

Attachment 4

Historic Property Inventory Forms for Surveyed Properties

Attachment 4A

Historic Property Inventory Forms for Properties Surveyed for the SDEIS

Property ID Nos. 1 through 238

**Historic Property
Inventory Report for**

at 1966 Harvard Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W114

OAHP No.:

Historic Name:

Common Name: 1966 Harvard Ave E

Property Address: 1966 Harvard Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550918.77 Northing: 5276267.14

Tax No./Parcel No.
6742700320

Plat/Block/Lot
Pettit's H C Addition, Block 5, Lot 5

Supplemental Map(s)

Acreege
0.12

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
MEDINA, ANGELA

Owner Address:
1966 HARVARD AVE E

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: Irregular

No. of Stories: 2

Structural System: Unknown

Changes to plan: Extensive

Changes to interior: Unknown

Style

Changes to original cladding: Moderate

Changes to other: Unknown

Modern
Other

Form/Type

Multi-Family - Triplex

**Historic Property
Inventory Report for**

at 1966 Harvard Ave E, Seattle, WA 98102

Changes to windows: Extensive

Other (specify):

Cladding

Glass - Curtain Wall
Wood

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Built Up

Roof Type

Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1917

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 triplex from 1917 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. It was extensively remodeled in 1967, and then added onto in 1984, and there are no visible remains of the original building from the public right of way. It has suffered loss of integrity of design, feeling, materials, and workmanship. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility and retains little integrity. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This residence was originally a side-gabled Craftsman home that was extensively remodeled in 1967 into a "modern" façade of large windows designed to maximize views of the Sound and to accentuate an architectural statement of Post WW II Modernism. A side-view photo dated 1967 shows how the modern façade was remodeled onto the original Craftsman house.

This residence, built in 1917, was originally a side-gabled Craftsman style home. It was extensively remodeled in 1967 with a contemporary façade of large windows designed to maximize views of the Sound. A side-view photo dated 1967, viewed at the assessor's office, shows how the modern façade was remodeled on the original Craftsman style house. The building is now a two story tri-plex with a flat roof and a two car garage below the living space on the ground level. The street view of the house is dominated by two stories of plate glass windows that span most of the façade. To the left of the large windows is a set of stairs leading up to the main entry. The stairs pass under a second floor balcony that covers the remaining part of the façade. The exterior that is not glass is sheathed in horizontal wood siding.

**Major
Bibliographic
References**

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.

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

1980.

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 1966 Harvard Ave E, Seattle, WA 98102



View of front elevation

taken 12/4/2002

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 1970 Harvard Ave E,

LOCATION SECTION

Field Site No.: SR520W70

OAHP No.:

Historic Name:

Common Name: 1970 Harvard Ave E

Property Address: 1970 Harvard Ave E,

Comments:

County King Township/Range/EW T25R04na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550919.81 Northing: 5276281.6

Tax No./Parcel No.
6742700315

Plat/Block/Lot
Pettit's H C Add/5/4

Supplemental Map(s)

Acreage
.09

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name: 1970 Harvard Avenue East LLC Owner Address: 1970 Harvard Avenue E #2

City/State/Zip: Seattle, WA 98102

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 6/28/2008

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: Rectangle No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern

Multi-Family

**Historic Property
Inventory Report for**

at 1970 Harvard Ave E,

Changes to windows: Slight

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Veneer - Stucco

Concrete - Poured

Asphalt / Composition - Built Up

Gable

NARRATIVE SECTION

Date Of Construction: 1969

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 triplex from 1969 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. It is a representative example of Modern style architecture and retains good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The triplex is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story triplex with a rectangular footprint, built in 1969. It has a shallow front gable roof with projecting eaves on the sides and a very deep overhang on the front façade with exposed beams. The exterior of the building is clad in stucco. The first and second floor front elevations are nearly identical, consisting of large, paired, fixed plate glass windows at each end, with a single fixed plate glass window of the same size and a pair of sliding glass doors in the center. Windows appear to be original, in aluminum frames, while the doors are vinyl replacements. A full width balcony stretches across both levels with a railing composed of glass panels in a metal frame. On the second floor, the center openings are topped by a pair of large transom windows in the peak of the gable end. Square posts support the balconies from below, one at each corner. At street level is a large garage with three paneled, roll-up garage doors. The garage has a flat roof with a projecting eave on the front. Two pairs of sliding glass doors that do not appear to be original access the garage roof top from the center of the front façade of the building.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."

http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 1978 Harvard Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W115

OAHP No.:

Historic Name:

Common Name: 1978 Harvard Ave E

Property Address: 1978 Harvard Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550919.35 Northing: 5276307.19

Tax No./Parcel No.
6742700305

Plat/Block/Lot
Pettit's H C Addition, Block 5, Lot 2

Supplemental Map(s)

Acreeage
0.09

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
RADDUE, SETH C

Owner Address:
1978 HARVARD AVE E

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: Rectangle No. of Stories: 2

Structural System: Unknown

Changes to plan: Slight

Changes to interior: Unknown

Style

Changes to original cladding: Extensive

Changes to other: Unknown

Modern

Changes to windows: Extensive

Other (specify):

Form/Type

Multi-Family - Duplex

**Historic Property
Inventory Report for**

at 1978 Harvard Ave E, Seattle, WA 98102

Cladding <u>Vertical - Boards</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Gable</u>
---	---	--	----------------------------------

NARRATIVE SECTION

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

Date Of Construction: 1901
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 residence from 1901 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. An extensive remodeling in the late 20th century resulted in a modern appearance, leaving no visual evidence of the original building appearance. The building has suffered loss of integrity of design, feeling, materials, and workmanship. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility and retains little integrity. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This residence was originally built in 1901, remodeled in 1935 and remodeled again some time in the late 20th century. No visual evidence remains of the original structure. The original exterior material has been replaced with T1-11 vertical board. The building is two full stories with a 2-car garage below at the street level. The front gable roof is clad in composition shingles and has deep eaves. The second floor is dominated by two large, fixed, horizontal, plate glass windows, flanked by smaller, vertical windows. The bottom of the second floor wall bells out to form flared eaves over the first floor. The second floor projects out considerably over the first floor, creating a porch and entry. The projecting second floor is supported by square wood posts. The entry is a double-leaf glazed door, and there is a three-light plate glass window to the east of it that includes an operable awning sash. A solid wall of T1-11 forms the porch railing. A large deck sits over the ground floor garage with a wooden pergola and a paneled wood wall forming the railing. The garage has two paneled roll-up doors.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History." http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 1980 Harvard Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W116

OAHP No.:

Historic Name:

Common Name: Chung House

Property Address: 1980 Harvard Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550919.45 Northing: 5276318.26

Tax No./Parcel No.
6742700300

Plat/Block/Lot
Pettit's H C Addition, Block 5, Lot 1

Supplemental Map(s)

Acreage
0.09

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
GOLD STANDARD
PROPERTIES

Owner Address:
226 32nd Ave

City/State/Zip:
Seattle, WA 98122

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 6/28/2008

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: 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: Slight

Other

Form/Type

Single Family - Gable Front and Wing

**Historic Property
Inventory Report for**

at 1980 Harvard Ave E, Seattle, WA 98102

Tudor - Tudor Revival

Changes to windows: Intact

Other (specify): Added a deck to the

Cladding

Brick

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Gable - Cross Gable

NARRATIVE SECTION

Date Of Construction: 1932

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit

Other

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): No

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

**Statement of
Significance**

This residence from 1932 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. It is a representative example of Tudor Revival style architecture, and retains good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the west. It is eligible for the NRHP under Criterion C for its distinctive characteristics, representative of its architectural style.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a well preserved and architecturally intact single family residence in the Tudor Revival style, built in 1932. The one-story house has an L-shaped footprint with a side gable roof over the main house and a front gable with a clipped or jerkinhead end over the front "L" section. The roof is steeply pitched, clad in composition shingle and lined with a wooden fascia board. There is a small, square dormer clad in wide wood siding with a steep pyramidal roof and a six-light window on the front western slope of the main roof. The exterior of the house is brick veneer, with patterned brick and exposed timber frames highlighting the shed-roofed entry portico. The front façade gable end has a 12-light window with a course of jack end bricks as the lintel and a brick sill. Below this is a large, fixed, single pane window flanked by ten-light side lights. On the front façade section to the east of the entry is a pair of 12-light windows. The house retains an exterior brick chimney on the south elevation. A one-car, concrete block garage with a castellated parapet sits at street level below the residence. A wooden deck with wood picket railing has been added to the front elevation adjacent to the entry portico.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 806 E Boston St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W112

OAHP No.:

Historic Name:

Common Name: 806 E Boston St

Property Address: 806 E Boston St, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550928.63 Northing: 5276350.84

Tax No./Parcel No.
6742700160

Plat/Block/Lot
Pettit's H C Addition, Block 2, Lot 8-9

Supplemental Map(s)

Acreage
0.19

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
LENGYEL, ZOLTAN

Owner Address:
806 E BOSTON ST

City/State/Zip:
Seattle, WA 98102

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 southwest corner from E. Boston St.

taken 4/1/2009

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: Unknown

Colonial - Colonial Revival

Other

Colonial - Dutch Colonial

Single Family - Side Gable

**Historic Property
Inventory Report for**

at 806 E Boston St, Seattle, WA 98102

Changes to windows: Moderate

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Wood

Concrete - Poured

Asphalt / Composition

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: 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 residence from 1925 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. It is a representative example of Dutch Colonial Revival style architecture. It has suffered some loss of integrity of design and materials from the replacement of windows, and its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, which is bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is an example of the popular Dutch Colonial Revival style of residential architecture from 1925. It is two stories under a gambrel roof of composition shingle and has a rectangular footprint. The exterior is sheathed in horizontal wood siding, with wider boards on the first floor, and narrower boards on the dormer and second story. The front facade faces west to Harvard Avenue East, but access to the property and its address are on East Boston Street. The original, west elevation entrance has a front gable with an arched spandrel over the door, supported on curved brackets. A three bay, shed dormer covers most of the west elevation roof. This dormer has three sets of paired multi-light windows. A matching dormer is found on the east elevation. An apron of roof divides the first and second floors, separating the body of the house from the gambrel. Some of the original wood-frame, double hung, 4/1 windows remain, but most have been replaced with 1/1. A white picket fence surrounds the property.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 806 E Lynn St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W113

OAHP No.:

Historic Name:

Common Name: 806 E Lynn St

Property Address: 806 E Lynn St, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 1/4 Sec SE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550929.41 Northing: 5276476.33

Tax No./Parcel No.
6699500057

Plat/Block/Lot
Peavey's 1st Addition, Block 1, Lot 13

Supplemental Map(s)

Acreege
0.06

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
WOOD, BEN JR

Owner Address:
806 E LYNN ST

City/State/Zip:
Seattle, WA 98102

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

Changes to original cladding: Extensive

Changes to other: Intact

Colonial - Colonial Revival
Colonial - Dutch Colonial

Form/Type

Other
Single Family - Side Gable

**Historic Property
Inventory Report for**

at 806 E Lynn St, Seattle, WA 98102

Changes to windows: Moderate

Other (specify): Deck added to west

Cladding

Veneer - Vinyl Siding

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Gambrel

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): No

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

**Statement of
Significance**

This residence from 1924 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. While it is a representative example of Dutch Colonial Revival style architecture, it has suffered loss of integrity of design, materials, and workmanship from replacement of siding, doors, and windows, and the addition of a large, second story deck. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a Dutch Colonial Revival style residence from 1924. It is two stories with a typical gambrel roof of asphalt shingle and a rectangular footprint. There is a shed dormer on both the façade and rear elevations, each with three sets of paired windows. The main entry is in the center of the façade and is flanked by two large windows. The entry has a rounded arch hood set in the roof apron supported on very large, ornate brackets. The entry is accessed by a brick stoop. The two first floor façade windows were covered with shades at the time of the survey. The building is clad in replacement vinyl siding, and all doors and windows have been replaced. A second story deck has been added to the west side elevation, supported on wood posts. A single car garage is below grade on the west side of the front elevation.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

**Historic Property
Inventory Report for**

at 806 E Lynn St, Seattle, WA 98102

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 2324 Harvard Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W71

OAHP No.:

Historic Name:

Common Name: 2324 Harvard Ave E

Property Address: 2324 Harvard Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550928.93 Northing: 5276502.92

Tax No./Parcel No.
6699500060

Plat/Block/Lot
Peavey's 1st Add/1/14-15

Supplemental Map(s)

Acreeage
.12

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
Taylor, Robert & Jerry
Smith

Owner Address:
2324 Harvard Ave E

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: Irregular

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern - Contemporary

Single Family

**Historic Property
Inventory Report for**

at 2324 Harvard Ave E, Seattle, WA 98102

Changes to windows: Extensive

Other (specify):

Cladding

Veneer - Stucco

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Built Up

Roof Type

Flat with Parapet

NARRATIVE SECTION

Date Of Construction: 1959

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 residence from 1959 is located in the North Capitol Hill neighborhood, adjacent to I-5. It was extensively remodeled in 1985, giving it a modern Contemporary style appearance. 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. Its integrity of design, materials, workmanship, and feeling has been impacted by the 1985 rebuild. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility and retains little integrity. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a single family residence constructed in 1959. It had an extensive remodeling in 1985 that appears to have been substantially a rebuild, giving the house a modern Contemporary style. No visual evidence remains of the 1959 appearance. The house is two stories over a basement, and has an irregular footprint. It has a flat roof with a parapet, and the exterior of the building is smooth stucco. The front façade contains several large plate glass windows of tinted glass, along with large sliding glass doors. Both the first and second floors have balconies with brick trim and iron railings. The center section of the front façade steps out and is curved on the south corner. The entry is in this section, but is not visible inside the entryway. There is a stucco chimney on the south elevation. There is a garage with a paneled roll-up door in the basement of the house, as well as a second attached garage on the north elevation. A separate building located to the southwest of the main house holds an office. This building has a front gable roof, is clad in T1-11 and appears to date from the 1980s or later.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."

**Historic Property
Inventory Report for**

at 2324 Harvard Ave E, Seattle, WA 98102

http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Trulia Real Estate Search. "2324 Harvard Avenue E, Seattle WA 98102." <http://www.trulia.com/property/1042733956-2324-Harvard-Ave-E-Seattle-WA-98102>

Additional Photos for:

at 2324 Harvard Ave E, Seattle, WA 98102



View of front elevation 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:

View of taken

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

Comments:

**Historic Property
Inventory Report for**

at 2343 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W110

OAHP No.:

Historic Name:

Common Name: 2343 Broadway Ave E

Property Address: 2343 Broadway Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 550953.82 Northing: 5276600.39

Tax No./Parcel No.
6699500020

Plat/Block/Lot
Peavey's 1st Addition, Block 1, Lot 4

Supplemental Map(s)

Acreeage
0.17

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
WESSEMBERG, JOEL D

Owner Address:
2343 Broadway Ave E

City/State/Zip:
Seattle, WA 98102

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 rear (west) elevation from Harvard Avenue E taken 6/28/2008

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: L-Shape 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

Arts & Crafts - Craftsman

Single Family

Other

**Historic Property
Inventory Report for**

at 2343 Broadway Ave E, Seattle, WA 98102

Changes to windows: Extensive

Other (specify): multiple rear additio

Cladding

Wood
Shingle

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Hip

NARRATIVE SECTION

Date Of Construction: 1906

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 residence from 1906 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. While it is a representative example of Arts and Crafts style architecture, it has suffered loss of integrity of design and feeling from window and door replacements, and multiple rear additions. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This two story residential building was built in 1906, and first remodeled in 1923. It originally had a rectangular footprint and displayed elements of the Arts and Crafts/Prairie style. However, this residence underwent a massive alteration to the rear elevation in 2002 and the rear elevation now retains few visible elements of the original house. The front (east) elevation remains relatively intact, though obscured by fencing and vegetation. The front, original section of the house has a hipped roof of composition shingle and deep open eaves with exposed rafter tails. There is a hipped dormer in the center of the front façade. The south portion of the front elevation projects forward. The exterior of the original house is clad in wood shingle, with a wide flat band of wood separating the first story from the second. A hipped roof entry porch is located on the north side of the front elevation, supported on two boxed columns with an arched front spandrel. The front door and all windows have been replaced. The rear (west) elevation is accessed from Harvard Avenue East and has two separate buildings. A rectangular, hipped roof, three-story section is attached to the rear of the original house. A separate L-shaped building contains a two-story section attached to a one-story garage, each with separate hipped roofs. Both of these rear structures, built in 2002, are clad with wood shingles and have garages on the ground floor, totaling three garages, all with matching Craftsman-style roll-up doors detailed to look like carriage doors, with panels and multi-light windows. Windows on the west elevations are a bank of three large plate glass casements. A deck with metal railings fills the rear of the third floor addition, and here the rear wall has three floor-to-ceiling windows and a glass door. Most of the rear elevation of the original house is obscured by the new construction and large trees, but it appears that all windows have been replaced and at least one deck or balcony with metal railings has been added to the second floor.

**Historic Property
Inventory Report for**

at 2343 Broadway Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2343 Broadway Ave E, Seattle, WA 98102



View of Front (east) elevation from Broadway Avenue E **taken** 6/28/2008

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

Comments:



View of Front elevation **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 2347 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W111

OAHP No.:

Historic Name:

Common Name: 2347 Broadway Ave E

Property Address: 2347 Broadway Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 550952.02 Northing: 5276615.34

Tax No./Parcel No.
6699500015

Plat/Block/Lot
Peavey's 1st Addition, Block 1, Lot 3

Supplemental Map(s)

Acreege
0.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
BASCOM, C W+J L

Owner Address:
2347 Broadway Ave E

City/State/Zip:
Seattle, WA 98102

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 northeast corner

taken 6/28/2008

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: L-Shape

No. of Stories: 3

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Changes to original cladding: Slight

Changes to other: Unknown

Style

Arts & Crafts - Craftsman
Modern - Contemporary

Form/Type

Other
Single Family

**Historic Property
Inventory Report for**

at 2347 Broadway Ave E, Seattle, WA 98102

Changes to windows: Moderate

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Wood

Concrete - Poured

Asphalt / Composition

Hip

NARRATIVE SECTION

Study Unit

Other

Architecture/Landscape Architecture

Date Of Construction: 1905

Architect: Harold Malstrom

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 residence from 1905 is located in the North Capitol Hill neighborhood, adjacent to I-5. It was designed by architect Harold Malstrom, but no information was located on him. 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. While it is a representative example of Arts and Crafts style architecture, it has suffered loss of integrity of design and feeling from window replacements and multiple additions. Its setting has been impacted by the construction of I-5 immediately to the west. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This three-story, single family residence from 1905 was designed by architect Harold Malstrom. The front façade retains some of the Craftsman elements from the original design, but the rear elevation has been heavily altered. The front façade is obscured by fencing and landscaping, but the second and third floors are still visible from the public right of way. The original house had a rectangular footprint and was only two stories. It had a hipped roof with deep eaves and a hipped dormer on the front, part of which remains incorporated into the current roof. The first floor is clad in narrow wood siding, while the second (and now third) story has wider wood siding. A wide, flat band separates the first floor cladding from the second. On the front elevation, the southern corner projects out under a separate hip, and has a large single light window with a multi-light transom. The front entry is set on the north side of the front façade under a hipped roof with deep overhangs and exposed rafter tails, supported on two boxed columns. Above the entry is another original large single light window with a multi-light transom. The dormer window has been replaced with a single light window. A third story has been added and a new hipped roof has been added on top of the original, extending the ceiling height. Much of the original roof remains as a skirt around the building. A brick chimney extends through the center ridge of the new roofline. All windows on the third floor, side elevations, and rear elevation are new. The rear elevation has an "L" addition that extends west on the first floor, with a storage area on the ground floor that has a decorative metal door, and a roof deck on the second floor with metal railings. Both the first and second floors have multiple large, fixed plate glass windows. The third floor is a large gabled dormer with slanted sides, completely glazed. There is a separate ground floor, two-car garage at the rear, clad in narrow wood siding with a hipped roof and a paneled roll-up door.

**Historic Property
Inventory Report for**

at 2347 Broadway Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2347 Broadway Ave E, Seattle, WA 98102



View of rear elevation from Harvard Avenue East 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:

View of taken

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

Comments:

**Historic Property
Inventory Report for**

Denny-Fuhrman School

at 2515 Boylston Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W2

OAHP No.:

Historic Name: Denny-Fuhrman School

Common Name: Seward School

Property Address: 2515 Boylston Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Unknown
Sequence: 3 Easting: 550759.61 Northing: 5276792.39
Sequence: 2 Easting: 550762.15 Northing: 5276758.97
Sequence: 1 Easting: 550796.29 Northing: 5276791.7

Tax No./Parcel No.
1959700005

Plat/Block/Lot
Denny Fuhrman Addition/Block 1/Lots All

Supplemental Map(s)

Acreage
1.82

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/9/2009

Owner's Name:
Seattle Public Schools

Owner Address:
PO Box 34165 M/S 23-365

City/State/Zip:
Seattle, WA 98124

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 Entry to 1893 building

taken 6/28/2008

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

Comments: south elevation (E. Louisa St. side)

DESCRIPTION SECTION

Historic Use: Education - School

Current Use: Education - School

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

**Historic Property
Inventory Report for**

Denny-Fuhrman School

at 2515 Boylston Ave E, Seattle, WA 98102

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Prairie Style

Other

Changes to windows: Intact

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Wood - Clapboard

Brick

Asphalt / Composition - Built Up

Flat with Eaves

Vertical - Boards

Asphalt / Composition - Shingle

Hip

NARRATIVE SECTION

Study Unit

Other

Education

Architecture/Landscape Architecture

Community Planning/Development

Date Of Construction: 1893; 1899

Architect: Chamberlin and Siebrand; James Stephen

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**

This is the oldest of three historic school buildings on this property. Known as the Denny-Fuhrman School, it was originally built in 1893 facing east onto Boylston Avenue, located on the same square but northeast from its current location. In 1899 it had an addition that doubled its size and resulted in the current footprint, roofline, and arched entries. It was relocated to its present site in 1917. The building was renovated in 1997-1998 and reopened in September 1999, along with the rest of the complex. This building is listed in the Washington Heritage Register and is a designated Seattle Landmark. The Seattle Landmark Nomination Form (1980) notes that it is one of only two 19th century frame schoolhouses remaining in Seattle, and states that it is of "unique significance in representing the history of early public education in Seattle." The nomination form for the WHR (1973) says that it is "the oldest frame school building in a generally unaltered state in the city of Seattle," and that it is the only one-room school house remaining in the city. Originally the school served all eight grades in one room, but by 1897, enrollment had risen to 70 and three classrooms were established (Corley 1973). By 1904, the enrollment was 206, and the school board built the school building that is now to the north of this one, facing Franklin Avenue East. The buildings were then renamed "Seward School" for Secretary of State William Henry Seward (1801-1872), who had negotiated the purchase of Alaska (Long 2001). The Alaska-Yukon-Pacific Exposition held on the University of Washington campus in 1909 brought new ease of transportation and great exposure to the Eastlake neighborhood. Eastlake Avenue was graded and the streetcar lines were extended north. By 1914, more than 400 pupils attended Seward Elementary School, reflecting the growth and development of the Eastlake area. In 1932, enrollment was about 580, and Seward became a demonstration school, meaning teachers from all over the school district attended half-day sessions there to observe the latest teaching methods and materials. In 1950, Seward School's boundaries were expanded when the nearby Cascade School was destroyed in an earthquake. This growth continued until the construction of I-5 in the 1960s, which bisected the neighborhood and contributed to declining enrollment.

Although the building has been relocated, it was within the same block and within 25 years of its construction. Its renovation in 1997-98 re-established the basement that was lost in the move and appears to have been respectful of the historic design and materials of the building. The building retains good integrity, despite some impact to its integrity of location, and impact to its setting from the construction of I-5 and SR520 in the 1960s. As stated in the Seattle Landmark Nomination Form, "The greatest significance of the Seward School site ... lies in the fact that the three buildings have been grouped on the same site to form a small campus which illustrates the development of public school architecture from the end of the 19th century through the first two decades of the 20th." This building, along with the other two historic school buildings on the property, is eligible for the NRHP under Criterion A for its association with education in Seattle and the development of the Eastlake community, and under Criterion C for its distinctive characteristics of a type and period of architecture as an excellent example of a late 19th century public school building.

**Historic Property
Inventory Report for**

Denny-Fuhrman School

at 2515 Boylston Ave E, Seattle, WA 98102

**Description of
Physical
Appearance**

The building is one story over a full, finished basement and has a rectangular footprint. The roof consists of three hipped sections - two parallel hips running north/south on the east and west portions of the building, and one hip joining them, running east/west along the north side of the building - and a center flat roof that extends to the edge on the south side. The hipped sections are clad in composition shingle, while the flat section appears to be built up asphalt. The roof has 3-foot deep eaves with exposed rafter tails all the way around, giving uniformity to the roofline. The exterior of the building is clad in wood clapboards, with vertical wood siding covering the basement level. Both the east and west elevations feature two banks of six 6/6 double hung windows. On the east side, a low projection of concrete below the window sills is roofed with a row of opaque glass panes that appear to allow light into the basement level. This probably dates from the 1997-98 renovation. On the west side, the ground elevation drops away in a steep slope. When the school was moved in 1917, the original basement was not recreated, and the building was placed on brick piers. As part of the 1997-98 renovation, the building was converted back to a K-8 elementary school, and the basement level, which is a full story and highly visible on the west side, was made into usable space. It is likely that at that time the current ground floor openings on the west elevation were introduced, including center double-leaf doors with six lights each, flanked by single leaf, solid doors with one small square window. The doors are all shielded by metal awnings. On the side of each single door are four 4/4 windows. The yard area adjacent to this elevation is fenced with a chain link fence and filled with playground equipment. On the north and south elevations, a large arched opening in the center of the elevation indicates where the original building was joined to the 1899 addition. The entry to the building is recessed inside this archway, and features double-leaf doors of six lights with panels below, flanked by five-light sidelights with a panel at the bottom. The wall inside this recessed entry has a vertical beaded board wainscot. The walls to the side of the door are slanted to meet the outside wall, and each have a 9/9 window. Modern concrete steps and metal picket handrails access the door from E. Louisa Street. The building is joined to the 1905 school building to the north by a one story, shed-roofed connecting structure. This structure sits over a full basement, is clad in narrow wood clapboards, and reflects the design of the connected 1905 building.

**Major
Bibliographic
References**

King County Assessor's Records

The City of Seattle Landmarks Preservation Board - Landmark Nomination Form "Seward Public School Campus." November 7, 1980.

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.

Corley, Margaret A. National Register of Historic Places Inventory - Nomination Form, "Seward School Lunchroom and Gymnasium." October 1973.

Long, Priscilla. "Seattle's Seward Elementary School (now TOPS at Seward) opens as Denny-Fuhrman School in 1893." HistoryLink.org Essay 3244. April 27, 2001. http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3244



View of Western elevation (Franklin Ave E side) of 1893 building 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:

View of taken

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

Comments:

**Historic Property
Inventory Report for**

at 2603 Boylston Ave E, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W23

OAHP No.:

Historic Name:

Common Name: Crawford Apartments

Property Address: 2603 Boylston Ave E, Seattle, WA

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550793.19 Northing: 5276886.47

Tax No./Parcel No.
1959700230

Plat/Block/Lot
Denny Fuhrman Add/6/9

Supplemental Map(s)

Acreage
.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
Crawford Apartments c/o
Summerfield Commercial

Owner Address:
P.O. Box 50045

City/State/Zip:
Bellevue, WA 98015

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 - Multiple Family House

Plan: Rectangle

No. of Stories: 3

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Modern

Multi-Family



View of Front elevation

taken 6/28/2008

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

Comments:

**Historic Property
Inventory Report for**

at 2603 Boylston Ave E, Seattle, WA

Changes to windows: Extensive

Other (specify):

Cladding

Veneer - Stucco

Wood - T 1-11

Foundation

Unknown

Roof Material

Asphalt / Composition - Built Up

Roof Type

Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1917

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 residence from 1917 was extensively remodeled in 1965, and little remains visually of the original building. As a result of this remodeling, the property no longer has integrity of design, materials, workmanship, or feeling. In addition, the construction of I-5 and SR 520 in the 1960s impacted its integrity of setting. It retains only integrity of location and association. It does not retain sufficient integrity to convey its history, and therefore is not eligible for the NRHP.

**Description of
Physical
Appearance**

This is a three story residential building with a rectangular footprint. Built in 1917, it was remodeled in 1965 and no visible appearance remains of the original building. It now houses seven apartments. The flat roof has a slight eave on the front and rear elevations, but is flush along the sides, and is likely not original. The building appears to have originally been two stories, but had a third story added, along with the flat roof, in 1965. The exterior is mostly clad in stucco panels, except for an inset balcony on the third floor that has wood T1-11 vertical siding. The entry door is slightly recessed and has a wood paneled door flanked by single-light sidelights. It is accessed via brick steps with metal pipe railings. All windows appear to be modern vinyl replacements, and are a combination of two-light sliding sash, and plate glass flanked by single sliding sash. Above the door a vertical screen extends out from the building, reaching to the roofline. It is composed of narrow vertical wooden slats. The same theme is repeated in the railing of the one recessed front balcony in the southern corner. An exterior brick chimney remains on the south elevation.

**Major
Bibliographic
References**

King County Assessor's Records

**Historic Property
Inventory Report for**

at 2607 Boylston Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W22

OAHP No.:

Historic Name:

Common Name: 2607 Boylston Avenue

Property Address: 2607 Boylston Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550794.35 Northing: 5276900.76

Tax No./Parcel No.
1959700235

Plat/Block/Lot
Denny Fuhrman Add/6/10

Supplemental Map(s)

Acreage
.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
James, Jules

Owner Address:
2616 Franklin Ave E

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Extensive

Changes to other:

Other

Changes to windows: Extensive

Other (specify):

Form/Type

Multi-Family - Triplex

**Historic Property
Inventory Report for**

at 2607 Boylston Ave E, Seattle, WA 98102

Cladding <u>Shingle</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Mansard</u>
-----------------------------------	-------------------------------------	--	------------------------------------

NARRATIVE SECTION

Date Of Construction: 1914

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

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 residence from 1914 was extensively remodeled, probably in the 1960s or 1970s, and little remains visually of the original building. As a result of this remodeling, the property no longer has integrity of design, materials, workmanship, or feeling. In addition, the construction of I-5 and SR520 in the 1960s impacted its integrity of setting. It retains only integrity of location and association. It does not retain sufficient integrity to convey its history, and therefore is not eligible for the NRHP.

**Description of
Physical
Appearance**

This residence, built in 1914, has a rectangular footprint. It has been extensively remodeled, probably in the 1960s or 1970s. It is now a triplex. No entry to the house is visible. The front elevation is dominated by a large brick exterior chimney, which pierces the apron of the mansard roof. The roof covers the entire second story and is likely not original. It is clad in composition shingle. The first floor of the house is clad in wood shingles, and has a pair of 6/1 windows on either side of the chimney. These windows are flanked by small, inoperable shutters. Above these windows on the second story are two pairs of windows in a modern, vertical shape. They are aluminum framed, single-light plate glass with a single-light awning sash at the top.

**Major
Bibliographic
References**

King County Assessor's Records

**Historic Property
Inventory Report for**

at 2611 Boylston Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W23

OAHP No.:

Historic Name:

Common Name: 2611 Boylston Ave E

Property Address: 2611 Boylston Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550796.62 Northing: 5276917.24

Tax No./Parcel No.
1959700240

Plat/Block/Lot
Denny Fuhrman Add/6/11

Supplemental Map(s)

Acreage
.07

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
Keeker, Kevin

Owner Address:
2611 Boylston Ave. E.

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family

Changes to windows: Slight

Other (specify):

**Historic Property
Inventory Report for**

at 2611 Boylston Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Shingle</u>	<u>Unknown</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gambrel</u>

NARRATIVE SECTION

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

Date Of Construction: 1914

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 residence from 1914 is a representative example of the early twentieth century houses found in the Eastlake neighborhood. 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 integrity of design, materials, and setting from window sash replacements, a rear addition, and the subdivision of the property. In addition, its setting was compromised by the construction of I-5 in the 1960s. Therefore, it is not eligible for the NRHP under any criteria.

The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, and commercial structures. Its current boundaries were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. During the 1960s and 1970s, the neighborhood suffered demolitions and less than sensitive infill in many locations, but still retains a high number of historic buildings. The Eastlake neighborhood is not a historic district (NRHP or local), therefore this property is not a contributing element of any historic district.

**Description of
Physical
Appearance**

This is a two story, single family, Colonial-Revival style residence with a rectangular footprint. It has a gambrel roof of composition shingle with a shed roofed dormer across the front elevation, and a front gable over the entry. The house is clad in wood shingle and has a substantial brick, exterior chimney on the south elevation. Although the front yard is surrounded by a wood fence, the front elevation is still mostly visible. It has a projecting center entry with an arched spandrel supported on a heavily molded broken bed pediment over a pair of Tuscan columns. The door is wood paneled, flanked by multi-light sidelights, with a molded transom area. On both sides of the entry are paired one-over-one windows. Most windows in the house are 1/1, but they appear to be replacement sash. It is likely that the shed-roofed front dormer is not original. There is also a two story, shed-roofed addition on the rear of the house. The rear half of the lot appears to have been subdivided and sold, as a building constructed in 1999 now occupies that lot.

**Major
Bibliographic
References**

King County Assessor's Records

Leman, Chris. "Eastlake: A Neighborhood History." <http://www.eastlakeseattle.org/Home/about>

Additional Photos for:

at 2611 Boylston Ave E, Seattle, WA 98102



View of northeast corner 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:

View of taken

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

Comments:

**Historic Property
Inventory Report for**

Shelby Apartments

at 2815 Boylston Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W94

OAHP No.:

Historic Name: Shelby Apartments

Common Name: Shelby Apartments

Property Address: 2815 Boylston Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550795.6 Northing: 5277200.11

Tax No./Parcel No.
1959701480

Plat/Block/Lot
Denny Fuhrman Add/22/1-3

Supplemental Map(s)

Acreage
.27

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/30/2009

Owner's Name:
Shelby Apartments LLC

Owner Address:
2329 10th Ave. E #B

City/State/Zip:
Seattle, WA 98102

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: Irregular No. of Stories: 4

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Gothic - Collegiate Gothic

Multi-Family - Multi-Story Apartment Block

Changes to windows: Slight

Other (specify):



View of northeast corner

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

Shelby Apartments

at 2815 Boylston Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Brick</u> <u>Veneer - Terra Cotta</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Parapet</u>

NARRATIVE SECTION

Study Unit	Other
<u>Architecture/Landscape Architecture</u> <u>Community Planning/Development</u>	

Date Of Construction: 1928

Architect: B. Dudley Stuart

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**

This apartment building from 1928, known as the Shelby, has very good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the east, but the property remains intact in all other six aspects. It is eligible for the NRHP under Criterion C, within the context of the Multiple Property Listing for Seattle Apartments, 1900-1957, accepted by the WA SHPO on 11/20/08 and listed in the NRHP 1/9/09. It meets all of the registration requirements listed in the Multiple Property Listing - purpose built apartment building; constructed between 1900 and 1957; very good integrity; more than five self-sufficient dwelling units, each with private kitchen and bath; and within the Seattle corporate limits.

The Shelby was designed by B. Dudley Stuart (1885-1977), an architect noted for his many apartment building designs. Born in London, Stuart moved to Seattle in 1918. "His partnership with Arthur Wheatley (1925-30) specialized in larger apartment buildings, including the Biltmore (1924), the Highland (1924), the Exeter Hotel (now Exeter House, 1927), the Bergonian (now the Mayflower Park Hotel, 1927), and the smaller Marianne apartments (1930) on Queen Anne. During World War II he practiced with two pioneering Modernist architects, Paul Hayden Kirk and Robert Durham. After the war, he continued developing apartment designs with Durham, until 1977. These projects, showing the influence of Modernism and new materials on post-war apartment design, include Aloha Terrace (1947) and Queen Vista (1949) and two large complexes, Shorewood Apartments on Mercer Island and Laurelon Terrace near Laurelhurst" (Sheridan 2008).

**Description of
Physical
Appearance**

This is a four story apartment building from 1928 over a full basement. It has a modified L-shaped plan, with the long end of the "L" having a diagonal wall along part of the east side, giving it a somewhat triangular shape at the northern end. It is wood-framed construction clad in light brown brick veneer with cream terra cotta trim and ornament, reflecting elements of the Collegiate Gothic style. This was a popular style in the 1920s for apartment blocks in Seattle. The entry is located at the interior apex of the "L" on the east elevation, and is highlighted by a terra cotta section that covers the first three floors. This section containing the entry is three bays wide and steps out slightly. The double-leaf entry doors are recessed and are wood with segmental arch windows, topped by a large transom with gold leaf letters that spell "The Shelby." The doors are reached through a wide terra cotta arch with a decorative cornice above featuring scroll work, quatrefoils with floral centers, and an ornamented shield in the center. Next to the arch, centered above the first floor windows, are two terra cotta quatrefoils above a terra cotta band. Over the door, the terra cotta continues up, enclosing two 10/1 windows on the second and third floors within a pair of rounded pilasters, with a row of shields in a panel between the two windows. Above the third floor window is another decorative panel, and the pilasters terminate in small florets. Windows in the building are very intact with only a few replacements and have leaded muntins. They are a combination of 8/1, 6/1, and 10-light casements, some paired and some single. They have terra cotta sills. Another terra cotta band wraps around the building at the height of the first floor window sills. The building has slightly projecting sections at regular intervals, generally where the windows are paired, which serves to break up the long mass of the elevations. The building has a flat roof with a parapet that steps up corresponding to places where the building plan steps out. The parapet has terra cotta coping and is set off by a terra cotta band. It also displays terra cotta ornament, including quatrefoils and arched niches with inset crosses. On the rear elevation, the basement level is visible due to a change in elevation. This level is clad in a cream colored, rusticated stucco. The window configuration from the upper floors continues here, and there is a small pedestrian door and a roll-up garage door. The parapet on this elevation features decorative brick patterning, with dark brick in a diamond pattern.

**Historic Property
Inventory Report for**

Shelby Apartments

at 2815 Boylston Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

Guide to the B. Dudley Stuart Architectural Photograph Collection ca. 1920s-1940s. <http://www.lib.washington.edu/Specialcoll/findaids/docs/photosgraphics/StuartPHColl585.xml>

King County Assessor's Records

Sheridan, Mimi. November 20, 2008. National Register of Historic Places Multiple Property Documentation Form, Seattle Apartment Buildings, 1900-1957.



View of front entry

taken 4/16/2009

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

Comments:



View of Front entry detail

taken 4/16/2009

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

Comments:



View of Parapet ornament detail

taken 4/16/2009

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

Comments:



View of rear elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2847 Franklin St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W96

OAHP No.:

Historic Name:

Common Name: 2847 Franklin St - Gilmore House

Property Address: 2847 Franklin St, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**
King T25R04na 17 SW SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 1 **Eastings:** 550780 **Northings:** 5277281.66

Tax No./Parcel No.
1959701475

Plat/Block/Lot
Denny Fuhrman Add/21/23

Supplemental Map(s)

Acreage
.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/6/2009

Owner's Name:
Gilmore, Robert & Ann

Owner Address:
601 Belmont Ave. E #A-6

City/State/Zip:
Seattle, WA 98102

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: 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: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

American Foursquare - Craftsman

Single Family - American Foursquare

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2847 Franklin St, Seattle, WA 98102

Cladding <u>Wood - Clapboard</u>	Foundation <u>Concrete - Block</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Hip</u>
--	--	--	--------------------------------

NARRATIVE SECTION

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

Date Of Construction: 1907
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**

This American Foursquare Craftsman-style house from 1907 has very good physical integrity and is one of the oldest remaining houses in an area dominated by 1920s buildings and newer construction. Its setting has been compromised by the construction of I-5 immediately to the east of the property, and by the demolition of the house next door to the south, as well as by the newer construction to the immediate north. The house is an excellent example of an American Foursquare in the Craftsman style, with very few alterations to the design or materials. It is individually eligible for the NRHP under Criterion C for its distinctive architectural characteristics.

The house is located in the Eastlake neighborhood, which was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. During the 1960s and 1970s, with the construction of I-5, the neighborhood suffered demolitions and less than sensitive infill in many locations, as well as inappropriate renovations, but still retains many intact historic buildings. It also contains a substantial amount of new construction. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916 Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. The neighborhood is home to the National Historic Landmark Schooner Adventuress on Lake Union and the WHR-listed Tugboat Chickamauga, docked at 1515 Fairview Avenue East. The Eastlake neighborhood contains one individually listed structure in the NRHP - the University Bridge that spans the Lake Washington Ship Channel to connect Eastlake to the University area. The only historic district in Eastlake is the WHR-listed Tensas Chuck Moorage historic district at 2331-2339 Fairview Avenue East, composed of docks and houseboats on Lake Union. The most historically significant and intact buildings in the area along the I-5 corridor have been designated as Seattle Landmarks. The three buildings of the Seward School at 2515 Boylston Avenue E. form a designated Seattle Landmark. This site also has one building listed in the WHR - the Denny-Fuhrman School on East Louisa, between Franklin Avenue East and Boylston Avenue East. There are also two early Queen Anne-style houses in this area that are designated Seattle landmarks at 2819 and 2622 Franklin Avenue E., along with the Seattle Landmark L'Armourita Apartments at 2901-2917 Franklin Avenue E. A limited survey of the Eastlake neighborhood performed for the purposes of this project found several examples of newer construction and extensive remodels mixed in with historic buildings from the early twentieth century through the 1920s. While Eastlake has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as a historic district due to the high number of intrusions.

**Description of
Physical
Appearance**

This is a wood frame, two story, single family residence in the Craftsman style with American Foursquare massing. It has a concrete block foundation which is highly visible on the side elevations due to a steep change in grade from the front to the rear of the property. The house has a hipped roof of composition shingle with deep boxed eaves and exposed rafter tails above a wide cornice. There is one hipped front dormer. The house is clad in narrow wood clapboards, and has a full-width front porch under a bellcast hipped roof, supported on four tapered boxed columns. These columns sit on a solid half-wall clad in wide wood clapboards that forms the porch railing. This wider clapboard pattern wraps all the way around the house, covering the lower section of the wall under a band of drip molding. The first floor front façade has an entry door and a three-sided bay window. The center window of the bay is a large plate glass sash with a multi-light diamond-patterned sash above. The two flanking windows share this configuration but are smaller. The second floor of the front façade has two 18/1 wooden windows. Side elevation windows are both paired and single, and are a combination of 18/1, 9/1, 1/1, and diamond-patterned sash. There is also a three-sided bay on the first floor on both side elevations. The north elevation has an exterior brick chimney featuring clinker bricks. There is a small addition on the front porch, at the southeast corner of the house. Ground floor openings in the basement level have been filled in. There is a separate garage at the rear of the house, on the northwest corner of the property. It has a front gable roof with a small brick chimney in the center, and is clad in plywood.

**Major
Bibliographic
References**

Leman, Chris. "Eastlake: A Neighborhood History." <http://www.eastlakeseattle.org/Home/about>

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.

Seattle.gov. Department of Neighborhoods. "Individual Landmarks." http://www.seattle.gov/neighborhoods/preservation/lake_union.htm

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 2847 Franklin St, Seattle, WA 98102



View of south side 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**

L'Amourita Apartments

at 2901 Franklin Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W97

OAHP No.:

Historic Name: L'Amourita Apartments

Common Name: L'Amourita Apartments

Property Address: 2901 Franklin Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 17 1/4 Sec SW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550809.13 Northing: 5277328.65

Tax No./Parcel No.
1959702631

Plat/Block/Lot
Denny Fuhrman Add/34/11-14

Supplemental Map(s)

Acreege
.39

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/6/2009

Owner's Name:
L'Amourita

Owner Address:
2915 Franklin Ave. E #C

City/State/Zip:
Seattle, WA 98102

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: Irregular No. of Stories: 3

Structural System: Concrete - Reinforced Concrete

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Spanish - Mission

Multi-Family

Changes to windows: Intact

Other (specify):



View of center of front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

L'Amourita Apartments

at 2901 Franklin Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u>	<u>Unknown</u>	<u>Clay Tile</u> <u>Asphalt / Composition - Built Up</u>	<u>Flat with Parapet</u> <u>Gable</u> <u>Hip</u>

NARRATIVE SECTION

Date Of Construction: 1909

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	
<u>Community Planning/Development</u>	

Architect: Unknown

Builder: Adolph J. Jarmuth

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**

L'Amourita is an apartment building from 1909 built by Adolph J. Jarmuth. "According to the Seattle Times, Mr. Jarmuth 'built the L'Amourita whole-piece and lived with his family in its first apartment at the corner of Franklin Avenue and Shelby Street for the first two years only. In the beginning there were only eight apartments, described in the Seattle Times then as 'divided by concrete walls and having from seven to nine rooms.' The building, said The Times, was 'the first of its kind in Seattle'" (Dorpat). It is unique for its ornate Mission Revival style, uncommon in Seattle.

L'Amourita has very good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the east, but the property remains intact in all other six aspects. It is eligible for the NRHP under Criterion C, within the context of the Multiple Property Listing for Seattle Apartments, 1900-1957, accepted by the WA SHPO on 11/20/08 and listed in the NRHP 1/9/09. It meets all of the registration requirements of the Multiple Property Listing - purpose built apartment building; constructed between 1900 and 1957; very good integrity; more than five self-sufficient dwelling units, each with private kitchen and bath; and within the Seattle corporate limits. It is also a designated Seattle Landmark.

**Description of
Physical
Appearance**

This is a three story, concrete apartment building completed in 1909 in the Mission Revival style. It has an irregular footprint, mostly due to the lightwells on the rear elevation. It is clad in smooth stucco and has a side gable clay tile roof with hips and projecting gables on the east side, and a flat, built up roof on the four west side sections. Its façade is divided into three segments: a central segment with a first floor arcaded veranda with a flat roof, flanked by two side segments that are topped with curvilinear parapets and enhanced by first floor, arched entry porches with hipped roofs. Each of these three segments contains a primary entry for the building. The front and side gables terminate in curvilinear parapets, and these sections have three-sided projecting bays with tiled, hipped roofs. The center section is the tallest and reads as a tower with a hipped roof. Under the roof on the upper floor is a row of arched windows with a row of corbelling below. On the second floor, a rooftop terrace sits above the center entry porch. The outer corners of the building on the façade terminate in small decorative, hipped roof towers. Between the center section and side sections are round arched dormers with diamond-patterned arched sash. Windows in the building are typically double hung with wood frames, and are a combination of flat, arched, and reverse arched upper sash. Some have decorative multi-light upper sash, while others are 1/1.

**Major
Bibliographic
References**

BOLA Architecture + Planning. 2004. The City of Seattle Landmark Nomination Form, "L'Amourita Apartment Building."

Dorpat, Paul. "L'Amourita Lives." 2002. <http://seattletimes.nwsourc.com/pacificnw/2002/0303/nowthen.html>

King County Assessor's Records

Sheridan, Mimi. November 20, 2008. National Register of Historic Places Multiple Property Documentation Form, Seattle Apartment Buildings, 1900-1957.



View of southeast corner taken 4/16/2009

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

Comments:



View of northeast corner taken 4/16/2009

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

Comments:



View of Front elevation soon after 1909 construction taken

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

Comments: Photo credit: MOHAI

View of taken

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

Comments:

**Historic Property
Inventory Report for**

at 2919 Franklin Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W98

OAHP No.:

Historic Name:

Common Name: 2919 Franklin Ave. E

Property Address: 2919 Franklin Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 17 1/4 Sec SW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550824.7 Northing: 5277355.95

Tax No./Parcel No.
1959702650

Plat/Block/Lot
Denny Fuhrman Add/34/14-15

Supplemental Map(s)

Acreage
.12

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name:
Walsh, Pauline c/o David
Player

Owner Address:
23231 NE 164th St.

City/State/Zip:
woodinville, WA 98077

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: 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

Multi-Family

**Historic Property
Inventory Report for**

at 2919 Franklin Ave E, Seattle, WA 98102

Changes to windows: Intact

Other (specify):

Cladding

Veneer - Brick

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

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): No

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

**Statement of
Significance**

This is a 6-unit apartment block from 1927. (There is also a matching building next door at 2923 Franklin Avenue E., discussed on a separate survey form.) This building has very good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the east, but the property remains intact in all other six aspects. It is eligible for the NRHP under Criterion C, within the context of the Multiple Property Listing for Seattle Apartments, 1900-1957, accepted by the WA SHPO on 11/20/08 and listed in the NRHP 1/9/09. It meets all of the registration requirements listed in the Multiple Property Listing - purpose built apartment building; constructed between 1900 and 1957; very good integrity; more than five self-sufficient dwelling units, each with private kitchen and bath; and within the Seattle corporate limits.

The building is located in the Eastlake neighborhood, which was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. During the 1960s and 1970s, with the construction of I-5, the neighborhood suffered demolitions and less than sensitive infill in many locations, as well as inappropriate renovations, but still retains many intact historic buildings. It also contains a substantial amount of new construction. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. The neighborhood is home to the National Historic Landmark Schooner Adventuress on Lake Union and the WHR-listed Tugboat Chickamauga, docked at 1515 Fairview Avenue East. The Eastlake neighborhood contains one individually listed structure in the NRHP - the University Bridge that spans the Lake Washington Ship Channel to connect Eastlake to the University area. The only historic district in Eastlake is the WHR-listed Tensas Chuck Moorage historic district at 2331-2339 Fairview Avenue East, composed of docks and houseboats on Lake Union. The most historically significant and intact buildings in the area along the I-5 corridor have been designated as Seattle Landmarks. The three buildings of the Seward School at 2515 Boylston Avenue E. form a designated Seattle Landmark. This site also has one building listed in the WHR - the Denny-Fuhrman School on East Louisa, between Franklin Avenue East and Boylston Avenue East. There are also two early Queen Anne-style houses in this area that are designated Seattle landmarks at 2819 and 2622 Franklin Avenue E., along with the Seattle Landmark L'Armourita Apartments at 2901-2917 Franklin Avenue E. A limited survey of the Eastlake neighborhood performed for the purposes of this project found several examples of newer construction and extensive remodels mixed in with historic buildings from the early twentieth century through the 1920s. While Eastlake has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as a historic district due to the high number of intrusions.

**Description of
Physical
Appearance**

This is a two story, six unit apartment building from 1927 that has an identical building next door at 2923 Franklin Avenue E, covered on a separate form. It has a rectangular footprint, and is wood framed construction clad in brick veneer. It has a hipped roof of composition shingle with deep boxed eaves, and retains a brick exterior chimney on the south elevation. The front façade is symmetrical, with a center entry on the first floor which is reached via brick steps edged with a curvilinear wall. The entry porch is poured concrete with a metal railing that is probably not original. The entry door is plate glass in a wood frame, flanked by single-light side lights. It is framed with a dramatic green terra cotta pedimented surround composed of a pair of fluted Doric columns with a full entablature, topped by a balustrade with a center panel featuring a row of swags. The front façade window sills and keystones above the first floor windows are also this same green terra cotta. The front façade windows are wood framed with leaded muntins. The four main windows are symmetrically placed and contain a 10/1 center window flanked by two 6/1 windows. There is another smaller window above the center entry and it is a 24-light awning sash. Side

elevation windows are 1/1 wood framed sash. While the broad hipped roof with deep boxed overhang and multi-light leaded muntin windows express the Prairie style influence, the red brick veneer, symmetrical façade, accentuated entry door with highly decorative surround, including round slender columns and sidelights, and keystones above the windows are all elements of the Colonial Revival style.

**Major
Bibliographic
References**

Leman, Chris. "Eastlake: A Neighborhood History." <http://www.eastlakeseattle.org/Home/about>

King County Assessor's Records

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, Inc. New York. 1989.

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

Seattle.gov. Department of Neighborhoods. "Individual Landmarks." http://www.seattle.gov/neighborhoods/preservation/lake_union.htm

Sheridan, Mimi. November 20, 2008. National Register of Historic Places Multiple Property Documentation Form, Seattle Apartment Buildings, 1900-1957.

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 2919 Franklin Ave E, Seattle, WA 98102



View of Front elevations of paired buildings 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 2923 Franklin Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W99

OAHP No.:

Historic Name:

Common Name: 2923 Franklin Ave E

Property Address: 2923 Franklin Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 17 1/4 Sec SW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550831.38 Northing: 5277368.39

Tax No./Parcel No.
1959702655

Plat/Block/Lot
Denny Fuhrman Add/34/15

Supplemental Map(s)

Acreage
.12

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name:

Owner Address:

City/State/Zip:

Walsh, Pauline c/o David
Player

23231 NE 164th St.

woodinville, WA 98077

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 - Multiple Family House

Current Use: Domestic - Multiple 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

Multi-Family



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2923 Franklin Ave E, Seattle, WA 98102

Changes to windows: Intact

Other (specify):

Cladding

Veneer - Brick

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

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): No

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

**Statement of
Significance**

This is a 6-unit apartment block from 1927. (It has a matching building next door at 2919 Franklin Avenue E. that is covered under a separate survey form.) This building has very good physical integrity. Its setting has been impacted by the construction of I-5 immediately to the east, but the property remains intact in all other six aspects. It is eligible for the NRHP under Criterion C, within the context of the Multiple Property Listing for Seattle Apartments, 1900-1957, accepted by the WA SHPO on 11/20/08 and listed in the NRHP 1/9/09. It meets all of the registration requirements listed in the Multiple Property Listing - purpose built apartment building; constructed between 1900 and 1957; very good integrity; more than five self-sufficient dwelling units, each with private kitchen and bath; and within the Seattle corporate limits.

The building is located in the Eastlake neighborhood, which was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. During the 1960s and 1970s, with the construction of I-5, the neighborhood suffered demolitions and less than sensitive infill in many locations, as well as inappropriate renovations, but still retains many intact historic buildings. It also contains a substantial amount of new construction. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916 Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. The neighborhood is home to the National Historic Landmark Schooner Adventuress on Lake Union and the WHR-listed Tugboat Chickamauga, docked at 1515 Fairview Avenue East. The Eastlake neighborhood contains one individually listed structure in the NRHP - the University Bridge that spans the Lake Washington Ship Channel to connect Eastlake to the University area. The only historic district in Eastlake is the WHR-listed Tensas Chuck Moorage historic district at 2331-2339 Fairview Avenue East, composed of docks and houseboats on Lake Union. The most historically significant and intact buildings in the area along the I-5 corridor have been designated as Seattle Landmarks. The three buildings of the Seward School at 2515 Boylston Avenue E. form a designated Seattle Landmark. This site also has one building listed in the WHR - the Denny-Fuhrman School on East Louisa, between Franklin Avenue East and Boylston Avenue East. There are also two early Queen Anne-style houses in this area that are designated Seattle landmarks at 2819 and 2622 Franklin Avenue E., along with the Seattle Landmark L'Armourita Apartments at 2901-2917 Franklin Avenue E. A limited survey of the Eastlake neighborhood performed for the purposes of this project found several examples of newer construction and extensive remodels mixed in with historic buildings from the early twentieth century through the 1920s. While Eastlake has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as a historic district due to the high number of intrusions.

**Description of
Physical
Appearance**

This is a two story, six unit apartment building from 1927 that has an identical building next door at 2919 Franklin Avenue E., covered under a separate survey form. The building has a rectangular footprint, and is wood framed construction clad in brick veneer. It has a hipped roof of composition shingle with deep boxed eaves, and retains a brick exterior chimney on the north elevation. The front façade is symmetrical, with a center entry on the first floor which is reached via brick steps edged with a curvilinear wall. The entry porch is poured concrete with a metal railing that is probably not original. The entry door is plate glass in a wood frame, flanked by single-light side lights. It is framed with a dramatic green terra cotta pedimented surround composed of a pair of fluted Doric columns with a full entablature, topped by a balustrade with a center panel featuring a row of swags. Sitting atop the balustrade at each corner is a small terra cotta urn. The front façade window sills and keystones above the first floor windows are also this same green terra cotta. The front façade windows are wood framed with leaded muntins. The four main windows are symmetrically placed and contain a 10/1 center window flanked by two 6/1 windows. There is

another smaller window above the center entry and it is a 24-light awning sash. Side elevation windows are 1/1 wood framed sash. While the broad hipped roof with deep boxed overhang and multi-light leaded muntin windows express the Prairie style influence, the red brick veneer, symmetrical façade, accentuated entry door with highly decorative surround, including round slender columns and sidelights, and keystones above the windows are all elements of the Colonial Revival style.

**Major
Bibliographic
References**

Leman, Chris. "Eastlake: A Neighborhood History." <http://www.eastlakeseattle.org/Home/about>

King County Assessor's Records

McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, Inc. New York. 1989.

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

Seattle.gov. Department of Neighborhoods. "Individual Landmarks." http://www.seattle.gov/neighborhoods/preservation/lake_union.htm

Sheridan, Mimi. November 20, 2008. National Register of Historic Places Multiple Property Documentation Form, Seattle Apartment Buildings, 1900-1957.

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 2923 Franklin Ave E, Seattle, WA 98102



View of Front elevations showing both identical buildings **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 2927 Franklin Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W96

OAHP No.:

Historic Name:

Common Name: 2927 Franklin Ave E

Property Address: 2927 Franklin Ave E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**
King T25R04na 17 SW SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 1 **Eastings:** 550837.43 **Northings:** 5277410.72

Tax No./Parcel No.
1959702665

Plat/Block/Lot
Denny Fuhrman add/34/16-19

Supplemental Map(s)

Acreeage
.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name:
Burger, Charles

Owner Address:
2927 Franklin Ave. E

City/State/Zip:
Seattle, WA 98102

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 northwest corner

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:** 2

Structural System: Concrete - Block

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Vernacular

Single Family

Changes to windows: Extensive

Other (specify):

**Historic Property
Inventory Report for**

at 2927 Franklin Ave E, Seattle, WA 98102

Cladding <u>Concrete - Block</u> <u>Wood - T 1-11</u>	Foundation <u>Concrete - Block</u>	Roof Material <u>Asphalt / Composition - Built Up</u>	Roof Type <u>Shed</u> <u>Flat with Parapet</u>
--	--	---	---

NARRATIVE SECTION

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

Date Of Construction: 1930

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 single family residence from 1930 is located on what remains of a parcel that was mostly used for the footprint of I-5. Its setting was heavily impacted by the construction of I-5, leaving the house no longer primarily from Franklin Avenue E. It is now reached via an alleyway from E. Allison Street. Numerous alterations and additions have impacted the property's integrity of design, materials, feeling, and workmanship. It does not display 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 property retains little integrity and does not meet any of the criteria necessary to qualify for listing in the NRHP. Therefore it is not eligible for the NRHP.

The house is located in the Eastlake neighborhood, which was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. During the 1960s and 1970s, with the construction of I-5, the neighborhood suffered demolitions and less than sensitive infill in many locations, as well as inappropriate renovations, but still retains many intact historic buildings. It also contains a substantial amount of new construction. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916 Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. The neighborhood is home to the National Historic Landmark Schooner Adventuress on Lake Union and the WHR-listed Tugboat Chickamauga, docked at 1515 Fairview Avenue East. The Eastlake neighborhood contains one individually listed structure in the NRHP - the University Bridge that spans the Lake Washington Ship Channel to connect Eastlake to the University area. The only historic district in Eastlake is the WHR-listed Tensas Chuck Moorage historic district at 2331-2339 Fairview Avenue East, composed of docks and houseboats on Lake Union. The most historically significant and intact buildings in the area along the I-5 corridor have been designated as Seattle Landmarks. The three buildings of the Seward School at 2515 Boylston Avenue E. form a designated Seattle Landmark. This site also has one building listed in the WHR - the Denny-Fuhrman School on East Louisa, between Franklin Avenue East and Boylston Avenue East. There are also two early Queen Anne-style houses in this area that are designated Seattle landmarks at 2819 and 2622 Franklin Avenue E., along with the Seattle Landmark L'Armourita Apartments at 2901-2917 Franklin Avenue E. A limited survey of the Eastlake neighborhood performed for the purposes of this project found several examples of newer construction and extensive remodels mixed in with historic buildings from the early twentieth century through the 1920s. While Eastlake has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as a historic district due to the high number of intrusions.

