Historic Property Inventory Report for *BurgerMaster* **at** *10606 Northup Way, Bellevue, WA 98033*

LOCATION SECTION

Field Site No.: SR520E24 **OAHP No.:**

Historic Name: *BurgerMaster* **Common Name:** *BurgerMaster*

Property Address: 10606 Northup Way, Bellevue, WA 98033 **Comments:**

County	Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	Quadrangle
King	T25R05na	20	NW		SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 560197.4375 **Northing:** 5277202.5

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
6194300060	Northups Acre TRS/Lots 3,4,5		.83

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 6/29/2008

Owner's Name:	Owner Address:	City/State/Zip:
French Family LLC; Northup LLC	10102 Catalonia Ct	Las Cruces, NM 88007

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 canopy and sign at night **taken** 9/16/2008

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

Comments: photo credit M.V. Jantzen

DESCRIPTION SECTION

Historic Use: Commerce/Trade - Restaurant

Current Use: Commerce/Trade - Restaurant

Plan: Rectangle **No. of Stories:** 1

Structural System: Unknown

Changes to plan: Intact **Changes to interior:** Unknown **Style** Modern - Populuxe / Googie **Form/Type** Commercial

Changes to original cladding: Intact **Changes to other:**

Changes to windows: Intact **Other (specify):**

Cladding	Foundation	Roof Material	Roof Type
Veneer - Stucco Glass - Curtain Wall	Concrete - Poured	Asphalt / Composition - Built Up	Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1967

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit	Other
Entertainment/Recreation	
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 is architecturally significant as a rare surviving example of Googie-style roadside architecture. It maintains good integrity, including its monument sign topped with a neon steer head. Its design embodies distinctive, identifiable characteristics of the style, such as cantilevered canopies, diagonal metal supports, butterfly roofs, distinctive lighting, and a period monument sign, including neon. It has remained a drive-in restaurant since its construction in 1967 and has earned a loyal following as a unique piece of Seattle area culture. Available research did not reveal any associations with significant persons or events. This building is eligible for the NRHP under Criterion C for its architectural significance and defining characteristics. The only obvious alteration is the addition of rounded canvas awnings at the front and rear of the side wings. The property retains all seven aspects of integrity.

BurgerMaster restaurants were founded by Phil Jensen in 1952. He partnered with two brothers, Don and Bud Mowat, who were looking for someone to run a restaurant on a property they owned near the University of Washington. This Bellevue location is now one of five locations, and the company is still run by the original family, including Mr. Jensen.

This building is adjacent to the interstate and in an area of mainly new construction. While Bellevue has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. The history of Bellevue is associated with the shoreline and the whaling industry, the timber industry, or berry-growing and other agriculture. This building and its neighboring structures are not in area associated with the historic development of the community. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a drive-in restaurant, "BurgerMaster," constructed in 1967. It incorporates elements of the Googie style, popular in the 1950s and 60s. The main building has a rectangular footprint and is wood-frame construction. The rear wall and rear section of the side walls appear to be stucco. The front wall and front section of the side walls are clad in large plate glass windows. A center section of roof projects out from the front elevation of the building, with a smaller, lower projection at each end. These projections are supported on cantilevers - exposed metal beams that taper in thickness from the building to the edge of the roof. South of these center projections, open metal frame wings on each side of the building have low-pitched butterfly roofs and diagonal supports, and contain the drive-in areas with spaces for cars. Another wing projects from the center of the front, mounted on top of the lower central roof projections, and terminates in the classic monument sign which is topped by a neon-outlined steer head. This center wing has a flat roof and rakes up at an angle, giving the building a decidedly mid-century modern appearance. It is supported at the far end by a narrow metal pole. These wings give the overall building a cruciform footprint. The underside of all three wings is finished metal, with numerous recessed can light fixtures forming an eye-catching lighting design at night. The building is well maintained and appears to have had few changes since its construction. One exception is the front and rear of the side wings have had rounded canvas awnings with scalloped edges added. These awnings partially obscure the distinctive butterfly roofs and diagonal supports of the side wings, but are a reversible addition and could easily be removed.

Major Bibliographic References

King County Assessor's Records http://www5.metrokc.gov/parcelviewer/Viewer/KingCounty/Viewer.asp?App=Parcels&SearchFor=Pstart

HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313

Canopy at night photo by M.V. Jantzen http://flickr.com/photos/77945684@N00/2864102364/

Under canopy photo by "Astro Launch" http://flickr.com/photos/30864850@N03/2909846971/

Hess, Alan. 2004. Googie Redux - Ultramodern Roadside Architecture. Chronicle Books, San Francisco.

Liebs, Chester H. 1985. Main Street to Miracle Mile - American Roadside Architecture. Bulfinch Press, Little, Brown and Company, Boston.

Burgermaster. "About Burgermaster." http://www.burgermaster.biz/aboutus.htm

Additional Photos for: BurgerMaster **at** 10606 Northup Way, Bellevue, WA 98033

View of Sign **taken** 6/29/2008

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

Comments:

View of front (south) and east elevation **taken** 6/29/2008

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

Comments:

View of front elevation at entry **taken** 6/29/2008

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

Comments:

View of detail of entry **taken** 6/29/2008

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

Comments:

Printed on 3/16/2009 5:53:04 PM

Additional Photos for: BurgerMaster **at** BurgerMaster

View of Underneath canopy **taken** 11/22/2007

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

Comments: photo credit "Astro Launch"

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 *12628 Northup Way, Bellevue, WA 98005*

LOCATION SECTION

Field Site No.: SR520E22 **OAHP No.:**

Historic Name:

Common Name: *Hi Lan Apartments*

Property Address: 12628 Northup Way, Bellevue, WA 98005

Comments:

County	Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	Quadrangle
King	T25R05na	28	NE		SEATTLE NORTH

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 562197.5 **Northing:** 5275602

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
2825059155	N/A		.48

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 6/29/2008

Owner's Name:	Owner Address:	City/State/Zip:
Koh, Bong & Jane	18302 NW Montreux Dr.	Issaquah, WA 98027

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 - Multiple Family House

Current Use: Domestic - Multiple Family House

Plan: Rectangle **No. of Stories:** 3

Structural System: Platform Frame

Changes to plan: Intact **Changes to interior:** Unknown

Changes to original cladding: Intact **Changes to other:**

Changes to windows: Intact **Other (specify):**

Style Modern - Contemporary

Form/Type Multi-Family - Multi-Story Apartment Block

Cladding	Foundation	Roof Material	Roof Type
Vertical - Boards	Concrete - Poured	Asphalt / Composition - Shingle	Gable - Side Gable

NARRATIVE SECTION

Study Unit Architecture/Landscape Architecture

Other

Date Of Construction: 1959

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

Property is located in a potential historic district (National and/or local): No

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

Statement of Significance

This apartment building, constructed in 1959, is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Therefore, it does not meet any of the criteria necessary to qualify for the NRHP. The setting and feeling of the building were impacted by the construction of SR 520 immediately to the rear of the property. The building has had limited window replacement, but still retains good integrity of design, materials, workmanship, location, and association.

This apartment building is in an area of much new construction, with few buildings remaining that date from before 1968. While Bellevue has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. The history of Bellevue is associated with the shoreline and the whaling industry, the timber industry, or berry-growing and other agriculture. This apartment building and its neighboring structures are not in area associated with the historic development of the community. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a three story apartment building constructed in 1959. It has a rectangular footprint and a low pitched, side gabled roof of composition shingle. A paved parking lot and a stone retaining wall separate it from the street. It is also accessible from the rear from NE 21st Place, where there is another parking area and an exterior stair to reach the upper floors. SR520 is directly to the north of the property. The building appears to be five units wide, with each unit having three large openings. The second and third floor units have projecting balconies with diagonal sides. The openings are mainly plate glass sliding doors, or large fixed plate glass windows with two small sliding sash windows at the bottom. The building is clad in vertical board wood panels, including the balconies. Wooden walls separate the balconies between the units.

Major Bibliographic References

King County Assessor's Records

HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313

Historic Property Inventory Report for at 2831 Hunt's Point Rd, Hunt's Point, WA 98004

LOCATION SECTION

Field Site No.: SR520E54 **OAHP No.:**

Historic Name:

Common Name: 2831 Hunt's Point Rd

Property Address: 2831 Hunt's Point Rd, Hunt's Point, WA 98004

Comments:

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

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 558198.4375 **Northing:** 5276402

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
3537900190	Hunt's Point Park Add/Block 2/Lot 16		.28

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 5/4/2009

Owner's Name:	Owner Address:	City/State/Zip:
Gershwind, Ronald & Kathy	2831 Hunt's Point Rd	Hunt's Point, 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:

View of front façade **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: Cross/Cruciform **No. of Stories:** 1

Structural System: Platform Frame

Changes to plan: Intact **Changes to interior:** Unknown **Style** Ranch **Form/Type** Single Family - Cross Gable

Changes to original cladding: Slight **Changes to other:** Moderate

Changes to windows: Extensive **Other (specify):** Front door and gara

Cladding	Foundation	Roof Material	Roof Type
Veneer - Brick Vertical - Board-and-Batten Wood - Clapboard	Concrete - Poured	Wood - Shingle	Gable - Cross Gable

NARRATIVE SECTION

Date Of Construction: 1952

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): No

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

Statement of Significance

This house, built in 1952, is a single story Ranch style house. It is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Therefore, it does not meet any of the criteria necessary to qualify for the NRHP. Its integrity has been compromised by the following changes: All windows have been replaced with modern vinyl; original brick cladding has been painted; front door has been replaced with Craftsman-style door; garage doors have been replaced; and most significantly, the orientation of the house has been changed to Hunt's Point Circle – access from Hunt's Point Road has been removed, and the driveway from Hunt's Point Circle was added in what was formerly the side yard. Solid fencing and heavy landscaping have been added across the front of the property along Hunt's Point Road to obscure the original front elevation from the street. Given these alterations, this house does not meet NRHP registration requirements as outlined in the National Register Bulletin, How to Apply the National Register Criteria for Evaluation (p. 44-49).

In addition, this house is in an area of much new construction, and those extant houses that date from before 1968 are not architecturally distinguished. While the Bellevue/Hunt's Point area has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. The history of the area is associated with the shoreline and the whaling industry, the timber industry, early "summer house" communities, or berry-growing and other agriculture. This house and its neighboring structures are in an area that has experienced intense mid-to-late 20th century development. Hunt's Point Circle was developed in the early 1950s as a residential subdivision. No visual elements of early Bellevue/Hunt's Point remain in this area. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one-story single family residence in the Ranch style. It has a cross-shaped plan with an attached garage that extends to the north. It has a cross gabled roof of wood shingle with deep boxed eaves. There are two brick chimneys on the house - one large, rectangular interior chimney on the front slope of the roof running perpendicular to the ridgeline, and one smaller, square interior chimney on the rear slope of the roof. The front facing gable end on the façade is supported on two metal posts and forms an entry porch. The gable ends are clad in wide wood clapboards. On the main body of the house, the lower portion of the walls is clad in painted brick veneer, while the upper portion is clad in board and batten. The front door is a replacement Arts and Crafts-style door. The windows are vinyl replacements in a combination of sliding sash, and fixed plate glass with sliding sash sections. The two-car garage has two non-original, paneled roll-up garage doors, each with four four-light windows. Although the house faces Hunt's Point Road, the property along Hunt's Point Road is fenced with a privacy fence and is heavily landscaped, obscuring most of the original front facade. The house is now accessed from Hunt's Point Circle, and has very limited visibility from the public right of way. The original drive from Hunt's Point Road has been removed and a concrete driveway has been put through what was formerly the side yard, to access the house from Hunt's Point Circle.

Major Bibliographic References	King County Assessor's Records HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313 Town of Hunt's Point, "Our History"- http://www.huntspoint-wa.gov/history.htm

Additional Photos for: **at** *2831 Hunt's Point Rd, Hunt's Point, WA 98004*

View of Front elevation showing replacement windows and door, with painted brick **taken** 4/20/2009

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

Comments:

View of Detail of front elevation replacement windows **taken** 4/20/2009

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

Comments:

View of Replacement garage doors, facing Hunt's Point Road but only accessible from Hunt's Point Circle **taken** 4/20/2009

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

Comments:

View of Side of house with driveway – view from Hunt's Point Circle **taken** 4/20/2009

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

Comments:

Historic Property Inventory Report for at 3001 Hunt's Point Rd, Hunt's Point, WA 98004

LOCATION SECTION

Field Site No.: SR520E55 **OAHP No.:**

Historic Name: **Common Name:** 3001 Hunt's Point Road

Property Address: 3001 Hunt's Point Rd, Hunt's Point, WA 98004 **Comments:**

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

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 558198.4375 **Northing:** 5276402

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
3537900050	Hunt's Point Park Add/Block 1/Lots 10-11		.36

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 5/5/2009

Owner's Name:	Owner Address:	City/State/Zip:
Whitten, Gregory & Ruth	PO Box 329	Medina, WA 98039

Classification: Building **Resource Status** Survey/Inventory **Comments**

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle **No. of Stories:** 1

Structural System: Platform Frame

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

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

Comments:

Changes to plan: Intact **Changes to interior:** Unknown **Style** Ranch **Form/Type** Single Family

Changes to original cladding: Intact **Changes to other:**

Changes to windows: Intact **Other (specify):**

Cladding	Foundation	Roof Material	Roof Type
Veneer - Brick	Concrete - Poured	Asphalt / Composition - Shingle	Hip

NARRATIVE SECTION

Study Unit Architecture/Landscape Architecture

Other

Date Of Construction: 1952

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

Constructed in 1952, this is a single story Ranch-style house. Its design and construction characteristics are typical of a mid-century house, including an elongated, asymmetrical façade, wide bands of windows, a hip roof, and brick siding. It is located in a community that includes a variety of residential housing types from various periods, including many contemporary houses. There is not one cohesive housing type or style. Although this house has not been significantly altered, it does not meet NRHP criteria for inclusion in the National Register. It does not appear to embody characteristics that warrant special recognition. This is a common and ubiquitous housing style; millions were constructed in the United States, and they are largely still extant. Unlike more significant Ranch-style homes, this house is not site-specific – a similar style can be found in any urban or suburban area throughout the country. Although this house retains physical integrity, it does not meet the eligibility criteria and is not eligible for listing in 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.

This house is in an area of much new construction, and those extant houses that date from before 1968 are not architecturally distinguished. While the Bellevue/Hunt's Point area has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. The history of the area is associated with the shoreline and the whaling industry, the timber industry, early "summer house" communities, or berry-growing and other agriculture. This house and its neighboring structures are in an area that has experienced intense late 20th century development. Hunt's Point Circle was developed in the early 1950s as a residential subdivision. No visual elements of early Bellevue/Hunt's Point remain in this area. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one-story, single family, Ranch style residence. It has a basically rectangular footprint with two sections that project out slightly to the front, forming a recessed entry. The house has a hipped roof of composition shingle with projecting eaves. It has a large brick interior chimney on the front slope of the roof. The exterior is clad in brick veneer. The windows are a combination of fixed plate glass and casements. There is a two-car garage with two paneled roll-up garage doors.

Major Bibliographic References

King County Assessor's Records

HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313

Town of Hunt's Point, "Our History"- http://www.huntspoint-wa.gov/history.htm

Additional Photos for: **at** *3001 Hunt's Point Rd, Hunt's Point, WA 98004*

View of Front elevation **taken** 4/20/2009

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

Comments:

View of Front entry doors **taken** 4/20/2009

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

Comments:

View of Front windows **taken** 4/20/2009

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

Comments:

View of Garage doors **taken** 4/20/2009

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

Comments:

Printed on 5/5/2009 8:45:18 AM

Historic Property Inventory Report for at *8301 Hunt's Point Cir, Hunt's Point, WA 98004*

LOCATION SECTION

Field Site No.: SR520E49 **OAHP No.:**

Historic Name: **Common Name:** *8301 Hunts Point Circle*

Property Address: 8301 Hunt's Point Cir, Hunt's Point, WA 98004 **Comments:**

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

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 557798 **Northing:** 5276402.5

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
3537900165	Hunt's Point Park Add/Block 2/Lot 11		.55

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 6/29/2008

Owner's Name:	Owner Address:	City/State/Zip:
Jones, Patrick A. & Marianne	8301 Hunts Point Circle	Hunt's Point, 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:

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: L-Shape **No. of Stories:** 1

Structural System: Platform Frame

Changes to plan: Intact **Changes to interior:** Unknown **Style** Ranch **Form/Type** Single Family

Changes to original cladding: Intact **Changes to other:**

Changes to windows: Intact **Other (specify):**

Cladding	Foundation	Roof Material	Roof Type
Vertical - Board-and-Batten	Concrete - Poured	Asphalt / Composition - Shingle	Gable

NARRATIVE SECTION

Date Of Construction: 1967

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): No

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

Statement of Significance

This house, built in 1967, is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Therefore, it does not meet any of the criteria necessary to qualify for the NRHP. The former garage has been converted into living space, with the garage doors changed to an exterior wall with windows. This appears to be the only exterior alteration. While this change has impacted the integrity of design, all other aspects of integrity appear to remain intact.

This house is in an area of much new construction, and those extant houses that date from before 1968 are not architecturally distinguished. While the Bellevue/Hunt's Point area has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. Hunt's Point Circle was developed in the early 1950s as a residential subdivision. The history of the area is associated with the shoreline and the whaling industry, the timber industry, early "summer house" communities, or berry-growing and other agriculture. This house and its neighboring structures are in an area that has experienced intense mid-to-late 20th century development. No visual elements of early Bellevue/Hunt's Point remain in this area. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one-story, single family, Ranch style residence with an L-shaped footprint. The exterior is clad in vertical board and batten. The roof is composed of two parallel front gables, connected by a small side gable, and is covered in composition shingle. The roof has deep eaves, with extended rafter tails on the front gable ends. Windows are mostly sliding sash or fixed plate glass with a single light sliding sash on one side. There is a red brick interior chimney on the western side of the main roof section. The house may have had an attached garage originally, but it appears to have been converted into living space.

Major Bibliographic References

King County Assessor's Records

HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313

Town of Hunt's Point, "Our History"- http://www.huntspoint-wa.gov/history.htm

Historic Property Inventory Report for at *8305 Hunt's Point Cir, Hunt's Point, WA 98004*

LOCATION SECTION

Field Site No.: SR520E50 **OAHP No.:**

Historic Name:

Common Name: *8305 Hunt's Point Circle*

Property Address: 8305 Hunt's Point Cir, Hunt's Point, WA 98004

Comments:

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

Coordinate Reference
Zone: 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source
Sequence: 0 **Easting:** 557798 **Northing:** 5276402.5

Tax No./Parcel No.	Plat/Block/Lot	Supplemental Map(s)	Acreage
3537900170	Hunt's Point Park Addition/Block 2/Lot 12		.28

IDENTIFICATION SECTION

Survey Name: SR 520 Eastside Transit and HOV Project

Field Recorder: Lori Durio **Date Recorded:** 5/5/2009

Owner's Name:	Owner Address:	City/State/Zip:
Putnam, R. Kirk, Manager	9505 NE 16th St.	Clyde Hill, 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:

View of Front elevation **taken** 4/20/2009

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: Platform Frame

Changes to plan: Intact **Changes to interior:** Unknown **Style** Ranch **Form/Type** Single Family

Changes to original cladding: Intact **Changes to other:** Extensive

Changes to windows: Moderate **Other (specify):** Front door changed

Cladding	Foundation	Roof Material	Roof Type
Veneer - Brick Wood - Clapboard Vertical - Board-and-Batten	Concrete - Poured	Asphalt / Composition - Shingle	Hip

NARRATIVE SECTION

Date Of Construction: 1955

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): No

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

Statement of Significance

Constructed in 1955, this is a single story Ranch-style house. Its integrity has been compromised by the following changes: most windows have been replaced with vinyl, with the exception of the reeded glass pane adjacent to the front door, and the front door intself has been replaced. This is a common and ubiquitous housing style; millions were constructed in the United States, and they are largely still extant. Unlike more significant Ranch-style homes, this house is not site-specific – a similar style can be found in any urban or suburban area throughout the country. Given the alterations and lack of significance, this house does not meet NRHP registration requirements as outlined in the National Register Bulletin, How to Apply the National Register Criteria for Evaluation (p. 44-49). 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.

This house is in an area of much new construction, and those extant houses that date from before 1968 are not architecturally distinguished. While the Bellevue/Hunt's Point area has an interesting history, the immediate vicinity of this building is not associated with significant developments in that history. The history of the area is associated with the shoreline and the whaling industry, the timber industry, early "summer house" communities, or berry-growing and other agriculture. This house and its neighboring structures are in an area that has experienced intense mid-to-late 20th century development. Hunt's Point Circle was developed in the early 1950s as a residential subdivision. No visual elements of early Bellevue/Hunt's Point remain in this area. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one-story, single family, Ranch style residence with a basically rectangular footprint. The house is composed of three sections - an entry section on the west side that is slightly recessed, a main section in the center, and an attached garage on the east side that steps out slightly. The two main sections are contained under parallel hipped roofs, with a perpendicular hipped roof over the garage. The roof is covered in composition shingle and has extended eaves. The center section of the house features large expanses of glass from four plate glass windows, and a prominent wide brick exterior chimney. The lower portion of the wall in this section is clad in brick veneer, while the upper portion is clad in wood board and batten. The entry section of the house is clad in wide wood clapboards on the lower part of the wall, and board and batten above. This section contains the slightly recessed, non-original entry door that and a pair of plate glass windows with operable hopper sashes below. The window immediately adjacent to the door is patterned, obscure glass, and appears to be the only remaining original window in the house. All other windows are vinyl replacements. There is a smaller brick chimney in this section, located on the rear slope of the roof. The garage section has a two-car wide, tilt-up style garage door with decorative panels. Like the entry section of the house, this section is clad with wide wood clapboards below and board and batten above.

Major Bibliographic References	King County Assessor's Records HistoryLink - http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=313 Town of Hunt's Point, "Our History"- http://www.huntspoint-wa.gov/history.htm

Additional Photos for: **at** *8305 Hunt's Point Cir, Hunt's Point, WA 98004*

View of Front elevation **taken** 3/10/2004

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

Comments:

View of Detail of front entry showing replacement windows (on left) and replacement door **taken** 4/20/2009

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

Comments: original aluminum-framed window with patterned glass remains next to door

View of Detail showing replacement entry door and replacement front windows (on right) **taken** 4/20/2009

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

Comments:

View of Garage door **taken** 4/20/2009

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

Comments: