from 1927. It has an L-shaped footprint, with a clipped side gable over the main body of the house and steep front gable over the front "L" projection. The roof is clad in composition shingle with flush eaves. The exterior of the house is clad in smooth stucco. There is a large bay with rounded corners and a flat roof behind a stepped parapet on the east elevation. This bay has four leaded glass casement windows with transoms shaped to mimic the bay parapet. Other windows are mainly leaded glass casements or 8/1 with leaded muntins. Some windows have batten shutters. The entry is located at the apex of the "L," recessed under an arch. Much of the house is shielded from view by dense vegetation. There is a separate brick and stucco garage at street level on the east side of the property, just south of the main house.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

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Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2615 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W228

OAHP No.:

Historic Name:

Common Name: 2615 Lake Washington Blvd E

Property Address: 2615 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference

Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552646.88 Northing: 5276921.02

Tax No./Parcel No.  
2804600070

Plat/Block/Lot  
Glenwilde No. 2/5/3

Supplemental Map(s)

Acreage  
.12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Maizels, Nettie

Owner Address:  
2615 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Slight

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2615 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1946  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1946 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Tudor style architecture, it is a modest example and not a distinctive design. Its original textured masonry cladding has been painted, resulting in a loss of integrity of design, feeling, and workmanship. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2615 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence from 1946 with an L-shaped footprint. It is simple in design with some elements of the Tudor style. It has a steeply pitched side gable roof of composition shingle over the main body of the house, with nearly flush eaves, a wide cornice, and raking molding in the gable ends. The section of the house that projects forward to form the "L" has a front gable roof at a lower height than the main roof. A prominent exterior chimney with two curved steps on the chimney breast is located at the apex of the "L," on the north elevation of the front projecting section. The exterior of the house is clad in brick interspersed with rough stone, providing an uneven texture, but it has all been painted. The gable ends are clad in wood clapboards. The front elevation of the projecting section has a large wood, fixed, 12-light window, and below this is a partially below-grade garage with a smooth tilt-up garage door. The entry to the house is located just north of the apex of the "L" and is slightly recessed. The door is obscured behind a storm door. The entry is accessed by concrete steps with metal railing. The entry is smooth stucco or wood. Next to the entry is a three-sided projecting bay with a hipped roof. This bay has a center wood window with three horizontal fixed panes, flanked by two narrow wood windows of three panes. Side elevation windows are 1/2. The house has a large shed dormer on the rear.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at** 2615 Lake Washington Blvd E, Seattle, WA 98112



**View of** northeast corner **taken** 4/16/2009  
**Photography Neg. No (Roll No./Frame No.):** N/A  
**Comments:**

**View of** **taken**  
**Photography Neg. No (Roll No./Frame No.):**  
**Comments:**

**View of** **taken**  
**Photography Neg. No (Roll No./Frame No.):**  
**Comments:**

**View of** **taken**  
**Photography Neg. No (Roll No./Frame No.):**  
**Comments:**

**Historic Property  
Inventory Report for**

at 2607 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W227

OAHP No.:

Historic Name:

Common Name: 2607 Lake Washington Blvd E

Property Address: 2607 Lake Washington Blvd E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552655.11 Northing: 5276907

Tax No./Parcel No.  
2804600060

Plat/Block/Lot  
Glenwilde No. 2/5/2

Supplemental Map(s)

Acreege  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Keough, Jennifer

Owner Address:  
2607 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Changes to original cladding: Intact

Changes to other:

Changes to windows: Slight

Other (specify):



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments: northeast corner

Style

Colonial - Colonial Revival

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2607 Lake Washington Blvd E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Wood - Shingle</u>	<b>Roof Type</b> <u>Gambrel</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1926  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some distinctive characteristics of Colonial Revival style architecture, it has suffered loss of integrity from a rear addition and front window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2607 Lake Washington Blvd E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family residence in the Colonial Revival style from 1926. It has a rectangular footprint and a side gambrel roof clad in wood shingle with cornice returns at the ends. The exterior of the house is clad in wood clapboards. The façade is symmetrical with a center entry under a front gable roof with a wide arched opening, supported on carved brackets. The entry door is wood with an arched window surmounted by six smaller windows, following the arch. It is flanked by full-length sidelights. On either side of the entry is a fixed plate glass window which is probably a replacement, as it is likely that the windows originally matched the ones above on the second floor. The second floor is under a nearly full-width shed dormer and has a pair of elongated 1/1 wood windows on either side of a single, smaller 1/1 window in the center over the entry. Side elevation windows are also mostly 1/1. There is a large exterior chimney on the south elevation at the ridgeline. The house has a two story rear addition with sliding sash windows. The front of the property is surrounded by a decorative wooden picket fence on a concrete chain wall.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2607 Lake Washington Blvd E, Seattle, WA 98112



View of north elevation taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2603 E Roanoke St, 98112

**LOCATION SECTION**

Field Site No.: SR520W213

OAHP No.:

Historic Name:

Common Name: 2603 E Roanoke St

Property Address: 2603 E Roanoke St, 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552655.32 Northing: 5276893.21

Tax No./Parcel No.  
2804600035

Plat/Block/Lot  
Glenwilde #2/5/1-2

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name:  
Keller, William & Mary

Owner Address:  
2603 Lake Washington Blvd. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other:

Tudor - Cottage

Single Family - Cross Gable

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2603 E Roanoke St, 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Clipped Gable/Jerkinhead</u>
<u>Shingle</u>			<u>Gable - Cross Gable</u>
<u>Veneer - Brick</u>			

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1930

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture and is a very good example with high style elements such as the decorative vergeboard over the entry, and the elaborate brickwork on the chimney. Although it has suffered some loss of integrity from possible alterations, such as the front bay window, they appear to date from the historic period and do not detract significantly from the design or appearance of the house. Therefore, this property is also individually eligible for the NRHP under Criterion C.

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family residence in the Tudor Cottage style. It is located on the corner of E. Roanoke Street and Lake Washington Boulevard E. Although it has an E. Roanoke address, it faces Lake Washington Boulevard. It has a T-shaped footprint and a steeply pitched, clipped, cross gabled roof of composition shingle. It has an elaborate red brick interior chimney with terra cotta chimney pots at the ridgeline on the front gable. The exterior of the house is clad in wood shingle, with stucco and half-timbering in the front gable end and in the gable end over the entry. The entry is located at the joint of the "T" on the south elevation and faces east. It is accessed by concrete steps with stucco knee walls. The gable roof that shields the porch projects out to the east, and the north side of it dies into the main roof. It is supported on one slender square wood post and has one square pilaster at the east wall, with an arched spandrel between them. The gable end features an elaborate scalloped vergeboard framing the half-timbering. Next to the entry porch, a scrolled bracket supports the corner of the roof overhang on the east wall. The entry door is wood with a small window in an ornamented frame. On the south wall adjacent to the entry is a large fixed plate glass window that appears to be a replacement. Below it is a horizontal, four-light awning-style window to the basement. The front elevation facing Lake Washington Boulevard has a projecting three-sided bay window under a hipped roof, with a patterned, painted brick wall below. It is composed of a large fixed plate glass window in the center with a narrow single-light transom above, flanked by two identical but smaller plate glass windows with transoms. This bay window and brick wall do not appear to be original to the house. Above the bay window the gable end is ornamented with stucco and half-timbering, and in the center has a pair of 8-light casement windows with leaded muntins. The south wall of the west section of the house contains a below-grade garage and a four-light window on the basement level. On the first floor it has a pair of 6-light casement windows with leaded muntins, and a tripartite window of three 8-light casements with leaded muntins. It has another identical tripartite window in the gable end on the second floor. The west elevation has a large gabled dormer with a small 1/1 window.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2603 E Roanoke St, 98112



View of South elevation taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2559 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W5

OAHP No.:

Historic Name:

Common Name: 2559 E Roanoke St.

Property Address: 2559 E Roanoke St, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Other  
Sequence: 1 Easting: 552262 Northing: 5276858

Tax No./Parcel No.  
280460016007

Plat/Block/Lot  
Glenwilde #2 Add/Block 6/Lot 7

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/26/2009

Owner's Name: Hartmann, Eric and Sherri Owner Address: 2559 E. Roanoke St.

City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other:

Colonial - Dutch Colonial

Single Family

Changes to windows: Extensive

Other (specify):



View of northeast corner

taken 6/29/2008

Photography Neg. No (Roll No./Frame No.): N/A

Comments: House under renovation

**Historic Property  
Inventory Report for**

at 2559 E Roanoke St, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u>	<u>Brick</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gambrel</u>
<u>Veneer - Brick</u>			
<u>Veneer - Stucco</u>			

**NARRATIVE SECTION**

Date Of Construction: 1928

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the

**Historic Property  
Inventory Report for**

at 2559 E Roanoke St, Seattle, WA 98112

Washington Park Arboretum that borders the neighborhood.

This residence from 1928 is a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not particularly architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design integrity from recent alterations. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a two story residence with a T-shaped footprint over a full basement. It has a gambrel roof of composition shingle. It was under renovation in 2008, adding a two story addition to the west elevation. The main body of the house is clad in brick veneer, with stucco added to the ground floor/basement area. Wood clapboards covered much of the second floor in the gambrel roof originally, but were removed during the renovation. All windows in the house have been replaced, with mainly single light, plate glass windows on the first floor, and new 6/1 windows on the second floor. An exterior chimney dominates the north, streetside elevation. As part of the renovation, an addition was added to the west elevation, including a new entry and a perpendicular gambrel roof with shed-roofed dormers.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2559 E Roanoke St, Seattle, WA 98112



View of northwest corner taken 10/15/2002

Photography Neg. No (Roll No./Frame No.): N/A

Comments: House before renovation



View of northwest corner taken 6/29/2008

Photography Neg. No (Roll No./Frame No.): N/A

Comments: House under renovation

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2537 Lake Washington Blvd E, aka 2537 26th Ave. E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W257

OAHP No.:

Historic Name:

Common Name: 2537 Lake Washington Blvd E

Property Address: 2537 Lake Washington Blvd E, aka 2537 26th Ave. E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference

Zone: 10 Spatial Type: Point

Acquisition Code: Digitized Source

Sequence: 1 Easting: 552664

Northing: 5276846

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreeage

2804600165

Glenwilde #2\7\7

.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name:

Owner Address:

City/State/Zip:

Epstein, Gary & Susan  
Kunimatsu

2537 Lake Washington Blvd E

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 2/29/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family

**Historic Property  
Inventory Report for**

at 2537 Lake Washington Blvd E, aka 2537 26th Ave. E, Seattle, WA 98112

Changes to windows: Moderate

Other (specify):

**Cladding**

Veneer - Brick

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition

**Roof Type**

Hip

**NARRATIVE SECTION**

Date Of Construction: 1928

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Colonial Revival style residence from 1928 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Colonial Revival style architecture, it has suffered loss of integrity from façade window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2537 Lake Washington Blvd E, aka 2537 26th Ave. E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family, Colonial Revival style residence from 1928, clad in brown brick veneer. It has a rectangular footprint under a hipped roof with sets of three oversized modillions under the eave along the flat cornice. There is an exterior chimney on the south elevation. The façade is symmetrical with a center entry. Two square boxed columns support the entry porch, which is topped by a molded cornice with an iron railing on top. On either side of the entry is a replacement, fixed, plate glass window. Above the entry on the second floor is a 1/1 window. On either side of this is a pair of 1/1 windows. All windows are flanked by non-original, inoperable shutters. The side entry is covered by a flat roof that is supported on large elaborate brackets, currently propped up on 2 by 4 lumber pieces. The house has a partially below-grade integral garage on the north end of the façade with a paneled roll-up door.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2537 Lake Washington Blvd E, aka 2537 26th Ave. E, Seattle, WA 98112



View of Front elevation taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2531 Lake Washington Blvd E, Seattle, WA

**LOCATION SECTION**

Field Site No.: SR520W258

OAHP No.:

Historic Name:

Common Name: 2531 Lake Washington Blvd

Property Address: 2531 Lake Washington Blvd E, Seattle, WA

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference

Zone: 10 Spatial Type: Point

Acquisition Code: Digitized Source

Sequence: 1 Easting: 552660

Northing: 5276823

Tax No./Parcel No.

2804600170

Plat/Block/Lot

Glenwilde No. 02/7/ 8-9

Supplemental Map(s)

Acreeage

0.17

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name:

Albert, John

Owner Address:

2531 Lake Washington Blvd. E

City/State/Zip:

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Changes to original cladding: Extensive

Changes to other:

Vernacular

Changes to windows: Extensive

Other (specify):

Form/Type

Single Family



View of front elevation

taken 10/10/2005

Photography Neg. No (Roll No./Frame No.): N/A

Comments: After renovation

**Historic Property  
Inventory Report for**

at 2531 Lake Washington Blvd E, Seattle, WA

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Brick</u> <u>Shingle - Coursed</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition</u>	<u>Shed</u> <u>Gable</u> <u>Gable - Clipped Gable/Jerkinhead</u>

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1926 is not eligible for listing in the NRHP as a contributing element to the Montlake historic district or individually under any criteria. Available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. It has suffered loss of integrity from significant alterations, including the replacement of windows and the addition of a second floor.

**Historic Property  
Inventory Report for**

at 2531 Lake Washington Blvd E, Seattle, WA

**Description of  
Physical  
Appearance**

This is an example of a one story, single family, Minimal Traditional style residence that underwent extensive alterations and a large addition in 2003. It is now two stories with the original house as the first floor. The exterior chimney on the façade and the south end of the original side gabled roof remain, along with the brick veneer on what is now the first floor. The house now has a clipped gable on the front and side, and a shed over part of the second floor near the entry. The new addition is clad in coursed wood shingle. All of the windows have been replaced.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2531 Lake Washington Blvd E, Seattle, WA



View of Previous appearance, before renovation taken 10/2/2002

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

View of taken

Photography Neg. No (Roll No./Frame No.):

Comments:

**Historic Property  
Inventory Report for**

at 2525 Lake Washington Blvd E, aka 2525 26th Avenue E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W258

OAHP No.:

Historic Name:

Common Name: 2525 Lake Washington Blvd

Property Address: 2525 Lake Washington Blvd E, aka 2525 26th Avenue E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R04na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552658 Northing: 5276803

Tax No./Parcel No.  
2804600136

Plat/Block/Lot  
Glenwilde No. 02/7/1&10

Supplemental Map(s)

Acreage  
0.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/26/2009

Owner's Name:  
Smith, Leroi M P

Owner Address:  
2525 Lake Washington Blvd E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

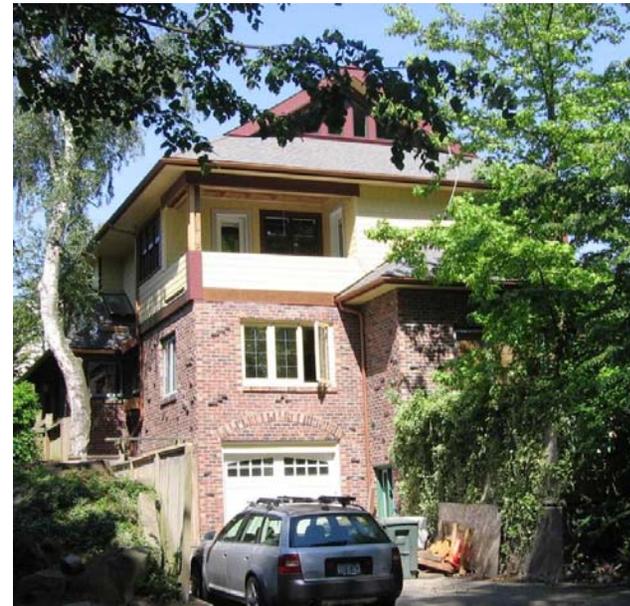
Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation after renovation

taken 6/4/2009

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other: Extensive

Other - Eclectic/Mixed

Single Family

Changes to windows: Extensive

Other (specify): roof line

**Historic Property  
Inventory Report for**

at 2525 Lake Washington Blvd E, aka 2525 26th Avenue E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u> <u>Veneer - Brick</u> <u>Shingle</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Shed</u> <u>Gable - Gable-on-Hip</u> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1927

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of  
Significance**

This residence from 1927 is not eligible for listing in the NRHP as a contributing element to the Montlake historic district or individually under any criteria. Available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. It has suffered loss of integrity from significant alterations, including the replacement of windows and multiple additions to the facade.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

**Historic Property  
Inventory Report for**

at 2525 Lake Washington Blvd E, aka 2525 26th Avenue E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family house over a full basement, constructed in 1927. The main body of the house is clad in brick veneer with a pattern of clinker bricks. It underwent a substantial renovation in 2008. All windows were removed at that time. The original cross gable on hip roof was extended to cover a front addition, and a hipped roof was also added to the façade. Prior to the 2008 renovation, the building had already had some alterations - a substantial front addition with a roof deck had been added. In 2008 the roof deck was removed and another addition with a covered balcony added in its place. The second floor addition is clad in wood clapboard and wood shingle.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

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Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

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The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

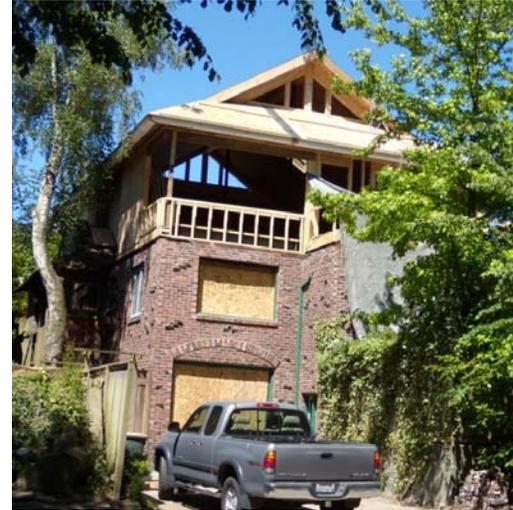
at 2525 Lake Washington Blvd E, aka 2525 26th Avenue E, Seattle, WA 98112



**View of** Front elevation, before renovation **taken** 10/10/2004

**Photography Neg. No (Roll No./Frame No.):** N/A

**Comments:**



**View of** Front elevation during renovation **taken** 6/28/2008

**Photography Neg. No (Roll No./Frame No.):** N/A

**Comments:**

**View of** **taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**View of** **taken**

**Photography Neg. No (Roll No./Frame No.):**

**Comments:**

**Historic Property  
Inventory Report for**

at 2521 Lake Washington Blvd E, Seattle, WA

**LOCATION SECTION**

Field Site No.: SR520W259

OAHP No.:

Historic Name:

Common Name: 2521 Lake Washington Blvd

Property Address: 2521 Lake Washington Blvd E, Seattle, WA

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**  
King T25R04na 21 NE SEATTLE NORTH

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source  
**Sequence:** 1 **Eastings:** 552659 **Northings:** 5276785  
**Sequence:** 1 **Eastings:** 552659 **Northings:** 5276785

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

0260000055

Arensberg Add/ /Lot TR II

0.18

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:

Owner Address:

City/State/Zip:

Taylor, Freddie Alliniece

11538 Fort Caroline Lakes Dr.

Jacksonville, FL 32225

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Moderate

Changes to other:

Ranch

Form/Type

Single Family - Side Gable



View of front elevation

taken 2/29/2004

Photography Neg. No (Roll No./Frame No.): N/A

Comments:

**Historic Property  
Inventory Report for**

at 2521 Lake Washington Blvd E, Seattle, WA

Changes to windows: Extensive

Other (specify):

**Cladding**

Metal - Aluminum Siding  
Veneer - Brick

**Foundation**

Unknown

**Roof Material**

Metal - Tile

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1946

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

Property potentially contributes to a historic district (National and/or local): No

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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This Ranch style residence from 1946 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Ranch style architecture, it has suffered loss of integrity from window and siding replacements. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Historic Property  
Inventory Report for**

at 2521 Lake Washington Blvd E, Seattle, WA

**Description of  
Physical  
Appearance**

This is a Ranch style, one story, single family residence from 1946 with a two story section on the north end. The exterior of the house is brick veneer on the first floor and aluminum siding on the second. It has a shallow-pitched side gable roof that has been clad in unusual red metal shingles and has deep eaves. All of the windows in the house have been replaced. The entry is located near the center of the house and the door is flanked by glass block walls. The house has two chimneys - one is a large exterior chimney near the front on the south elevation, and one is a smaller, interior, ridgeline chimney near the center of the second floor. The house is at a higher elevation than the street and is fronted by heavy landscaping, giving it limited visibility. It is accessed from the street by concrete steps.

**Major  
Bibliographic  
References**

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