**Description of
Physical
Appearance**

This is a two story, single family residence with a rectangular footprint. The original building section is concrete block on the first floor and wood frame on the second, with the second floor clad in T1-11. This section has a flat roof behind a low parapet. A shallow metal balcony with pipe railing has been added to the second floor west elevation. All windows have been replaced with 1/1 vinyl, except the two on the second floor west elevation which are now large fixed plate glass windows. A small first floor addition has been made on the north elevation, sitting on small concrete and wood footings. This addition is clad in T1-11 and has a recessed center entry which appears to be the main entry for the house. It has vinyl windows - two 1/1 and one sliding sash. Above this is a larger second floor addition which extends out beyond the original house on the north, east and west elevations. It is cantilevered out over the first floor addition and supported on a metal brace on the west side and a wooden post on the east side. This addition is also clad in T1-11, with a mix of vinyl and aluminum windows, mostly sliding sash, with two single-light. This section has a shed roof with exposed rafter tails on the north elevation. A stair with wooden railings comes down to the first floor level from the higher grade Franklin Avenue side of the property.

**Major
Bibliographic
References**

Leman, Chris. "Eastlake: A Neighborhood History." <http://www.eastlakeseattle.org/Home/about>

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.

Seattle.gov. Department of Neighborhoods. "Individual Landmarks." http://www.seattle.gov/neighborhoods/preservation/lake_union.htm

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 2352 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W220

OAHP No.:

Historic Name:

Common Name: 2352 Broadway Ave E - Talder House

Property Address: 2352 Broadway Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 550998.51 Northing: 5276632.33

Tax No./Parcel No.
6699500135

Plat/Block/Lot
Peavey's 1st Add/2/2

Supplemental Map(s)

Acreage
.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/19/2009

Owner's Name:
Talder, William & Joan

Owner Address:
2352 Broadway Ave. E.

City/State/Zip:
Seattle, WA 98102

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: Irregular

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:

Queen Anne

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2352 Broadway Ave E, Seattle, WA 98102

Cladding <u>Wood - Clapboard</u> <u>Shingle</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Hip - Bellcast Hip</u> <u>Hip - Cross Hipped</u>
--	-------------------------------------	--	--

NARRATIVE SECTION

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

Date Of Construction: 1909
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**

This residence from 1909 is located in the North Capitol Hill neighborhood. 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 distinctive characteristics of the Queen Anne style and has very good physical integrity. Its setting has been somewhat impacted by the construction of I-5 to the west and northwest, but the impact is lessened by the buffer of the adjacent blocks to the west and north. It has had a rear addition but this is not visible from the public right of way. This property appears to be individually eligible for the NRHP under Criterion C.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a one-and-a-half story, single family house in the Queen Anne style, was constructed in 1909. It has an irregularly shaped footprint and a bellcast hipped roof of composition shingle. The roof has three bellcast hipped dormers - one on the front roof slope, and one each on the side elevations forming a cross hip. The roof and dormers have deep open eaves with exposed rafter tails. The body of the house is clad in narrow wood clapboards, and the dormers are clad in wood shingles. The façade is asymmetrical, and features a full-width porch under the main roof, supported on irregularly spaced boxed columns with molded trim. Each column is flanked by a pair of curved brackets. The beam above the columns is ornamented with denticulated molding. The porch is accessed by masonry steps between painted brick knee walls and has wooden railing. The entry door is wooden and has three long, narrow, arched window panes. Next to the door is a single, awning sash window in a decorative leaded glass pattern. To the south of the entry door is a large plate glass window with a transom above. The transom has the same decorative glass pattern as the awning window next to the door, but is all colored glass panes. Dormer windows are paired 1/1, with this same pattern in leaded glass in the upper sashes. The house has a rear addition that is not visible from the street. It appears that the original house had a rectangular footprint but the rear addition gives it the current irregular plan. There is a separate, detached garage at the rear of the property that features the same bellcast hipped roof as the house.

**Major
Bibliographic
References**

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

1980.

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 2356 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W221

OAHP No.:

Historic Name:

Common Name: 2356 Broadway Ave E

Property Address: 2356 Broadway Ave E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**
King T25R04na 20 NE SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 1 **Eastings:** 550999.54 **Northings:** 5276647.17

Tax No./Parcel No.
6699500130

Plat/Block/Lot
Peavey's 1st Add/2/1

Supplemental Map(s)

Acreage
.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/19/2009

Owner's Name:
Curtis, Peggy

Owner Address:
2356 Broadway Ave. E.

City/State/Zip:
Seattle, WA 98102

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 6/28/2009

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: Extensive

Changes to other:

American Foursquare - Prairie

Single Family - American Foursquare

Changes to windows: Slight

Other (specify):

**Historic Property
Inventory Report for**

at 2356 Broadway Ave E, Seattle, WA 98102

Cladding <u>Shingle - Concrete/Asbestos</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Hip</u>
---	-------------------------------------	--	--------------------------------

NARRATIVE SECTION

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

Date Of Construction: 1909
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 residence from 1909 is located in the North Capitol Hill neighborhood. 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. While it is a representative example of an American Foursquare in the Prairie style, it has suffered loss of integrity of design, feeling, workmanship and materials from replacement of the front door and the exterior siding. Its setting has been severely impacted by the construction of I-5 to the west and northwest. Due to a lack of integrity, the property is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two-story, single family, American Foursquare residence in the Prairie style. It has a rectangular footprint and a hipped roof of composition shingle. The roof has deep eaves with decoratively carved exposed rafter tails. It has four hipped dormers, one on each elevation, that also display these rafter tails. Windows in the dormers are paired, single-light, sliding sash vinyl replacements. There are two small skylights in the roof near the ridgeline on the north and south elevations. There is an interior red brick chimney near the ridgeline on the south elevation, east of the side dormer. The exterior of the house is clad in asbestos or concrete shingles. The house has a full-width front porch under a hipped roof, supported on three boxed columns. The porch has a low wall in lieu of railing. The façade is symmetrical, with the entry on the south side of the front elevation. The entry door is a replacement and has an oval window above a single panel. It is flanked by a pair of decorative, colored, leaded glass sidelights that sit above a wood panel and a row of dentil molding. The window on the first floor façade is a tripartite window with a larger center window flanked by narrower side windows. They are 1/1, with decorative leaded glass upper sashes. On the second floor, the corners project out under hipped roofs, typical of the "Seattle Box" style. Each of these has a large plate glass window with a leaded glass transom. In the center of the second floor front elevation is a smaller, square, leaded glass window that also projects out slightly, with a louvered vent above it. The property is surrounded by a modern iron fence and dense landscaping.

**Major
Bibliographic
References**

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History." http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

King County Assessor's Records

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

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

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

Swope, Caroline T. "Classic Houses of Seattle." Timber Press, Inc. Portland, OR. 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 904 E Miller St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W120

OAHP No.:

Historic Name:

Common Name: East Miller Condominium

Property Address: 904 E Miller St, Seattle, WA 98102

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550996.7 Northing: 5276682.78
Sequence: 1 Easting: 550996.7 Northing: 5276682.78

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

2162800000

East Miller/Block (Unknown)/Unit 1

0.12

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:

Not Available

Not Available

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 3/7/2004

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: Rectangle

No. of Stories: 2.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Unknown

Arts & Crafts - Prairie Style

Multi-Family - Four Unit Block

**Historic Property
Inventory Report for**

at 904 E Miller St, Seattle, WA 98102

Multi-Family

Changes to windows: Slight

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Brick

Concrete - Poured

Asphalt / Composition

Hip

NARRATIVE SECTION

Date Of Construction: 1911

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit

Other

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): No

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

**Statement of
Significance**

This building from 1911 is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520. Available research did not reveal any associations with significant persons or events, and the building does not represent the work of a master, nor possess high artistic value. It is a representative example of Arts and Crafts/Prairie style architecture with good physical integrity, although its setting has been dramatically impacted by the construction of I-5 immediately to the west and to a lesser extent by SR 520 to the north. The 1917 Sanborn Map corrected to 1950 shows that only the houses to the west and the south, and the two houses to the immediate north, remain after the I-5/SR 520 construction. One of these two houses remaining to the north was relocated and turned 90 degrees. This corner property, once part of a neighborhood, is now isolated at the edge of the convergence of two interstates, with only one other corner building remaining. Despite the impact to the setting, this property is eligible for the NRHP under Criterion C for its distinctive architectural characteristics, representative of its Arts and Crafts/Prairie style.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings, and was heavily impacted by construction of I-5 and SR 520. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This building appears to have originally been built as a duplex, but is now six condominium units. It was renovated in 1960. It displays elements of the Arts and Crafts/Prairie style. It is two stories over a full basement with a finished attic space, and has a rectangular footprint. It is clad in brick veneer, with wood shingles on the dormers, and vertical wood siding on the bay windows. It has a hipped roof of composition shingle with deep, boxed eaves and a wide flat fascia board. There are two hipped dormers on each elevation, most with replacement, tripartite windows. The building has a symmetrical façade, with a central front porch under a hipped roof supported on replacement iron posts set on a concrete wall. The porch contains the two front entries, which each have a glazed door flanked by replacement leaded glass sidelights. Above the porch are two projecting, three-sided bays clad in vertical wood siding with original 25/1 windows on the front and 20/1 windows on the sides. The other four large windows on the front façade also retain their original sashes with multi-light upper sashes. The building retains two brick chimneys, one each on the east and west elevations. A metal fire stair has been added to the rear of the building, and a covered carport on the west side of the building.

**Historic Property
Inventory Report for**

at 904 E Miller St, Seattle, WA 98102

**Major
Bibliographic
References**

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

King County Assessor's Records

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

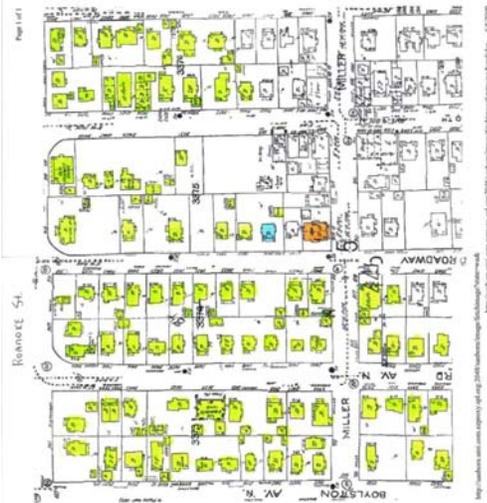
Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

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:

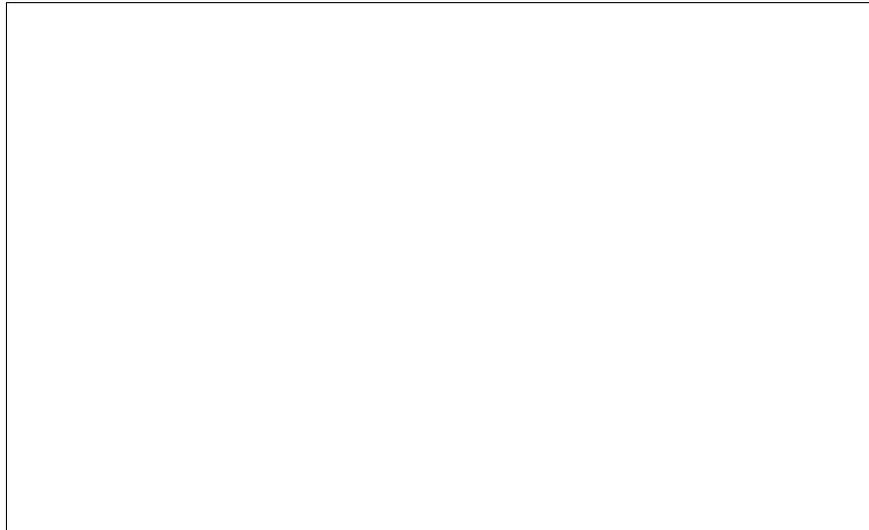
at 904 E Miller St, Seattle, WA 98102



View of 1917 Sanborn Insurance map corrected to 1950 taken

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

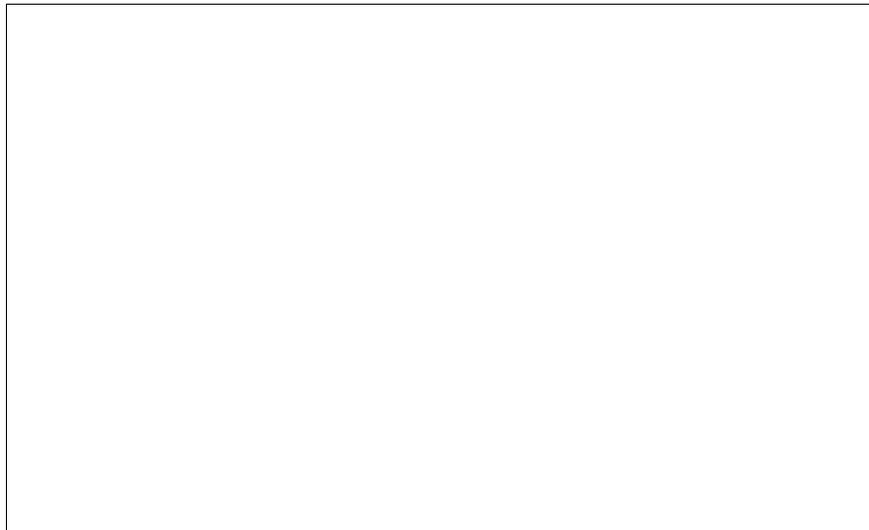
Comments: Orange is 904 E. Miller; all the yellow houses are those that were removed; the one that is blue was relocated on the same lot, moved back and turned 90 degrees



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 2408 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W109

OAHP No.:

Historic Name:

Common Name: 2408 Broadway Ave E

Property Address: 2408 Broadway Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW Section 1/4 Sec 20 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 550997.99 Northing: 5276697.68
Sequence: 1 Easting: 550997.99 Northing: 5276697.68

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5535100340

Miller's 2nd Addition, Block 3, Lot 11

0.09

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:

Sugamura, Toshiko O.

2408 Broadway Ave E

Seattle, WA 98102

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: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other: Unknown

Arts & Crafts - Prairie Style

Other

**Historic Property
Inventory Report for**

at 2408 Broadway Ave E, Seattle, WA 98102

Single Family

Changes to windows: Intact

Other (specify):

Cladding

Shingle

Wood - Clapboard

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Hip

NARRATIVE SECTION

Date Of Construction: 1910

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit

Other

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): No

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

**Statement of
Significance**

This residence from 1910 is located in the North Capitol Hill neighborhood, adjacent to I-5. 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. It is a representative example of Arts and Craft/Prairie style architecture and has good physical integrity, although its setting has been dramatically impacted by the construction of I-5 immediately to the west and to a lesser extent by SR 520 to the north. The 1917 Sanborn Map corrected to 1950 shows that only the houses to the west and the south remain after the I-5/SR 520 construction, and the house to the immediate north at 2412 Broadway was relocated and turned 90 degrees, leaving this house at 2408 Broadway exposed on the east side, with the rear of 2412 facing its side elevation. This property, once part of a neighborhood, is now isolated at the edge of the convergence of two interstates. Despite the impact to the setting, this property is eligible for the NRHP under Criterion C for its distinctive architectural characteristics, representative of its Arts and Crafts/Prairie style.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings, and was heavily impacted by the 1960s construction of I-5 and SR 520. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story, single-family dwelling with an attic and a full basement. Built in 1910, it displays the Arts and Crafts/Prairie style. It has a rectangular footprint and the foundation is concrete. The exterior walls are sheathed in horizontal cedar siding with wood shingles on the dormers. Originally the second floor was also sheathed in wood shingles but that has been changed to horizontal siding. The roof is hipped and of composition shingle, with open eaves and exposed rafter tails. There are hipped dormers on the front (west), and both side (north and south) elevations. The dormers are clad in wood shingles and have paired multi-light windows, as well as the same deep eaves and exposed rafter tails as the main roof. The partial-width front porch is set to the north of the front façade and is under a hipped roof that is supported by two boxed columns with corner brackets. The entry door is flanked by sidelights. To the south of the entry is a large, single pane window with a transom above. On the second floor of the front façade, there is a bay at each corner that projects out to the front and side. These bays are under their own hipped roof sections, and have brackets below them. Each one has a single light window in the center with a transom above. There is an exterior brick chimney on the south elevation. There is also a detached garage in the rear.

**Historic Property
Inventory Report for**

at 2408 Broadway Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

King County Assessor's Records

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

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

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

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 2408 Broadway Ave E, Seattle, WA 98102



View of front elevation

taken 3/7/2004

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

Comments:



View of 1917 Sanborn Map, corrected to 1950

taken

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

Comments: Orange denotes 2408 Broadway; all the yellow houses are those that were removed; the one that is green with the yellow outline was relocated on the same lot, moved back and turned 90 degrees.

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 2412 Broadway Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W108

OAHP No.:

Historic Name:

Common Name: 2412 Broadway Ave E

Property Address: 2412 Broadway Ave E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**
King T25R4na 20 NE SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 1 **Easting:** 551012.98 **Northing:** 5276711.52

Tax No./Parcel No.
5535100335

Plat/Block/Lot
Miller's 2nd Addition, Block 3, Lot 9 & 10

Supplemental Map(s)

Acreage
0.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
TINAGLIA, KATHLEEN

Owner Address:
2412 BROADWAY AVE E

City/State/Zip:
Seattle, WA 98102

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 west elevation from Broadway Avenue E

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: Extensive

Arts & Crafts - Prairie Style

Single Family

Changes to windows: Intact

Other (specify): House relocated an

**Historic Property
Inventory Report for**

at 2412 Broadway Ave E, Seattle, WA 98102

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

NARRATIVE SECTION

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

Date Of Construction: 1910
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 residence from 1910 is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520. 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. While it is a representative example of Arts and Crafts/Prairie style architecture with Queen Anne elements, its setting and feeling have been greatly impacted by the construction of SR 520 immediately to the north and also by I-5 to the west. Its original façade faced west, but the house was relocated and turned 90 degrees, and the full width front porch that originally adorned the façade was removed, impacting its integrity of design and workmanship. This property, once part of a neighborhood, is now isolated at the edge of the convergence of two interstates. Due to the dramatic impact to the setting and design, this property does not retain sufficient integrity to be individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings, and was heavily impacted by the construction of I-5 and SR 520. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story, single-family dwelling with an attic and a full basement. Built in 1910, it takes the form of the Arts and Crafts/Prairie style, but also exhibits Queen Anne elements, particularly in the gabled dormers and their ornate brackets. It has a rectangular footprint and concrete foundation. The exterior walls are horizontal cedar siding on first floor and stucco above. The roof is a gable-on-hip of composition shingle with deep boxed eaves and a wide flat fascia board. Triangular gabled dormers are on the east and west slopes of the roof, while large gabled dormers with ornately carved brackets dominate the north and south roof elevations. A brick chimney remains on the west elevation and extends up through the roof apron. Windows are original and mainly single light with a multi-light, leaded glass transom with a four-petal center. Others, such as the two small windows that flank the chimney, are simply a single sash of the decorative leaded glass. The west elevation features a three-sided, hipped roof, projecting bay near the center of the first floor, with three windows. The west elevation faces Broadway Avenue East and is now the sole street elevation, although the only entry on this side is a below-grade two-car garage with a modern, paneled roll-up door. The original façade now faces north, and the original full-width front porch has been removed. The construction of SR 520 in the mid-1960s changed the street grid and removed part of the lot for this property. The detached garage at the southwest corner of the property was demolished, and the house was relocated further south on the lot. It was turned 90 degrees, leaving the original façade isolated and nearly inaccessible. It is now obscured by a fence and heavy vegetation. An overhang has been added over the front door and entry stoop that remains. There is also a rear door on the south elevation shielded by a small balcony.

**Historic Property
Inventory Report for**

at 2412 Broadway Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

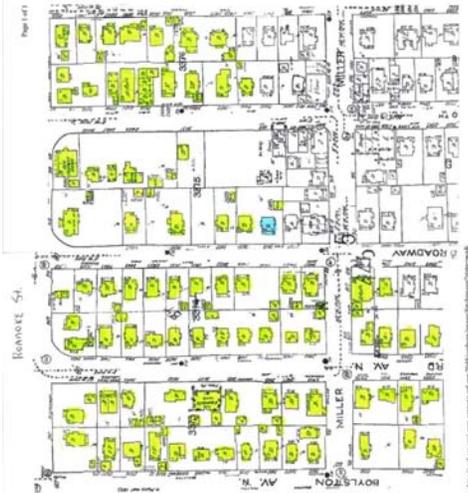
MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

Additional Photos for:

at 2412 Broadway Ave E, Seattle, WA 98102



View of 1917 Sanborn Insurance map corrected to 1950 taken

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

Comments: All the yellow houses are those that were removed; the one that is blue is the subject property, relocated on the same lot, moved back and turned 90 degrees

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 910 E Miller St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W87

OAHP No.:

Historic Name:

Common Name: 910 E Miller St.

Property Address: 910 E Miller St, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle**
King T25R04na 20 NE SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 551018.54 Northing: 5276680.64
Sequence: 1 Easting: 551018.54 Northing: 5276680.64

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5535100350

Miller's 2nd Add/3/11-12

.08

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:

Wicklund, Amber & Bryan Jarr

910 E Miller St.

Seattle, WA 98102

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: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

**Historic Property
Inventory Report for**

at 910 E Miller St, Seattle, WA 98102

Changes to plan: <u>Intact</u>	Changes to interior: <u>Unknown</u>	Style	Form/Type
Changes to original cladding: <u>Intact</u>	Changes to other:	<u>Arts & Crafts - Craftsman</u>	<u>Single Family</u>
Changes to windows: <u>Intact</u>	Other (specify):		
Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u>	<u>Unknown</u>	<u>Asphalt / Composition - Shingle</u>	<u>Hip</u>

NARRATIVE SECTION

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

Date Of Construction: 1905

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**

This building from 1905 is located near the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520 and the adjacent property to the rear. Available research did not reveal any associations with significant persons or events, and the building does not represent the work of a master, nor possess high artistic value. Although the house retains good physical integrity, its setting has been impacted by the construction of I-5 to the west and SR 520 to the north. Despite the impact to the setting, this property is eligible for the NRHP under Criterion C as a representative of its Arts and Crafts/Craftsman style.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings, and was heavily impacted by the construction of I-5 and SR 520. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a single family residence with a rectangular footprint. It is one and a half stories over a full basement. It appears to be a transitional style between Queen Anne and Craftsman, with Queen Anne massing but some Craftsman details, especially in the front porch. It has a hipped roof of composition shingle with deep boxed eaves, and retains a red brick interior chimney on the eastern slope. It has a hipped front dormer with two 1/1 wood windows, and next to the dormer is a flat skylight. The exterior of the house is clad in wood clapboards with corner boards. The front elevation has a full-width front porch under a hipped roof, supported on four battered, wood boxed columns atop painted brick plinths. The porch railing is composed of flat wood balusters between a wood handrail and top rail. The front elevation has a pair of 1/1 wood windows and a glass entry door flanked by sidelights. On the north elevation is a projecting three-sided bay with three 1/1 wood windows and a hipped roof. Other side elevation windows are paired 1/1. There is a detached garage to the north of the house that is very simple in design and shares a north party-wall with the garage for the adjacent property. The garage has a flat roof and appears to be clad in plywood, and has a plain tilt-up garage door on the front elevation.

**Historic Property
Inventory Report for**

at 910 E Miller St, Seattle, WA 98102

**Major
Bibliographic
References**

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

King County Assessor's Records

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

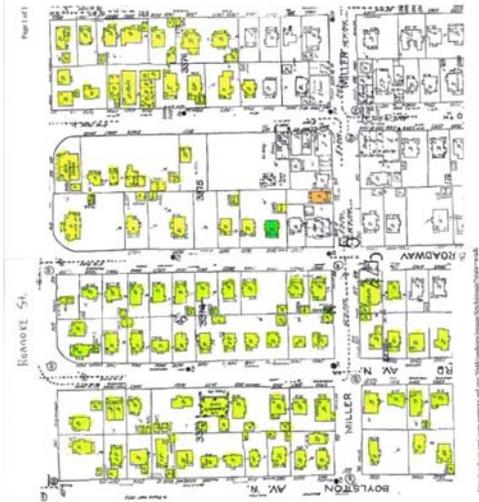
Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

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 910 E Miller St, Seattle, WA 98102



View of 1917 Sanborn Insurance Map corrected to 1950 taken

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

Comments: Orange is 910 E. Miller; all the yellow houses are those that were removed; the one that is green was relocated on the same lot, moved back and turned 90 degrees

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 914 E Miller St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W88

OAHP No.:

Historic Name:

Common Name: 914 E Miller St.

Property Address: 914 E Miller St, Seattle, WA 98102

Comments:

County King Township/Range/EW Section T25R04na 1/4 Sec 20 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 551029.55 Northing: 5276678.01
Sequence: 1 Easting: 551029.55 Northing: 5276678.01

Tax No./Parcel No.
1912101205

Plat/Block/Lot
Davis Add/6/18-20

Supplemental Map(s)

Acreage
.11

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Glover Homes Inc. Owner Address: 303 91st Ave. NE, Ste G701 PMB 144 City/State/Zip: Lake Stevens, WA 98258

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 - Multiple Family House

Plan: Rectangle No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Moderate Changes to interior: Unknown

Changes to original cladding: Intact

Changes to other:

Style
Arts & Crafts - Craftsman

Form/Type
Single Family



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 914 E Miller St, Seattle, WA 98102

Changes to windows: Intact

Other (specify):

Cladding

Wood - Clapboard
Shingle
Vertical - Boards

Foundation

Unknown

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable - Side Gable

NARRATIVE SECTION

Date Of Construction: 1910

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): No

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

**Statement of
Significance**

This building from 1910 is located near the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520 and the adjacent property to the rear. Available research did not reveal any associations with significant persons or events, and the building does not represent the work of a master, nor possess high artistic value. It is a representative example of Arts and Crafts/Craftsman style architecture, although its integrity of design has been altered by the addition to the south elevation, and its setting has been impacted by the construction of I-5 and SR 520 to the west and north. Despite the impact to the setting and design, this property is eligible for the NRHP under Criterion C for its distinctive architectural characteristics, representative of its Arts and Crafts/Craftsman style.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a residential building in the Craftsman style with a rectangular footprint. Originally built as a single family home, it has had an addition to the south elevation that now serves as a separate commercial unit. The house has a side gable roof of composition shingle with deep eaves and visible beams in the gable ends. It retains a red brick interior chimney on the north side of the front roof slope. It has a wide shed roofed dormer that extends from the peak of the main roof and is nearly centered on the front roof slope. This dormer is clad in wood shingle and has a pair of single-light casement windows flanked by 1/1 windows. The main house is clad in wood clapboards. The front elevation features a bank of four 1/1 windows. The entry is located in the east corner of the front elevation and is recessed. It is marked by a slightly projecting front gable roof supported on a pair of square boxed columns. The gable end is ornamented with triangular panels of narrow vertical beaded board. On the north wall of the recessed entry is a horizontal window with a single-light sash flanked by a pair of 4-light sash. The door is on the western wall of the entry and has a 12-light window above two vertical panels. The porch was originally open on both the south and east sides, but the south side has been enclosed by the addition to the south elevation of the house, and the southern porch column is now engaged. The addition has a flat roof behind a stepped parapet and has an 8/1 window on the front elevation. The roof extends up above the main house roof, cuts into the edge of it, and overlaps it slightly. The side gable ends of the main house have a center recess that contains a pair of 6/1 windows.

**Historic Property
Inventory Report for**

at 914 E Miller St, Seattle, WA 98102

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 914 E Miller St, Seattle, WA 98102



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 2351 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W89

OAHP No.:

Historic Name:

Common Name: Tidbit/Padrino's Pizza/Pilates on 10th

Property Address: 2351 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW Section 1/4 Sec 20 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 551052.53 Northing: 5276642.26
Sequence: 1 Easting: 551052.53 Northing: 5276642.26

Tax No./Parcel No.
1912100990

Plat/Block/Lot
Davis Add/5/1-3

Supplemental Map(s)

Acreage
.26

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Weber, Walter & Hannelore Owner Address: 1655 10th Ave. E

City/State/Zip: Seattle, WA 98102

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: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle No. of Stories: 1

Structural System: Unreinforced Masonry

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other:

Art Deco - PWA Moderne

Commercial



View of northeast corner

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2351 10th Ave E, Seattle, WA 98102

Changes to windows: Moderate

Other (specify):

Cladding

Brick
Wood - Plywood

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Built Up
Asphalt / Composition - Shingle

Roof Type

Flat with Parapet
Shed

NARRATIVE SECTION

Date Of Construction: 1930

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): No

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

**Statement of
Significance**

This three-part commercial building from 1930 is located in the North Capitol Hill neighborhood. Available research did not reveal any associations with significant persons or events, and the building does not represent the work of a master, nor possess high artistic value. It is a representative example of a 1930s PWA Art Deco style commercial building, although it has suffered loss of integrity of design and materials from window and door replacements, and a rear addition. Despite these alterations, this property is eligible for the NRHP under Criterion C for its distinctive architectural characteristics, representative of its PWA Art Deco style.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a one story, masonry commercial building from 1930 with three storefronts. Originally the footprint was "L" shaped, but a rear addition has made it rectangular. It has a flat roof with a stepped parapet and cast stone coping. The front and side elevations are clad in brick veneer, while the rear is painted brick. The building exhibits a PWA Moderne style, with corbeled brick detailing on vertical pilasters and distinctive, stylistic cast stone ornamentation. The three storefronts are typical early 20th century in design, with recessed center entries between large plate glass windows, topped by a row of transom windows. Although once identical, the storefronts have each received varying alterations and while still similar, they no longer share the same appearance. The storefront on the northern end, at the corner of 10th Avenue E. and E. Miller Street, retains the greatest integrity of the three. It has a recessed entry constructed of non-original red brick, and a single leaf, wood and glass entry door. On each side of the entry is a large plate glass, wood framed window with a tiled bulkhead below. Above the windows and entry is a row of seven, three-light, wood framed transom windows. A modern metal and neon sign is anchored perpendicular to the front wall, centered on the building above the transoms. The northeast corner of the building is marked by a substantial brick pilaster that wraps the corner and has corbeled detailing and a cast stone plinth and capital. A matching pilaster marks the boundary between each storefront, and also anchors the southeast corner of the building. The capitals on these pilasters are ornamented with a Moderne design of a flower in a circle, surrounded by a stylized egg and dart motif, supported on waves and topped by chevrons. Additional ornament is found in the wall area above the transoms, where a pair of brick panels have cast stone sills below and floral medallions above, set into the coping. The center storefront has a large canvas, boxed awning with signage across the front elevation, covering the transoms. Above the awning is a modern interior-lit plastic sign affixed perpendicular to the center of the wall. Below the awning, the storefront walls are covered in smooth stucco. A large plate glass window occupies the north side of the storefront, with an iron railing in front of it. The center entry is a single leaf aluminum-framed glass door. The south window has been recessed, leaving a single wall projecting out to form the entry. The south window is a 12-light aluminum-framed window with wide muntins. The storefront on the south end of the building has a recessed entry with a pair of aluminum-framed glass doors, with narrow sidelights and a modern transom. On either side of the entry are three aluminum-framed plate glass windows, each topped by a two-light

fixed transom. These windows wrap the corner to form the sides of the entry with an additional plate glass window with single transom, also aluminum-framed. This storefront has a modern interior-lit plastic sign mounted perpendicular to the building, sitting on top of the parapet above the entry. This southern storefront is slightly larger than the other two and has three of the decorative brick and cast stone panels in the upper wall where the others have only two. On the E. Miller Street side of the building, a large wooden deck with lattice railing has been added for outdoor seating for the restaurant in the northern storefront space. There are two plate glass windows on this elevation, and a glass door with a modern fixed transom to access the deck. Above these windows and door is a row of four, three-light transom windows. Further west along this elevation are three additional three-light windows set high in the wall. On the rear elevation, a wood-framed addition is clad in plywood and has a shed roof of composition shingle. This addition is two stories due to the change in elevation of the site. It has a half-round canvas awning that shields two separate entry doors, one solid and one glass and wood, that face E. Miller Street. The ground floor has brick pilasters with plate glass windows in between on the rear elevation. Windows on the rear wall of the original building are vinyl sliding sash replacements.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

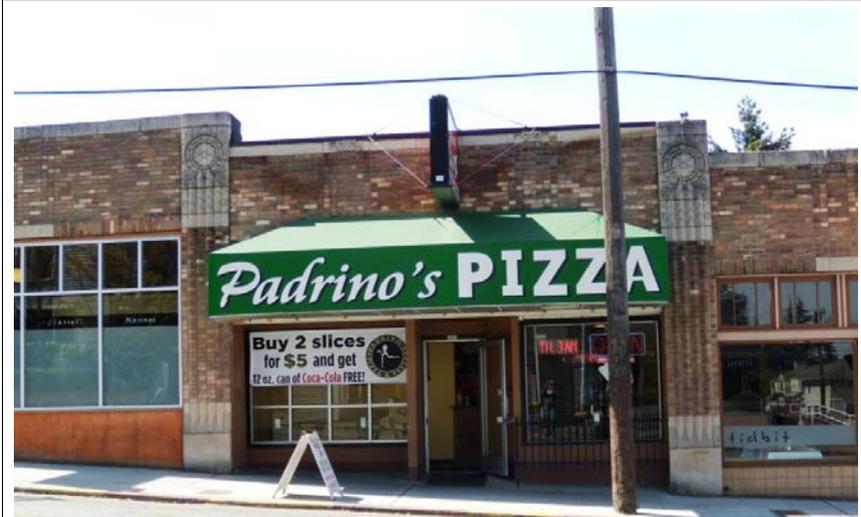
at 2351 10th Ave E, Seattle, WA 98102



View of front elevation, north end of building taken 4/16/2009

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

Comments: Tidbit Restaurant



View of Front elevation, center section of building taken 4/16/2009

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

Comments: Padrino's Pizza



View of Front elevation, south end of building taken 4/16/2009

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

Comments: Pilates on 10th



View of cast stone detail at cornice taken 4/16/2009

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

Comments:

Additional Photos for:

at



View of cast stone detail at cornice **taken** 4/16/2009

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

Comments:



View of northwest corner **taken** 4/16/2009

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

Comments: rear of building

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 2401 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W90

OAHP No.:

Historic Name:

Common Name: Chiropractic Wellness Centers

Property Address: 2401 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551054.76 Northing: 5276678.57

Tax No./Parcel No.
1912101225

Plat/Block/Lot
Davis Add/6/9-20

Supplemental Map(s)

Acreage
.07

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/29/2009

Owner's Name:
Glover Investment LLC

Owner Address:
303 91st Ave. NE Ste G701 PMB 144

City/State/Zip:
Lake Stevens, WA 98258

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: Commerce/Trade - Business

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: Intact

Changes to other:

Queen Anne

Single Family

Changes to windows: Extensive

Other (specify):



View of front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2401 10th Ave E, Seattle, WA 98102

Cladding <u>Wood - Clapboard</u> <u>Shingle - Concrete/Asbestos</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Built Up</u> <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Shed</u> <u>Flat with Parapet</u> <u>Hip</u>
--	---	---	---

NARRATIVE SECTION

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

Date Of Construction: 1909

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 residence from 1909 is located in the North Capitol Hill neighborhood, a few parcels south of SR 520. It is now used as a commercial property. 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. It has suffered significant loss of integrity of design, feeling, materials and workmanship from window and door replacements, a large rear addition, another addition on the north elevation, and the removal of the original entry and re-orientation of the property to E. Miller Street. Its setting has been impacted by the construction of I-5 to the west and SR 520 to the north. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story residential property that has been converted to commercial offices. It retains Queen Anne-style massing, but no other stylistic elements remain. The house has a hipped roof of composition shingle, with a large rear addition under a shed roof, and a small side addition with a flat roof behind a simple parapet. The exterior is clad in wood clapboards. Although the address remains 10th Avenue E., the original entrance to the building has been removed and the side entrance on E. Miller Street is now the main access. The original front elevation is now treated as a side elevation. The first floor of this original front elevation, which faces east, is dominated by two large replacement plate glass windows with three operable sash below in aluminum frames. Between them is an aluminum-framed replacement window with a fixed single-light sash above and a smaller operable sash below. A matching window is above it on the second floor. On the northern corner of the second floor east elevation, a projecting rectangular bay under a hipped roof wraps around the corner. It has a large plate glass window in an aluminum frame with a pair of sliding sash below on the east side, and another plate glass window with a single-light sash below on the north side. The southeast corner of the second floor on the east elevation also has a projecting bay that wraps around the corner. This one is hexagonal under a pyramidal roof, with six single-light plate glass windows above a single-light sash, one in each section. On the south (E. Miller Street) elevation, the first floor has three 1/1 windows and one casement window, all with replacement sash, and a recessed entry. The second floor has a three-sided projecting bay in the center of the elevation with five replacement sash windows. Next to this is set of three windows, all with replacement sash. An interior chimney of red brick projects through the roof near the wall on this elevation. The rear elevation has a one story, full width addition with a steep shed roof and modern windows. This roof cuts off the bottom of a 1/1 original wood window on the rear wall of the original building. Next to this window is a red brick exterior chimney. To the north of the chimney is a row of four 1/1 wood windows. At the northwest corner is a projecting rectangular bay under a hipped roof with a large four-light window, but the bottom of the bay is engaged by the shed roof of the rear addition. The small addition to the north elevation is a separate commercial space clad in asbestos shingle. A second floor porch above it on the main building is also clad in asbestos shingle. This addition has a single

plate glass window and an 18-light door with a transom above. A half-round canvas awning with signage spans the width of the front façade. The addition is connected to the main building by the span of the upper wall forming a small passage between the two sections. This passage is closed with a wooden gate.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2401 10th Ave E, Seattle, WA 98102



View of southeast corner

taken 4/16/2009

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

Comments:



View of rear and E. Miller Street elevations

taken 4/16/2009

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

Comments: southwest corner

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 2405 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W91

OAHP No.:

Historic Name:

Common Name: Illuminate Preschool/Downtown Cleaners & Tailor/Kristi's Grooming Company

Property Address: 2405 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551054.14 Northing: 5276692.27

Tax No./Parcel No.
1912101215

Plat/Block/Lot
Davis Add/6/18-19

Supplemental Map(s)

Acreage
.08

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/30/2009

Owner's Name:
Glover Homes, Inc.

Owner Address:
303 91st Ave. NE Ste G 701 PMB 144

City/State/Zip:
Lake Stevens, WA 98258

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: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

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: Intact

Changes to other:

Commercial

Commercial



View of Front elevation, south end

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2405 10th Ave E, Seattle, WA 98102

Changes to windows: Moderate

Other (specify):

Cladding

Veneer - Stucco

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Built Up

Roof Type

Flat with Parapet

NARRATIVE SECTION

Date Of Construction: 1909

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 commercial building from 1909 is located in the North Capitol Hill neighborhood, a few parcels south of SR 520. Available research did not reveal any associations with significant persons or events, and the building does not possess distinctive characteristics, does not represent the work of a master, nor possess high artistic value. It is a representative example of an early 20th century commercial strip, unremarkable in style or type. It retains good physical integrity, with the only apparent alteration being the possible changing of the storefront windows. Its setting has been impacted by the construction of SR 520 to the north. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a one story commercial building from 1909 with three storefronts. It has a rectangular footprint, and is wood frame construction, clad in stucco. It has a flat roof behind a simple parapet. Other than a band of molding that runs above the storefront windows, the building has no architectural ornamentation. Both the center and northern storefronts have full-width canvas awnings with signage across the front façades. The body of the south and center storefronts are painted to appear as one building and share a recessed entry, while the northern storefront is painted differently and has a separate entry. The southern and center storefronts have two large nine-light windows that wrap the corner to form the recessed entry. The entry has two matching, single-leaf entry doors, each wood-framed with a large window. The northern storefront has a center, recessed entry flanked by two twelve-light windows that wrap the corner to form the entry. The entry door is wood-framed with a large window. These multi-light storefront windows may be replacements.

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 2405 10th Ave E, Seattle, WA 98102



View of Front elevation, north end 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 2409 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W92

OAHP No.:

Historic Name:

Common Name: Roanoke Tavern

Property Address: 2409 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551053.17 Northing: 5276705.55

Tax No./Parcel No.
1912101200

Plat/Block/Lot
Davis Add/6/17

Supplemental Map(s)

Acreage
.09

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/29/2009

Owner's Name:
Kerr, Walter & Elizabeth

Owner Address:
1911 39th 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: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle No. of Stories: 1

Structural System: Unreinforced Masonry

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other:

Commercial

Commercial

Changes to windows: Extensive

Other (specify):



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2409 10th Ave E, Seattle, WA 98102

Cladding <u>Brick</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Built Up</u>	Roof Type <u>Flat with Parapet</u>
---------------------------------	---	---	--

NARRATIVE SECTION

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

Date Of Construction: 1921
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 commercial building from 1921 is located in the North Capitol Hill neighborhood, one parcel south of SR 520. Available research did not reveal any associations with significant persons or events, and the building does not possess distinctive characteristics, does not represent the work of a master, nor possess high artistic value. It has experienced considerable alterations since its construction, including window replacements and the removal of the transoms, parapet, and pilaster. Its setting has been impacted by the construction of SR 520 to the north. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a one story, masonry, commercial building constructed in 1921. It has a rectangular footprint and a flat roof behind a simple parapet with cast stone coping. The exterior is clad in brick veneer, and is heavily covered in vines or ivy, obscuring most of the building. The building appears to have no architectural ornamentation. It has an asymmetrical façade, with a recessed entry near the south corner. The entry door is wooden, composed of vertical boards, with a small square window, and is topped by a transom. Next to the entry on the south side is long, vertical, single-light, wood-framed casement window with a built-in brick landscape bed below it. On the north side of the entry are four smaller single-light, wood-framed casement windows. To the north of these is another entry door that appears to be unused, judging by the amount of vegetation covering it. It is a wood paneled door with a window at the top, with a vertical casement window next to it. A plastic, interior-lit sign is mounted above the main entry door, perpendicular to the building. Historic photos show that this building originally had much larger storefront windows and multi-light transoms. The windows have been shortened and altered, while the transoms have been removed and bricked in. The original molded parapet at the top of the building has been removed, as has the original projecting pilaster that separated the two entries.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History." http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 2413-15 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W119

OAHP No.:

Historic Name:

Common Name: 2413-15 10th Ave E

Property Address: 2413-15 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 551051.9 Northing: 5276717.11

Tax No./Parcel No.
1912101190

Plat/Block/Lot
Davis Addition/Block 6/Lots 14-15-16

Supplemental Map(s)

Acreege
0.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
2413 LLC

Owner Address:
714 Harvard Ave. E, Box 20

City/State/Zip:
Seattle, WA 98102

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 from 10th Ave E.

taken 9/25/2002

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: Rectangle 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: Unknown

Modern

Form/Type

Other

Multi-Family - Triplex

**Historic Property
Inventory Report for**

at 2413-15 10th Ave E, Seattle, WA 98102

Changes to windows: Moderate

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Brick

Concrete - Poured

Asphalt / Composition - Built Up

Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1957; 1905

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 apartment building from 1957 is of a common and undistinguished architectural type, and has no known associations with important persons, patterns of development, methods of construction or historic events. It therefore does not appear to be eligible for the NRHP under any criteria. A separate rear building from 1905 has been heavily altered and no longer retains integrity of design, materials, workmanship, or feeling. Its setting has been impacted by the construction of the adjacent 1957 apartment building, as well as the construction of SR 520 immediately to the north. It retains only integrity of location and association. It does not retain sufficient integrity to convey its history and therefore is not eligible for the NRHP.

This property is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, on the south side of SR 520. The age of the 1957 building is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. These buildings are located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story apartment building from 1957 with a rectangular footprint. It is clad in brick veneer and has a flat roof with projecting eaves. It has a center entry with a flat roof supported on two square posts and accessed by concrete steps. The façade is symmetrical, with two windows on the first and second floors. The windows are single light, plate glass flanked by 1/1 sash, and appear to be replacements. The span between the first and second floor windows is filled with an ornamental wood panel.

To the rear of the property is a separate building from 1905. However, it has been heavily altered and no longer retains any visual elements of the historic building. It has an L-shaped footprint and a flat roof with a front overhang. Most of the building is clad in T1-11 siding, although the north elevation of the extended "L" is stucco. Windows are fixed plate glass and oversized. There are two pedestrian entry doors, indicating that the building may house two units.

**Major
Bibliographic
References**

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History." http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

King County Assessor's Records

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

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 2413-15 10th Ave E, Seattle, WA 98102



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

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 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W87

OAHP No.:

Historic Name:

Common Name: Paigliacci Pizza

Property Address: 2400 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551094.62 Northing: 5276680.62

Tax No./Parcel No.
1912100595

Plat/Block/Lot
Davis Add/3/21-22

Supplemental Map(s)

Acreage
.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/27/2009

Owner's Name:
Wagner, R. W.

Owner Address:
1635 101st Place SE

City/State/Zip:
Bellevue, WA 98004

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: Commerce/Trade - Business

Current Use: Commerce/Trade - Restaurant

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other:

Commercial

Commercial

Changes to windows: Slight

Other (specify):



View of front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2400 10th Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Brick</u>	<u>Unknown</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Parapet</u>
<u>Veneer - Stucco</u>			
<u>Wood - Clapboard</u>			

NARRATIVE SECTION

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

Date Of Construction: 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 commercial building from 1932 is located in the North Capitol Hill neighborhood, a few parcels south of SR 520. Available research did not reveal any associations with significant persons or events, and the building does not possess distinctive characteristics, represent the work of a master, nor possess high artistic value. While it is a representative example of an early twentieth century commercial building, it has suffered some loss of integrity of materials from window and door replacements and from alterations to the cladding. It has had a rear addition, but it appears to date from the historic period. This building does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a one-story commercial building with a rectangular footprint sited on a corner. The building faces 10th Avenue E. It has a flat roof with a simple parapet, partially covered by a canvas awning. The exterior is mainly clad in brick veneer, most of which has been painted. The building houses two commercial units - most of the building is a restaurant, with the small unit on the north side occupied by a bike shop. The north unit has a projecting three-sided bay window with replacement plate glass windows and a bulkhead clad in non-original wood clapboards. The parapet area above the window is also clad in clapboards. Next to the bay window is a recessed single entry door of aluminum-framed glass with a fixed transom above. This section of the building is clad in unpainted brick veneer. South of the entry is a large display window composed of two large panes of plate glass and one smaller one in aluminum frames, with the bulkhead clad in wood clapboards. This window wraps the corner to form a recessed entry for the adjacent restaurant. This entry contains a pair of wooden doors with large windows below a transom window composed of three wood sash - a four-light sash above the doors, flanked by two, two-light sash. The doors have sidelights composed of plate glass set in wood frames with tapered openings at the top. An Art Deco style, milk-glass light fixture hangs from the ceiling above the doors. A wrought iron railing runs along the front of the recessed entry, indicating that these doors are no longer used. To the south of the entry are two large plate glass windows in wood frames with stucco bulkheads. A canvas awning with signage stretches across this west elevation, covering both sets of plate glass windows, and wraps the corner of the building. It continues down the south elevation, which faces E. Miller Street, and ends just past the side entry door. On the south elevation is another pair of plate glass windows in wood frames with stucco bulkhead. Just past these windows is a recessed entry that contains a single leaf door of wood with a large window and a narrow sidelight, topped by a four-light wood transom. On this elevation the brick veneer of the building is painted. There are three small window openings on this elevation. Two of them contain four-light wood windows, but the one nearest to the entry has had the sash removed and contains two round vents. Beyond the third window is a small entry door. At the rear of the building, on the east elevation, is an addition. The parapet on this addition is slightly lower than the main building and is unpainted brick. Much of the wall on this section is wood clapboard, and a simple

awning shields it below the parapet. It has a recessed entry with a single door and no windows remaining. It appears to have had large plate glass windows that have been covered with wood clapboards.

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2400 10th Ave E, Seattle, WA 98102



View of southwest 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 2406-08 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W88

OAHP No.:

Historic Name:

Common Name: Chiropractor/Massage Therapy/Café Dharwin

Property Address: 2406-08 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551092.75 Northing: 5276697.11

Tax No./Parcel No.
1912100605

Plat/Block/Lot
Davis Add/3/22-24

Supplemental Map(s)

Acreage
.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/27/2009

Owner's Name:
Bishop, Karen Lee

Owner Address:
6837 50th Ave. NE

City/State/Zip:
Seattle, WA 98115

Classification: Building

Resource Status
Survey/Inventory

Comments

Within a District?

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Irregular

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Commercial

Commercial

Changes to windows: Intact

Other (specify):



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2406-08 10th Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u> <u>Veneer - Brick</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Parapet</u>

NARRATIVE SECTION

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

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**

There are two separate buildings on this property, both constructed in 1962. One is a multi-unit apartment building on the north side of the property, and the other is a small commercial building on the far south side of the property.

This commercial building from 1962 is located in the North Capitol Hill neighborhood, a few parcels south of SR 520. Originally built as a barbershop, it is now a coffee shop. Available research did not reveal any associations with significant persons or events, and the building does not possess distinctive characteristics, does not represent the work of a master, nor possess high artistic value. While it is a representative example of a small commercial building with good integrity, it does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a small, one story commercial building from 1962 with an irregular footprint. The building appears rectangular from the street, but has a stepped rear elevation. The building has a flat roof with a simple parapet ornamented by a banded wood cornice. Most of the front elevation is shaded by a simple canvas awning with signage that obscures the cornice. The front elevation is dominated by four vertical plate glass windows in wood frames. Next to these windows is a single leaf entry door of wood with a large window. Below the windows, the bulkhead is clad in brick veneer, while the rest of the building is clad in rough stucco. The south elevation of the building is a party-wall with the building next door. The north elevation contains a large 1/1 window in the center.

**Major
Bibliographic
References**

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.

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 2406-08 10th Ave E, Seattle, WA 98102

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2406-08 10th Ave E, Seattle, WA 98102



View of northwest 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 2406-08 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W88

OAHP No.:

Historic Name:

Common Name: Chiropractor/Massage Therapy/Café Dharwin

Property Address: 2406-08 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551092.75 Northing: 5276697.11

Tax No./Parcel No.
1912100605

Plat/Block/Lot
Davis Add/3/22-24

Supplemental Map(s)

Acreege
.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/28/2009

Owner's Name:
Bishop, Karen Lee

Owner Address:
6837 50th Ave. NE

City/State/Zip:
Seattle, WA 98115

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 4/30/2009

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

Comments: northwest corner

DESCRIPTION SECTION

Historic Use: Domestic - Multiple Family House

Current Use: Commerce/Trade - Business

Plan: L-Shape

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern

Multi-Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2406-08 10th Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Brick</u> <u>Veneer - Stucco</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Parapet</u>

NARRATIVE SECTION

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

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**

There are two separate buildings on this property, both constructed in 1962. One is a multi-unit apartment building on the north side of the property, and the other is a small commercial building on the far south side of the property.

This apartment building from 1962 is located in the North Capitol Hill neighborhood, a few parcels south of SR 520. Available research did not reveal any associations with significant persons or events, and the building does not possess distinctive characteristics, does not represent the work of a master, nor possess high artistic value. While it is a representative example of a 1960s era apartment complex and retains good integrity, it does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The building is located in the North Capitol Hill neighborhood, bound by I-5, SR 520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is a two story apartment building from 1962 with an L-shaped footprint. It contains four units and is now used primarily for commercial tenants. It has a flat roof with a simple parapet and metal coping. The exterior is clad in a combination of rough stucco and brick veneer. Windows are mostly single-light fixed with sliding sash in aluminum frames. A few of the windows have been replaced with modern sliding sash. The front entry is accessed by a concrete porch with metal handrail, and the entry door is wooden with a large window. A narrow sidelight is adjacent to it. The entry is covered by a half-round canvas awning. The building forms an "L" around a courtyard on the south side, accessed by concrete steps with a metal handrail. The entries to the other units appear to be on this side, under a flat-roofed porch supported on metal posts. A paved driveway runs along the north side of the building, leading to a paved parking lot in the rear.

**Major
Bibliographic
References**

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.

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 2406-08 10th Ave E, Seattle, WA 98102

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Additional Photos for:

at 2406-08 10th Ave E, Seattle, WA 98102



View of front elevation

taken 4/30/2009

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 2412 10th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W107

OAHP No.:

Historic Name:

Common Name: 2412 10th Ave E

Property Address: 2412 10th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 551094.79 Northing: 5276713.52

Tax No./Parcel No.
1912100620

Plat/Block/Lot
Davis Addition, Block 3, Lot 24-25

Supplemental Map(s)

Acreage
0.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
TRIVISON
CHERYL+HAAG RICHA

Owner Address:
2412 10th Ave E

City/State/Zip:
Seattle, WA 98102

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: Commerce/Trade - Professional

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other: Unknown

Arts & Crafts - Craftsman

Single Family - Bungalow

View of visible front elevation from 10th Ave.

taken 9/25/2002

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

Comments:

**Historic Property
Inventory Report for**

at 2412 10th Ave E, Seattle, WA 98102

Changes to windows: Extensive

Other (specify):

Cladding

Shingle
Wood - T 1-11

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Hip

NARRATIVE SECTION

Date Of Construction: 1910

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 residence from 1910 is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520. 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. It has suffered loss of integrity from window replacements, including removal of some openings completely and alteration of the size of others, and from porch alterations. It has also has a rear addition, and had T1-11 added to the basement level. Its setting has been impacted by the construction of SR520 immediately to the north, causing the removal of the adjacent residential houses to the north. It does not appear to meet any of the criteria for NRHP eligibility, and has suffered a significant loss of integrity. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings, and was heavily impacted by the construction of I-5 and SR 520. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This is an Arts and Crafts/Craftsman style bungalow built in 1910. The house is almost entirely obscured by a decorative brick wall at street level behind which is heavy vegetation. The only part of the house that is visible from the public right of way is the hipped roof of composition shingles and a hipped dormer on the front. The dormer has a multi-light, wood-frame window. The house has a rectangular footprint with a small rear addition. The exterior of the house is clad in wood shingle, with T1-11 on the basement level. Most windows in the house have been replaced with either 1/1 sash or single-light casements with transoms. Other than the dormer, only one original window is visible - a multi-light casement window on the west elevation. The façade has an off-center, partial-width front porch supported on four Tuscan columns with wood picket railings. The porch has been altered, and the corners of the porch are now clipped, with the entry on the diagonal northwest end. The entry door is wood with a single-light window. The center of the façade has no openings, which also indicates an alteration. There is one window on the façade at the far west end, and this opening has been altered in size to accommodate a smaller replacement window.

**Historic Property
Inventory Report for**

at 2412 10th Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

Seattle Public Library, Library Collection. <http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9315/dateid-000021.htm?CCSI=2565n>

Additional Photos for:

at 2412 10th Ave E, Seattle, WA 98102



View of wall across front elevation **taken** 6/28/2008

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

Comments:



View of front elevation from 10th Avenue E **taken** 4/16/2009

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

Comments:



View of Entry **taken** 5/27/2009

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

Comments: north elevation



View of northwest corner showing window replacement **taken** 5/27/2009

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

Comments:

Additional Photos for:

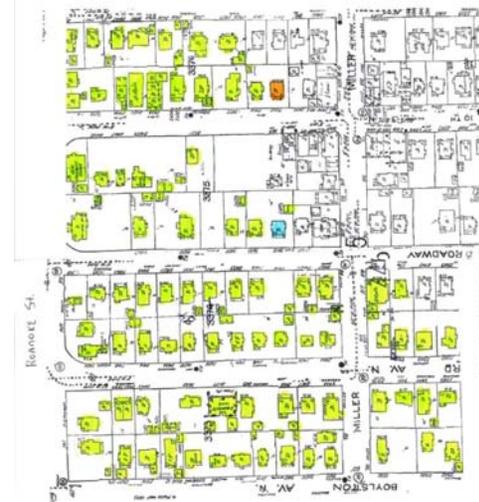
at



View of rear elevation with addition **taken** 5/27/2009

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

Comments: southwest corner



View of 1917 Sanborn Insurance map corrected to 1950 **taken**

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

Comments: Orange is 2412 10th Ave. E.; all the yellow houses are those that were re

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 10th Ave E, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W81

OAHP No.:

Historic Name:

Common Name: 10th Avenue Overpass

Property Address: 10th Ave E, Seattle, WA

Comments:

County King Township/Range/EW T25R04E Section 20 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Line Acquisition Code: Digitized Source
Sequence: 1 Easting: 551074.41 Northing: 5276826.94
Sequence: 2 Easting: 551072.65 Northing: 5276775.1

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

N/A

N/A

N/A

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:

Owner Address:

City/State/Zip:

WA State Department of
Transportation

PO Box 47300

Olympia, WA 98504-7300

Classification: Structure

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: Transportation - Road-Related (vehicular)

Current Use: Transportation - Road-Related (vehicular)

Plan: Rectangle

No. of Stories:

Structural System: Concrete - Reinforced Concrete

View of 10th Ave Overpass

taken 4/16/2009

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

Comments: looking west from Delmar Drive

**Historic Property
Inventory Report for**

at 10th Ave E, Seattle, WA

Changes to plan: <u>Intact</u>	Changes to interior:	Style	Form/Type
Changes to original cladding:	Changes to other:	<u>None</u>	<u>Utilitarian</u>
Changes to windows:	Other (specify):		
Cladding	Foundation	Roof Material	Roof Type

NARRATIVE SECTION

Date Of Construction: 1962

Study Unit	Other
<u>Community Planning/Development</u>	
<u>Transportation</u>	

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 10th Avenue E. overpass over SR 520 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 10th Avenue E. that was removed by SR 520 construction. 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. The overpass is not within the recommended boundaries of the adjacent Roanoke Park eligible historic district, and does not fall within the period of significance (1900-1940) for that district.

**Description of
Physical
Appearance**

The 10th Avenue E. overpass over SR 520 was constructed in 1962, and is located between milepost 0 and milepost 1, at approximately milepost 0.1. The overpass carries three lanes of traffic, two north bound and one south bound, with a raised pedestrian sidewalk along each side. The south bound lane is also a designated bicycle lane. The overpass 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, 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. The incised date "1962" is molded in concrete at the northwest and southeast ends of the concrete wall. Other than general maintenance and road work, there does not appear to have been any significant alteration to the overpass.

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 10th Ave E, Seattle, WA



View of 10th Ave Overpass **taken** 4/16/2009

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

Comments: looking south from northwest end of overpass



View of 10th Ave overpass **taken** 4/16/2009

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

Comments: looking southeast



View of construction date detail (1962) **taken** 4/16/2009

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

Comments: located at northwest end of overpass

View of **taken**

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

Comments:

**Historic Property
Inventory Report for**

at 901 E Roanoke St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W16

OAHP No.:

Historic Name:

Common Name: Fire Station #22 and Freeway Control Office

Property Address: 901 E Roanoke St, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R03na Section 20 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: 551009.45 Northing: 5276844.86

Tax No./Parcel No.
5535100285

Plat/Block/Lot
Miller's 2nd Add/3/1 & 2

Supplemental Map(s)

Acreege
.25

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/30/2009

Owner's Name:
City of Seattle

Owner Address:
PO Box 94689

City/State/Zip:
Seattle, WA 98124

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: Government - Fire Station

Current Use: Government - Fire Station

Plan: Rectangle No. of Stories: 1

Structural System: Concrete - Block

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern

Utilitarian

Changes to windows: Intact

Other (specify):



View of front elevation

taken 6/29/2008

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

Comments:

**Historic Property
Inventory Report for**

at 901 E Roanoke St, Seattle, WA 98102

Cladding <u>Veneer - Brick</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Built Up</u>	Roof Type <u>Flat with Parapet</u>
--	---	---	--

NARRATIVE SECTION

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

Date Of Construction: 1965
Architect: LaMonte Shorett
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**

There are two buildings on this property, both built in 1965 - a firehouse and a Freeway Control Office building.

Constructed in 1965, the firehouse replaced a historic fire station (ca. 1916) that was located at 11th Ave. N and E Howe St. after the construction of SR 520. It will be eligible for the NRHP under Criterion A for its association with the development of the Seattle Fire Department, and under Criterion C for its distinctive Modern architectural style, once it reaches fifty years old in 2015. It retains very good integrity.

From the City of Seattle Department of Neighborhoods historical site summary, "...this modern fire station serves the North Capitol Hill and Eastlake neighborhoods. It replaced the original Fire Station No. 22, which was located some five blocks to the south on the northwest corner of the intersection of East Howe Street and 11th Avenue East. Completed in 1909, this two-story wood frame building featured a Craftsman style design and a small hose tower. Located across the street diagonally from the northwest corner of Lake View Cemetery, the new building housed Capitol Hill's second fire station. ... By the later 1940s, many of the department's older wood frame fire stations were very much in need of replacement. Until 1949, the combination of financial difficulties due to the economic depression of the 1930s and shortages of labor and materials brought on by the Second World War had halted construction of any new fire stations for a fifteen-year period. In 1948, the Fire Department made plans to build a new Fire Station No. 22 on the grounds of nearby Roanoke Park. A local Soroptimist Club, a professional women's organization, organized opposition to this plan and prevented construction of the new fire station on any portion of the park. In 1964, the Fire Department was able to build its new Fire Station No. 22 across the street from the park on surplus land owned by the state, which had been condemned for the construction of State Route 520. Architect LaMonte Shorett was selected to prepare the design for the modern one-story brick fire station. This building is significant for its design and for its associations with the development of the Seattle Fire Department and the North Capitol Hill neighborhood."

This station is slated for replacement in 2010 as part of the City of Seattle's Fire Facilities and Emergency Response Levy Program. It houses one engine company (E22) and the Fire Department's Incident Command Unit. According to the Fire Facilities and Emergency Response Levy Program analysis, Station 22's building systems are nearing their 50-year mark and are outdated, and the building is out of regulatory compliance in many areas. Also, the station is too small to accommodate modern apparatus and staffing levels.

The Freeway Control Office building was also built in 1965, after the construction of SR 520, but it is not eligible for the NRHP. 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. Although it has good integrity, it does not meet any of the criteria necessary to qualify for listing in the NRHP.

The fire station and Freeway Control Office building are located adjacent to the potential Roanoke Park historic district, but are outside the suggested boundaries, and their age is beyond the period of significance for that district (1900 to 1940). The area where these buildings are located is a narrow strip of land between E. Roanoke Street and SR 520. They are the only two buildings on the site, both from 1965. Therefore, there is no potential for a historic district here.

**Historic Property
Inventory Report for**

at 901 E Roanoke St, Seattle, WA 98102

**Description of
Physical
Appearance**

This property contains a Modern-style one story fire station from 1965, clad in blond brick veneer. It has a rectangular footprint and a flat roof with a simple parapet. Its most prominent feature is the tall square tower that projects above the roofline from the rear of the building. The front façade is dominated by the garage bay, which is taller than the surrounding building and has a wide roll-up garage door with two rows of fixed windows. It also has a more pronounced parapet detail than the rest of the building. Most of the windows on the building are fixed plate glass with two awning windows below. The entry is to the east of the garage door, and is slightly recessed. The building has minimal ornamentation, limited to some brick detailing, and metal edging along the parapet and at building corners.

To the east of the fire station is the two story Freeway Control Office building, also built in 1965. This building has an irregularly shaped footprint whose shape follows the curve of the SR 520 ramp by consecutive steps around the southwest corner of the building. It is clad in brown brick veneer on the first floor and vertical metal panels on the second floor, and has a flat roof with a simple parapet. The building is composed of two masses - the east section contains parking on the first floor, with the second floor sitting above supported on square concrete posts. A brick wall wraps around the first floor forming a partial screen, and curves up where it meets the underside of the second floor. Windows in this section are vertical single light and tinted, with a square awning sash at the bottom. The west section of the building is lower than the east section, and steps out slightly on the front (north) elevation. The entry is recessed and consists of a commercial-style glass door in an anodized aluminum frame with a fixed transom above. To the east of the door is a two-light aluminum framed window with sliding sash, set into a smooth stucco panel. Next to this is a brick pilaster, and on the other side of the pilaster are two larger metal framed, fixed, two-light windows with smooth stucco below. Above these two windows on the second floor are two large plate glass windows, each with two smaller sash at the bottom. There is a smooth stucco band above and below these plate glass windows. On the west elevation, the second floor projects out over the first floor and displays narrow vertical plate glass windows, slightly inset with smooth stucco panels above and below. The southwest corner of the building steps back in five consecutive sections, following the curve of the SR 520 exit ramp. This rear stepped section, as well as the east section of the building, appears to be a later addition.

**Major
Bibliographic
References**

King County Assessor's Records

Seattle.gov. Fire Facilities and Emergency Response Levy Program. <http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs22/22.htm>

Seattle.gov. Fire Stations. <http://www.seattle.gov/Fire/firestations/stations.htm#sta22>

Seattle.gov. Department of Neighborhoods. Historical Sites Summary for 901 E Roanoke ST E / Parcel ID 5535100285 / Inv # SFD012. <http://web1.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=972110950>

Additional Photos for:

at 901 E Roanoke St, Seattle, WA 98102



View of north elevation taken 4/16/2009

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

Comments:



View of northeast corner taken 4/16/2009

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

Comments:



View of northwest corner taken 4/16/2009

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

Comments:



View of north elevation taken 4/16/2009

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

Comments:

**Historic Property
Inventory Report for**

at 2422 Federal Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W106

OAHP No.:

Historic Name:

Common Name: 2422 Federal Ave E

Property Address: 2422 Federal Ave E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec** **Quadrangle**
King T25R4na 20 NE SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 1 **Eastings:** 551170.71 **Northing:** 5276742.48
Sequence: 1 **Eastings:** 551170.71 **Northing:** 5276742.48

Tax No./Parcel No.
1912100390

Plat/Block/Lot
Davis Addition, Block 2, Lot 28-29-30

Supplemental Map(s)

Acreage
0.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
BOYD MRS JOYCE I

Owner Address:
2425 11th Ave E

City/State/Zip:
Seattle, WA 98102

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 3/6/2004

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: 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: Unknown

Arts & Crafts - Craftsman

Single Family - Bungalow

**Historic Property
Inventory Report for**

at 2422 Federal Ave E, Seattle, WA 98102

Changes to windows: Intact

Other (specify):

Cladding

Wood - Clapboard
Shingle

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Gable

NARRATIVE SECTION

Date Of Construction: 1907

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): No

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

**Statement of
Significance**

This residence from 1907 is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR 520. 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. It is a representative example of residential Arts and Crafts style architecture. Its setting has been impacted by the construction of SR520 immediately to the north. However, it retains good physical integrity. Despite the impact to the setting, this property is eligible for the NRHP under Criterion C for its distinctive architectural characteristics, representative of its Arts and Crafts/Craftsman style.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This 1 ½ story Craftsman bungalow has a rectangular footprint and a front gable roof. The roof is composition shingle with deep open eaves. The house is clad in wood shingle with wood clapboard along the bottom section of the wall. The partial width front porch is centered and has a front gable roof with decorative beams in the open gable end supported on two square columns and a multi-light entry door. There are shed dormers that do not appear to be original on both sides of the house. The north elevation has an exterior brick chimney and a projecting, boxed bay window. Windows are mostly 4/1 double-hung. The front gable end has a pair of 3/1 double-hung windows. The change of siding along the bottom of the house, a change in brick at the bottom half of the chimney, and selected detailing of the front porch indicate the house may have been raised or relocated, which is possible given its location immediately adjacent to SR 520.

**Major
Bibliographic
References**

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.

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 2422 Federal Ave E, Seattle, WA 98102

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at 2423-25 11th Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W105

OAHP No.:

Historic Name:

Common Name: 2423-25 11th Ave E

Property Address: 2423-25 11th Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 551209.57 Northing: 5276749.14

Tax No./Parcel No.
1912100300

Plat/Block/Lot
Davis Addition, Block 2, Lot 10-13

Supplemental Map(s)

Acreage
0.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
BOYD, MRS JOYCE I

Owner Address:
2425 11th Ave E

City/State/Zip:
Seattle, WA 98102

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 6/28/2008

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: T-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: Unknown

Tudor - Tudor Revival

Other

Multi-Family - Duplex

**Historic Property
Inventory Report for**

at 2423-25 11th Ave E, Seattle, WA 98102

Changes to windows: Extensive

Other (specify):

Cladding

Shingle
Veneer - Stucco
Wood - Clapboard

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition

Roof Type

Gable

NARRATIVE SECTION

Date Of Construction: 1910

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 duplex from 1910 is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, separated from it by SR520. 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. While it is a representative example of residential Tudor Revival style architecture, it has suffered some loss of design integrity from window replacements. Its setting has been impacted by the construction of SR520 immediately to the north and new school construction and parking across the street to the east. Therefore, it is not individually eligible for the NRHP.

The house is located in the North Capitol Hill neighborhood, bound by I-5, SR520, Interlaken Park, and E. Howe Street. Greater Capitol Hill contains the Harvard-Belmont Historic District, Volunteer Park, and several properties individually listed in the NRHP, as well as several designated Seattle Landmarks. However, none of these properties are located in North Capitol Hill. The North Capitol Hill area is a mixture of historic buildings, mid-century buildings, and newer, contemporary buildings. Mainly residential, it also has several commercial buildings and institutional properties. There are also several older buildings that have been substantially remodeled and now appear contemporary in style. A limited survey of the area immediately surrounding this building performed for the purposes of this project found several examples of newer construction and extensive remodels. While North Capitol Hill has strong physical boundaries and is a cohesive community, it has no recognized historic properties and appears unlikely to be eligible as a historic district.

**Description of
Physical
Appearance**

This two story building is a Tudor Revival style residence built in 1910. It has a T-shaped footprint. The roof over the main part of the house is composed of two parallel front gables with stucco and half-timbering in the gable ends. The front section of the house that forms the "T" shape is stepped down and projects out under another gable, in the middle of the other two. All three have deep eaves supported by knee braces. A central brick chimney sits on the north slope of the southern-most gable, and there is also an exterior brick chimney on the north side elevation of the building. The house is clad mainly in square-cut wood shingles, but some sections have narrow wood siding, and the front wall of the center gable is also partly covered in stucco and half-timbering. This section projects out slightly to overhang the first floor. All seven windows in this section have been replaced with either single light plate glass, or plate glass with an awning window at the bottom. The two gables to the rear have paired, double hung, 9/1 windows. The first floor has floor to ceiling fixed windows, some with operable awning windows at the bottom. Below is a partially below-grade double garage of concrete with two single-car openings. The one on the north has a pair of swinging doors with two windows in each door, while the one on the south has a modern roll-up garage door with no openings. No entry to the house is visible from the street.

**Historic Property
Inventory Report for**

at 2423-25 11th Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

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.

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

Dorpat, Paul. HistoryLink.org. "Seattle Neighborhoods: Capitol Hill -- Thumbnail History."
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3188. May 7, 2001.

MacIntosh, Heather. "Preservation in Capitol Hill." February 2004. <http://www.historicseattle.org/preservationseattle/neighborhoods/defaultfeb2.htm>

North Capitol Hill Neighborhood Association. <http://209.41.188.124/index.htm>

**Historic Property
Inventory Report for**

at Delmar Dr E, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W80

OAHP No.:

Historic Name:

Common Name: Delmar Drive Overpass

Property Address: Delmar Dr E, Seattle, WA

Comments:

County King Township/Range/EW T25R04E Section 20 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Line Acquisition Code: Unknown
Sequence: 2 Easting: 551222.48 Northing: 5276807.72
Sequence: 1 Easting: 551186.83 Northing: 5276836.46

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

N/A

N/A

N/A

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:

Owner Address:

City/State/Zip:

WA State Department of
Transportation

PO Box 47300

Olympia, WA 98504-7300

Classification: Structure

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: Transportation - Road-Related (vehicular)

Current Use: Transportation - Road-Related (vehicular)

Plan: Rectangle

No. of Stories:

Structural System: Concrete - Reinforced Concrete

View of Delmar Drive overpass

taken 4/16/2009

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

Comments: looking east

**Historic Property
Inventory Report for**

at Delmar Dr E, Seattle, WA

Changes to plan: <u>Intact</u>	Changes to interior:	Style	Form/Type
Changes to original cladding:	Changes to other:	<u>None</u>	<u>Utilitarian</u>
Changes to windows:	Other (specify):		
Cladding	Foundation	Roof Material	Roof Type

NARRATIVE SECTION

Date Of Construction: 1962

Study Unit	Other
<u>Transportation</u>	
<u>Community Planning/Development</u>	

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 Delmar Drive E. overpass over SR 520 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 Delmar Drive E. that was removed by SR 520 construction. 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 within the recommended boundaries of the adjacent Roanoke Park eligible historic district, and does not fall within the period of significance (1900-1940) for that district.

**Description of
Physical
Appearance**

The Delmar Drive E. overpass over SR 520 was constructed in 1962, and is located between milepost 0 and milepost 1, at approximately milepost 0.2. 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, 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. The incised date "1962" is molded in concrete at the northwest and southeast ends of the concrete wall. Chain link fencing has been added to the ends of the railing. Other than general maintenance and road work, this chain link fencing appears to be the only alteration to the overpass.

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at Delmar Dr E, Seattle, WA



View of Delmar Drive Overpass **taken** 4/16/2009

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

Comments: looking south from Bagley Viewpoint



View of Delmar Drive overpass **taken** 4/16/2009

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

Comments: looking south from northwest end of overpass



View of Typical Railing section **taken** 4/16/2009

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

Comments: looking southwest



View of date of construction detail "1962" **taken** 4/16/2009

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

Comments: located at northwest end of bridge

**Historic Property
Inventory Report for**

Bagley Viewpoint

at Delmar Dr, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W79

OAHP No.:

Historic Name: Bagley Viewpoint

Common Name: Bagley Viewpoint

Property Address: Delmar Dr, Seattle, WA

Comments: Located at Delmar Drive at E. Roanoke St.

County King Township/Range/EW T25R04E Section 20 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: 551189.39 Northing: 5276851.48

Tax No./Parcel No.
N/A

Plat/Block/Lot
N/A

Supplemental Map(s)

Acreage
.4

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:
City of Seattle Parks
Department

Owner Address:
800 Maynard Ave S., 3rd Fl

City/State/Zip:
Seattle, WA 98134

Classification: Site

Resource Status
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Bagley viewpoint

taken 4/16/2009

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

Comments: looking southeast

DESCRIPTION SECTION

Historic Use: Recreation and Culture - Outdoor Recreation

Current Use: Recreation and Culture - Outdoor Recreation

Plan: Irregular

No. of Stories:

Structural System:

Changes to plan: Extensive

Changes to interior:

Style

Form/Type

Changes to original cladding:

Changes to other:

Other

**Historic Property
Inventory Report for**

Bagley Viewpoint

at Delmar Dr, Seattle, WA

Changes to windows:

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

NARRATIVE SECTION

Date Of Construction: 1908; 1970

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

- Architecture/Landscape Architecture
- Community Planning/Development
- Entertainment/Recreation

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 Bagley Viewpoint is an undistinguished recreation and viewpoint area, 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. Although it was named to commemorate Dr. Herman Bagley, available research did not reveal any specific associations with him, or with any other significant persons or events. The existing viewpoint is all that remains of the original section of park, and this viewpoint was rebuilt in 1971 after the construction of SR 520. Originally, this was part of Interlaken Park, which dates from 1908 and was basically an enclosure of the 1896 bicycle path that came out at the top of the Roanoke Street bluff. "The northern 'entrance' to Interlaken Park was at 11th and Roanoke..." (Sherwood). When streets were introduced to the area, Delmar Avenue crossed through Interlaken Park and went to 11th Avenue. "[T]he park area continued northwesterly as a triangle between 11th Avenue, Federal Avenue and Roanoke" (Sherwood). Little more than clearing appears to have been done in this area until 1916. In 1916 the widow of Dr. Herman Beardsley Bagley, Mrs. M. W. Glenn, presented an ornamental drinking fountain with lights in memory of Dr. Bagley, one of Washington's first homeopathic physicians and surgeons. Dr. Bagley was born in New York in 1845 and studied medicine under his physician-father, who he eventually followed to Seattle. He was elected president of the King County and Washington Homeopathic Societies, served as the King County Health Officer, and was elected to the State Board of Medical Examiners. He was also president of the Seattle Improvement Company (Bagley Avenue was named for him) and was a director of the Washington National Bank. Dr. Bagley was elected Councilman in 1879. The Bagley Memorial Fountain (aka "Bagley Light") was placed at the west entrance of Interlaken Park. By 1932 increased traffic necessitated Delmar Avenue be extended from 11th Avenue to Roanoke, causing a redesign of the Bagley Fountain area. "Soon there were complaints that the Fountain was 'neglected and forgotten,' for which the Department claimed extreme vandalism and that the Fountain 'of cast iron construction' is easily susceptible to rusting and corroding" (Sherwood). The Bagley Fountain was removed around 1952. The memorial plaque honoring Dr. Bagley was not returned until 1970 when the viewpoint was redeveloped following the construction of SR 520 in 1963. The original planned alignment of SR 520 would have completely eliminated the viewpoint. The construction and current configuration for SR 520 effectively cut the viewpoint off and separated it from Interlaken Park, leaving the viewpoint as a small, stand alone area. Bagley Viewpoint has suffered from changes to its footprint and design, and was essentially rebuilt in 1970, impacting its integrity of design, workmanship, materials, setting, and feeling. It retains only integrity of location and association. The Bagley Viewpoint does not retain enough integrity to convey its history, therefore it is not eligible for the NRHP.

The Bagley Viewpoint is adjacent to the Roanoke Park eligible historic district but is outside the recommended boundaries, separated from it by E. Roanoke Street and Delmar Drive East.

**Description of
Physical
Appearance**

Bagley Viewpoint is a small park area with an irregularly shaped plan located where Delmar Drive meets E. Roanoke Street. It consists of a paved parking area for approximately 12 vehicles, a small grassy area with various landscape plantings, a bench set on cobblestone paving facing the view to the east, and a large boulder with two memorial plaques on it. A substantial metal railing on a concrete chain wall which matches that on the Delmar Drive overpass surrounds the park on the southeast side. The east/northeast side is bordered by a chain link fence, as this is an area with a steep drop. A tall hedge growing in front of the fence along the east edge of the park obscures the view from the bench. A sidewalk that goes behind the bench accesses the Roanoke steps to the north of the park. The original memorial plaque for the park reads, "In memory of Herman Beardsley Bagley the first homoeopathic physician and surgeon in the state of Washington Also one of the four originators of the Lake Washington and Lake Union canal." A newer plaque has been placed on the boulder above this one and reads, "In honor of Dr. Bruce Milliman and Dr. Esteban Ryciak for their dedication and commitment to the advancement of naturopathic medicine.

**Historic Property
Inventory Report for**

Bagley Viewpoint

at Delmar Dr, Seattle, WA

The Sombrero Club 2001-2003."

**Major
Bibliographic
References**

King County Assessor's Records

Sherwood, Don. "History: Bagley Viewpoint." <http://www.seattle.gov/PARKS/history/bagleyVP.pdf>



View of Bagley Viewpoint taken 4/16/2009

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

Comments: looking northeast



View of Bagley Viewpoint original dedication plaque taken 4/16/2009

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

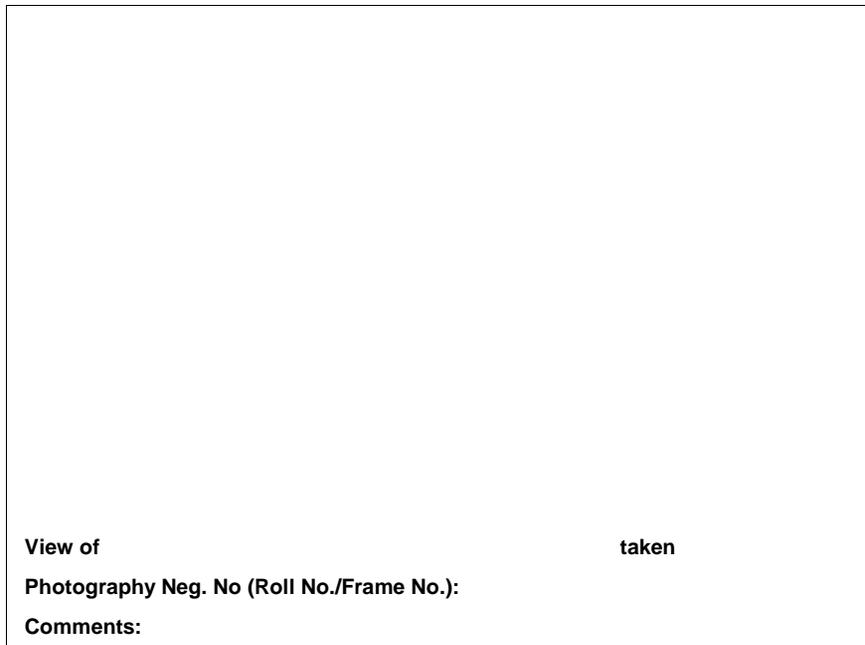
Comments:



View of Newer plaque at Bagley Viewpoint 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:

**Historic Property
Inventory Report for**

at between 11th and 12th Avenue, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W93

OAHP No.:

Historic Name:

Common Name: Roanoke Steps (file #S260)

Property Address: between 11th and 12th Avenue, Seattle, WA

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Line Acquisition Code: Digitized Source
Sequence: 1 Easting: 551200.49 Northing: 5276872.19
Sequence: 2 Easting: 551264.95 Northing: 5276874.17

Tax No./Parcel No.
N/A

Plat/Block/Lot
N/A

Supplemental Map(s)

Acreage
N/A

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/29/2009

Owner's Name:
City of Seattle

Owner Address:
600 4th Ave.

City/State/Zip:
Seattle, WA 98124

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 From top of steps looking down

taken 6/29/2008

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

Comments:

DESCRIPTION SECTION

Historic Use: Transportation - Pedestrian-Related

Current Use: Transportation - Pedestrian-Related

Plan: Other

No. of Stories: N/A

Structural System: Concrete - Reinforced Concrete

Changes to plan: Intact

Changes to interior:

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Other - Utilitarian

Utilitarian

**Historic Property
Inventory Report for**

at between 11th and 12th Avenue, Seattle, WA

Changes to windows:

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

NARRATIVE SECTION

Date Of Construction: 1908

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

Community Planning/Development

Transportation

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 Roanoke stairway was constructed in 1908, probably as part of the original Interlaken Park, which included the area around the Bagley Viewpoint until it was cut off from the park by the construction of SR 520 in the mid-1960s. Seattle has more than 500 public stairways due to its hilly terrain. Some are well known and well-documented, while others have little information available. For example, all of the stairways in the Queen Anne Hill neighborhood have been documented, researched, and mapped. Several stairways are popular with runners and urban hikers and are frequently incorporated into running and training route maps. The East Republican Street Stairway, between Melrose Avenue East and Bellevue Avenue East, is a Seattle landmark, designated in September of 1980. It was noted as "one of the finer and more gracious examples of its type..." (Snyder 1979). "[I]n this instance equal emphasis seems to have been directed to the aesthetic aspects of the design..." (Snyder 1979). It was also noted for creating an important open space amenity for the neighborhood in addition to providing functional pedestrian circulation. "Landscape elements within the right-of-way are essential to the character of the site....These elements are extremely effective in contributing to the quality of the surrounding high-density residential environment" (Snyder 1979).

While its physical integrity appears good, the setting and context of the Roanoke Stairway were greatly altered by the construction of SR 520, which separated it from Interlaken Park and altered the setting so that it now runs along the edge of SR 520. Unlike some of Seattle's historic stairways, such as East Republican Street noted above, this one does not possess distinctive characteristics or formal design elements, and no emphasis was placed on aesthetics of the design. It is a simple utilitarian form that does not represent the work of a master, nor possess high artistic value. It does not incorporate landscape elements or provide an open space amenity or viewpoint. Available research did not reveal any associations with significant persons or events. While it is a representative example of a Seattle public stairway, its setting has been impacted by the construction of SR 520 immediately adjacent to it. It does not appear to meet any of the criteria for NRHP eligibility. Therefore, it is not individually eligible for the NRHP.

The stairway is located outside of the recommended boundaries of the potential Roanoke Park eligible historic district, and therefore is not eligible for the NRHP as a contributing element to that district.

**Description of
Physical
Appearance**

This is a cast in place, reinforced concrete stairway from 1908 that runs from 11th Avenue E. to 12th Avenue E. down a steep incline. The top of the stair can be accessed from the Bagley Viewpoint or from the end of Roanoke Street. It is composed of 85 steps, and is approximately six feet wide and 216 feet long. It has no distinguishing characteristics or architectural ornamentation. It is composed of cast concrete steps with multiple landings, and winds slightly to the north as it progresses downward. A metal pipe handrail sitting on a low concrete wall runs along each side of the stairway. Heavy vegetation surrounds the stairway for most of its length.

**Historic Property
Inventory Report for**

at between 11th and 12th Avenue, Seattle, WA

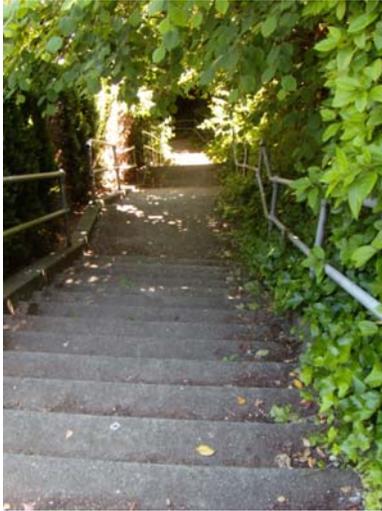
**Major
Bibliographic
References**

Kim, Greg. Personal communication. April 29, 2009. Roadway Structures, Seattle Department of Transportation, City of Seattle.

Snyder, William and Helma Nelson. September 12, 1979. City of Seattle Landmark Nomination Form - East Republican Street Stairway.

Additional Photos for:

at between 11th and 12th Avenue, Seattle, WA



View of view looking down steps taken 6/29/2008

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

Comments:



View of bottom of steps 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:

**Historic Property
Inventory Report for**

at 1106 E Roanoke St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W6

OAHP No.:

Historic Name:

Common Name: 1106 E. Roanoke St.

Property Address: 1106 E Roanoke St, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551234.78 Northing: 5276894

Tax No./Parcel No.
1959700630

Plat/Block/Lot
Denny Fuhrman Add/Block 11/Lot 7-8

Supplemental Map(s)

Acreege
.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 6/29/2008

Owner's Name:
Thompson, Chris W.

Owner Address:
1106 E. Roanoke St.

City/State/Zip:
Seattle, WA 98102

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 southeast corner

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: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Ranch - Split Level/Split Entry

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 1106 E Roanoke St, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u> <u>Vertical - Board-and-Batten</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Side Gable</u>

NARRATIVE SECTION

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

Date Of Construction: 1965

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 Ranch-style residence from 1965 is a common architectural style and is not stylistically distinguished. 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. While it does retain good integrity, it does not appear to meet any of the criteria necessary to qualify for the NRHP.

This house is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries, and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located contains much new construction, and few of those extant houses that date from before 1971 are architecturally distinguished. This house and its immediately neighboring structures do not convey the historic significance of the community. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a two-story, Ranch style, single family dwelling with a rectangular footprint. It has a partial basement. The foundation is poured concrete. The ground floor is clad with vertical board and batten, while the second floor is horizontal clapboards. The house has a low pitched, side gabled roof with composition shingles and deep boxed eaves. Visible rafter tails extend to the end of the eaves. The second floor is cantilevered out to shield a three-car carport, and supported on round metal poles. Windows are metal sliding sash and fixed plate glass.

**Major
Bibliographic
References**

King County Assessor's Records

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, a Historical Guide to the Architects. Seattle: University of Washington Press, 1994.

Woodbridge, Sally and Roger Montgomery. A Guide to Architecture in Washington State. Seattle: University of Washington Press, 1980.

Sherwood, Don. Seattle Parks Histories, c. 1970-1981, unpublished.

**Historic Property
Inventory Report for**

at 1118 E Roanoke St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W16

OAHP No.:

Historic Name:

Common Name: 1118 E. Roanoke St.

Property Address: 1118 E Roanoke St, Seattle, WA 98102

Comments:

County King Township/Range/EW Section T25R04na 1/4 Sec 20 1/4 1/4 Sec NE Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 551268.33 Northing: 5276892.52
Sequence: 1 Easting: 551268.33 Northing: 5276892.52

Tax No./Parcel No.
1959700645

Plat/Block/Lot
Denny Fuhrman Add/11/9

Supplemental Map(s)

Acreage
.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
Warner, Margery

Owner Address:
PO Box 7476

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:

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: Extensive

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Ranch - Split Level/Split Entry

Single Family



View of south elevation

taken 6/29/2008

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

Comments:

**Historic Property
Inventory Report for**

at 1118 E Roanoke St, Seattle, WA 98102

Changes to windows: Slight

Other (specify):

Cladding

Vertical - Board-and-Batten

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable

NARRATIVE SECTION

Date Of Construction: 1940

Study Unit

Other

Architect: John T. Jacobsen

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): No

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

**Statement of
Significance**

This Ranch-style residence from 1940 was designed by noted architect John T. Jacobsen (1903 – 1998). A native of Seattle, Jacobsen received his architectural degree from the University of Washington and Master's degree from the University of Pennsylvania. His work has been credited with helping to form the basis for Pacific Northwest Modernism. He was published in Progressive Architecture's "Pencil Points" and in Pacific Architect & Builder. His best known projects include his own Madison Park home (ca. 1936), the George Horton House (1938), Armbruster House (1946), Helen Bush School's Miller Hall (c.1948), University of Washington's Gerberding Hall (1949), the Goslin House (1939), and the Andrew Gunby House—all located in Seattle. During the Depression, Jacobsen worked as the principal designer on the Yesler Terrace Housing Project (1939-1941). After relocating to Hawaii, Jacobson worked on various projects and opened his own firm. There he designed the Sea Life Park and research facilities, the Winnie Units at Punahou School, and aviator Charles Lindbergh's home (1971), and was very involved in early NRHP designations and historic preservation efforts. The Andrew Gunby House is eligible for the NRHP under Criterion C for distinctive characteristics unique to its period and as the work of a master architect.

This house is located adjacent to the potential Roanoke Park historic district, but is outside the suggested boundaries. The area where this house is located contains much new construction, and few of those extant houses that date from before 1971 are architecturally distinguished. This house and its immediately neighboring structures do not convey the historic significance 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 a rectangular footprint. It has a split level plan with a side gable roof over the western section of the house, and a front gable roof over the eastern section. The roof is composition shingles with open eaves and exposed rafter tails. The house is clad in vertical board and batten siding. The western end of the house has an open carport on the ground floor, and has an exterior stair on the west elevation to access the second story living space. On the eastern end of the house, the living space is two stories, and the second story projects out slightly above the first story on the south and east elevations. The ground floor entry is located on the south elevation adjacent to the carport and is slightly recessed. Next to the entry is an exterior brick chimney. The ground floor features two large plate glass windows divided into 6 lights. Many of the remaining windows are modern vinyl replacements, and are single light casements or fixed single light with a sliding sash.

**Major
Bibliographic
References**

King County Assessor's Records

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, a Historical Guide to the Architects. Seattle: University of Washington Press, 1994.

Woodbridge, Sally and Roger Montgomery. A Guide to Architecture in Washington State. Seattle: University of Washington Press, 1980.

Sherwood, Don. Seattle Parks Histories, c. 1970-1981, unpublished.

**Historic Property
Inventory Report for**

Queen City Yacht Club

at 2608 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W9

OAHP No.:

Historic Name: Queen City Yacht Club

Common Name: Queen City Yacht Club

Property Address: 2608 Boyer Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 553589.04 Northing: 5279461.59

Tax No./Parcel No.
4088800425

Plat/Block/Lot
Lake Union Shore Lands Add/10/All

Supplemental Map(s)

Acreage
9.24

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/24/2009

Owner's Name:
Queen City Yacht Club

Owner Address:
2608 Boyer Avenue E

City/State/Zip:
Seattle, WA 98102

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: Social - Clubhouse

Current Use: Social - Clubhouse

Plan: Irregular No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other:

Vernacular

Other

Changes to windows: Extensive

Other (specify):



View of northwest corner

taken 6/29/2008

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

Comments: Street façade

**Historic Property
Inventory Report for**

Queen City Yacht Club

at 2608 Boyer Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Metal - Corrugated</u> <u>Wood - Clapboard</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Hip</u>

NARRATIVE SECTION

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

Date Of Construction: 1938

Architect: Sortun-Vos architects for 1999 renovation only

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 clubhouse from 1938 has undergone extensive renovations since its construction, most recently in 1999. The rear (east) elevation of the building is now used as the primary façade, and is very contemporary in style, with little remaining visible from the earlier building. While the building is the home of the Queen City Yacht Club, founded in 1916, and is closely associated with the important boating and marina culture of the area, its many alterations have resulted in its loss of integrity of design, feeling, materials, and workmanship. The construction of SR 520 and the Portage Bay bridge also impacted the setting of the property in the 1960s. It retains integrity of location and association. Due to this lack of integrity, the property is not eligible for the NRHP.

This property is located very near to the potential Roanoke Park historic district, but is outside the suggested boundaries. Due to its loss of integrity, it would qualify as an intrusion if it were included within the boundaries. The immediate area where this property is located contains much new construction, and few of those extant houses that date from before 1971 are architecturally distinguished. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a two story, wood frame building that serves as a clubhouse for a marina. Due to multiple additions over the years, it has an irregular footprint. It has a hipped roof of composition shingle with several different hips. From the street, the building appears to be one story, and although the street entrance on the west elevation faces Boyer Avenue, the building is really oriented towards the water on the east side, where the full height of the building is visible. The older parts of the building are clad in wood weatherboards, but the rear section of the building facing the water is clad in corrugated metal. All of the windows have been replaced in the building, and most are one-over-one or sliding sash. The rear now features large expanses of glass. On the street elevation, a large red brick exterior chimney remains near the center of the façade. A hipped roof overhang supported on diagonal braces shields the recessed door entry, which has metal pipe railing with canvas inserts. There are three other simple entry doors on this elevation that appear to be service entries. The roof has multiple vent stacks, including at least three that are elevated above the roof on stacks.

The building had a significant renovation in 1999, including changes to the east elevation. At that time, the main entry was changed from the street (west) side at the upper level to the water (east) side at the lower level, and an elevator was added. The rear elevation is now contemporary in style, and has conical-roofed projections at each corner, as well as a hipped roof dormer that holds vents.

**Major
Bibliographic
References**

King County Assessor's Records

Sortun-Vos. "Projects." http://www.sortun-vos.com/projects/commercial/commercial_queencity.htm

Queen City Yacht Club. www.queencity.org/



View of southwest corner taken 6/29/2008

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

Comments:



View of north east corner taken 6/29/2008

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

Comments: view of rear addition



View of Rear (east) elevation after 1999 renovation taken 6/29/2008

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

Comments: Photo credit Sortun-Vos architects

View of taken

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

Comments:

**Historic Property
Inventory Report for**

at Boyer Ave E, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W83

OAHP No.:

Historic Name:

Common Name: Boyer Avenue Overpass

Property Address: Boyer Ave E, Seattle, WA

Comments:

County King Township/Range/EW T25R04E Section 20 1/4 Sec NE 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Line Acquisition Code: Digitized Source
Sequence: 1 Easting: 551357.53 Northing: 5276855.74
Sequence: 2 Easting: 551369.77 Northing: 5276836.14

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

N/A

N/A

N/A

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:

Owner Address:

City/State/Zip:

WA State Department of
Transportation

PO Box 47300

Olympia, WA 98504-7300

Classification: Structure

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: Transportation - Road-Related (vehicular)

Current Use: Transportation - Road-Related (vehicular)

Plan: Rectangle

No. of Stories:

Structural System: Concrete - Reinforced Concrete

View of Boyer Ave overpass from Boyer Avenue

taken 4/16/2009

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

Comments: looking north

**Historic Property
Inventory Report for**

at Boyer Ave E, Seattle, WA

Changes to plan: <u>Intact</u>	Changes to interior:	Style	Form/Type
Changes to original cladding:	Changes to other:	<u>None</u>	<u>Utilitarian</u>
Changes to windows:	Other (specify):		
Cladding	Foundation	Roof Material	Roof Type

NARRATIVE SECTION

Date Of Construction: 1962

Study Unit Other

Architect: unknown

Community Planning/Development

Builder: unknown

Transportation

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 Boyer Avenue E. overpass that carries SR 520 over Boyer Avenue E. 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 Delmar Drive E. that was removed by SR 520 construction. The overpass was constructed in 1962 as part of SR 520 to carry the highway from the Roanoke bluff area to the Portage Bay bridge. It 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. The overpass is not within the recommended boundaries of the adjacent Roanoke Park eligible historic district, and does not fall within the period of significance (1900-1940) for that district.

**Description of
Physical
Appearance**

The Boyer Avenue E. overpass of SR 520 was constructed in 1962, and is located between milepoint 0 and milepoint 1, at approximately milepost 0.3. The overpass carries four lanes of SR 520 traffic, two east bound and two west bound, onto the Portage Bay bridge. It is constructed of reinforced concrete with metal railing along both sides. This railing is simple in design, with a single round top rail supported on steel stanchions. The railing sits on top of a solid concrete wall. The overpass is supported on round concrete columns, with metal bulkheads and chain link fencing lining Boyer Avenue East under the overpass. Other than general maintenance and road work, the overpass appears to be unaltered.

**Major
Bibliographic
References**

King County Assessor's Records

**Historic Property
Inventory Report for**

Mason, Alden House

at 2545 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W1

OAHP No.:

Historic Name: Mason, Alden House

Common Name: Mason House

Property Address: 2545 Boyer Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 0 Easting: 551360 Northing: 5276817
Sequence: 0 Easting: 551360 Northing: 5276817

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

1952200150

Delmar Park Addition/Block 3/Lots 1-2

.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/2/2009

Owner's Name:

Owner Address:

City/State/Zip:

Edward Porges

2545 Boyer Avenue East

Seattle, WA 98102

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 façade Alden Mason House

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: 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: Unknown

Modern - Northwest Regional

Single Family

**Historic Property
Inventory Report for**

Mason, Alden House

at 2545 Boyer Ave E, Seattle, WA 98102

Changes to windows: Slight

Other (specify):

Cladding

Concrete - Block

Wood - Clapboard

Foundation

Concrete - Block

Roof Material

Asphalt / Composition - Built Up

Roof Type

Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1949

Study Unit

Other

Architect: Victor Steinbrueck

Builder: unknown

Engineer: unknown

Architecture/Landscape Architecture

Arts

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**

Originally built as a private home for nationally renowned Seattle artist Alden Mason, this Modern-style house was constructed in 1949. It was designed by Victor Steinbrueck (1911-1985), prominent Seattle architect and one of the designers of the Space Needle. It is visually striking, sited on the hill overlooking Portage Bay, and an excellent example of its style. This house was published in Architectural Record, April 1953 (p. 159-163), in "Houses of the Northwest." It is eligible for the NRHP under Criterion C (design and craftsmanship), for its distinctive mid-century design, and as the work of master architect Victor Steinbrueck. The building has received few alterations and is very intact and well-maintained with a high degree of integrity in all seven aspects – location, design, setting, materials, workmanship, feeling and association. It is deserving of further study as a Seattle Landmark for its distinctive architectural style and its association as the home of Alden Mason, noted Seattle artist and influential long-time faculty member at the University of Washington.

The artist Alden Mason was born in 1919 in Everett, Washington. This nationally-recognized artist attended the University of Washington, majoring in zoology until he turned to art. He received a BFA in 1942, an MFA in 1947, and joined the faculty of the School of Art in 1949. Mason retired from the University in 1981 but has continued to paint actively. He originally worked in oil paints, but was forced to switch to acrylic after an allergic reaction to the toxic fumes of the oils. "Mason's work reflects both his country roots and his appreciation for primitive cultures" (Levy, nd). He is known for non-objective, figurative abstract art (AskART, 2003-04). His paintings have been shown at over 100 exhibitions. They are included in the collections of the San Francisco Museum of Modern Art; the Denver Art Museum; the Milwaukee Art Museum; the Boise Museum of Art; the Portland Art Museum; the Tacoma Art Museum; the Museum of Northwest Art; the Seattle Art Museum; the Archer M. Huntington Gallery at the University of Texas in Austin; the Bellevue Art Museum; the Charles B. Goddard Center for the Arts in Ardmore, OK; the Federal Reserve Bank in San Francisco, CA; the Microsoft Corporation, Redmond, WA; Miller and Young Law Firm, Washington, DC; Newport Harbor Art Museum, Newport Beach, CA; and Warner Brothers Records, Burbank, CA, as well as many others (Laura Russo Gallery, nd). The Seattle Opera House displays his 4-piece mural on the main floor in the Impromptu Café (Levy, nd). He is represented in over a dozen published books. In addition to his artistic accomplishments, he is well-known for his extensive influence on the artistic community through his long tenure at the University of Washington School of Art.

Victor Steinbrueck was born in Mandan, North Dakota, but moved with his family to Seattle in 1913, when he was only two years old. He graduated from the University of Washington in 1935 in architecture. After a stint with the Civilian Conservation Corps, he worked with several local architects, including William Bain, Sr. He started his own practice in 1938. After World War II, he became part of the architecture faculty at the University of Washington. He served as Acting Chairman of the Department of Architecture there from 1962 to 1964.

Steinbrueck was also well known for his publications, Guide to Seattle Architecture, 1850-1953 (1953), Seattle Cityscape (1962), Market Sketchbook (1968), and Seattle Cityscape #2 (1973). Perhaps his most notable contribution was his efforts to ensure preservation of Pioneer Square and Pike Place Market. He founded Friends of the Market, which helped pass an initiative to preserve the Market in 1971. He contributed to the design of a number of important civic projects, such as the Space Needle (1960-62) with John Graham and Company, and several parks. He was the recipient of multiple Seattle AIA Honor Awards, including one for the University of Washington Faculty Club with Paul Hayden Kirk and Associates in 1960. But he is perhaps "best known today for his efforts to protect the historic Pike Place Market and Pioneer Square..." (Macintosh 2001).

Steinbrueck's design for the house was "characterized by a minimalist approach to structure and an economical use of space" (Ochsner, 1998). It has only 800 square feet of living space on the main floor, with another 130 square feet of living space in the basement. "An idealistic advocate of an architecture of social responsibility, (Steinbrueck) sought to integrate technology with the changing needs of modern society and focused on the contribution of Modern architecture to the development of a new regionalism" (Ochsner 1998). In keeping with this philosophy, Steinbrueck designed several houses that were modest in size and budget, including this one. Two years later, he designed another house for Mason in Richmond Beach that received a Seattle AIA Honor Award, but that house has been destroyed. This one remains intact as a testament to Steinbrueck's philosophy that good modern design could fulfill the needs of modest, affordable housing. Another aspect of his philosophy distilled in this house is the idea of "house and site...inextricably tied together, so that house design started by literally asking how to use the site most sensibly, at the same time making the least negative impact on it" (Woodbridge 1980). The house itself fits perfectly into its unique site on a steep grade overlooking the bay. Steinbrueck also "worked to adapt modern architecture to reflect the region's unique character.... Regional modernism, a local interpretation of the larger style, employed local materials and construction methods in the service of modern design. In many examples, regional modern architecture worked with the conditions of the building site, emphasizing the outdoors with large panes of glass" (Macintosh 2001). This aspect of his work is also clearly evident in this example.

**Description of
Physical
Appearance**

This is a single family residence built above a full, partially finished basement that includes living area. It is sited at the top of a bluff, overlooking Portage Bay. The ground floor is constructed of concrete or stone block interspersed with glass blocks in a rhythmic pattern. The main floor cantilevers out slightly and is clad in narrow horizontal wood siding. The house has a flat roof and is rectangular in plan. On the front façade, the roof projects out with a boxed soffit, shielding the large front windows. The sides of the house on the main floor also extend out to meet the roof overhang, resulting in a small shield on each end of the front façade, clad in vertical board and batten. The front façade is dominated by the pattern of large windows, mostly single-light, that stretch across the entire façade, broken up by the unassuming entry door. Access to the house is gained via a long concrete stairway built into the hill with a simple wooden handrail that then connects to a wooden stairway on the side of the house. This stair accesses the large corner balcony that then leads to the front door. This balcony has a square picket wooden railing on the side, but the front is encased with a low wall of horizontal siding that matches the rest of the house. Beneath the balcony is a screen of wooden posts that the balcony cantilevers out over. An additional screen of wood lattice has been added behind these posts. A large concrete or stone block chimney punctuates the side elevation. Minor alterations include the addition of two square modern windows in the front façade of the ground floor, the replacement of the original entry door or the addition of a modern storm door over it, partial screening of the ground floor area under the front balcony with wooden lattice. It may have also had some minor window replacement on the main level.

**Major
Bibliographic
References**

AskART. http://www.askart.com/artist/M/alden_mason.asp?ID=71151, 2003-2004. Accessed April 19, 2004.

Harrington, Lamar. "Interview with Alden Mason, January 13 and February 21, 1984." Smithsonian Archives of American Art. <http://artarchives.si.edu/oralhist/mason84.htm>, last updated September 26, 2002. Accessed April 19, 2004.

Laura Russo Gallery. http://www.laurarusso.com/artists/bio/bio_mason.html, accessed April 19, 2004.

Levy, Hank. "Art in the Allen Center - Alden Mason." <http://www.cs.washington.edu/building/art/AldenMason/>, accessed April 19, 2004.

Macintosh, Heather. "Steinbrueck, Victor Eugene (1911-1985)." Seattle/King County History Link.org. http://www.historylink.org/_output.CFM?file_ID=67, October 21, 1998, revised November 30, 2001. Accessed April 19, 2004.

Ochsner, Jeffrey Karl, Ed. *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle and London: University of Washington Press. 1994, 1998.

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

**Historic Property
Inventory Report for**

at 2542 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W104

OAHP No.:

Historic Name:

Common Name: 2542 Boyer Ave E

Property Address: 2542 Boyer Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R4na Section 20 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: 551409.21 Northing: 5276820.17

Tax No./Parcel No.
1952200015

Plat/Block/Lot
Delmar Park Addition/Block 1/Lot 1-2-3

Supplemental Map(s)

Acreege
0.07

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:
FROLUND, BETTY LOU

Owner Address:
2542 BOYER AVE E

City/State/Zip:
Seattle, WA 98102

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: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Unknown

Ranch - Split Level/Split Entry

Single Family

Changes to windows: Intact

Other (specify):

View of Front (streetside) elevation

taken 6/29/2008

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

Comments: west elevation

**Historic Property
Inventory Report for**

at 2542 Boyer Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Vertical - Boards</u> <u>Wood</u> <u>Wood - Plywood</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Shed</u>

NARRATIVE SECTION

Date Of Construction: 1957

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

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 split level, Ranch style residence from 1957 retains good integrity. Available research did not reveal any associations with important persons or events, patterns of development, or methods of construction. This house is a common architectural type, is not the work of a master, and does not possess high artistic value. Therefore it is not eligible for the NRHP under any criteria.

This house is located south of the potential Roanoke Park historic district, on the south side of SR 520. It is outside the suggested boundaries, and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. This house is bounded on two sides by Portage Bay and SR 520. Although the NRHP-eligible Alden Mason House (2545 Boyer Avenue E) is across the street, most houses in the immediate neighborhood are not architecturally distinguished and do not convey the historic significance of the community. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a two- story, Ranch style, single family residence with a rectangular footprint. It is sited on a lot that steps down to the water of Portage Bay, and it has a split level floor plan. A shed roof with a very shallow slope covers the main house. The roof has open eaves and wood fascia, and two large rafter tails are exposed on the north and south elevations. A separate shed roof sloping in the opposite direction covers the carport on the front (west elevation) of the house, with four exposed rafter tails on the north and south elevations. The main body of the house is clad in vertical board and batten siding. The front elevation is punctuated by four clerestory windows with smooth plywood siding above and below them. Most windows are paired single-light casements with aluminum frames. Windows are highlighted by panels of narrow wood horizontal slats and panels of smooth plywood either above or below them. There is a brick, exterior chimney on the north elevation. The house appears to have had few alterations since its construction.

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 2542 Boyer Ave E, Seattle, WA 98102



View of southwest corner

taken 9/25/2002

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 2534 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W86

OAHP No.:

Historic Name:

Common Name: 2534 Boyer Ave E

Property Address: 2534 Boyer Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551427.17 Northing: 5276801.63

Tax No./Parcel No.
1952200025

Plat/Block/Lot
Delmar Park Add/1/5

Supplemental Map(s)

Acreage
.19

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/22/2009

Owner's Name:
Frolund, Betty Lou

Owner Address:
2542 Boyer Ave E

City/State/Zip:
Seattle, WA 98102

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 - Multiple Family House

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: Extensive

Changes to other:

Arts & Crafts

Single Family

Changes to windows: Moderate

Other (specify):



View of front elevation

taken 4/16/2009

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

Comments: looking east

**Historic Property
Inventory Report for**

at 2534 Boyer Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u> <u>Vertical - Board-and-Batten</u> <u>Other</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Front Gable</u>

NARRATIVE SECTION

Date Of Construction: 1911

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

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 residence from 1911 has had alterations to its siding, windows, and doors, as well as a large carport addition to the front façade. It has lost integrity of design, materials, workmanship, and feeling. Its setting has been impacted by the construction of SR 520 and the Portage Bay bridge to the north of the property. It retains only integrity of location and association. 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. It does not appear to meet any of the criteria for NRHP eligibility and retains little integrity. Therefore, it is not eligible for the NRHP.

This house is located south of the potential Roanoke Park historic district, on the south side of SR 520, outside the suggested boundaries. Although the NRHP-eligible Alden Mason House (2545 Boyer Avenue E) is across the street, most houses in the immediate neighborhood are newer construction, or have been extensively altered, and do not convey the historic significance of the community. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a single family house from 1911 that is now used as a duplex. It is on a lakefront lot with the rear of the house facing Portage Bay. Although it is one story, the property slopes away down to the water, so the rear elevation has three levels. The original house had a rectangular footprint, but a large carport has been added to the front, giving it an irregular footprint. It has a front gable roof of composition shingle with overhanging eaves on the sides and exposed rafter tails. The house retains an interior red brick chimney on the southern slope of the roof. The front gable end has a small non-original louvered vent and is clad in wood clapboards. The front elevation of the house is clad in vertical wood board and batten, while the sides are masonite siding. A large two-car, carport addition covers the southern half of the front elevation and extends out beyond the house to the south. This addition has a flat roof with exposed rafter tails in the front eave, and is partially enclosed on three sides with vertical boards. It is supported on a combination of square wood posts and round metal posts. The entry door is just to the north of the carport, and is a replacement paneled metal door. Next to the door is a vinyl sliding sash replacement window with a large window box below it sheathed in wood lattice. The side windows appear to be mostly original, Craftsman-style wood sash with 12/1 or 9/1 lights. These windows are the primary remaining historic visual element on the house.

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 2534 Boyer Ave E, Seattle, WA 98102



View of northwest 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 2524 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W85

OAHP No.:

Historic Name:

Common Name: Portage Bayshore Condominium

Property Address: 2524 Boyer Ave E, Seattle, WA 98102

Comments:

County **Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle**
King T25R04na 20 NE SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 551457.39 Northing: 5276797.59

Tax No./Parcel No.
6861900000

Plat/Block/Lot
Portage Bayshore

Supplemental Map(s)

Acreege
.57

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:

Owner Address:

City/State/Zip:

N/A - 24 units

N/A

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 - Multiple Family House

Current Use: Domestic - Multiple Family House

Plan: Rectangle

No. of Stories: 3

Structural System: Concrete - Reinforced Concrete

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Modern

Changes to windows: Moderate

Other (specify):



View of front elevation

taken 4/16/2009

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

Comments: looking east

Form/Type

Multi-Family - Multi-Story Apartment Block

**Historic Property
Inventory Report for**

at 2524 Boyer Ave E, Seattle, WA 98102

Cladding	Foundation	Roof Material	Roof Type
<u>Stone</u> <u>Concrete - Block</u> <u>Concrete - Poured</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Eaves</u>

NARRATIVE SECTION

Date Of Construction: 1958

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

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 Modern apartment building from 1958 has had nearly all its windows and doors replaced, impacting its integrity of design and materials. Its setting has been impacted by the construction of SR 520 and the Portage Bay bridge to the northeast. Available research did not reveal any associations with important persons or events, patterns of development, or methods of construction. It is not the work of a master, and does not possess high artistic value. Therefore it is not eligible for the NRHP under any criteria.

This apartment building is located south of the potential Roanoke Park historic district, on the south side of SR 520. It is well outside the suggested boundaries, and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. Most houses in the immediate neighborhood are newer construction or are heavily altered, and do not convey the historic significance of the community. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a three story apartment building with a rectangular footprint. It was built in 1958 of concrete masonry construction. It sits on the shores of Portage Bay and has a dock behind it with 30 boatslips. The flat roof, elevated living area, and front screen of perforated concrete block give it a Modern style appearance. The ground floor is mostly open and used for parking. The two upper floors that house the living areas are supported on rectangular concrete pilings. The front façade has rough cut, stone veneer on the ground floor, with a stylized screen of perforated concrete block on the upper floors. The ground floor has a center opening flanked by two square concrete pilings. The screen above extends out beyond the ground floor wall on the north and south ends, giving the visual impression that the upper floors float above the heavy stone base. On the second and third floors, the poured concrete frame of the building is visible, with the infilled sections of concrete block forming the outer walls of the side elevations. On the second floor, a cantilevered concrete balcony with iron railings in a diagonal pattern runs from the front wall of the building towards the water, spanning 2/3 of the length of the building. On the third floor are three similar but smaller balconies. At each of these three balconies, the roof projects out to form a flat overhang to shield the balconies. Windows are vinyl replacements, with the exception of two large aluminum framed, four light, plate glass panels on each side. These have obscure glass and appear to be original. The balconies have vinyl sliding glass doors. The side elevations are symmetrical and unadorned except for the balconies. There are multiple chimneys on the roof. On the north elevation is an attached, one story accessory building with a flat roof and a pair of center doors. The front façade of this accessory building is composed of the same perforated concrete blocks as the front of the main building.

**Major
Bibliographic
References**

King County Assessor's Records
The Portage Bayshore Condominums and Moorage. <http://www.portagebayshore.org/>

Additional Photos for:

at 2524 Boyer Ave E, Seattle, WA 98102



View of south elevation taken 4/16/2009

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

Comments:



View of north elevation taken 4/16/2009

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

Comments:



View of rear accessory wing 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:

**Historic Property
Inventory Report for**

at 2518 Boyer Ave E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W84

OAHP No.:

Historic Name:

Common Name: 2518 Boyer Ave E - Kelley House

Property Address: 2518 Boyer Ave E, Seattle, WA 98102

Comments:

County King Township/Range/EW T25R04na Section 20 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: 551459.31 Northing: 5276771.13

Tax No./Parcel No.
1952200035

Plat/Block/Lot
Delmar Park Add/1/7-9

Supplemental Map(s)

Acreage
.17

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/21/2009

Owner's Name:
Kelley, Robert A.

Owner Address:
2518 Boyer Ave E

City/State/Zip:
Seattle, WA 98102

Classification: Building

Resource Status
Survey/Inventory

Comments

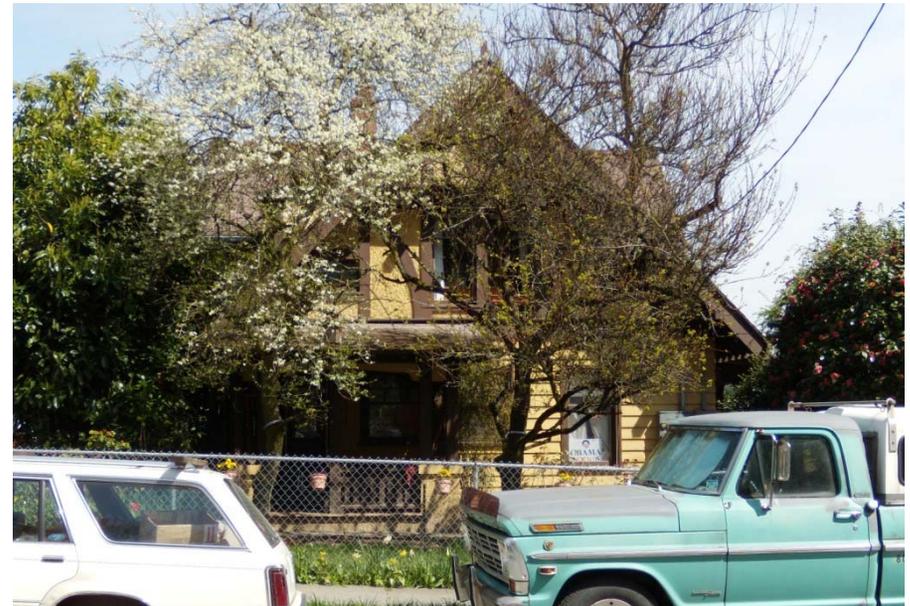
Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front façade from Boyer Avenue

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 - Multiple Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Swiss Chalet

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2518 Boyer Ave E, Seattle, WA 98102

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

NARRATIVE SECTION

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

Date Of Construction: 1909
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**

This Arts and Crafts Swiss Chalet style residence from 1909 is eligible for the NRHP under Criterion C for its distinctive architectural characteristics. Available research did not reveal any associations with significant persons or events. Despite some alterations, such as the addition of the shed dormer on the north elevation and the single story addition on the south elevation, the house retains good integrity. The detached garage appears to be a historic addition. The property's setting has been somewhat impacted by the construction of a multi-story apartment building next door, and by the construction of SR 520 and the Portage Bay bridge to the north of the property. As the rear of the building faces Portage Bay and is on the water, SR 520 is highly visible from the property. However, the property retains integrity of design, materials, workmanship, feeling, location, and association.

This house is located south of the potential Roanoke Park historic district, on the south side of SR 520, well outside the suggested boundaries. Most houses in the immediate neighborhood are either new construction or have been substantially remodeled and do not convey the historic significance of the community. Therefore, there is no potential for a historic district here.

**Description of
Physical
Appearance**

This is a single family residence in the Arts and Crafts Swiss Chalet style that is now used as a duplex. It dates from 1909 and has a rectangular footprint. It is one and a half stories in the front, but sits on a bluff overlooking Portage Bay, so the rear elevation has two and a half stories. It has a steeply sloped, front gable roof of composition shingle with a gabled dormer on each side. The roof has deep eaves and wide vergeboards, and retains a red brick interior chimney on the north slope. It also has exposed rafter tails along the sides, and knee braces on the front elevation. There is a shed roofed dormer that has been added to the north slope, near the front elevation. The first floor of the house is clad in wide wood clapboards, while the gable ends are clad in stucco and elaborate "half timbering." The front gable end has a pair of 6/1 windows under a shed roof with three pronounced rafter tails. On either side of this pair of windows is a 6-light sash. There is a front porch on the north end of the front elevation, with a shed roof supported on two sets of three square, wooden, boxed columns connected by a decorative stepped spandrel. The porch is masonry covered in rough stucco, and the columns sit on masonry plinths. Another single square support sits in the middle of the porch opening. The porch railing is composed of flat wood vertical balusters with a single flat wood horizontal member near the top, framed by a wood hand rail and bottom rail. The entry door is paneled and glazed, with a 6/1 window adjacent to it. Most first floor windows are also 6/1. They all appear to be the original wood windows. A large metal electrical meter box and multiple conduits have been attached to the front façade of the house. The house has a single story addition on the south elevation that is not visible from the street due to its location behind the garage. The detached garage sits in the front yard, southwest of the house. It has a front gabled roof of composition shingle, with pronounced vergeboards and deep eaves. It is clad with stucco on the side elevations. The front has two pair of plywood, swinging garage doors. The front gable end is stucco with half-timbering, and a 3/1 wood window. A chain link fence surrounds the front and north side of the property.

**Historic Property
Inventory Report for**

at 2518 Boyer Ave E, Seattle, WA 98102

**Major
Bibliographic
References**

King County Assessor's Records

Additional Photos for:

at 2518 Boyer Ave E, Seattle, WA 98102



View of front façade

taken 4/16/2009

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

Comments:



View of garage

taken 4/16/2009

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

Comments:



View of rear 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:

**Historic Property
Inventory Report for**

Bureau of Fisheries Building

at 2723 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W10

OAHP No.:

Historic Name: Bureau of Fisheries Building

Common Name: NOAA NW Fisheries Building

Property Address: 2723 Montlake Blvd NE, Seattle, WA

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 0 Easting: 552002 Northing: 5277074
Sequence: 0 Easting: 552002 Northing: 5277074

Tax No./Parcel No.
8805900001

Plat/Block/Lot
Union City Addition, Block A

Supplemental Map(s)

Acreage
4.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
US Dept of Commerce

Owner Address:
NOAA/NMFS/NWAFC-BINC15700,
7600 Sandpoint Way NE

City/State/Zip:
Seattle, WA 98115

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 West elevation

taken 6/10/2004

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

Comments: from Portage Bay

DESCRIPTION SECTION

Historic Use: Education - Research Facility

Current Use: Education - Research Facility

Plan: Rectangle

No. of Stories: 3

Structural System: Brick

**Historic Property
Inventory Report for**

Bureau of Fisheries Building

at 2723 Montlake Blvd NE, Seattle, WA

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Moderate

Art Deco

Commercial

Changes to windows: Intact

Other (specify): 1965 building added

Cladding

Foundation

Roof Material

Roof Type

Brick

Concrete - Poured

Asphalt / Composition - Built Up

Flat with Parapet

Veneer - Terra Cotta

Metal

NARRATIVE SECTION

Date Of Construction: 1931; 1965; 1966

Study Unit

Other

Architect: John Graham, Sr.

Builder: Unknown

Engineer: Unknown

Science & Engineering

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**

Located in the Montlake neighborhood at 2723 Montlake Boulevard Northeast, this research and education complex contains multiple buildings and has restricted access. Five of the buildings date from before 1971. The original building on the site was constructed in 1931. Immediately to the east of the 1931 building is a 3-story building constructed in 1965. To the east of this is a larger building constructed in 1966. These three buildings are connected to each other by covered exterior walkways. To the south of these buildings is a hatchery constructed in 1940. To the southeast of the hatchery is a small metal "Butler" building also from 1940. The rest of the buildings on the site are of newer construction and are considered non-contributing to the eligible Montlake Historic District. Of the five potentially historic buildings, only the original building on the site, constructed in 1931, is contributing to the potential historic district. The 1931 building and the two buildings connected to it from 1965 and 1966, are also individually eligible under Criteria A for their association with important research that is significant locally, regionally and nationally. The 1931 building is also eligible under Criterion C for its distinctive architectural characteristics, and for its design by a major architect, John Graham, Sr.

The original building, known as the West Wing, was the first Federal Fisheries building constructed on the West Coast. (Peacock 2004). Facing Portage Bay, it was designed in the Art Deco style and is ornamented with terra cotta details that reflect the marine nature of the facility, such as sea shells, coral, sea horses, and waves with fish. These details extend to the interior as well. The West Wing building contains a number of different science labs and is the main chemistry building.

The building has received few alterations. The most significant change to the site is the addition of a Modern-style 1965 building to the rear, which is connected to the historic building by two covered walkways. However, this newer building is detached and clearly secondary to the historic building, the attachment of the walkways is easily reversible, and from the front (west) elevation of the historic building, the newer building is not visible at all.

John Graham Sr., the architect of the West Wing building (Herkerlath 2004), was a major force in the construction and design of downtown Seattle, including the Dexter Horton building, the Bon Marche', and the Exchange building. He also designed the Ford Motor Assembly plant on Valley Street, several buildings on the University of Washington campus, and the Seattle Yacht Club. Graham is noted as being "particularly adept in the Art Deco style" and designed several other "finely detailed, terra-cotta clad commercial structures" (Ochsner 1998).

The 1960s buildings were constructed to house offices and meeting space to accommodate the expanded staff and mission of the NOAA at this site. They retain excellent integrity and are integral to the research and work of the NOAA at this site.

The 1940 hatchery building is significant for its continuous role in marine research and is the second oldest building remaining on the campus. However, the additions and alterations it has suffered have resulted in a loss of integrity of design, materials, workmanship, and feeling. In addition, the construction of many newer buildings adjacent to it, as well as the construction of SR 520 immediately to its south, have impacted its setting. Therefore, it lacks sufficient integrity to be eligible for the NRHP.

The Butler building is not architecturally significant and is utilitarian in design. The Butler building is a pre-fabricated metal building used to store chemicals. 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 meet any of the criteria necessary to qualify for the NRHP.

**Description of
Physical
Appearance**

There are five buildings on the site that predate 1971. The original building on the property is from 1931, and is located at the western end of the site. Immediately to the east of the 1931 building is a 3-story building constructed in 1965. To the east of this is a larger building constructed in 1966. To the south of these buildings is a hatchery constructed in 1940. To the southeast of the hatchery is a small metal "Butler" building also from 1940.

The original building on the property was constructed in 1931 and is a three story, masonry, institutional building with a rectangular footprint, designed in the Art Deco style. It was designed by architect John Graham, Sr. and constructed in 1931. It is clad in variegated blond brick with extensive terra cotta details. It has a concrete foundation and a flat roof behind a stepped parapet. The building is nine bays wide with a center entry, and occupies a waterfront site facing Portage Bay. The windows are 1/1 wooden sash, and below each window between the second and third floors is a striated metal panel. The terra cotta ornament has a nautical theme, reflecting the marine mission of the building. It includes panels with fish and assorted marine life below the second floor windows, panels with sea horses flanking stems of coral at the top of the pilasters that separate the pairs of windows, seashells set in decorative brick 'V's in the parapet wall above the windows, and a band of what appears to be stylized jumping fish that runs across the top of the third floor windows. The impressive central door surround is also terra cotta, and bears the lettering "U.S. Department of (illegible), Bureau of Fisheries." Next to the entry, rendered in terra cotta on the face of the building, is a Federal-style shield topped by an eagle, featuring a masted sailing ship. The paired entry doors appear to be modern replacements, but are compatible with the building. The original bronze transom remains, displaying an Art Deco pattern. Other alterations are the removal of secondary entry doors on either end of the front façade, and the addition of window air conditioning units on metal platforms in many of the windows. The most substantial change to the site is the 1965 building immediately behind (east of) the historic building. However, this modern building is detached from the historic building, and connected only by two covered walkways that are easily reversible.

The 1965 building is three stories with a rectangular footprint. It is reinforced concrete construction. The exterior is clad in smooth concrete. It has a flat roof with a substantial overhang, and cantilevered balconies that run the length of the second and third floors. The roof overhang forms the cover over the second floor balconies. The balcony railings consist of a flat metal panel atop a solid concrete wall. The building has four substantial pilasters, one at each corner, that project up above the roofline. It has a center entry on both the north and south elevations, flanked by a pair of projecting wing walls that extend all the way up to the third floor. On the upper floors, these wings contain glass doors that access the balconies. This is the only fenestration on the north and south elevations. The east and west elevations have large, fixed plate glass windows in the center on all three floors. The building is connected to the 1931 building to the west and to the 1966 building to the east by the covered balconies.

The 1966 building is four stories with a rectangular footprint. It is reinforced concrete construction with a flat roof behind a simple parapet. The exterior is smooth concrete with brick panels under the windows. Windows are paired sliding sash, and are shaded by individual concrete awnings. There are two entries to the building, located on the west elevation ground floor. They are commercial glass doors with transoms. The ground floor has fixed plate glass windows on the west side, but the east side is below ground level due to a change in elevation.

The 1940 hatchery building is one and a half stories over a full basement with an irregular footprint. The original building is wood frame construction with wood clapboards on the exterior. It has a metal, side gable roof. A concrete porch with wood railings runs the length of the north elevation. Originally this elevation was open, but it has since been enclosed to accommodate offices, and now has six wood doors and six metal sliding sash windows. At the west end of this elevation, the building steps back and has a single metal door to access the main building. A large addition has been added to the building on the south elevation which also encompasses the historic section of the building. The entire structure is now clad in corrugated metal siding. While much of the historic building is still visible on the interior, and it still maintains its historic function as a fish hatchery, no sign of the historic building remains on the exterior. In addition, two tall, gable roofed, sections have been added to the rear of the building that project above the roofline. These are also clad in corrugated metal.

The 1940 metal "Butler" building has a rectangular footprint and is used for chemical storage. It has a front gable roof of metal, which replaced an original metal roof. The exterior is clad in original standing seam metal. The side elevation windows have been boarded over with plywood. The front elevation retains a pair of sliding metal doors hung from an overhead track.

**Historic Property
Inventory Report for**

Bureau of Fisheries Building

at 2723 Montlake Blvd NE, Seattle, WA

**Major
Bibliographic
References**

Herkelrath, John. Facilities Maintenance Manager, NOAA Northwest Fisheries Science Center, Seattle, WA. Personal communication. June 12, 2004.

King County Assessor's Records

King County Real Property Cards, on file at the Puget Sound Regional Archive, Seattle, WA.

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

Peacock, Jim. Librarian, NOAA Northwest Fisheries Science Center, Seattle, WA. Personal communication. June 14, 2004.



View of South elevation taken 6/10/2004

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

Comments:



View of West Elevation detail of entry taken 6/10/2004

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

Comments:



View of Interior, entry way taken 6/10/2004

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

Comments: Note Art Deco details in transom and stair rail, and leaping fish in molding trim



View of Interior, sea shell motif metal air register taken 6/10/2004

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

Comments:



View of south elevation of 1965 building taken 4/16/2009

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

Comments:



View of southwest corner of 1966 building taken 4/16/2009

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

Comments:



View of southeast corner of 1965 building taken 4/16/2009

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

Comments:



View of northwest corner of Butler building from 1940 taken 4/16/2009

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

Comments:



View of front elevation from northeast corner of Hatchery bu taken 4/16/2009

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

Comments:



View of northeast corner of Hatchery building from 1939 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 1891 E Hamlin St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W256

OAHP No.:

Historic Name:

Common Name: 1891 E. Hamlin Street

Property Address: 1891 E Hamlin St, Seattle, WA 98102

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 0 Easting: 552174 Northing: 5277130
Sequence: 0 Easting: 552174 Northing: 5277130

Tax No./Parcel No.
5655000385

Plat/Block/Lot
Montlake Park Addition, Block 3, Lot 17

Supplemental Map(s)

Acreage
.11

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
Krutch, William

Owner Address:
1891 E. Hamlin Street

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 Entry with sign

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

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 - Bungalow

**Historic Property
Inventory Report for**

at 1891 E Hamlin St, Seattle, WA 98102

Changes to windows: Unknown

Other (specify):

Cladding

Wood - Clapboard

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable

NARRATIVE SECTION

Date Of Construction: 1919

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 Craftsman style residence from 1919 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 Craftsman style architecture, it is not a distinctive example. 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 1891 E Hamlin St, Seattle, WA 98102

**Description of
Physical
Appearance**

This house is only accessible from the alleyway. It has minimal visibility due to a large fence surrounding the property. Although it has an E. Hamlin Street address, it faces Montlake Boulevard NE. It is a one story, single family residence with a rectangular footprint, and appears to have Craftsman details. It has a front gable roof of composition shingle with exposed rafter tails and plain vergeboards. It has no visible entry.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Additional Photos for:

at 1891 E Hamlin St, Seattle, WA 98102



View of View of house from Montlake Blvd taken 6/4/2009

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

Comments:



View of West elevation taken 6/4/2009

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

Comments:



View of West 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:

**Historic Property
Inventory Report for**

at 1893 E Hamlin St, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W237

OAHP No.:

Historic Name:

Common Name: 1893 E Hamlin St

Property Address: 1893 E Hamlin St, 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: 552188.07 Northing: 5277119.84

Tax No./Parcel No.
5605000390

Plat/Block/Lot
Montlake Park Add/3/17

Supplemental Map(s)

Acreage
.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/22/2009

Owner's Name:
Smith, Katherine Holway

Owner Address:
1893 E Hamlin 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:



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:

Colonial - Georgian Revival

Single Family - Side Gable

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 1893 E Hamlin St, Seattle, WA 98112

Cladding <u>Brick - Flemish Bond</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Hip</u>
--	---	--	--------------------------------

NARRATIVE SECTION

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

Date Of Construction: 1932
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 Georgian Revival residence from 1932 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 Georgian Revival style architecture and is an excellent 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 1893 E Hamlin St, Seattle, WA 98112

**Description of
Physical
Appearance**

This is a two story, single family residence constructed in 1932 in the Georgian Revival style. It has a rectangular footprint under a hipped roof of composition shingle. The eaves are boxed and feature a wide cornice with dentil molding and modillions. The exterior is clad in red brick laid in a Flemish bond. The façade is symmetrical with a center entry highlighted by a surround with a broken pediment, Doric pilasters, and dentil molding. The door is paneled and flanked by leaded glass sidelights with panels below. Above the entry on the second floor is a 6/6 wood, double-hung window. On either side of the entry is a fixed plate glass window between two narrow 12-light windows. Above these on the second floor are paired wood, double-hung, 8/8 windows. Side elevation windows are also 8/8. There is an exterior chimney in the center of the east elevation.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1885 E Hamlin St, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W234

OAHP No.:

Historic Name:

Common Name: 1885 E. Hamlin St.

Property Address: 1885 E Hamlin St, 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: 552164.47 Northing: 5277120.47

Tax No./Parcel No.
5605000380

Plat/Block/Lot
Montlake Park Add/3/16

Supplemental Map(s)

Acreege
.15

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/22/2009

Owner's Name: Bodre, Margaret & Ronald Owner Address: 1885 E. Hamlin 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:



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: 1

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown

Changes to original cladding: Intact Changes to other: Colonial - Cape Cod

Changes to windows: Intact Other (specify):

Form/Type
Single Family - Side Gable

**Historic Property
Inventory Report for**

at 1885 E Hamlin St, Seattle, WA 98112

Cladding <u>Wood - Clapboard</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Gable - Side Gable</u>
--	---	--	---

NARRATIVE SECTION

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

Date Of Construction: 1941
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 Cape Cod residence from 1941 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity 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 characteristics of Colonial Revival style architecture, it is a modest example and is not architecturally distinctive. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

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.

**Historic Property
Inventory Report for**

at 1885 E Hamlin St, Seattle, WA 98112

**Description of
Physical
Appearance**

This is a one story, single family residence from 1941 in the Colonial Revival Cape Cod style. It has a rectangular footprint under a side gable roof of composition shingle. The exterior is clad in wood clapboards. The façade is symmetrical with a center entry. The entry is highlighted by a surround of reeded pilasters and contains a 6-paneled door. On either side of the entry are paired 6/6 double-hung wood windows flanked by fixed, inoperable louvered shutters. The front roof slope has two gabled dormers, each centered above a window opening.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1888 E Hamlin St, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W235

OAHP No.:

Historic Name:

Common Name: 1888 E Hamlin St

Property Address: 1888 E Hamlin St, 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: 552166.27 Northing: 5277166.64
Sequence: 1 Easting: 552166.27 Northing: 5277166.64

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5605000210

Montlake Park Add/2/20

.12

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:

Murray, James

1888 E Hamlin St

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 6/29/2008

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

Comments: southeast corner

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: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Side Gable

**Historic Property
Inventory Report for**

at 1888 E Hamlin St, Seattle, WA 98112

Colonial - Colonial Revival

Changes to windows: Extensive

Other (specify):

Cladding

Wood - Clapboard

Foundation

Unknown

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable - Side Gable

NARRATIVE SECTION

Date Of Construction: 1920

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit

Other

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 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 characteristics of both Colonial Revival and Craftsman style architecture, its combination of elements does not provide a distinctive example of any type or style. In addition, it has suffered loss of integrity from façade 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 1888 E Hamlin St, Seattle, WA 98112

**Description of
Physical
Appearance**

This is a one story, single family residence built in 1920, with elements of the Craftsman and Colonial Revival styles. It has a rectangular footprint under a side gable roof of composition shingle. The roof has deep eaves with knee braces and exposed rafter tails. There is a red brick exterior chimney on the west elevation that pierces the eave. A wide, low shed dormer dominates the front roof slope. The dormer has knee braces at the corners, and a row of five 6-light wood windows, with the panes in a typical Craftsman style pattern of a center pane surrounded by narrow rectangular panes at the top and sides, and small square panes at the upper corners. The entry is on the east end of the façade and has a Colonial Revival style door surround of reeded pilasters and a cornice. There is no front porch - the entry is accessed by concrete steps with metal railing. There are two large windows on the façade with replacement fixed, plate glass. The east elevation has a projecting bay under a shed roof with 4-light wood casement windows. Other visible side elevation windows share the pattern of the dormer windows.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1896 E Hamlin St, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W238

OAHP No.:

Historic Name:

Common Name: 1896 E Hamlin St

Property Address: 1896 E Hamlin St, 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: 552187.12 Northing: 5277164.79

Tax No./Parcel No.
5605000205

Plat/Block/Lot
Montlake Park Add/2/19

Supplemental Map(s)

Acreage
.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/22/2009

Owner's Name:
Budnik, Charles & Elaine

Owner Address:
1896 E Hamlin 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:



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: None 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

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 1896 E Hamlin St, Seattle, WA 98112

Cladding <u>Veneer - Brick</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition - Shingle</u>	Roof Type <u>Hip</u> <u>Shed</u>
--	---	--	---

NARRATIVE SECTION

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

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**

This Colonial Revival residence from 1925 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 Colonial Revival style architecture, and is an excellent 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 1896 E Hamlin St, Seattle, WA 98112

**Description of
Physical
Appearance**

This is a two story, single family residence from 1925 in the Colonial Revival style. It has a central rectangular section with two one-story side wings and a two-story rear wing. The main body of the house is under a hipped roof of composition shingle, with deep, projecting, boxed eaves. An interior chimney is located on the east roof slope of the main section. The side wings have shed roofs, while the rear wing is under a hip. The exterior of the house is clad in red brick veneer. The façade is symmetrical with a center entry. The entry is highlighted by a curved roof supported on large brackets and brick pilasters. On either side of the entry are tripartite windows composed of three 8-light casements with leaded muntins. The second floor has three symmetrically placed windows of paired 6-light casements with leaded muntins. The side wings each have an arched window on the façade, composed of three 6-light casement windows topped by three 4-light transoms forming the arch, all with leaded muntins. All windows have wide wood trim and brick sills. The second floor windows terminate at the top of the wall, reaching the eave.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2809 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W242

OAHP No.:

Historic Name:

Common Name: 2809 Montlake Blvd

Property Address: 2809 Montlake Blvd NE, Seattle, WA

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: 552194 Northing: 5277180

Tax No./Parcel No.
5605000200

Plat/Block/Lot
Montlake Park Add/2/19

Supplemental Map(s)

Acreege
0.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Warman, Dian

Owner Address:
9328 12th Pl SE

City/State/Zip:
Everett, WA 98205

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: T-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2809 Montlake Blvd NE, Seattle, WA

Cladding <u>Veneer - Vinyl Siding</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Gable - Clipped Gable/Jerkinhead</u> <u>Gable</u>
---	---	--	---

NARRATIVE SECTION

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

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 Colonial Revival 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 some characteristics of Colonial Revival style architecture, it is a modest example. In addition it has suffered loss of integrity from vinyl siding and 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 2809 Montlake Blvd NE, Seattle, WA

**Description of
Physical
Appearance**

This is a one story, single family dwelling from 1922 in the Colonial Revival style. The roof is a side gable with clipped ends and boxed eaves, clad in composition shingle. There is an exterior chimney of brick on the north elevation. The exterior of the house is clad in vinyl siding. The façade is symmetrical with a center entry. There is a semi-circle arch over the front door, supported on double scrolled brackets that sit on flat pilasters. The entry door is a multi-light french door accessed by brick steps. On either side of the entry are 8/1 wood windows with 4-light sidelights. On the side elevations windows are 6/1. There is a large rear addition that forms the "T" shape of the footprint where it extends out beyond the original house on the north and south elevations. This rear section is under a gable roof that faces west and runs perpendicular to the gable on the main house.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2815 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W245

OAHP No.:

Historic Name:

Common Name: 2815 Montlake Blvd

Property Address: 2815 Montlake Blvd NE, Seattle, WA

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: 552188 Northing: 5277193

Tax No./Parcel No.
5605000195

Plat/Block/Lot
Montlake Park Add/2/18

Supplemental Map(s)

Acreege
0.10

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Olson, Meredith Beach

Owner Address:
4262 NE 125th

City/State/Zip:
Seattle, WA 98125

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: 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

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2815 Montlake Blvd NE, Seattle, WA

Cladding <u>Shingle - Coursed</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Gable - Side Gable</u>
---	-------------------------------------	--	---

NARRATIVE SECTION

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

Date Of Construction: 1914
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 Craftsman style residence from 1914 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 Craftsman style architecture, and is an excellent example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property
Inventory Report for**

at 2815 Montlake Blvd NE, Seattle, WA

**Description of
Physical
Appearance**

This is a one and a half story, single family dwelling in the Craftsman style from 1914. It has a rectangular footprint under a side gable roof of composition shingle with deep eaves, knee brackets and exposed rafter tails. There is a wide shed dormer on the front with three wood, 10-light awning windows. The exterior is clad in coursed wood shingles. The front porch extends the full width of the façade and is under the main roof, supported on four wooden, boxed columns on brick plinths. The porch is accessed by wooden steps. The façade is symmetrical with the entry in the center. The entry door is wood with 12 lights, with 10-light sidelights that have leaded muntins. There are three pair of 10-light leaded casement windows on either side of the front door. There is an exterior chimney at the center of the south elevation. The front of the house is partially obscured by a solid fence.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1897 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W247

OAHP No.:

Historic Name:

Common Name: 1897 E Shelby St

Property Address: 1897 E Shelby St, 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: 552189 Northing: 5277214

Tax No./Parcel No.
5605000190

Plat/Block/Lot
Montlake Park Add/2/18

Supplemental Map(s)

Acreage
0.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Dibuz, Jen0 J+Judith

Owner Address:
1897 E Shelby 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:



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: Unknown

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property
Inventory Report for**

at 1897 E Shelby St, Seattle, WA

Cladding <u>Veneer - Stucco</u> <u>Wood - Clapboard</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Wood - Shingle</u>	Roof Type <u>Gable - Front Gable</u> <u>Hip</u>
--	---	---	--

NARRATIVE SECTION

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

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 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. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property
Inventory Report for**

at 1897 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This two story, single family dwelling constructed in 1926 is an excellent example of the Tudor style. It has an L-shaped plan under a very steep hipped roof with a projecting front gable over the east end of the house. The roof is wood shingle and has decorative vergeboards and stuccoed half-timbering in the gable ends. The exterior of the house is wood clapboard on the first floor. The entry is in the façade of the front gable projecting section. A metal pointed arch overhang marks the entry, hung on metal awning supports with a pointed finial on top. This shields the ornate Tudor style door. To the east of the door, a standing seam metal roof covers a rectangular bay window. Above this centered in the second floor is a three-sided bay window of leaded glass casements. The house features leaded casement windows, many of which are diamond-paned, and many with colored glass insets and cartouches. There is a small, one story, hipped roof projection at the apex of the "L" with a long narrow colored glass window. Above this on the second floor is a gabled dormer with a pointed arch window of colored glass. The façade of the hipped roof section of the house has a bay window with three 15-light casements. Above this is a shed-roofed wall dormer with three diamond-paned casements, with half-timbering that incorporates a row of quatrefoils beneath it. An exterior chimney is located on the east elevation, with stucco on the main part of the chimney, and decorative corbeled brick on the upper stem. There are two shed dormers on west slope of the roof, and one large hipped dormer on the east elevation. A double car garage designed in the same style as the house is located on the west side of the property. The property is surrounded by a split-face block wall with brick trim, with an iron gate and iron pickets at the entry.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1887 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W245

OAHP No.:

Historic Name:

Common Name: 1887 E Shelby St

Property Address: 1887 E Shelby St, Seattle, WA

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: 552165 Northing: 5277207

Tax No./Parcel No.
5605000185

Plat/Block/Lot
Montlake Park Add/2/17

Supplemental Map(s)

Acreeage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Wener, Mark & Corinne
Fliqner

Owner Address:
1856 E Shelby 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:



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: 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: Slight

Other - Eclectic/Mixed

Single Family

**Historic Property
Inventory Report for**

at 1887 E Shelby St, Seattle, WA

Changes to windows: Intact

Other (specify): Porch alterations

Cladding

Metal - Aluminum Siding

Foundation

Unknown

Roof Material

Asphalt / Composition

Roof Type

Gable - Clipped Gable/Jerkinhead

Other

NARRATIVE SECTION

Date Of Construction: 1922

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 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. It does not embody distinctive characteristics of any particular style or type. In addition, it has suffered loss of integrity from replacement of the siding and porch supports. 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 1887 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This one story, single family residence has a rectangular footprint under a clipped side gable roof clad in patterned composition shingle with boxed eaves. It has an exterior chimney of red brick on the east elevation that pierces the roof eave. The front roof slope features a large sunburst eyebrow window. The façade is asymmetrical with the entry on the west side under a heavy arched roof with a curved underside. The porch has been altered and the roof is now supported on metal replacement posts and railing. The door is obscured behind a metal security door. To the east of the entry is a bank of five wood windows with 6-light, patterned upper sash and single light lower sash. Storm windows cover these sash. The exterior of the house has been clad in aluminum siding.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 1894 E Shelby St, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W247

OAHP No.:

Historic Name:

Common Name: 1894 E Shelby St

Property Address: 1894 E Shelby 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: 552194

Northing: 5277250

Tax No./Parcel No.

5605000095

Plat/Block/Lot

Montlake Park Add/1/18

Supplemental Map(s)

Acreage

0.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name: Campbell, Colin L

Owner Address: 1894 E Shelby St

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: 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:

Ranch - Storybook Ranch

Form/Type

Changes to windows: Slight

Other (specify):

Single Family - Side Gable



View of Front elevation

taken 3/7/2004

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

Comments:

**Historic Property
Inventory Report for**

at 1894 E Shelby St, Seattle, WA 98112

Cladding <u>Wood - Clapboard</u> <u>Veneer - Brick</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Hip</u> <u>Gable - Side Gable</u>
---	-------------------------------------	--	---

NARRATIVE SECTION

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

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 residence from 1937 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 has very 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 Storybook Ranch 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 1894 E Shelby St, Seattle, WA 98112

**Description of
Physical
Appearance**

This is a one story, single family dwelling built in 1936 with elements of the Storybook Ranch style. This house has a telescoping plan of two rectangles that run parallel to the street, resulting in two side gables, both clad in composition shingle. Each gable has a brick chimney - the primary gable, which is larger and taller, forms the west section of the house and has an interior, ridgeline chimney; the second gable has an exterior ridgeline chimney on the east elevation. The west section of the house has a shed dormer in the center of the front roof slope, clad in wood clapboard. The gable ends of this section of the house are also clad in wood clapboard. The rest of the house is clad in red brick veneer. The entry is located on the façade where the two telescoping sections meet, and has a low-pitched, hipped roof with decorative wood cornice featuring a scalloped pattern. The entry door is recessed, and is wooden with a small window. A small 3-light casement window is next to the door. To the east of the entry is a large 12-light fixed window. To the west of the entry is another large window, composed of three 4-light casements. Next to this is a pair of small 1/1 windows. To the west of this is a projecting bay clad in wood clapboards with a pair of casement windows.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2907 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W241

OAHP No.:

Historic Name:

Common Name: 2907 Montlake Blvd

Property Address: 2907 Montlake Blvd NE, Seattle, WA

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: 552191

Northing: 5277272

Tax No./Parcel No.

5605000090

Plat/Block/Lot

Montlake Park Add/1/18

Supplemental Map(s)

Acreage

0.1

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:

Lysak, William+Jo Ann

Owner Address:

9342 Lohrer Lane NE

City/State/Zip:

Olympia, WA 98516

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 East elevation, view from Montlake Blvd.

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: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Changes to original cladding: Extensive

Changes to other:

Vernacular

Changes to windows: Extensive

Other (specify):

Form/Type

Single Family

**Historic Property
Inventory Report for**

at 2907 Montlake Blvd NE, Seattle, WA

Cladding <u>Metal - Aluminum Siding</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Hip</u>
---	---	--	--------------------------------

NARRATIVE SECTION

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

Date Of Construction: 1942

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 1942 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, the addition of metal siding, and the relocation of the main entry.

**Historic Property
Inventory Report for**

at 2907 Montlake Blvd NE, Seattle, WA

**Description of
Physical
Appearance**

This is a one story, single family dwelling from 1942. Exterior walls are aluminum siding. The hipped roof with a front gable is composition shingle. There is a louvered vent in the front gable end. It is likely that this front gable, which projects out slightly, originally shielded the entry, but the entry has been removed and re-located, presumably to the south elevation. The house has two 6-light, fixed picture windows that appear to be later additions, including one where the entry was, and 1/1 replacement windows on the side elevations. The façade is dominated by a large, central, exterior, brick chimney. The house has limited visibility due to a solid fence and dense, overgrown landscaping, likely to screen it from the traffic on the adjacent Montlake Bridge.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2908 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W240

OAHP No.:

Historic Name:

Common Name: 2908 Montlake Blvd

Property Address: 2908 Montlake Blvd NE, Seattle, WA

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: 552261

Northing: 5277270

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreege

5605000590

Montlake Park Add/6/1

0.11

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:

Owner Address:

City/State/Zip:

Johnson, Bruce A & Sean M

2908 Montlake 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 3/6/2004

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: 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: Unknown

Arts & Crafts - Craftsman

Single Family - Bungalow

**Historic Property
Inventory Report for**

at 2908 Montlake Blvd NE, Seattle, WA

Changes to windows: Intact

Other (specify):

Cladding

Brick
Wood - Clapboard

Foundation

Unknown

Roof Material

Asphalt / Composition

Roof Type

Gable - Side Gable
Shed

NARRATIVE SECTION

Date Of Construction: 1921

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 Craftsman style residence from 1921 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has 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. While it does embody the characteristics of Craftsman style architecture, it is not a distinctive example, and there are better examples of the style in the neighborhood. Therefore, it is not individually eligible for the NRHP but only as a contributing element to the Montlake historic district.

**Historic Property
Inventory Report for**

at 2908 Montlake Blvd NE, Seattle, WA

**Description of
Physical
Appearance**

This is a one-and-a-half story, single family residence in the Craftsman style from 1921. The exterior is narrow, cedar siding. It has a double-pitched, side gable roof with a front shed dormer. The dormer has a row of five wooden, casement windows. These windows, like others in the house, have six lights in a typical Craftsman pattern of a larger central pane surrounded by small, narrow panes at the top and sides, and small square panes in the upper corners. There are knee brackets on the dormer and on the main house. The front porch is contained under the secondary slope of the main roof, supported on a single brick column, and features wide arched spandrels. This arched theme is continued in the front bay of four windows. The windows are 6/1, with upper sashes in the same pattern as the dormer windows. The porch is only half the width of the façade, and has a brick wall on the south side, and brick knee walls flank the steps. The entry is on the south-facing wall of the porch. Another pair of 6/1 windows is on the façade under the porch, next to the entry. There is an exterior chimney on the north side of the house that pierces the roof eave. There is also a large shed dormer on the rear roof slope. This house is largely obscured from view by a solid fence of wood siding, likely erected to screen it from the adjacent Montlake Bridge traffic.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2904 Montlake Blvd NE, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W239

OAHP No.:

Historic Name:

Common Name: 2904 Montlake Blvd

Property Address: 2904 Montlake Blvd NE, Seattle, WA

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: 552258 Northing: 5277256

Tax No./Parcel No.
5605000595

Plat/Block/Lot
Montlake Park Add/6/1

Supplemental Map(s)

Acreege
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Driscoll, Mark A+Grace A

Owner Address:
2904 Montlake 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 6/28/2008

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: 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 - Bungalow

Changes to windows: Slight

Other (specify): Front doors and side

**Historic Property
Inventory Report for**

at 2904 Montlake Blvd NE, Seattle, WA

Cladding <u>Wood - Clapboard</u> <u>Brick</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Shed</u> <u>Gable - Side Gable</u>
--	-------------------------------------	--	--

NARRATIVE SECTION

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

Date Of Construction: 1921

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 Craftsman style residence from 1921 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 Craftsman style architecture, it has suffered loss of integrity from the replacement of both doors on the façade as well as the likely replacement of the entry sidelights, and the addition of metal porch railing. 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 2904 Montlake Blvd NE, Seattle, WA

**Description of
Physical
Appearance**

This is a one-and-a-half story, single family, Craftsman-style residence with a side-gabled roof of composition shingle. The roof has deep eaves with exposed rafter tails and knee braces. There is a large front-gable dormer over the entry with a small, walled balcony. The dormer has a replacement door flanked by a pair of 6/1 wood windows with typical Craftsman style light patterns, with a larger pane in the center, surrounded by small narrow panes at the top and sides, and small square panes at the upper corners. Most windows in the house share this pattern. The main roof bells out over the entry to create a shed roof, and the dormer and balcony are set into this change in roof slope. The porch is supported on a two sets of three slender, wooden, boxed columns atop substantial brick piers. The porch is wooden, with concrete steps and a replacement metal handrail. The entry door and its sidelights have been replaced. The exterior of the house is clad in wood siding. There is a three-sided projecting bay on the façade with a large 6/1 window in the center, and smaller 6/1 windows on the sides. There is a substantial exterior brick chimney on the south elevation that pierces the roof eave. There is a large shed dormer with a balcony on the rear roof slope. A solid wood fence obscures much of the front and south side of the property.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2112 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W248

OAHP No.:

Historic Name:

Common Name: 2112 E Shelby St

Property Address: 2112 E Shelby St, Seattle, WA

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: 552286 Northing: 5277251

Tax No./Parcel No.
5605000600

Plat/Block/Lot
Montlake Park Add/6/2

Supplemental Map(s)

Acreage
0.12

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Mickels, Erik Alan & Amy Lee

Owner Address:
2112 E Shelby 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:



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: Irregular

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Intact

Arts & Crafts - Craftsman

Single Family

**Historic Property
Inventory Report for**

at 2112 E Shelby St, Seattle, WA

Changes to windows: Intact

Other (specify):

Cladding

Wood - Clapboard
Stone - River Rock

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable - Cross Gable

NARRATIVE SECTION

Date Of Construction: 1921

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 Craftsman style residence from 1921 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 Craftsman style architecture, it has suffered loss of integrity from a very large rear addition that overlaps the footprint of the original house. 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 from 1921 in the Craftsman style. The original part of the house has a rectangular footprint under a cross gable roof of composition shingle. The roof is embellished with deep eaves, wide vergeboards, and exposed rafter tails, with decorative projecting braces on the façade gable end. The cladding is wood clapboard. The façade is symmetrical with a full-width front porch under the main roof. It has a central front door with four panels and four small windows, flanked by two large fixed windows embellished with 12-light transoms. The porch has three square, wooden, half-height columns on massive masonry plinths at the two front corners, and two smaller masonry plinths flanking the front stairs, with flat wood picket railing between them. All four of these masonry plinths are clad in river stone. The house has a prominent exterior chimney of river stone on the east elevation. Side elevation windows include 6-light sash, as well as banks of 6/1 windows. A large two story addition with a cross gabled roof has been added to the rear of the house, and it projects out beyond the original house on the east and the west elevations. It overlaps and replaces the rear section of the original house. It is detailed to be compatible in design with the original house.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2112 E Shelby St, Seattle, WA



View of East elevation taken 6/29/2008

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

Comments: southeast corner

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 2118 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W248

OAHP No.:

Historic Name:

Common Name: 2118 E Shelby St

Property Address: 2118 E Shelby St, Seattle, WA

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:** 552304 **Northing:** 5277257
Sequence: 1 **Eastings:** 552304 **Northing:** 5277257

Tax No./Parcel No.
5605000605

Plat/Block/Lot
Montlake Park Add/6/3

Supplemental Map(s)

Acreage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:
Balick, Bruce & Della

Owner Address:
2118 E Shelby

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 10/26/2005

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: Intact

Changes to other: Extensive

Other - Eclectic/Mixed

Single Family

**Historic Property
Inventory Report for**

at 2118 E Shelby St, Seattle, WA

Changes to windows: Extensive

Other (specify): additions to front fac

Cladding

Wood - Clapboard
Shingle

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Hip
Gable - Clipped Gable/Jerkinhead

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.

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 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. It does not embody the distinctive characteristics of any type or style. It has suffered loss of integrity from alterations, including door and window replacements and various additions. 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 two story, single family residence constructed in 1926. The roofline is an asymmetrical clipped gable on the facade, with a hip on the east side, and a hipped projection on the front. It is clad in composition shingle with boxed eaves. The footprint of the original house appears to have been rectangular, but a variety of front and rear additions has given it an irregular footprint. The cladding on the exterior of the house is wood shingle. The façade has had various alterations, including the introduction of an Art Moderne-style curved porch on the second story, clad in narrow wood clapboards and topped by a simple wood railing. This balcony terminates into a projecting rectangular bay under a hipped roof, and is accessed by a multi-light replacement door. The bay has two large, fixed, 9-light replacement windows. Below the balcony is a projecting section that contains the entry and may be an enclosed porch. It has four 8-light casements that are replacement sash across the front - the entry is on the east side of this projection. Next to this is a small oriel window with replacement sash, with a single-light, fixed plate glass window in the center and a 6-light casement window on each side. There is a projecting bay on the west elevation, as well as an exterior chimney of painted brick that pierces the roof eave. Skylights have been added to the roof.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2122 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W249

OAHP No.:

Historic Name:

Common Name: 2122 E Shelby St

Property Address: 2122 E Shelby St, Seattle, WA

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: 552320 Northing: 5277260

Tax No./Parcel No.
5605000610

Plat/Block/Lot
Montlake Park Add/6/4

Supplemental Map(s)

Acreage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Strauss, Charlie

Owner Address:
989 Capulin Rd

City/State/Zip:
Los Alamos, NM 87544

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 10/26/2005

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

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 2122 E Shelby St, Seattle, WA

Cladding <u>Veneer - Brick</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Clay Tile</u>	Roof Type <u>Gable - Front Gable</u> <u>Shed</u> <u>Hip</u>
--	---	--	---

NARRATIVE SECTION

Date Of Construction: 1934

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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 1934 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 2122 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This one story, single family residence was built in 1934 in the Spanish Eclectic style. The house is clad in painted brick veneer that has a textured pattern, and roofed in clay tile. It has an L-shaped plan formed of three main masses. The main body of the house is under a hipped roof; the front projecting section of the "L" is under a front gable roof; and the section on the west end of the house is under a steeply pitched shed roof. The "L" wraps around a courtyard with a low brick wall. The courtyard is accessed for entry to the house through a round-arched opening with iron gates in the projecting front section. The front gable end of this section has three round terra cotta vents, with a pair of single-light casement windows below. The window opening has a rough timber header. All windows in the house appear to be replacements. The façade of the main body of the house has three fixed plate glass windows below a large, rough timber header. An interior, ridgeline chimney of painted brick is also in this section. The shed-roofed west section has a projecting bay of two fixed plate glass windows with a wide, rough timber header under a bellcast hipped, copper roof. The front of the property is surrounded by a painted concrete retaining wall, and a wide, curved brick walk leads to the house.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2126 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W249

OAHP No.:

Historic Name:

Common Name: 2126 E Shelby St

Property Address: 2126 E Shelby St, Seattle, WA

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: 552331 Northing: 5277258
Sequence: 1 Easting: 552331 Northing: 5277258

Tax No./Parcel No.
5605000615

Plat/Block/Lot
Montlake Park Add/6/5

Supplemental Map(s)

Acreage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Ralph, David D & Susan Ott Owner Address: 2126 E Shelby

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 10/26/2005

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: Extensive

Changes to other:

Colonial - Dutch Colonial

Single Family

**Historic Property
Inventory Report for**

at 2126 E Shelby St, Seattle, WA

Changes to windows: Extensive

Other (specify):

Cladding
Veneer - Vinyl Siding

Foundation
Unknown

Roof Material
Asphalt / Composition

Roof Type
Gambrel

NARRATIVE SECTION

Date Of Construction: 1915

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): 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 Dutch Colonial Revival residence from 1915 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 Dutch Colonial Revival 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 2126 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This two story, single family, Dutch Colonial Revival style residence is topped with a gambrel roof of composition shingle. The exterior has been clad in vinyl siding. The façade is dominated by an exterior chimney at the ridgeline. There is a large shed dormer on the west elevation. The entry is on the east side elevation. On the second floor of the façade, windows have been replaced with single-light, metal sliding sash, one on each side of the chimney. Lined up below these on the first floor of the façade, the openings have been changed to accommodate two pair of 12-light french doors. All four of these openings are flanked by inoperable vinyl louvered shutters. Much of the house is obscured by landscaping and wood fencing.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2132 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W249

OAHP No.:

Historic Name:

Common Name: 2132 E Shelby St

Property Address: 2132 E Shelby St, Seattle, WA

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: 552345 Northing: 5277258

Tax No./Parcel No.
5605000620

Plat/Block/Lot
Montlake Park Add/6/6

Supplemental Map(s)

Acreage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Schuyler, William M et al

Owner Address:
2132 E Shelby

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 10/26/2005

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: Platform Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other: Extensive

Modern - Contemporary

Single Family

Changes to windows: Extensive

Other (specify): Extensively renovat

**Historic Property
Inventory Report for**

at 2132 E Shelby St, Seattle, WA

Cladding	Foundation	Roof Material	Roof Type
<u>Shingle</u>	<u>Concrete - Poured</u>	<u>Unknown</u>	<u>Shed</u>
<u>Veneer - Stucco</u>			
<u>Wood - Clapboard</u>			
<u>Veneer - Permastone</u>			

NARRATIVE SECTION

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

Date Of Construction: 1955

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 1955 was substantially renovated in 1998 and retains very little integrity. Therefore it 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 known to represent the work of a master, nor possess high artistic value. Its date of construction is also outside the period of significance for the potential Montlake historic district.

**Description of
Physical
Appearance**

This is a two story, single family home from 1955 that was substantially renovated in 1998 to reflect a contemporary style. It has an irregular plan and is clad in wood shingle, wood clapboard, and stucco, as well as a stone veneer that appears original. The roofline is composed of several shed roofs at different angles and in different directions. Windows are mainly 1/1 wood, and all are replacements. The larger front window and the entry door both are shielded under corrugated metal awnings. The projecting front section is two stories, clad in wood shingles on the first floor and stucco on the second, with a steep shed roof that slopes to the west. The other front section is one story and is clad in wood clapboards with the stone veneer along the bottom half of the wall. This section has a more shallow slope to the roof, which sheds to the east. The stone veneer half-wall continues a few feet beyond the main wall, framing the walkway to the recessed entry. While the current design of the house is intriguing, little appears to remain of the original design.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2136 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W250

OAHP No.:

Historic Name:

Common Name: 2136 E Shelby St

Property Address: 2136 E Shelby St, 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: 552364

Northing: 5277257

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acres

5605000625

Montlake Park Add/6/7

0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name: Woods, Douglas O

Owner Address: 2136 E Shelby

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 10/26/2005

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: Unknown

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2136 E Shelby St, Seattle, WA

Cladding <u>Veneer - Brick</u>	Foundation <u>Concrete - Poured</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Hip</u>
--	---	--	--------------------------------

NARRATIVE SECTION

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

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 Colonial Revival 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 Colonial Revival style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Historic Property
Inventory Report for**

at 2136 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This two story, single family, Colonial Revival style residence from 1931 has a hipped roof clad in asphalt shingle, and a cornice ornamented with dentils and brackets. The exterior is clad in a brown brick veneer. The facade is symmetrical with a center entry. On the first floor, large, fixed, plate glass windows under canvas awnings flank the entry. The entry has a rounded porch with a wide molded cornice, supported on paired Ionic columns, topped with a wrought iron balustrade. The entry door is flanked by Ionic pilasters, and is a six-paneled wood door with decorative leaded glass sidelights. The second floor balcony over the entry is accessed by a slim french door with ten leaded glass panes. On either side of this are two banks of paired 6/1 double hung wood windows with leaded muntins. The facade cladding is a russet brick. The plate glass windows on the first floor may be later alterations.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2142 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W251

OAHP No.:

Historic Name:

Common Name: 2142 E Shelby St

Property Address: 2142 E Shelby St, Seattle, WA

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: 552377

Northing: 5277257

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreeage

5605000630

Montlake Park Add/6/8

0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:

Owner Address:

City/State/Zip:

Warne, B. Patricia

2142 E Shelby

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 10/26/2005

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: Unknown

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2142 E Shelby St, Seattle, WA

Cladding <u>Wood - Clapboard</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Hip</u>
--	-------------------------------------	--	--------------------------------

NARRATIVE SECTION

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

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**

This Colonial Revival style residence from 1925 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 Colonial Revival 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 2142 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This two story, single family, Colonial Revival style residence from 1925 has a hipped roof clad in asphalt shingle. The roof has a boxed eave with a wide flat cornice ornamented with modillions. The façade is symmetrical with a center entry. On the first floor, paired 8/1 wood windows with leaded muntins are found on either side of the entryway, under storm windows and canvas awnings. The entry porch has a projecting front gable roof with a broken pediment supported on a pair of slender Ionic columns. The wooden door has six panels and decorative leaded glass, half-height sidelights with molded panels below. The door has a molded fanlight above it, as well as other ornate molding. It also has a storm door over it. Immediately above the entry is a small, 6/1 wood double-hung window with leaded muntins. Flanking this on the second floor are two banks of paired 8/1 double-hung wood windows with leaded muntins. All windows have storm windows over them and are flanked by inoperable louvered shutters. There is a red brick, interior chimney at the ridgeline on the west end of the roof.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2146 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W251

OAHP No.:

Historic Name:

Common Name: 2146 E Shelby St

Property Address: 2146 E Shelby St, 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: 552392 Northing: 5277260

Tax No./Parcel No.
5605000635

Plat/Block/Lot
Montlake Park Add/6/9

Supplemental Map(s)

Acreeage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Gerlich, Ira

Owner Address:
2146 E Shelby 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:



View of front elevation

taken 10/26/2005

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: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Intact

Arts & Crafts - Craftsman

Single Family - Bungalow

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2146 E Shelby St, Seattle, WA

Cladding <u>Shingle - Coursed</u> <u>Wood - Clapboard</u>	Foundation <u>Unknown</u>	Roof Material <u>Wood - Shingle</u>	Roof Type <u>Gable - Side Gable</u>
--	-------------------------------------	---	---

NARRATIVE SECTION

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

Date Of Construction: 1921

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 Craftsman style residence from 1921 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has 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 Craftsman style architecture, and although it has had minor changes such as a rear addition and the replacement of dormer windows, it still retains good integrity 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 2146 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This one-and-a-half story, single family, Craftsman style residence was constructed in 1921. The original house has a rectangular footprint, but a rear addition gives it an L-shape currently. It is topped with a side gabled roof of wood shingle with deep open eaves, knee brackets, and decorative vergeboards. There is a large gable dormer on the front clad in coursed wood shingles with three 1/1 replacement windows. The rest of the exterior of the house is clad in wood clapboards. There is a stuccoed, exterior chimney on the east elevation that pierces the roof eave, and a smaller, red brick, interior chimney at the ridgeline, just west of the center. The front porch extends the width of the facade under the main roof, supported at the far ends with massive brick piers. The porch has wooden railings and a wooden trellis style porch support near the stairs. The entry door is near the west end of the façade and has nine lights in a typical Craftsman pattern. Next to the door is a small 8-light awning sash. To the east of the entry is a bank of three wood windows - two 8/1 windows flanking a 10/1.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2152 E Shelby St, Seattle, WA

LOCATION SECTION

Field Site No.: SR520W252

OAHP No.:

Historic Name:

Common Name: 2152 E Shelby St

Property Address: 2152 E Shelby St, Seattle, WA

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: 552412 Northing: 5277255

Tax No./Parcel No.
5605000640

Plat/Block/Lot
Montlake Park Add/6/10

Supplemental Map(s)

Acreage
0.13

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/25/2009

Owner's Name:
Hooyman, Nancy Runkle

Owner Address:
2152 E Shelby 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:



View of front elevation

taken 10/26/2005

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: Unknown

Arts & Crafts - Craftsman

Single Family - Side Gable

Changes to windows: Intact

Other (specify):

**Historic Property
Inventory Report for**

at 2152 E Shelby St, Seattle, WA

Cladding <u>Shingle</u>	Foundation <u>Unknown</u>	Roof Material <u>Asphalt / Composition</u>	Roof Type <u>Gable - Clipped Gable/Jerkinhead</u>
-----------------------------------	-------------------------------------	--	---

NARRATIVE SECTION

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

Date Of Construction: 1915

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 1915 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. It embodies characteristics of both Colonial Revival and Craftsman style architecture, but is not a distinctive example. 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 2152 E Shelby St, Seattle, WA

**Description of
Physical
Appearance**

This one-and-a-half story, single family residence was built in 1915 and has elements of both the Craftsman and Colonial Revival style. It has a rectangular footprint under a side clipped gable roof of composition shingle with deep eaves. It has a wide, shed-roofed front dormer with three 8/1 double-hung wood windows, one small between two larger matched sash. The projecting entry porch is supported on a pair of Tuscan columns under a wide molded cornice. The front door is a multi-light door flanked by full-length, multi-light sidelights. On the first floor, there is a pair of 8/1 double-hung wood windows on either side of the entry porch. The exterior of the house is clad in wood shingle.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2158 E Shelby St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W13

OAHP No.:

Historic Name:

Common Name: 2158 E. Shelby St.

Property Address: 2158 E Shelby St, 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: Unknown
Sequence: 0 Easting: 552428 Northing: 5277265
Sequence: 0 Easting: 552428 Northing: 5277265

Tax No./Parcel No.
5605000645

Plat/Block/Lot
Montlake Park Addition, Block 6, Lot 11

Supplemental Map(s)

Acreage
.25

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/27/2009

Owner's Name:
John Hutchinson

Owner Address:
2158 E. Shelby St.

City/State/Zip:
Seattle, WA 98102

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: Rectangle

No. of Stories: 2.5

Structural System: Unknown

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor - Tudor Revival

Single Family

**Historic Property
Inventory Report for**

at 2158 E Shelby St, Seattle, WA 98102

Changes to windows: Intact

Other (specify):

Cladding

Veneer - Stucco

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Shingle

Roof Type

Gable - Parallel Gables

Gable - Side Gable

NARRATIVE SECTION

Date Of Construction: 1925

Study Unit

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

Community Planning/Development

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 2158 E Shelby St, Seattle, WA 98102

Washington Park Arboretum that borders the neighborhood.

In addition to being a contributing element to the Montlake potential historic district, 2158 E. Shelby is also individually eligible for the NRHP under Criterion C. It is architecturally distinctive and one of the grandest houses in the area, and further research might determine the architect or designer.

**Description of
Physical
Appearance**

This is a high-style Tudor Revival residence, with a very steep side gable roof, with two parallel front gable wall dormers and an arched wall dormer between them. The exterior is clad in stucco and features half-timbering in the gable ends of the dormers. Windows are 10/1. Gable windows are diamond-paned, and have scrolled brackets beneath them supporting a small shelf. In the center arched dormer, topped by a pointed finial, is a pair of arched casement doors. The entry porch roof is a shallow arch supported on two round columns and two square pilasters. The entry door is arched and flanked by 8-light sidelights. A draped cartouche is over the door. The porch and steps are brick. There is also a detached garage/carriage house on the property, detailed to match the house. This is one of the grandest houses in the area, and is very intact.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

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.

**Historic Property
Inventory Report for**

Houlahan, Mary House

at 2159 E Shelby St, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W14

OAHP No.:

Historic Name: Houlahan, Mary House

Common Name: 2159 E. Shelby St.

Property Address: 2159 E Shelby St, Seattle, WA 98102

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Unknown
Sequence: 0 Easting: 552422 Northing: 5277210
Sequence: 0 Easting: 552422 Northing: 5277210

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5605000515

Montlake Park Addition, Block 5, Lot 11

.14

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/27/2009

Owner's Name:
Donald Stark and Karen Hude

Owner Address:
2159 E. Shelby 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:



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: Irregular

No. of Stories: 2

Structural System: Brick

**Historic Property
Inventory Report for**

Houlahan, Mary House

at 2159 E Shelby St, Seattle, WA 98102

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Georgian Revival

Single Family

Changes to windows: Intact

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Stone - Cast

Brick

Asphalt / Composition - Built Up

Flat with Parapet

Veneer - Terra Cotta

Concrete - Poured

Brick

NARRATIVE SECTION

Date Of Construction: 1914

Study Unit

Other

Architect: Bebb and Gould

Builder: unknown

Engineer: unknown

Architecture/Landscape Architecture

Community Planning/Development

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 Washington Park Arboretum that borders the neighborhood.

2159 E. Shelby is eligible for the NRHP as a contributing element to the Montlake potential historic district. It is also eligible individually for the NRHP under Criterion C. It is outstanding architecturally, and is the work of Bebb and Gould, prominent Seattle architects. It was originally built for Mary Houlahan, widow of Daniel Houlahan, the founder of Builders Brick Company (now known as Mutual Materials Co., the leading producer and distributor of masonry and hardscape products in the Northwest). He was a prominent brickyard owner whose brick company produced many of the bricks used to rebuild Seattle after the fire of 1889. It was also the home of their daughter, Kathleen Houlahan (1884 - 1964), a noted Northwest artist.

The house was designed by Bebb and Gould, who formed their partnership in 1914, so this would have been one of their first commissions together. Carl Gould, originally from New York, had a degree from Harvard and spent five years studying at the Ecole des Beaux-Arts. He then interned with McKim, Mead and White. He moved to Seattle in 1908 and was one of the few local architects with extensive architectural training and education. Gould partnered with Charles Bebb, an established architect in Seattle, and their successful collaboration lasted until Gould's death in 1939. Both men were leaders of the AIA both locally and nationally, and Gould was made an AIA Fellow in 1926. One of their most prominent commissions was the design of the University of Washington campus, which combined the existing buildings there with the "Ranier Vista" axis that the Olmsted Brothers had introduced for the Alaska-Yukon-Pacific Exposition. Gould designed 18 buildings on the UW campus, including the Suzzalo Library, one of the grandest buildings on campus. Between 1914 and 1924, Bebb and Gould designed over two hundred projects in the Seattle area, including the buildings at the Hiram Chittenden Locks, along with schools, houses, hospitals, churches, and commercial buildings. After 1924, their pace slowed, but they continued to design prominent projects. The US Marine Hospital (1930) and the Seattle Art Museum (1931) both won awards from the Architectural League of New York. The Seattle Art Museum was the first museum in America in the Moderne style and received national recognition (Ochsner). Carl Gould is also notable as the founder of the Department of Architecture in 1914 at the University of WA, and he was head of the department from 1915 to 1926. It is today the College of Architecture and Urban Planning.

**Description of
Physical
Appearance**

This is a high-style Colonial Revival residence, mimicking the Georgian period. It is two stories with a flat roof behind a stepped parapet. It features elaborate brickwork and has quoins at the corners. The cornice is terra cotta and has an acanthus leaf motif. It is highlighted by a prominent entry, with a segmentally arched pediment supported on two fluted columns and two fluted pilasters. This pediment has dentils and a center cartouche in the tympanum. The entablature below has dentils, a central panel, and triglyphs with guttae. The entry door has a leaded glass surround. Windows are 8/8 and 6/8. There are also extensive 10-light casement windows. On the lake side of the house is a one-story curved bay with a cast stone cornice featuring a Greek key design. On the other (Montlake Blvd.) side of the house is a two-story rectangular bay. This house is ornate and well-detailed, has received few alterations, and is very intact.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.



View of East side elevation, facing Lake Washington taken 3/7/2004

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

Comments:



View of Front entry door detail 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:

**Historic Property
Inventory Report for**

at 2817 E Park Dr E, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W245

OAHP No.:

Historic Name:

Common Name: 2817 E Park Dr E

Property Address: 2817 E Park Dr E, Seattle, WA 98112

Comments:

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

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 0 Easting: 552424 Northing: 5277194

Tax No./Parcel No.
5605000520

Plat/Block/Lot
Montlake Park Addition, Block 5, Lots 11 & 12

Supplemental Map(s)

Acreege
.21

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Elliott, Katherine & Wallner Owner Address: 2817 East Park Drive East

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: Rectangle No. of Stories: 2

Structural System: Balloon Frame

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

Form/Type
Single Family

**Historic Property
Inventory Report for**

at 2817 E Park Dr E, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Front Gable</u>
<u>Veneer - Brick</u>			<u>Shed</u>
<u>Stone - River Rock</u>			

NARRATIVE SECTION

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

Date Of Construction: 1914

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 1914 and its carriage house from 1940 are eligible for the NRHP as contributing elements to the Montlake potential historic district and are representative examples of the early twentieth century buildings 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 has suffered loss of integrity from a large side addition and 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.

**Description of
Physical
Appearance**

This is a two story, single family residence from 1914 in the Tudor style. It has a front gable roof of composition shingle with knee brackets, wide vergeboards, and exposed rafter tails. There is an addition on the south elevation under a shed roof. The house is clad in brick veneer on the first floor, with stuccoed half-timbering on the second. The façade is dominated by an exterior, river stone chimney in the center that pierces the roof eave at the ridgeline. The entry is in the addition on the south side elevation. The large side addition adds a parallel, projecting rectangle to the original rectangular plan of the house. Windows are replacements, and are either 1/1 or fixed plate glass. A roof deck is on top of the front of the addition and has non-original wood railings.

The house retains its carriage house to the rear, built in 1940. It is two stories, rectangular in plan, and decoratively detailed to match the main house. The first floor is clad in brick veneer, and the second is stuccoed half-timbering. It has a side gable roof of composition shingle with deep eaves and knee brackets. Skylights have been added to it. There are three plain, roll up, single-car garage doors on the west elevation. The north elevation has a wooden exterior stair that accesses a door on the second floor.

**Major
Bibliographic
References**

Gould, James W. "Montlake History." 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. n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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 2817 E Park Dr E, Seattle, WA 98112



View of West elevation of carriage house located at the rear of the property taken 3/7/2004

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

Comments: northwest corner

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: