

SR 520 Program

Montlake Historic District National Register Nomination Update

Dec. 2, 2014



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SR 520 Program Administrator



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Secretary of Transportation



SR 520 NRHP Nomination Update
Montlake Community Center
Dec. 2, 2014

Presentation overview and meeting purpose

- Update on the National Register of Historic Places (NRHP) district nomination
- Overview of the historic district
- Information on being listed in the NRHP
- How to review and comment



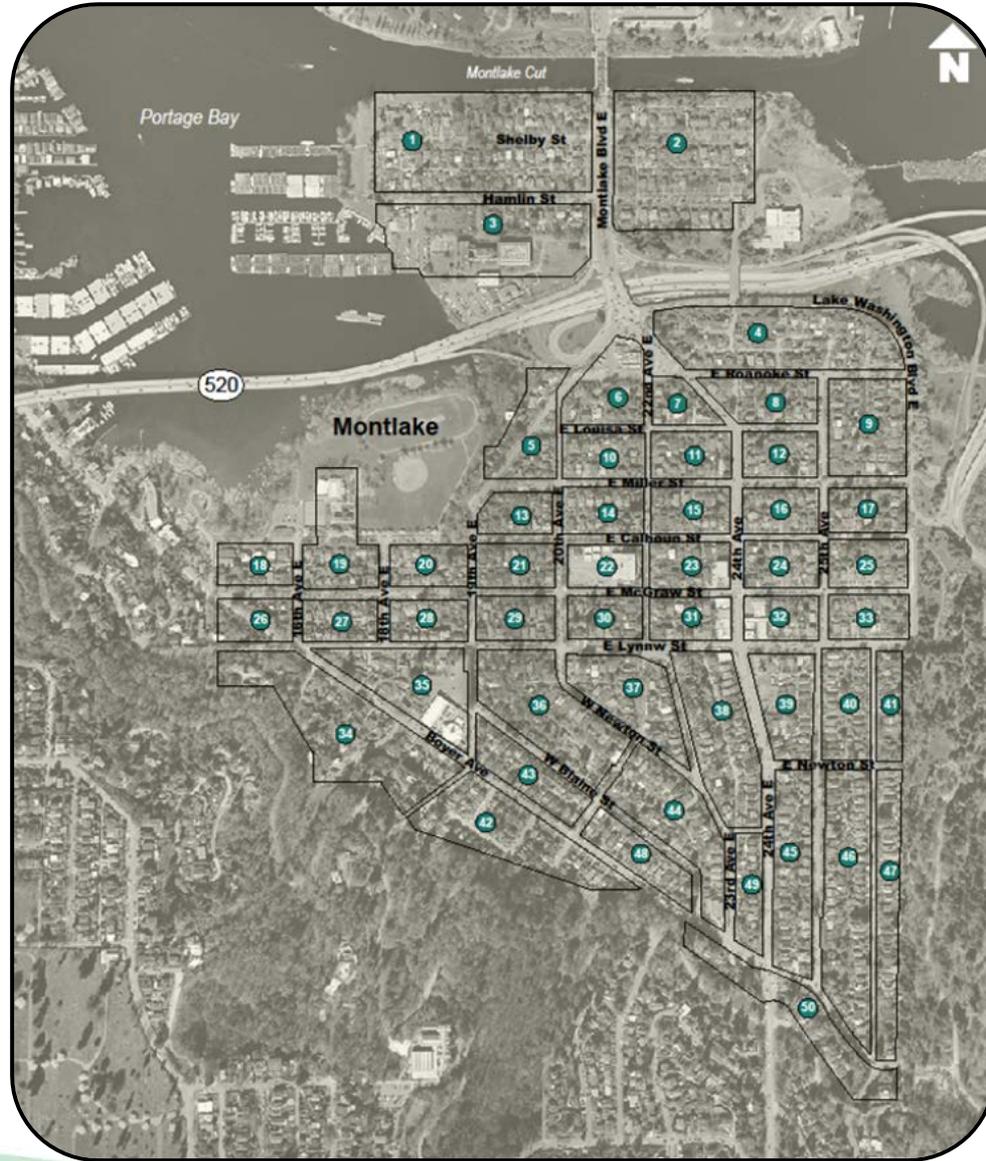
Key facts about a National Register Historic District

- Is a group of buildings & other resources united by history, appearance, planning or development. Focus is on buildings' exteriors, not interiors.
- Has a “**Period of Significance**”
- Includes “**contributing**” and “**non-contributing**” buildings
- Includes both significant and less important (context) buildings
- Will not be listed if a majority of property owners object
- Listing (or eligibility) in the National Register requires consideration of effects as a result of Federal actions

Listing in the National Register...

- **Does not** create restrictions on use, treatment, transfer, or sale of private property
- **Does not** lead to public acquisition
- **Does not** require public access
- **Does not** lead to local historic district zoning or landmark designation
- **Can be** the basis for walking tours, signage, or publications
- **May lead to** recognition and local pride
- **May lead to** better designed alterations & new houses
- **May lead to** increased resale value

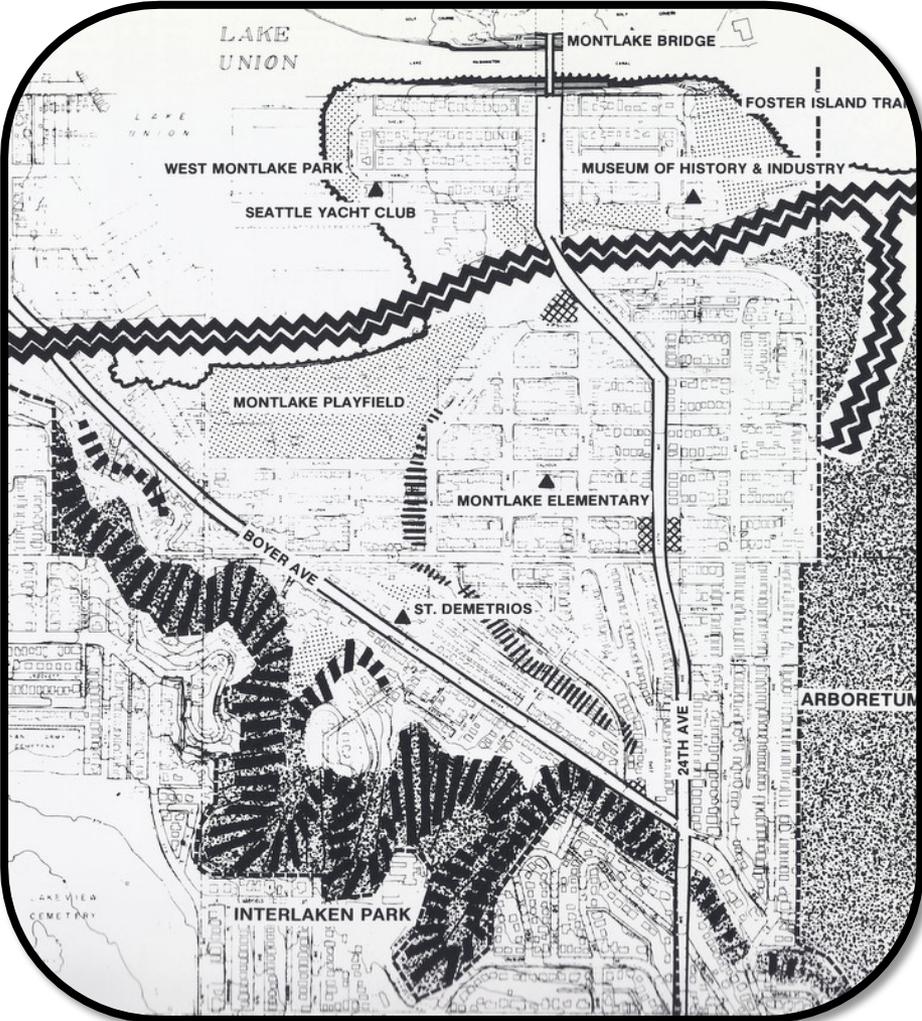
Montlake Historic District Draft Boundaries



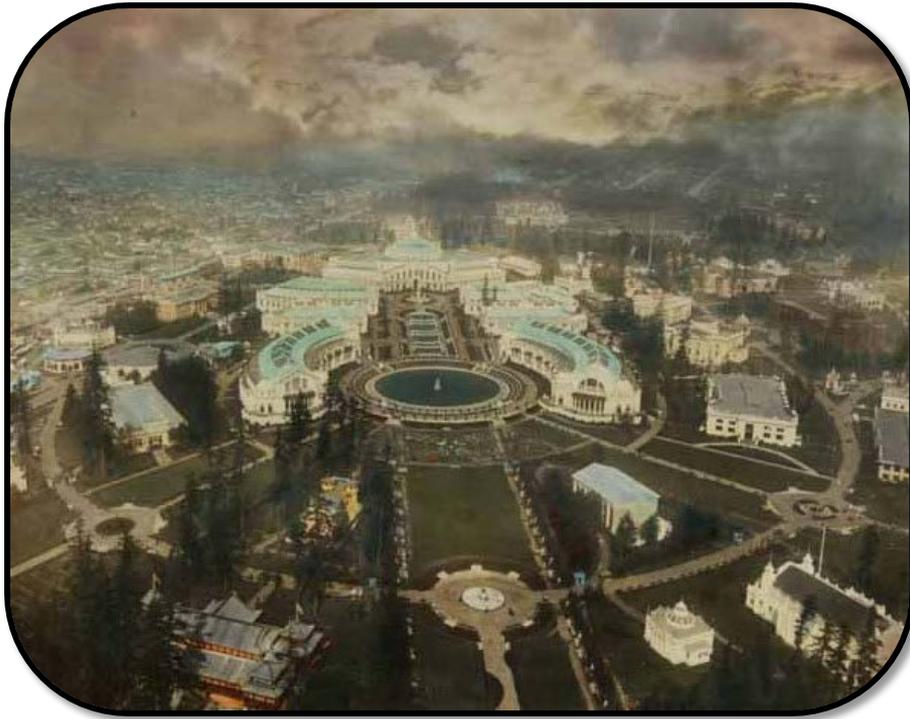
Key Elements of the Montlake Historic District

- **Period of Significance:** 1905 – 1959
- **Almost 1,200 buildings:**
 - Approximately 94% of buildings within were constructed within the period of significance.
 - Approximately 80% of buildings are contributing elements to the Montlake Historic District.
- The district contains mostly **residential buildings**, with notable exceptions (NOAA, Seattle Yacht Club, Montlake School, Montlake Community Center, commercial buildings on 24th Avenue East, parks, etc.).

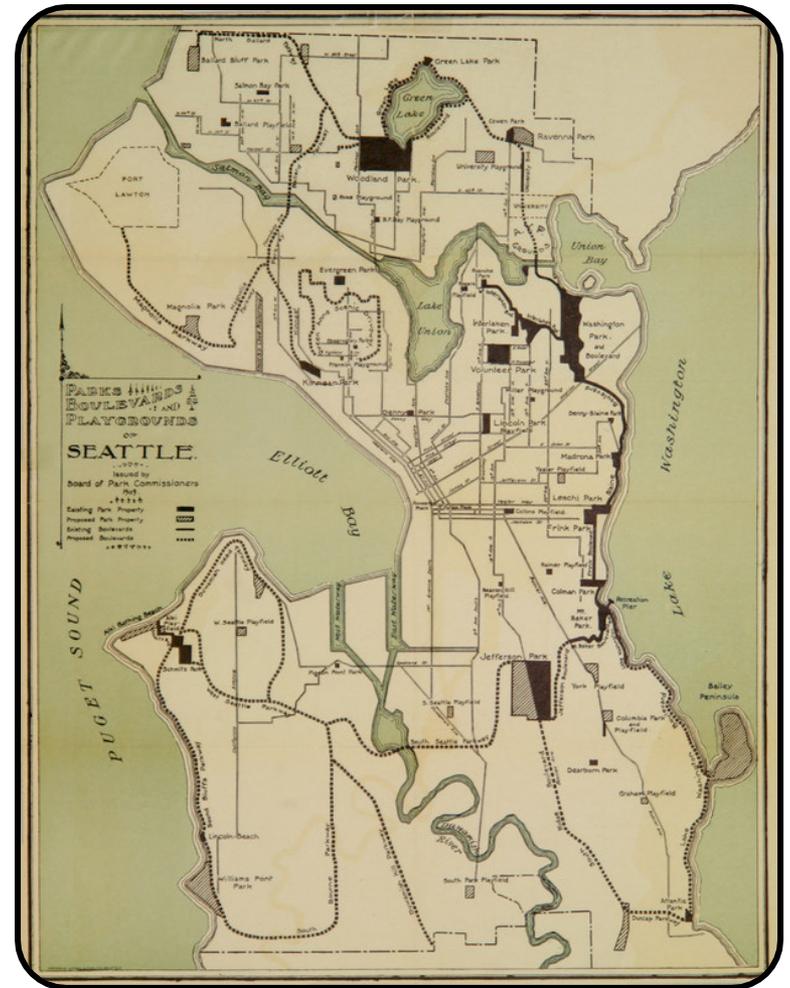
Montlake: The Land Within



Early development of the Montlake area

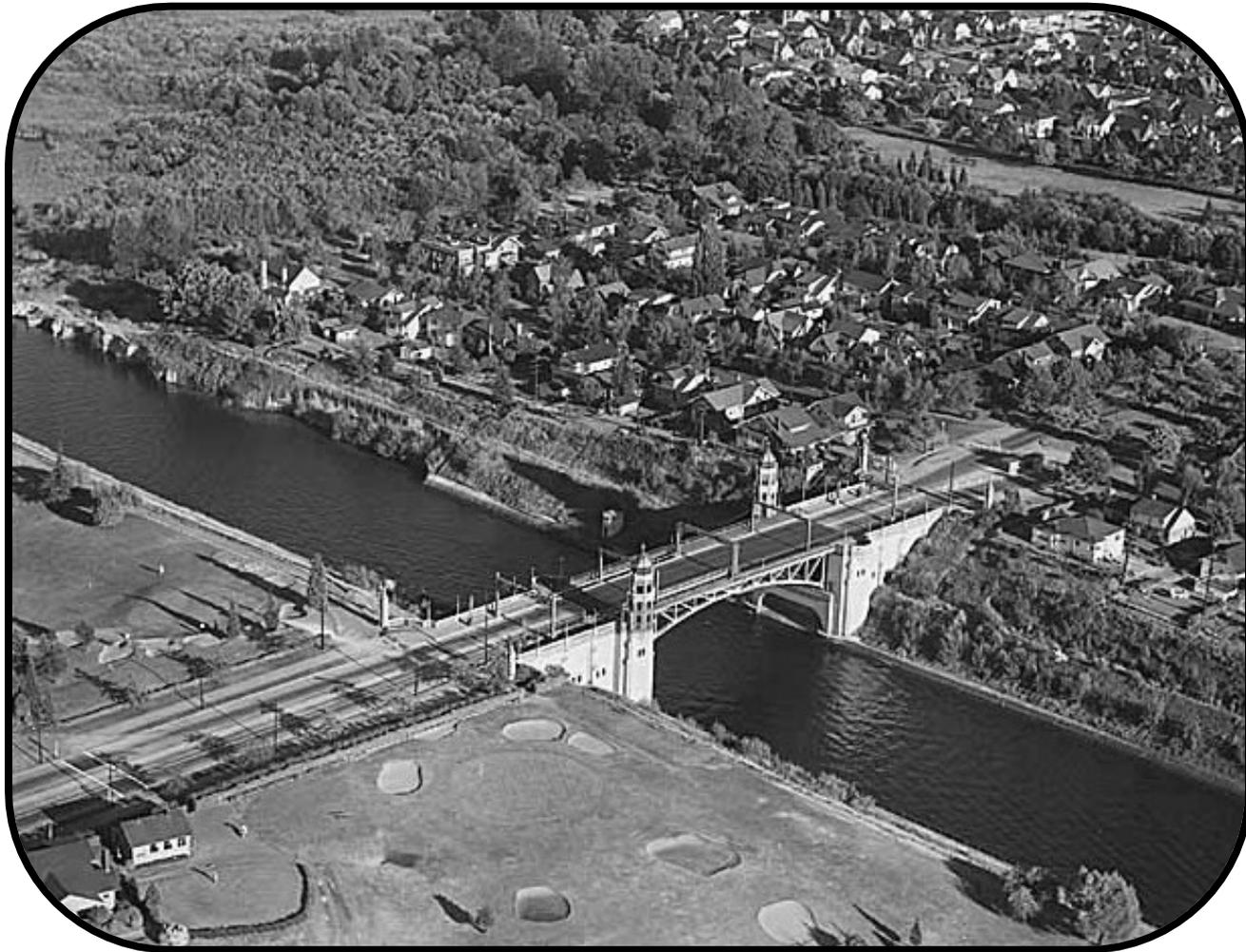


Alaska-Yukon-Pacific Exposition, 1909



Olmsted Parks & Boulevards Plan, 1903

The Montlake Cut (1917) and Montlake Bridge (1925)



Craftsman style houses in Montlake

1907



1915



1916



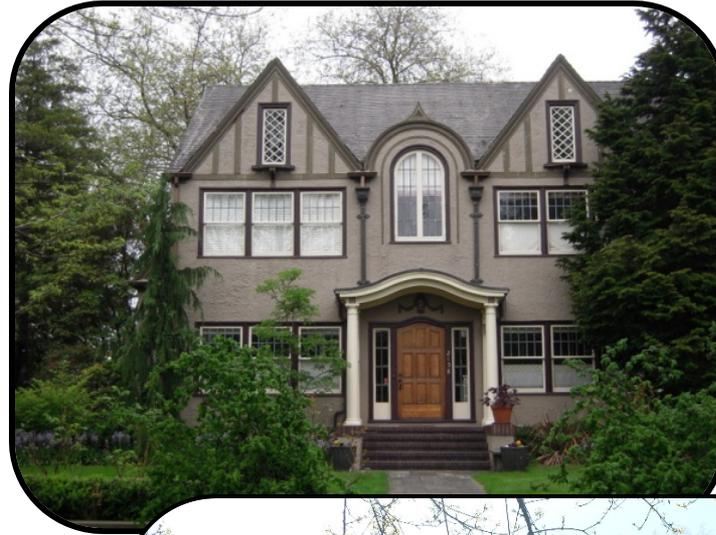
Colonial Revival style houses in Montlake (1920s)



Colonial Revival



Tudor Revival houses in Montlake (1920)



Modest and vernacular houses in Montlake



Historic Building Research: Property Record Cards

2. ADDITION H. S. Turner's Park
 SECTION TWP. N. RANGE EWM. BLOCK 7 TRACT OR LOT NO. 2 25
 DESCRIPTION

CODE NO. 871210-0725 650 1600 0010

3. ADDRESS OF PROPERTY 1882 24th Avenue North CONTRACT PURCHASER 2-6-22 S-6
 4. FEE OWNER HORACE M. GASTON CONTRACTOR

5. ARCHITECT DATE
 6. ORIG. BUILDING COST \$ OCCUPIED BY owner RENTAL PER MONTH \$ ESTIMATED RENTAL PER MONTH \$ 30.00
 7. CONDITION OF EXTERIOR fair INTERIOR good FOUNDATION good FLOOR PLAN accept.

8. BUILDING
 1 fmlly dwl
 1 story & atc
 7-8 rooms
 5 1st flr
 2 attic

TILE WORK none
 ATTIC 2 plaster bd stairway useful

INTERIOR WALLS
 6 plaster
 1/2 plaster bd.
 2 Kalamuns
 5 Papered

FLOORS
 2 hardwood
 5/8 fir

FIRE PLACE
 1 brick

INTERIOR TRIM
 7/8 fir

PLUMBING
 6 fixtures
 1 tub
 1 toilet
 1 basin
 1 sink
 1 h. w. tank
 1 ldry try average

BASEMENT full
 1st flr joist
 concrete flr
 recreation room
 drain
 rec. rm, ceiled
 FOUNDATION
 concrete

ROOF
 composition

EXTERIOR WALLS
 fir siding "

PORCHES
 2 1-story
 1 roofed
 1 recessed

EXTRA FEATURES
 2 beam ceiling
 1 bay window,
 1 story
 BUILT-INS
 book cases
 kitch. cabs.
 CONSTRUCTION 6
 double
 medium
 CEILING HEIGHT
 bsmt 8'
 1st flr 8'10"
 attic 8'

9. CORNER JOINTS mitered DOWN SPOUTS SEWER CONNECTED yes
 10. FIRST FLOOR JOIST SIZE 2 x 10 AND 16 INCH CENTERS BRIDGED
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 6
 12. CLASS OR GRADE NO. 3 SHAPE NO.
 13. BUILDING FINISHED OR UNFINISHED finished
 14. DEPRECIATION: CONDITION 55% OBSLSE. % ECON. SUIT % TOTAL 48%
 DATE BUILT 1912 REMODELED
 EFFECTIVE AGE 24 YEARS FUTURE LIFE 21 YEARS
 48% LAND INFORMATION

1. SIZE x TOPOGRAPHY level GRADE above 4 FEET
 2. STREET ROAD graded SURFACE paved ALLEY no
 3. SIDEWALK conc. SEWERAGE sewer WELL ELECT. PUMP
 4. LANDSCAPING lawn and shrubs, trees, & rockery COND. good
 5. TREND static VALUE OF LAND
 6. USE OF DISTRICT residential VIEW none
 7. RESIDENTIAL medium - new ZONED

REMARKS

MAIN BUILDING
 DIMENSION 32 x 39 SQ. FT. AREA 1248-45
 1248-62
 PCH. 8 x 32 256
 PCH. X
 IMPROVEMENT VALUE
 MAIN BUILDING \$
 OTHER BUILDINGS \$
 TOTAL \$ 1388
 ASSESSED VALUE, 1955 \$ 46
 DATE 8/13/57
 1250



Historic photographs, building materials and early owners

Historic Building Research: Seattle City Directories



Property owners/occupants, including occupations

Historic Building Research: Newspaper Articles

Information on significant buildings, including architects and builders



Historic Building Research: Other Sources

- King County Assessor's Data
- Information from neighborhood residents
- Historic maps
- Plat maps
- Architect biographies
- Historical narratives

The Montlake Historic District NRHP Nomination



Montlake Elementary School (Floyd A. Naramore, 1924)

What to expect in the Montlake NRHP Nomination:

- This is still a DRAFT document.
- We are interested in more information to add.
- A draft neighborhood history and description are included.

The final NRHP Nomination:

- Follows a specific format in accordance with the National Park Service guidelines.
- Will not include photos of each house – only a sampling of photos.

What will be included in the final Montlake NRHP Nomination?

General Information on the NRHP Nomination Form

- Table of total contributing/non-contributing properties
- Current and historic building functions
- Predominant building materials
- Period of significance/significant dates
- Prominent architects and builders

What will be included in the final Montlake NRHP Nomination?

Narrative district overview

Overall character, including: location, topography, size, building types, dates, plat history, boundaries, general building information, streetscapes, alleys, landscape features, etc.

Statement of Significance

General history of the Montlake community, including: key events, key people, factors influencing development, etc.

What will be included in the final Montlake NRHP Nomination?

Individual property information

- Property data and descriptions

Geographical Data

- Verbal boundary description with UTM points & boundary justification

Graphics

- Maps: community map & map of contributing/non-contributing properties
- Photos: 5x7 printed house photos (up to 40 prints, 2 sets), digital images of neighborhood (up to 12), historical photos as appropriate
- PowerPoint presentation

How to review the draft:

1. Go to <ftp://ftp.wsdot.wa.gov/incoming/MontlakeHistoricDistrict/>
2. Identify on the map the block(s) you want to review.
3. Open the file with the block number.
4. Find the address or addresses you want to review.
5. Open file titled Montlake Narrative Overview to review historic context of neighborhood.

To provide comments:

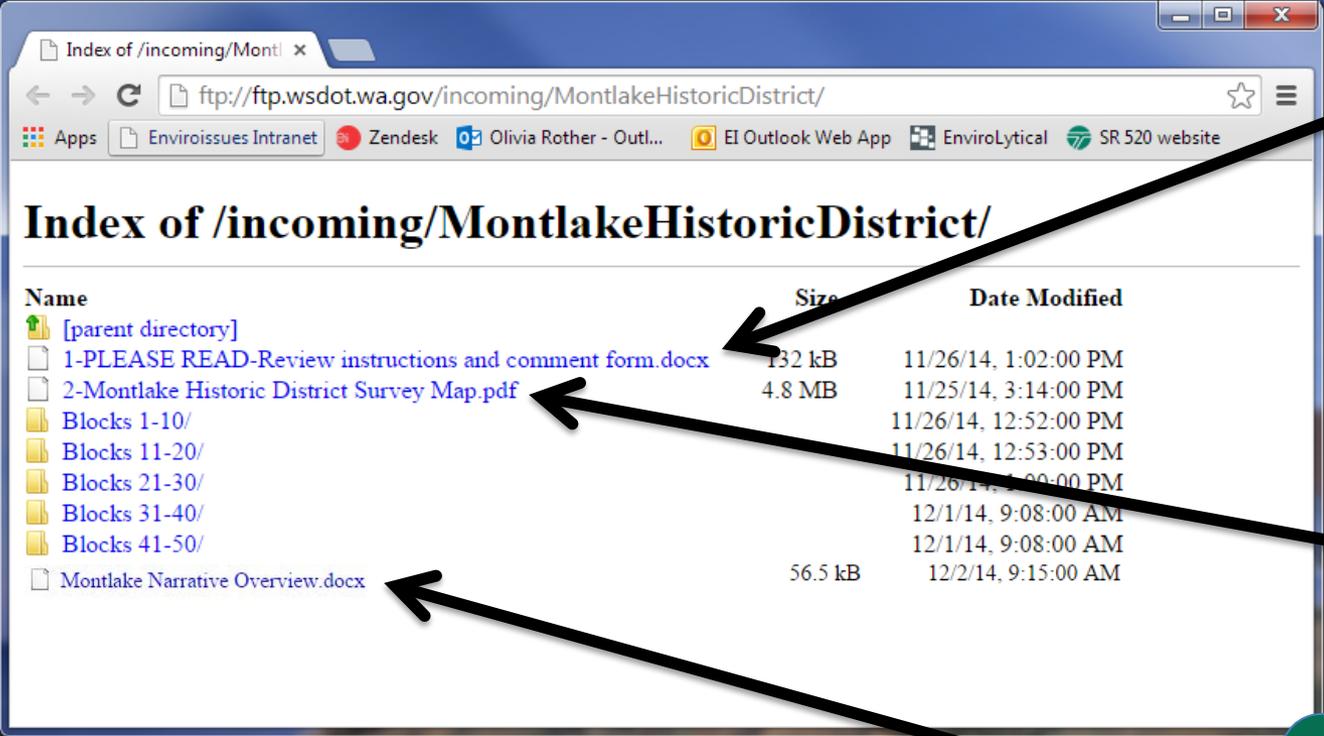
- Use the comment form on the FTP site.
- Include property address (not site numbers – they will change).
- Provide comments via email by Jan. 5, 2015.

Please email comments to Steve Archer, archers@wsdot.wa.gov.

How to review the draft and provide comments:

Please click on <ftp://ftp.wsdot.wa.gov/incoming/MontlakeHistoricDistrict>

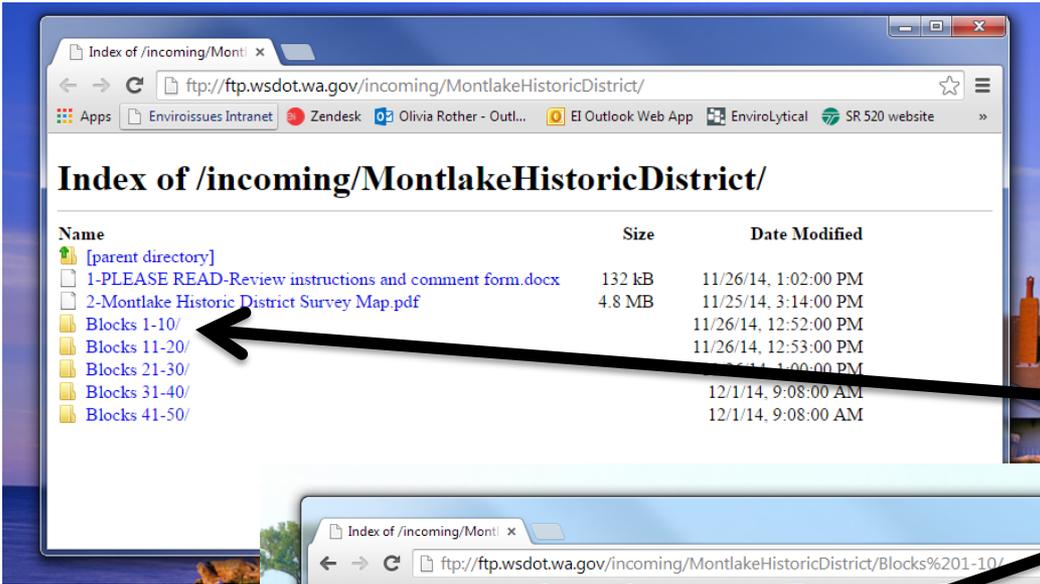
Step one– click on the link or type the link into your search bar.



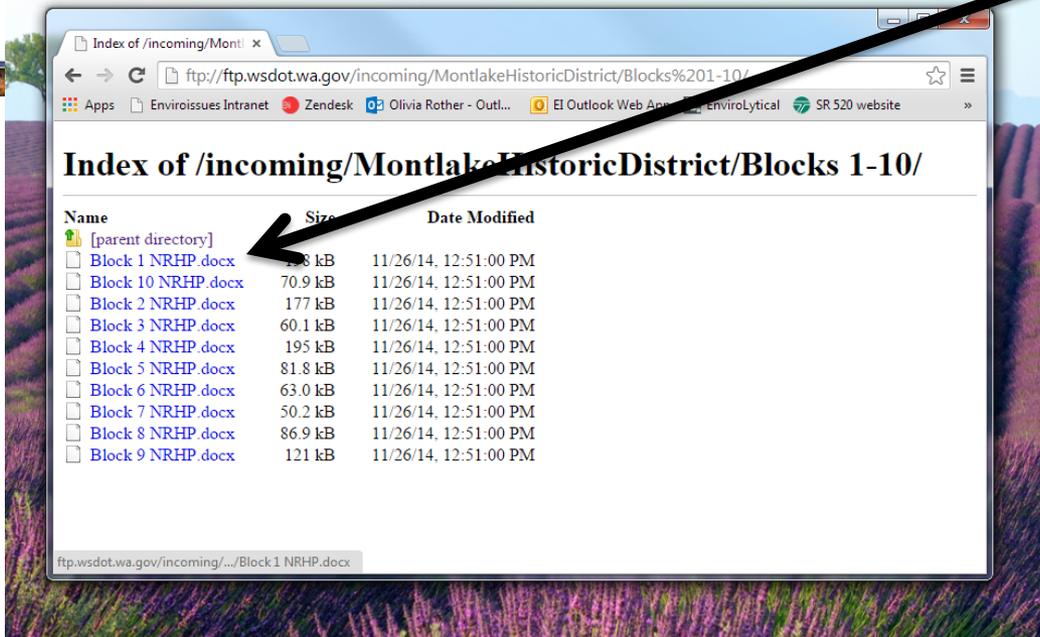
Step two – click here to review the instructions and the comment form before continuing.

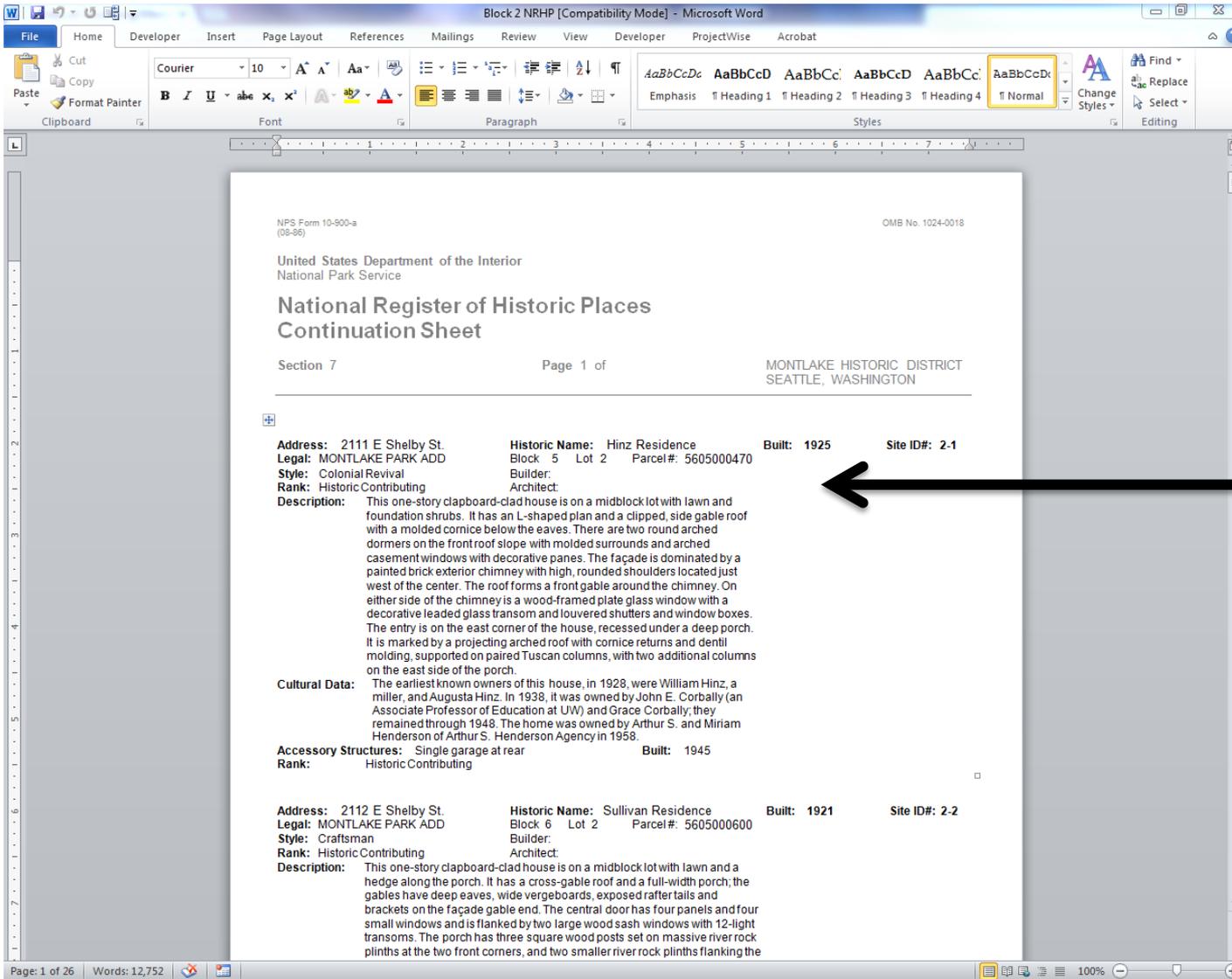
Step three – click here to review the map of the district. You will be able to find the block numbers you would like to review on this map.

Step four – open file titled Montlake Narrative Overview to review historic context of neighborhood.



Step five – click on the block section that you are interested in reviewing. That will open the individual block numbers.





Step six – once you have clicked on the block you would like to review a document will open that you can read through. You will be able to look for the address that you are interested in and read the related information.

Report Name	Montlake Historic District Property Descriptions		
Reviewer(s) Name			
Reviewer(s) Phone #		Reviewer(s) email	
Date of Request	November 26, 2014	COMMENTS DUE	January 5, 2015

Montlake National Register of Historic Places Nomination Review Guide

1. Open Montlake Historic District Survey Map.
2. Identify on the map the block or blocks you would like to review.
3. Open the file with the block number.
4. Find the address or addresses you would like to review.

Note: Information on previous owners will be filled in for the final version. Also, information on builders or architects is particularly appreciated.

To provide comments:

- Download this comment form; use as many pages as you need.
- Include the property address that you would like to comment on (please do not use site numbers as they could change).
- Please email your comments to Steve Archer, archers@wsdot.wa.gov by Jan. 5, 2015.

Property Address	Comment

For more information

- Contact Steve Archer (WSDOT): archers@wsdot.wa.gov
- Visit us on the Web: www.wsdot.wa.gov/projects/sr520bridge
- Join our e-mail update list by sending a message to: SR520Bridge@wsdot.wa.gov

Step seven – Fill out the comment form and send it to Steve Archer at *archers@wsdot.wa.gov*.



Anticipated Timeline for District Nomination

November 2014:

Draft of Historic District nomination ready for review.

December 2014:

Montlake community review of nomination.

Comments due on **Jan. 5, 2015.*

February 2015:

Final nomination package submitted to DAHP.

June 2015:

State Advisory Council on Historic Preservation Meeting/ Review and Recommendation.

Late summer 2015:

National Park Service review (45-60 days).

Fall 2015:

Listing in the NRHP.



*Seattle Yacht Club, constructed in 1919
by John Graham*

For more information

- The **Department of Archaeology & Historic Preservation** oversees National Register nominations in Washington:
<http://www.dahp.wa.gov/national-register-of-historic-places>
- Contact Michael Houser, **State Architectural Historian**, at 360-586-3076 or michael.houser@dahp.wa.gov
- The **National Park Service website** has more information:
www.nps.gov/nr/national_register_fundamentals.htm
- Visit **WSDOT's program** website:
www.wsdot.wa.gov/Projects/SR520Bridge/
- Contact Steve Archer, **WSDOT**, 206-805-2895 or archers@wsdot.wa.gov