

# **Attachment 2**

## **Historic Property Inventory Forms**



**Historic Property  
Inventory Report for**

at intersection of Evergreen Point Road and SR 520, Medina, WA

**LOCATION SECTION**

Field Site No.: SR520E67      OAHP No.:

Historic Name:

Common Name: Evergreen Point Road Overpass

Property Address: intersection of Evergreen Point Road and SR 520, Medina, WA

Comments:

County      Township/Range/EW Section      1/4 Sec      1/4 1/4 Sec      Quadrangle  
King      T25R04E      24           SEATTLE NORTH

Coordinate Reference  
Zone: 10      Spatial Type: Point      Acquisition Code: Digitized Source  
Sequence:      Easting: 557193.875      Northing: 5276262.5

Tax No./Parcel No.  
N/A

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acreage  
N/A

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 2/3/2009

Owner's Name:  
WA State Dept of  
Transportation

Owner Address:  
PO Box 47300

City/State/Zip:  
Olympia, WA 98504-7300

Classification: Structure

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of date stamp on overpass

taken 1/23/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Transportation - Road-Related (vehicular)

Current Use: Transportation - Road-Related (vehicular)

Plan: Rectangle

No. of Stories: N/A

Structural System: Concrete - Poured

Changes to plan: Intact

Changes to interior:

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

None

Utilitarian

Changes to windows:

Other (specify):

**Historic Property  
Inventory Report for**

at intersection of Evergreen Point Road and SR 520, Medina, WA

Cladding	Foundation	Roof Material	Roof Type
<u>Concrete - Poured</u> <u>Metal</u>	<u>Concrete - Poured</u>		

**NARRATIVE SECTION**

Study Unit

Other

Transportation

Community Planning/Development

Date Of Construction: 1962

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): No

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

**Statement of  
Significance**

The Evergreen Point Road overpass over SR520 is a common transportation component and is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. The overpass basically replaced the part of Evergreen Point Road (formerly 76th Avenue NE) that was removed by SR520 construction, and reconnected the north and south sections of Medina. While this remains an important function, it does not meet NRHP criteria for significance. Therefore, the overpass does not meet any of the criteria necessary to qualify for the NRHP. The overpass does retain good integrity, with few changes outside of routine maintenance typical of an active transportation component, with the exception of the addition of chain link fencing at the edges. The overpass is not part of the NRHP-eligible Evergreen Point Floating Bridge and is not in an area with any potential for a historic district.

**Description of  
Physical  
Appearance**

The Evergreen Point Road overpass over SR520 was constructed in 1962, and is located just east of milepost 4, at approximately milepost 4.10. It provides the only vehicular access to the area of Medina north of SR520. The principal gas and water mains for the area are suspended under the overpass, as are telephone lines. The overpass carries two lanes of traffic, one north bound and one south bound, with a raised pedestrian sidewalk along each side. It is constructed of reinforced concrete with painted metal railing along both the east and west sides. This railing is simple in design, with round top and bottom rails and smaller round vertical balusters between. There are eleven sections of railing on each side, with steel stanchions between sections. These stanchions have rounded tops and recessed sides, and are pierced with a round hole at the top and the bottom to carry the railing. The railing sits on top of a solid concrete wall, and has square concrete columns at either end. On the outside of these columns, at each end, is a stylized, arched buttress of molded concrete with three stepped sections over the incised date "1962." Chain link fencing has been added from the end of the railing in this area for security. Other than general maintenance and road work, this chain link fencing appears to be the only alteration to the overpass.

**Major  
Bibliographic  
References**

City of Medina, Washington Hazard Mitigation Strategy, January 2006, revised August 2006.

**Additional Photos for:**

at intersection of Evergreen Point Road and SR 520, Medina, WA



View of west side railing

taken 1/23/2009

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

Comments:



View of East side railing

taken 1/23/2009

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 2827 Evergreen Point Rd, Medina, WA 98039

**LOCATION SECTION**

Field Site No.: SR520E42

OAHP No.:

Historic Name:

Common Name: 2827 Evergreen Point Road, Medina

Property Address: 2827 Evergreen Point Rd, Medina, WA 98039

Comments:

County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T25R04na 24 SW SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 556997.9375 Northing: 5276402.5

Tax No./Parcel No.  
2425049142

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acreage  
1.1

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 1/7/2009

Owner's Name: Parrish, Jerry & Valerie Owner Address: 2827 Evergreen Point Road City/State/Zip: Medina, WA 98039

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: 2

Structural System: Platform Frame

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

Form/Type  
Single Family



View of Entry

taken 6/10/2004

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

Comments:

**Historic Property  
Inventory Report for**

at 2827 Evergreen Point Rd, Medina, WA 98039

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Drop Siding</u>	<u>Concrete - Poured</u>	<u>Wood - Shingle</u>	<u>Gable</u>

**NARRATIVE SECTION**

Study Unit Other

Architecture/Landscape Architecture

Date Of Construction: 1937

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): No

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

**Statement of  
Significance**

This house, built in 1937, has been heavily altered and is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has been altered by the replacement of all doors and windows, and appears to have had multiple additions. These changes have impacted the integrity of design and feeling of the house. It retains integrity of location, association, workmanship, materials, and setting. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This is a two-story, single family residence with an L-shaped footprint. The exterior is clad in wood drop siding. The roof is covered in wood shingle with a shallow overhang. It is primarily composed of side gables - a secondary pitch results in shed roofs over the two entry doors. There is also a gabled dormer. The wing to the south contains a two-car garage with a full story above, including both a front facing dormer and a paired rear facing dormer. This wing also contains an entry door of nine lights above a single panel, shielded under the roof overhang which is supported on a single wood post. The west wing contains another entry door, again shielded under a roof overhang supported on a single wood post. Windows are either one-over-one or single light, and all doors and windows appear to be replacements. There is a painted brick chimney on the north elevation. The irregular massing of the house indicates that it may have had multiple additions over the years.

**Major  
Bibliographic  
References**

King County Assessor's Records

HistoryLink - [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1059](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1059)

**Historic Property Inventory Report for** Armtson, James House - formerly 76th Avenue NE at 2851 Evergreen Point Rd, Medina, WA 98004

**LOCATION SECTION**

Field Site No.: SR520E3 OAHP No.:

Historic Name: Armtson, James House - formerly 76th Avenue NE

Common Name: 2851 Evergreen Point Road

Property Address: 2851 Evergreen Point Rd, Medina, WA 98004

Comments:

County King Township/Range/EW Section T25R04E 1/4 Sec 24 1/4 1/4 Sec 24 Quadrangle KIRKLAND

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 557143 Northing: 5276244

Tax No./Parcel No.  
2425049180

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acres  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 7/1/2008

Owner's Name:  
Stephen A. Sharon

Owner Address:  
2851 Evergreen Point Road

City/State/Zip:  
Medina, WA 98039

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: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Modern

Form/Type

Changes to windows: Intact

Other (specify):

Single Family



View of West elevation that faces Lake Washington

taken 3/8/2004

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

Comments:

**Historic Property  
Inventory Report for**

Arntson, James House - formerly 76th Avenue NE at 2851 Evergreen Point Rd, Medina, WA 98004

<b>Cladding</b> <u>Wood - Clapboard</u> <u>Vertical - Boards</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Gable - Front Gable</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:** 1953  
**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):** No  
**Property potentially contributes to a historic district (National and/or local):**

**Statement of  
Significance**

The house may be eligible for the NRHP under Criterion C, for its distinctive architectural characteristics, uniquely representative of its mid-century period. It may be eligible for the WHR for its strong architectural qualities. The original owner, Mr. James Arntson, was employed by Noble and White Engineering in Bellevue, WA, but no further information was available. Although no information was discovered on the architect or designer of the house, it is a good representative example of mid-century modern architecture, with its L-shaped plan, courtyard, and rear cantilevered balcony. The wide, low intersecting gables of the roof emphasize its horizontality, and the many windows and exterior spaces reflect the original wooded isolation of the site, on a bluff overlooking Lake Washington. Although part of the lot was taken for the original construction of the Evergreen Point Bridge/SR 520, and new construction has since been built near the home, the site still retains much of its original feeling. It is well adapted to its setting, with the private courtyard and the rear deck that once looked out at the lake. The house has received few alterations, most notably the enclosure of the original carport into a garage. The form and design of the house are still visually striking and make it worthy of consideration for the NRHP and WHR for its intact display of distinctive mid-century modern architectural design. Although the design and setting of the property have been somewhat impacted, it retains integrity of materials, feeling, location, association, and workmanship.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is near the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This Modern style residence was constructed 1953. Its L-shape design surrounds a private courtyard. At the rear is a cantilevered balcony and a deck that originally looked out over Lake Washington. (That view is now obscured by a 1970s house.) The house has a poured concrete foundation, is clad in wood clapboard and vertical wood siding, and features an intersecting pair of low, wide gable roofs punctuated by wide brick chimneys. It has extensive use of plate glass windows. The only apparent alteration to the building is the enclosure of the original front carport to form an enclosed garage.

**Major  
Bibliographic  
References**

King County Assessor's Records  
King County Real Property Cards, on file at Puget Sound Regional Archives, Seattle, WA

**Additional Photos for: Arntson, James House - formerly 76th Avenue NE at 2851 Evergreen Point Rd, Medina, WA 98004**



View of east elevation of garage, facing Evergreen Point Road taken 1/22/2009

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

Comments: View looking west



View of east and south elevations taken 1/22/2009

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**

Pierce, Helen House - formerly 76th Avenue NE at 2857 Evergreen Point Rd, Medina, WA 98004

**LOCATION SECTION**

Field Site No.: SR520E2

OAHP No.:

Historic Name: Pierce, Helen House - formerly 76th Avenue NE

Common Name: 2857 Evergreen Point Road

Property Address: 2857 Evergreen Point Rd, Medina, WA 98004

Comments:

County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T25R04na 24 SW KIRKLAND

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 556991 Northing: 5276280

Tax No./Parcel No.  
2425049074

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acreage  
.92

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 7/1/2008

Owner's Name:  
Gail W. Gowdy, John C.  
Wiseman

Owner Address:  
9815 15th NW

City/State/Zip:  
Seattle, WA 98117

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: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Vernacular

Changes to windows: Slight

Other (specify):

Form/Type

Single Family - Gable Front and Wing



View of north elevation, showing original part of house taken 1/30/2009

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

Comments:

**Historic Property  
Inventory Report for**

Pierce, Helen House - formerly 76th Avenue NE at 2857 Evergreen Point Rd, Medina, WA 98004

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Drop Siding</u>	<u>Unknown</u>	<u>Wood - Shingle</u>	<u>Gable - Parallel Gables</u>
<u>Other</u>			<u>Gable - Front Gable</u>
			<u>Gable - Cross Gable</u>

**NARRATIVE SECTION**

Study Unit Other

Community Planning/Development

Architecture/Landscape Architecture

Date Of Construction: 1920, 1932

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): No

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

**Statement of  
Significance**

This house appears to be one of the original buildings in the Medina area. Originally owned by Helen R. Pierce, it was built in 1920. Sited at the foot of the bluff near the shore of Lake Washington, it originally had a cistern/water tower and a concrete pump house; the remains of these structures are still on the site. The main house suffered a fire in 1929, and was rebuilt in 1932 and remodeled in 1937. The front portion of the house, facing the water, is what remains of the original 1920 structure, according to the owner. The building has had a few alterations and small rear additions since the 1930s. The front façade has had a large picture window with inoperable shutters added – this appears to be the most prominent alteration. A carport was added to the side of the house, but is not attached to it. The rear additions are marked by a combination of shed and gable roofs. The property retains integrity of feeling, location, and association, but the setting, materials, workmanship, and design have been impacted by alterations, additions, and the intrusion of SR 520 and the Evergreen Point Bridge. Therefore it does not qualify for the NRHP.

The house and grounds remain fairly isolated and relatively unchanged except for the intrusion of the Evergreen Point bridge, which is immediately adjacent to it. Despite its alterations, this remains one of the earliest houses in Evergreen Point that is still extant in this area of high property values and increasing modern residential development pressure. It is representative of some of the early residences of the Points area, many of which were summer houses or lake camps, most of which have been removed and/or replaced, or so altered that they no longer retain any visual evidence of the original house. Therefore it appears to be eligible for the WHR as a representative element of the early settlement of the community.

The history of Medina and its neighboring Points communities is associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction and experiences strong pressure from modern residential development. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This one story home was built in 1920, suffered a fire in 1929, and was rebuilt in 1932, then remodeled in 1937. The front wing of the house facing the water is the section that remains from the original 1920 house, according to the owner. Siding on the original section is drop siding, and on the addition it mimics log siding. The front façade has had a large picture window with inoperable shutters added – this appears to be the major alteration. The gable ends are faced with vertical siding with pointed ends. Most of the windows are 6/1 wood windows. The entry is on the north elevation, in the original portion of the house. A detached carport with a wood shingled, gable roof has been added north of the house. The foundation of the building is enclosed with vinyl panels and is not visible, although it appears to be brick.

The property originally had a pump house and a water tower, and remnants of these structures still exist. Originally, every house in the Points area had to have its own pump and a pipe extending 500 feet out into the lake to pump water into the house. Drinking water was carried from one of the several wells on the Point until at least 1924 ("Our History")

**Historic Property  
Inventory Report for**

Pierce, Helen House - formerly 76th Avenue NE at 2857 Evergreen Point Rd, Medina, WA 98004

1993). It is likely that this pump house and water tower served the purpose of pumping and storing water for this residence.

The house has had small additions on the rear elevation. The roof structure reflects the evolution of the house, with a front gable on the main section that faces the water, a side or cross gable on the 1932 addition, and another, parallel front gable on the south elevation wing. The rear additions have shed roofs.

**Major  
Bibliographic  
References**

King County Assessor's Records, Seattle, WA

"Our History." 1993. Town of Hunt's Point. <http://ci.hunts-point.wa.us/history.htm>, accessed June 23, 2004.

Personal communication with property owner, March 8, 2004

**Additional Photos for: Pierce, Helen House - formerly 76th Avenue NE at 2857 Evergreen Point Rd, Medina, WA 98004**



View of west elevation that faces Lake Washington taken 3/8/2004

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

Comments:



View of remains of pumphouse, located west of main house near the coastline taken 3/8/2004

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

Comments:



View of Remains of well/cistern, west of main house, near water's edge taken 3/8/2004

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

Comments:



View of West and south elevations taken 3/8/2004

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

Comments:

**Historic Property  
Inventory Report for**

at 2879 Evergreen Point Rd, Medina, WA 98039

**LOCATION SECTION**

Field Site No.: SR520E34      OAHP No.:

Historic Name:

Common Name: 2879 Evergreen Point Road, Medina

Property Address: 2879 Evergreen Point Rd, Medina, WA 98039

Comments:

County      Township/Range/EW      Section      1/4 Sec      1/4 1/4 Sec      Quadrangle  
King      T25R04na      24      SW      SEATTLE NORTH

Coordinate Reference  
Zone: 10      Spatial Type: Point      Acquisition Code: Digitized Source  
Sequence:      0      Easting: 556997.9375      Northing: 5276402.5

Tax No./Parcel No.      Plat/Block/Lot      Supplemental Map(s)      Acreage  
2425049072      N/A           1.02

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 1/6/2009

Owner's Name:  
WSDOT Real Estate Services, Parcel 1-22193

Owner Address:  
PO Box 47338

City/State/Zip:  
Olympia, WA 98504

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 6/29/2008

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: Moderate

Colonial - Colonial Revival

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2879 Evergreen Point Rd, Medina, WA 98039

Changes to windows: Intact

Other (specify): doors on rear elevati

**Cladding**

Veneer - Stucco

Brick

Shingle

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1929

**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): No

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

**Statement of  
Significance**

This house from 1929 is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Therefore it does not appear to meet any of the criteria necessary to qualify for the NRHP. Since its construction in 1929, the house has undergone a number of alterations, including but not limited to a porch enclosure on the north elevation; a possible side addition on the south elevation; the replacement of doors on the rear elevation, including alterations to the size of the opening; changing of rear balcony railing to metal; covering rear balcony roof with corrugated fiberglass; construction of a brick screening wall along the south elevation; and construction of an exterior stair to access the balcony. These changes have impacted the integrity of design of the house. The construction of SR 520 on the adjacent lot greatly impacted the setting and feeling of the property. The house retains integrity of location, workmanship, association, and materials. Given these alterations, the house does not meet NRHP registration requirements as outlined in the National Register Bulletin, How to Apply the National Register Criteria for Evaluation (p. 44-49).

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This is a two story, single family house built in 1929. It is set back a considerable distance from the road and is not visible from the public right of way. It has a rectangular footprint and is painted brick on the first floor and wood shingle on the second, with stucco on the ground floor rear elevation. It has a side gable roof of asphalt shingle with six gabled dormers - three on the front and three on the rear. There is also an interior chimney on the rear slope of the roof. The house has a symmetrical façade with a center entry under an arched portico with square pilasters. There is a window with paneled false shutters on each side of the entry. First floor windows are 6/9 panes with leaded muntins, and have exterior storm sash over them. On the second floor, the three gabled dormers are clad in wood shingles and have six-over-six windows with leaded glass muntins behind storm windows. There is a one story brick extension on the south elevation with a flat roof behind a brick parapet that appear to be a possible addition, but is obscured by heavy vegetation. On the north elevation is a one story porch which has been enclosed. It has a shed roof supported on wooden boxed columns with arched spandrels, reflective of the arched portico over the entry. The porch supports now read as corner pilasters. The porch enclosure is clad in wood shingle. The front elevation has a single horizontal window under the arched spandrel, which is enclosed with plywood. On the north elevation, concrete steps with a metal pipe handrail access a door behind a wooden screen door, with a small square window opening next to it. This door and window sit under the arched spandrel, also enclosed with plywood. On the other side of the door is a modern single-light casement window. The rear of the house faces Lake Washington and has a full-width balcony. The balcony is supported on five two-story, square, wooden, boxed columns with

**Historic Property  
Inventory Report for**

at 2879 Evergreen Point Rd, Medina, WA 98039

non-original wrought iron railing on the second floor. The roof over the balcony is non-original corrugated fiberglass. The ground floor has a single-leaf wooden door with a nine-light window on the north end, and a pair of mismatched, single-light, plate glass doors in the center. At the south end of the ground floor is a window composed of three casements, four-lights each with horizontal muntins. On the second floor, the balcony has two three-sided projecting bays, one at each end, each with a plate glass window flanked by 10-light casements with leaded glass muntins. In the center of the elevation is a pair of modern plate glass sliding doors. At the south end of the balcony is a two-story masonry wall constructed of blond brick or terra cotta blocks. The wall is attached to the south elevation of the house, and is probably meant to help screen the view of SR 520 from the house. On the north elevation, a non-original wooden stair has been added to access the balcony from the ground.

There is a detached modern two-car garage on the property, as well as a historic separate garage. The historic garage, which probably dates from the same construction period as the house, is clad in wood shingle and has a front gable roof. It is a single car garage with a three-panel folding door on the front, with each panel containing a fixed four-light window above two inset wood panels. The historic garage is located southeast of the main house. The modern garage is also located southeast of the main house, between the house and the historic garage.

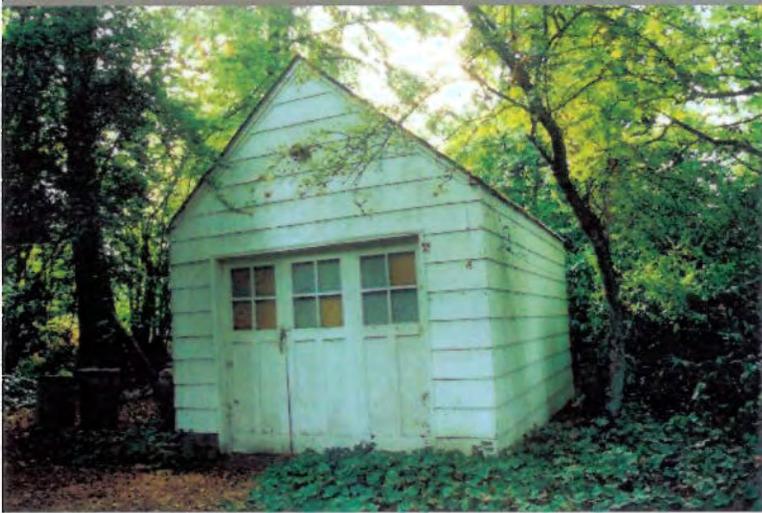
**Major  
Bibliographic  
References**

King County Assessor's Records

HistoryLink - [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1059](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1059)

**Additional Photos for:**

at 2879 Evergreen Point Rd, Medina, WA 98039



View of historic garage taken 6/29/2008

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

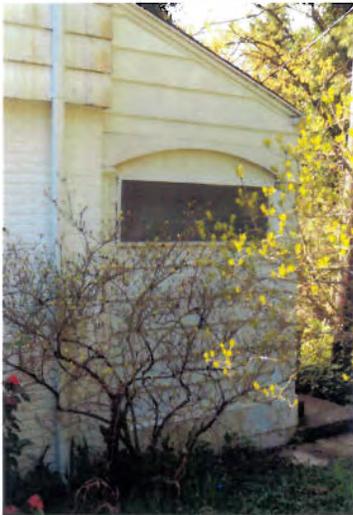
Comments:



View of Front elevation taken 4/20/2009

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

Comments:



View of Front of porch enclosure on north side taken 4/20/2009

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

Comments:

View of North elevation of porch enclosure taken 4/20/2009

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

Comments:

**Additional Photos for:**

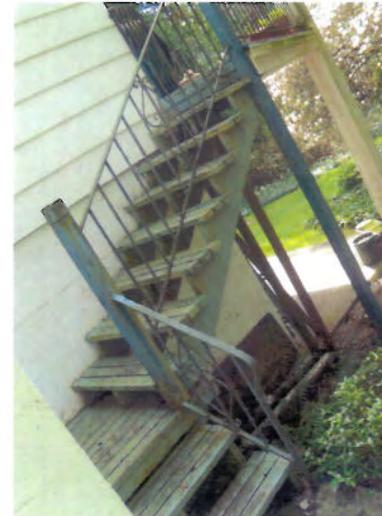
at



View of Brick screening wall on south elevation taken 4/20/2009

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

Comments:



View of North elevation stairs to rear balcony taken 4/20/2009

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

Comments:

View of Rear elevation taken 4/20/2009

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

Comments:

View of Rear elevation showing door and railing replaceme taken 4/20/2009

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

Comments:

**Historic Property  
Inventory Report for**

Barbee, James House

at 2891 Evergreen Point Rd, Medina, WA 98004

**LOCATION SECTION**

Field Site No.: SR520E4

OAHP No.:

Historic Name: Barbee, James House

Common Name: 2891 Evergreen Point Road

Property Address: 2891 Evergreen Point Rd, Medina, WA 98004

Comments:

County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T25R04na 24 SW KIRKLAND

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 557147 Northing: 5276361

Tax No./Parcel No.  
2425049177

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acreage  
.64

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 7/1/2008

Owner's Name:  
James Barbee

Owner Address:  
2891 Evergreen Point Road

City/State/Zip:  
Medina, WA 98039

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: Vacant/Not in Use

Plan: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern

Single Family

Changes to windows: Intact

Other (specify):



View of Front, west elevation that faces Lake Washington - taken 4/27/1954  
historic photograph

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

Comments:

**Historic Property  
Inventory Report for**

Barbee, James House

at 2891 Evergreen Point Rd, Medina, WA 98004

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Eaves</u>
<u>Vertical - Boards</u>			<u>Shed</u>
<u>Veneer - Brick</u>			

**NARRATIVE SECTION**

Date Of Construction: 1953

Study Unit

Other

Architect: Unknown

Architecture/Landscape Architecture

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): No

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

**Statement of  
Significance**

This Modern style house was built in 1953 on a bluff overlooking Lake Washington. It is architecturally striking, although no architect of record was discovered during research. The property was purchased in 1951 by James E Barbee, who then apparently had the house built and moved in in December 1953. Originally the property sloped down to an unobstructed view of the water with an L-shaped wooden dock, added in 1957. In 1979 a new house (2895 Evergreen Point Road) was built between the water and the existing historic house. The house is currently vacant and deteriorated.

With its wood siding, brick veneer, expanses of glass, and unique adaptation to its site, the house displays elements of Northwest Regionalism. The house faces the water on a high bluff, and the west side that faces the water is the primary elevation. A simple one story house from the road, the design uses the drop in ground elevation to achieve a dramatic two-story glass projection with a shed roof. The later addition of extensive plate glass on the west elevation of the main house served to tie the two pieces together visually and with greater effect than the original design. However, the addition of rather unwieldy decks to either side of the glass projection detract from its clean lines and dramatic effect. In subsequent years the house has suffered from other additions and alterations, and is in a state of deterioration. These changes have negatively impacted the integrity of design, materials, feeling and workmanship. The house does not retain sufficient integrity to be eligible for the NRHP.

Additional research is needed to discover the architect of record or the designer. No information was found on the original owner, James Barbee. However, the property remains in his name.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is near the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This Modern style house was constructed in 1953 on a bluff overlooking Lake Washington. It is one story over a full basement, with a concrete foundation and wood frame structure. It has a flat roof with boxed eave overhangs on the front and rear, and is clad in cedar siding. The basement level is clad in brick veneer where it is exposed on the west elevation. The rear of the house faces the road with an unprepossessing facade, with an enclosed carport and a partially roofed porch with a vertical wood divider as wall. The front (west elevation) of the house faces the water and is much more dramatic, featuring a two-story glass extension with a sloped shed roof and a wide horizontal brick chimney. The house also features large panes of glass, especially on the west elevation. This elevation also has two wood decks at the main level. The house features strong horizontal emphasis, punctuated by the two-story projection and its sloping shed roof. Access to the site is limited due to its location well in from the road. The house is currently vacant and is somewhat deteriorated.

The house has had some additions, most notably in 1962, when it appears an ell at the southwest corner, between the house and carport, was filled in and the kitchen expanded. It is assumed that the current arrangement of openings on the west elevation dates from this renovation. On the east elevation, the carport was enlarged, enclosed and built out as a garage. In keeping with the new footprint of the garage, the partially roofed porch at the entry on the east elevation was expanded and the distinctive vertical wood screen added. The two decks on the west elevation, facing the lake, one on either side of the two-story projection, were also probably added at this time. The ground floor was clad in brick veneer, also probably at this time. Later, it appears that the east elevation, on the north section, was converted into a screened porch, with a door added and sliding sash window removed. Since its construction, many openings have been altered and additions have been added, and in recent years the house has suffered from a severe lack of maintenance as well as deliberate removal of materials.

**Major  
Bibliographic  
References**

King County Assessor's Records

King County Real Property Cards, on file at Puget Sound Regional Archives, Seattle, WA



View of Rear of house, facing Evergreen Point Road taken 3/8/2004

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

Comments:



View of Front, west elevation

taken 4/28/1954

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

Comments: historic photograph taken soon after construction



View of West elevation taken 1/22/2009

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

Comments:



View of Southwest corner

taken 1/22/2009

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

Comments:



View of west elevation, south section

taken 1/22/2009

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

Comments:



View of wood screen, looking into entry patio

taken 6/29/2008

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

Comments: view looking southeast

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 3100 Evergreen Point Rd, Medina, WA 98039

**LOCATION SECTION**

Field Site No.: SR520E35

OAHP No.:

Historic Name:

Common Name: 3100 Evergreen Point Road, Medina

Property Address: 3100 Evergreen Point Rd, Medina, WA 98039

Comments:

County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T25R04na 24 SW SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 556997.9375 Northing: 5276402.5

Tax No./Parcel No.  
2425049181

Plat/Block/Lot  
N/A

Supplemental Map(s)

Acreage  
.51

**IDENTIFICATION SECTION**

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio

Date Recorded: 1/6/2009

Owner's Name: State of Washington, Real Estate Services Division  
Owner Address: PO Box 47338  
City/State/Zip: Olympia, WA 98504

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: Irregular No. of Stories: 1

Structural System: Platform Frame

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

Form/Type  
Single Family - Side Gable



View of front elevation taken 1/22/2009

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

Comments:

**Historic Property  
Inventory Report for**

at 3100 Evergreen Point Rd, Medina, WA 98039

**Cladding**

Vertical - Board-and-Batten  
Wood - Clapboard

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable  
Flat with Eaves

**NARRATIVE SECTION**

**Date Of Construction:** 1951

**Study Unit**

**Other**

Architecture/Landscape Architecture

**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):** No

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

**Statement of  
Significance**

This house, built in 1951, is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has been altered by multiple additions on the west and north elevations, impacting its integrity of design. It appears to retain all other aspects of integrity. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is near the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of  
Physical  
Appearance**

This is a one-story single family residence constructed in 1951. The original section of the house is an L-shaped plan with a side gabled roof over the main body of the house, and a front gable extending forward to cover the entry, which is the short leg of the "L." The roof is clad in composition shingles. The roof over the entry has a deep overhang supported on a square wood post, which forms the front porch area, and it is punctuated by two large skylights. The main body of the house is clad in vertical wood board and batten siding, but the gable ends are clad in horizontal wood clapboards. The entry has a wood paneled door. To the right of the entry door is a large window that bows out with 24 fixed panes. The north elevation is dominated by a red brick, exterior chimney. Just west of the chimney begins a series of additions that have been made to the house, giving it an irregular footprint. These additions extend northward from the north elevation and west from the west elevation. They have a combination of flat and gable roofs, and are clad in board and batten, as well as vertical panes of fixed plate glass. The west elevation has several large plate glass windows and two pairs of multi-light french doors. There are also two other buildings on the property. A guest house with attached children's wing dates from 1969 with later additions. A small whimsical playhouse in the Queen Anne style is clad in wood shingles and partially surrounded by a cast stone balustrade - its date is unknown but it appears fairly recent.

**Major  
Bibliographic  
References**

King County Assessor's Records

HistoryLink - [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1059](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1059)

**Additional Photos for:**

at 3100 Evergreen Point Rd, Medina, WA 98039



View of north elevation

taken 1/22/2009

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

Comments:



View of West elevation

taken 1/22/2009

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

Comments:



View of Children's house

taken 1/22/2009

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

Comments:



View of Guest house

taken 1/22/2009

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

Comments:

**Additional Photos for:**

**at**



View of Playhouse

taken 1/22/2009

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: