Attachment 3

Summaries of Pre-1972 Properties and Historic Property Inventory Forms
Attachment Tables
Table 3-1. Summary of Pre-1972 Properties Surveyed in the Seattle Segment (not within a historic district)

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Harvard Avenue East</td>
<td>1966</td>
<td>1917</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>2</td>
<td>Harvard Avenue East</td>
<td>1970</td>
<td>1969</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>3</td>
<td>Harvard Avenue East</td>
<td>1978</td>
<td>1901</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>4</td>
<td>Harvard Avenue East</td>
<td>1980 Chung House</td>
<td>1932</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>5</td>
<td>East Boston Street</td>
<td>806</td>
<td>1925</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
</tr>
<tr>
<td>6</td>
<td>East Lynn Street</td>
<td>806</td>
<td>1924</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
</tr>
<tr>
<td>7</td>
<td>Harvard Avenue East</td>
<td>2324</td>
<td>1959</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>8</td>
<td>Broadway Avenue E</td>
<td>2343</td>
<td>1906</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered some loss of integrity</td>
</tr>
<tr>
<td>9</td>
<td>Broadway Avenue E</td>
<td>2347</td>
<td>1905</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered some loss of integrity</td>
</tr>
<tr>
<td>10</td>
<td>Boylston Avenue E.</td>
<td>2515 Denny-Fuhrman (Seward) School</td>
<td>1893; 1899; 1905; 1917</td>
<td>Eligible</td>
<td>Three buildings - Eligible under Criteria A &amp; C</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Designated Seattle Landmark; 1893/99 building is also listed on the WHR</td>
</tr>
<tr>
<td>11</td>
<td>Boylston Avenue E.</td>
<td>2603 Crawford Apartments</td>
<td>1917</td>
<td>Not eligible</td>
<td>Has suffered significant loss of integrity</td>
</tr>
<tr>
<td>12</td>
<td>Boylston Avenue E.</td>
<td>2607</td>
<td>1914</td>
<td>Not eligible</td>
<td>Has suffered significant loss of integrity</td>
</tr>
<tr>
<td>13</td>
<td>Boylston Avenue E.</td>
<td>2611</td>
<td>1914</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>14</td>
<td>Boylston Avenue E.</td>
<td>2815 Shelby Apartments</td>
<td>1928</td>
<td>Eligible</td>
<td>Eligible under Criterion C – Multiple Property Nomination for Seattle Apartment Buildings, 1900-1957</td>
</tr>
</tbody>
</table>
### Table 3-1. Summary of Pre-1972 Properties Surveyed in the Seattle Segment (not within a historic district)

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<tr>
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<th>Street Name/Location</th>
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<th>NRHP Status</th>
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</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>Franklin Avenue E</td>
<td>2847 Gilmore House</td>
<td>1907</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>16</td>
<td>Franklin Avenue E</td>
<td>2901 L' Amourita Apartments</td>
<td>1909</td>
<td>Eligible</td>
<td>Eligible under Criterion C - Multiple Property Nomination for Seattle Apartment Buildings, 1900-1957</td>
</tr>
<tr>
<td>17</td>
<td>Franklin Avenue E</td>
<td>2919 Franklin Apartments</td>
<td>1927</td>
<td>Eligible</td>
<td>Designated Seattle Landmark</td>
</tr>
<tr>
<td>18</td>
<td>Franklin Avenue E</td>
<td>2923 Franklin Apartments</td>
<td>1927</td>
<td>Eligible</td>
<td>Eligible under Criterion C - Multiple Property Nomination for Seattle Apartment Buildings, 1900-1957</td>
</tr>
<tr>
<td>19</td>
<td>Franklin Avenue E</td>
<td>2927</td>
<td>1930</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>20</td>
<td>Broadway Avenue E</td>
<td>2352 Talder House</td>
<td>1909</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>21</td>
<td>Broadway Avenue E</td>
<td>2356</td>
<td>1909</td>
<td>Not eligible</td>
<td>Has suffered loss of integrity</td>
</tr>
<tr>
<td>22</td>
<td>East Miller Street</td>
<td>904 East Miller Condominium</td>
<td>1911</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>23</td>
<td>Broadway Avenue E</td>
<td>2408 Sugamura House</td>
<td>1910</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>24</td>
<td>Broadway Avenue E</td>
<td>2412</td>
<td>1910</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
</tr>
<tr>
<td>25</td>
<td>East Miller Street</td>
<td>910 Wicklund-Jarr House</td>
<td>1905</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>26</td>
<td>East Miller Street</td>
<td>914 Glover Homes</td>
<td>1910</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
</tbody>
</table>
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</thead>
<tbody>
<tr>
<td>27</td>
<td>10th Avenue E</td>
<td>2351 Keuss Building</td>
<td>1930</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>28</td>
<td>10th Avenue E</td>
<td>2401</td>
<td>1909</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>29</td>
<td>10th Avenue E</td>
<td>2405</td>
<td>1909</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>30</td>
<td>10th Avenue E</td>
<td>2409</td>
<td>1921</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>31</td>
<td>10th Avenue E</td>
<td>2413-2415</td>
<td>1957; 1905</td>
<td>Not eligible</td>
<td>(two buildings – 1905 and 1957) Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
</tr>
<tr>
<td>32</td>
<td>10th Avenue E</td>
<td>2400</td>
<td>1932</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered some loss of integrity</td>
</tr>
<tr>
<td>33</td>
<td>10th Avenue E</td>
<td>2406-2408</td>
<td>1962</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>34</td>
<td>10th Avenue E</td>
<td>2412</td>
<td>1910</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>35</td>
<td>10th Avenue E</td>
<td>Overpass</td>
<td>1962</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>36</td>
<td>East Roanoke Street</td>
<td>901 Fire Station #22</td>
<td>1965</td>
<td>Eligible</td>
<td>Two buildings on one parcel; Outside of boundaries and period of significance for Roanoke Park historic district; Fire Station #22 is eligible under Criterion C</td>
</tr>
<tr>
<td>36</td>
<td>East Roanoke Street</td>
<td>901 Freeway Control Office Building</td>
<td>1965</td>
<td>Not eligible</td>
<td>Two buildings on one parcel; Outside of boundaries and period of significance for Roanoke Park historic district; Freeway Control Office Building fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
</tr>
<tr>
<td>39</td>
<td>Federal Avenue E</td>
<td>2422 Boyd House</td>
<td>1907</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>40</td>
<td>11th Avenue E</td>
<td>2423-2425</td>
<td>1910</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered some loss of integrity</td>
</tr>
<tr>
<td>41</td>
<td>Delmar Drive E</td>
<td>Overpass</td>
<td>1962</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
</tbody>
</table>
### Table 3-1. Summary of Pre-1972 Properties Surveyed in the Seattle Segment (not within a historic district)

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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td>Delmar Drive E</td>
<td>Bagley View Point</td>
<td>1908; 1970</td>
<td>Not Eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td>43</td>
<td>Between 11&lt;sup&gt;th&lt;/sup&gt; and 12&lt;sup&gt;th&lt;/sup&gt; Avenue</td>
<td>Roanoke Steps</td>
<td>1908</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>44</td>
<td>East Roanoke Street</td>
<td>1106</td>
<td>1965</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>45</td>
<td>East Roanoke Street</td>
<td>1118 Gunby, Andrew House</td>
<td>1940</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>46</td>
<td>Boyer Avenue E</td>
<td>2608 Queen City Yacht Club</td>
<td>1938</td>
<td>Not eligible</td>
<td>Has suffered a loss of integrity</td>
</tr>
<tr>
<td>47</td>
<td>Boyer Avenue E</td>
<td>Overpass</td>
<td>1962</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>48</td>
<td>Boyer Avenue E</td>
<td>2545 Mason, Alden House</td>
<td>1949</td>
<td>Eligible</td>
<td>Eligible under Criterion C; Potentially eligible Seattle Landmark</td>
</tr>
<tr>
<td>49</td>
<td>Boyer Avenue E</td>
<td>2542</td>
<td>1957</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>50</td>
<td>Boyer Avenue E</td>
<td>2534</td>
<td>1911</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered a significant loss of integrity</td>
</tr>
<tr>
<td>51</td>
<td>Boyer Avenue E</td>
<td>2524 Portage Bay Condominiums</td>
<td>1958</td>
<td>Not Eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td>52</td>
<td>Boyer Avenue E</td>
<td>2518 Kelley House</td>
<td>1909</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>200</td>
<td>Arboretum Drive E</td>
<td>2300 Washington Park Arboretum</td>
<td>1903</td>
<td>Eligible</td>
<td>Eligible under Criteria B and C; Includes Arboretum Aqueduct (1912) - Listed in the NRHP [Historic Bridges/Tunnels in Washington State], listed in the WHR, designated Seattle Landmark; and Seattle Japanese Garden (1960) - Designated Seattle Landmark</td>
</tr>
<tr>
<td>Property ID</td>
<td>Street Name/Location</td>
<td>Street Address/Property Name</td>
<td>Date of Construction</td>
<td>NRHP Status</td>
<td>Comments</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------</td>
<td>-------------------------------</td>
<td>----------------------</td>
<td>-------------</td>
<td>----------</td>
</tr>
<tr>
<td>204</td>
<td>NE Pacific Street</td>
<td>University of Washington</td>
<td>1925-59</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td></td>
<td>University of</td>
<td>Medical Center &amp; Magnuson</td>
<td>1947-1973 (and later</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td>Health Sciences Building/UW</td>
<td>additions)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>School of Medicine</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>205</td>
<td>University of</td>
<td>Bloedel Hall</td>
<td>1971</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>206</td>
<td>University of</td>
<td>Winkenwerder Forest Lab</td>
<td>1963</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>207</td>
<td>University of</td>
<td>Rainier Vista</td>
<td>1906-09</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td>(Previously determined not eligible)</td>
</tr>
<tr>
<td>208</td>
<td>University of</td>
<td>Burke Gilman Trail</td>
<td>1978</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>209</td>
<td>Montlake Boulevard</td>
<td>3800 Husky Stadium</td>
<td>1920 (with later</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td></td>
<td>NE University of</td>
<td></td>
<td>alterations)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>210</td>
<td>Montlake Boulevard</td>
<td>3870 Husky Pool</td>
<td>1939</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria</td>
</tr>
<tr>
<td></td>
<td>NE University of</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>211</td>
<td>Montlake Boulevard</td>
<td>3870 Bank of America Arena</td>
<td>1928</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td></td>
<td>NE University of</td>
<td>at Hec Edmundson Pavilion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>212</td>
<td>University of</td>
<td>Wilson Ceramics Lab</td>
<td>1946</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>213</td>
<td>University of</td>
<td>Wilcox Hall</td>
<td>1963</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td></td>
<td>Washington Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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</tr>
</thead>
<tbody>
<tr>
<td>214</td>
<td>University of Washington Campus</td>
<td>More Hall</td>
<td>1946-48</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>216</td>
<td>University of Washington Campus</td>
<td>Pavilion Pedestrian Bridge</td>
<td>1938</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>217</td>
<td>Montlake Boulevard NE University of Washington Campus</td>
<td>Graves Hall</td>
<td>1963</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>218</td>
<td>University of Washington Campus</td>
<td>Power Plant</td>
<td>1909</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td>219</td>
<td>University of Washington Campus</td>
<td>Plant Operation Annexes 2–4</td>
<td>1947; 1956; 1909</td>
<td>Not eligible</td>
<td>Has suffered a significant loss of integrity</td>
</tr>
<tr>
<td>220</td>
<td>University of Washington Campus</td>
<td>University of Washington Club</td>
<td>1960</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>221</td>
<td>Montlake Boulevard NE University of Washington Campus</td>
<td>Montlake Boulevard Pedestrian Overpass South</td>
<td>1958</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>222</td>
<td>Montlake Boulevard NE University of Washington Campus</td>
<td>Montlake Boulevard Pedestrian Overpass North</td>
<td>1958</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>223</td>
<td>University of Washington Campus</td>
<td>McMahon Hall</td>
<td>1965</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>224</td>
<td>University of Washington Campus</td>
<td>CENPA Instrument Shop</td>
<td>1948</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>225</td>
<td>University of Washington Campus</td>
<td>North Physics Laboratory</td>
<td>1949</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
</tr>
<tr>
<td>226</td>
<td>42nd Avenue E</td>
<td>2411 Edgewater Condominiums</td>
<td>1938-40</td>
<td>Eligible</td>
<td>Eligible under Criterion C - Multiple Property Nomination for Seattle Apartment Buildings, 1900-1957</td>
</tr>
</tbody>
</table>
Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment –Montlake Eligible Historic District

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>238</td>
<td>Roughly bounded by Washington Park Arboretum, Portage Bay, the Montlake Cut, and Interlaken Park</td>
<td>Montlake Historic District</td>
<td>1905 to 1952</td>
<td>Eligible</td>
<td>Historic district eligible under Criterion C (Only properties within the APE were surveyed for this project.)</td>
</tr>
<tr>
<td>56</td>
<td>Montlake Boulevard NE</td>
<td>2723 NOAA Northwest Fisheries Science Center</td>
<td>1931; 1939; 1940; 1965; 1966</td>
<td>Eligible</td>
<td>1931, 1939, 1940, 1965, 1966</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1931; 1965; 1966</td>
<td></td>
<td>1931 building only – Contributing to Montlake Historic District</td>
</tr>
<tr>
<td>57</td>
<td>East Hamlin Street</td>
<td>1891</td>
<td>1919</td>
<td>Not contributing</td>
<td>1939 building – Not contributing to Montlake Historic District – has suffered substantial loss of integrity</td>
</tr>
<tr>
<td>58</td>
<td>East Hamlin Street</td>
<td>1893</td>
<td>1932</td>
<td>Contributing Eligible</td>
<td>1940 – Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
<tr>
<td>59</td>
<td>East Hamlin Street</td>
<td>1885</td>
<td>1941</td>
<td>Contributing</td>
<td>1965, 1966 buildings – Not contributing to Montlake Historic District – outside of period of significance</td>
</tr>
<tr>
<td>60</td>
<td>East Hamlin Street</td>
<td>1888</td>
<td>1920</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
<tr>
<td>61</td>
<td>East Hamlin Street</td>
<td>1896</td>
<td>1925</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District – Individually eligible under Criterion C</td>
</tr>
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</table>
Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment – Montlake Eligible Historic District

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
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<tbody>
<tr>
<td>62</td>
<td>Montlake Boulevard NE</td>
<td>2809</td>
<td>1922</td>
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<tr>
<td>63</td>
<td>Montlake Boulevard NE</td>
<td>2815</td>
<td>1914</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Eligible</td>
<td>Individually eligible under Criterion C</td>
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<tr>
<td>64</td>
<td>East Shelby Street</td>
<td>1897</td>
<td>1926</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<tr>
<td></td>
<td></td>
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<td></td>
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<td>Individually eligible under Criterion C</td>
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<tr>
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<td>1922</td>
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<td>Contributing to Montlake Historic District</td>
</tr>
<tr>
<td>66</td>
<td>East Shelby Street</td>
<td>1894</td>
<td>1937</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<tr>
<td>67</td>
<td>Montlake Boulevard NE</td>
<td>2907</td>
<td>1942</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered substantial loss of integrity</td>
</tr>
<tr>
<td>68</td>
<td>Montlake Boulevard NE</td>
<td>2908</td>
<td>1921</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<td>69</td>
<td>Montlake Boulevard NE</td>
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<td>Contributing to Montlake Historic District</td>
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<td>2112</td>
<td>1921</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<tr>
<td>71</td>
<td>East Shelby Street</td>
<td>2118</td>
<td>1926</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
<tr>
<td>72</td>
<td>East Shelby Street</td>
<td>2122</td>
<td>1934</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<tr>
<td>73</td>
<td>East Shelby Street</td>
<td>2126</td>
<td>1915</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
<tr>
<td>74</td>
<td>East Shelby Street</td>
<td>2132</td>
<td>1955</td>
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<td>Not contributing to Montlake Historic District – outside of period of significance and has suffered loss of integrity</td>
</tr>
<tr>
<td>75</td>
<td>East Shelby Street</td>
<td>2136</td>
<td>1931</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
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<td>Individually eligible under Criterion C</td>
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<th>Property ID</th>
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<th>Date of Construction</th>
<th>NRHP Status</th>
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</thead>
<tbody>
<tr>
<td>76</td>
<td>East Shelby Street</td>
<td>2142</td>
<td>1925</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District; Individually eligible under Criterion C</td>
</tr>
<tr>
<td>77</td>
<td>East Shelby Street</td>
<td>2146</td>
<td>1921</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District; Individually eligible under Criterion C</td>
</tr>
<tr>
<td>78</td>
<td>East Shelby Street</td>
<td>2152</td>
<td>1915</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
</tr>
<tr>
<td>79</td>
<td>East Shelby Street</td>
<td>2158</td>
<td>1925</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District</td>
</tr>
<tr>
<td>80</td>
<td>East Shelby Street</td>
<td>2159 Mary Houlahan House</td>
<td>1914</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District; Individually eligible under Criterion C; Designed by Bebb and Gould</td>
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<tr>
<td>81</td>
<td>East Park Drive East</td>
<td>2817</td>
<td>1914; 1940</td>
<td>Contributing</td>
<td>(2 buildings – 1940, 1914) Contributing to Montlake Historic District</td>
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<tr>
<td>82</td>
<td>East Shelby Street</td>
<td>2153</td>
<td>1970</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – outside of period of significance</td>
</tr>
<tr>
<td>83</td>
<td>East Shelby Street</td>
<td>2147</td>
<td>1926</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District; Individually eligible under Criterion C</td>
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<tr>
<td>84</td>
<td>East Shelby Street</td>
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<td>1923</td>
<td>Contributing</td>
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<tr>
<td>85</td>
<td>E. Shelby Street</td>
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<td>Contributing to Montlake Historic District</td>
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<tr>
<td>86</td>
<td>E. Shelby Street</td>
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<td>1920</td>
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<td>Contributing to Montlake Historic District</td>
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<tr>
<td>87</td>
<td>E. Shelby Street</td>
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<td>Contributing to Montlake Historic District</td>
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<tr>
<td>88</td>
<td>E. Shelby Street</td>
<td>2121</td>
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<tr>
<td>89</td>
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<td>2117</td>
<td>1926</td>
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<td>Contributing to Montlake Historic District</td>
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</table>
### Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment – Montlake Eligible Historic District

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<tr>
<th>Property ID</th>
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<th>Comments</th>
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<tbody>
<tr>
<td>90</td>
<td>East Shelby Street</td>
<td>2111</td>
<td>1925</td>
<td>Contributing Eligible</td>
<td>Contributing to Montlake Historic District — Individually eligible under Criterion C</td>
</tr>
<tr>
<td>91</td>
<td>Montlake Boulevard NE</td>
<td>2818</td>
<td>1920</td>
<td>Contributing</td>
<td>Contributing to Montlake Historic District</td>
</tr>
<tr>
<td>92</td>
<td>Montlake Boulevard NE</td>
<td>2812</td>
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<tr>
<td>93</td>
<td>Montlake Boulevard NE</td>
<td>2810</td>
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<tr>
<td>94</td>
<td>East Hamlin Street</td>
<td>2110</td>
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<td>Contributing to Montlake Historic District — Individually eligible under Criterion C</td>
</tr>
<tr>
<td>95</td>
<td>E. Hamlin Street</td>
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<td>1915</td>
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<td>Contributing to Montlake Historic District</td>
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<td>96</td>
<td>E. Hamlin Street</td>
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<td>97</td>
<td>E. Hamlin Street</td>
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<td>E. Hamlin Street</td>
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<td>100</td>
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<td>Contributing to Montlake Historic District</td>
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<td>101</td>
<td>East Hamlin Street</td>
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<tr>
<td>102</td>
<td>East Hamlin Street</td>
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<tr>
<td>103</td>
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<td>104</td>
<td>Lake Washington Blvd. E</td>
<td>2720 (aka 2161 E. Hamlin St.)</td>
<td>1950-52</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District — has suffered substantial loss of integrity</td>
</tr>
</tbody>
</table>

*MOHAI: Museum of History and Industry*
### Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment –Montlake Eligible Historic District

<table>
<thead>
<tr>
<th>Property ID</th>
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</thead>
<tbody>
<tr>
<td>105</td>
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<td>106</td>
<td>East Hamlin Street</td>
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<tr>
<td>107</td>
<td>East Hamlin Street</td>
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<td>Contributing to Montlake Historic District</td>
</tr>
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<td>1925</td>
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<tr>
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<td>East Hamlin Street</td>
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<tr>
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<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
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<tr>
<td>132</td>
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<td>2565</td>
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<td>2201</td>
<td>1910</td>
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<td>East Roanoke Street</td>
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<td>Not contributing to Montlake Historic District – has suffered substantial loss of integrity</td>
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<tr>
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<td>1921</td>
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<td>Contributing to Montlake Historic District</td>
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<td>2571</td>
<td>1951</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
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<tr>
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<td>East Louisa Street</td>
<td>2216</td>
<td>1922</td>
<td>Not contributing</td>
<td>Not contributing to Montlake Historic District – has suffered substantial loss of integrity</td>
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<tr>
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<td>East Louisa Street</td>
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<td>1930</td>
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</tr>
<tr>
<td>139</td>
<td>East Louisa Street</td>
<td>2226</td>
<td>1926</td>
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</tr>
<tr>
<td>140</td>
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<td>2515</td>
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</tr>
<tr>
<td>141</td>
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<td>1954</td>
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</tr>
<tr>
<td>142</td>
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</tr>
<tr>
<td>143</td>
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<tr>
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</tr>
<tr>
<td>146</td>
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<tr>
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<tr>
<td>148</td>
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<td>1919</td>
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<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
</tbody>
</table>
Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment – Montlake Eligible Historic District

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
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<td>East Calhoun Street</td>
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<tr>
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<tr>
<td>154</td>
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<td>2512</td>
<td>1920</td>
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<td>Not contributing to Montlake Historic District – has suffered loss of integrity</td>
</tr>
<tr>
<td>155</td>
<td>24th Avenue East</td>
<td>2516</td>
<td>1925</td>
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<td>161</td>
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<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
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<tbody>
<tr>
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<td>Individually eligible under Criterion C</td>
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<td>170</td>
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<td>Individually eligible under Criterion C</td>
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</table>
Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment –Montlake Eligible Historic District

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<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
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<tr>
<td>190</td>
<td>Lake Washington Blvd. E</td>
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<tr>
<td>191</td>
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<td>Not contributing to Montlake Historic District – has suffered substantial loss of integrity</td>
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Table 3-2. Summary of Pre-1972 Properties Surveyed in the Seattle Segment –Montlake Eligible Historic District

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
<th>Date of Construction</th>
<th>NRHP Status</th>
<th>Comments</th>
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<td>Not contributing</td>
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<tr>
<td>194</td>
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</tr>
<tr>
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| 199         | 26th Avenue East           | 2451                         | 1930                 | Contributing Eligible | Contributing to Montlake Historic District  
Individually eligible under Criterion C |
Table 3-3. Summary of Pre-1972 Properties Surveyed in the Eastside Segment

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Street Name/Location</th>
<th>Street Address/Property Name</th>
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<th>NRHP Status</th>
<th>Comments</th>
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<tbody>
<tr>
<td>227</td>
<td>Evergreen Point Road</td>
<td>3267 Dixon House</td>
<td>1952</td>
<td>Eligible</td>
<td>Eligible under Criterion C</td>
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<tr>
<td>228</td>
<td>Evergreen Point Road</td>
<td>3261</td>
<td>1941</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
</tr>
<tr>
<td>229</td>
<td>Evergreen Point Road</td>
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<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
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<tr>
<td>230</td>
<td>Evergreen Point Road</td>
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<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered loss of integrity</td>
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<tr>
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<td>Evergreen Point Road</td>
<td>2849</td>
<td>1935</td>
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<td>1947</td>
<td>Not eligible</td>
<td>Fails to meet any of the four NRHP criteria and has suffered significant loss of integrity</td>
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Historic Property Inventory Forms
# Historic Property Inventory Report for

**Field Site No.:** SR520W114

**OAHP No.:**

**Common Name:** 1966 Harvard Ave E

### LOCATION SECTION

**Historic Name:**

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

<table>
<thead>
<tr>
<th>County</th>
<th>Township/Range/EW</th>
<th>Section 1/4 Sec</th>
<th>1/4 Sec Quadrangle</th>
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<tr>
<td>King</td>
<td>T25R4na</td>
<td>20</td>
<td>SE</td>
<td>SEATTLE NORTH</td>
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<table>
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<tr>
<th>Tax No./Parcel No.</th>
<th>Plat/Block/Lot</th>
<th>Supplemental Map(s)</th>
<th>Acreage</th>
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<td>6742700320</td>
<td>Pettit's H C Addition, Block 5, Lot 5</td>
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### IDENTIFICATION SECTION

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

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

**Owner's Name:** MEDINA, ANGELA

**Owner Address:** 1966 HARVARD AVE E Seattle, WA 98102

**Classification:** Building

**Resource Status:** Survey/Inventory

**Within a District?** No

**Contributing?** No

**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:** 2

**Structural System:** Unknown

**Changes to plan:** Extensive

**Changes to original cladding:** Moderate

**Changes to interior:** Unknown

**Changes to other:** Unknown

**Style:** Modern

**Form/Type:** Multi-Family - Triplex

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

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

**Comments:**

---

Page 1 of 3 Printed on 7/6/2009 1:11:35 PM
### 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**

**Study Unit**  
- Architecture/Landscape Architecture

**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

**Date Of Construction:** 1917  
**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):** No

**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
Historic Property
Inventory Report for

1980.


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.):
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Printed on 7/6/2009 1:11:47 PM
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**Inventory Report for**

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**DESCRIPTION SECTION**

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<td>Modern</td>
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Historic Property
Inventory Report for
at 1970 Harvard Ave E.

Changes to windows: Slight
Other (specify):

Cladding
Veneer - Stucco

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Built Up

Roof Type
Gable

NARRATIVE SECTION

Date Of Construction: 1969

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 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


**LOCATION SECTION**

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<thead>
<tr>
<th>Property Address</th>
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**Common Name:** 1978 Harvard Ave E

**OAHP No.:**

**Historic Name:**

**Field Site No.:** SR520W115

**Common Name:**

**Acquisition Code:** Digitized Source

**County:** King

**Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle:**

**Zone:** 10

**Spatial Type:** Point

**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):**

**Acreage:** 0.09

**DESCRIPTION SECTION**

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

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

**Plan:** Rectangle

**No. of Stories:** 2

**Structural System:** Unknown

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

**Changes to other:** Unknown

**Form/Type:** Multi-Family - Duplex

**Form/Type:**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

**Owner's Name:** RADDUE, SETH C

**Owner Address:** 1978 HARVARD AVE E

**City/State/Zip:** Seattle, WA 98102

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

**Survey/Inventory**

**Sequence:** 1

**Easting:** 550919.35

**Northing:** 5276307.19

**Comments:**

**Supplemental Map(s):**

**Acreage:** 0.09

**Description:**

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

**Changes to other:** Unknown

**Form/Type:** Multi-Family - Duplex

**Form/Type:**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

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**Owner Address:** 1978 HARVARD AVE E

**City/State/Zip:** Seattle, WA 98102

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

**Survey/Inventory**

**Sequence:** 1

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**Comments:**

**Supplemental Map(s):**

**Acreage:** 0.09

**Description:**

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

**Changes to other:** Unknown

**Form/Type:** Multi-Family - Duplex

**Form/Type:**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

**Owner's Name:** RADDUE, SETH C

**Owner Address:** 1978 HARVARD AVE E

**City/State/Zip:** Seattle, WA 98102

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

**Survey/Inventory**

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**Northing:** 5276307.19

**Comments:**

**Supplemental Map(s):**

**Acreage:** 0.09

**Description:**

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

**Changes to other:** Unknown

**Form/Type:** Multi-Family - Duplex

**Form/Type:**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

**Owner's Name:** RADDUE, SETH C

**Owner Address:** 1978 HARVARD AVE E

**City/State/Zip:** Seattle, WA 98102

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

**Survey/Inventory**

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**Comments:**

**Supplemental Map(s):**

**Acreage:** 0.09

**Description:**

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

**Changes to other:** Unknown

**Form/Type:** Multi-Family - Duplex

**Form/Type:**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Date Recorded:** 4/1/2009

**Field Recorder:** Lori Durio

**Owner's Name:** RADDUE, SETH C

**Owner Address:** 1978 HARVARD AVE E

**City/State/Zip:** Seattle, WA 98102

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

**Survey/Inventory**

**Sequence:** 1

**Easting:** 550919.35

**Northing:** 5276307.19

**Comments:**

**Supplemental Map(s):**

**Acreage:** 0.09

**Description:**

**View of front elevation**

**taken 6/28/2008**

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

**Comments:**

**Changes to plan:** Slight

**Changes to original cladding:** Extensive

**Changes to windows:** Extensive

**Changes to interior:** Unknown

**Style:** Modern

...
**Historic Property Inventory Report for**

at 1978 Harvard Ave E, Seattle, WA 98102

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### Date Of Construction: 1901

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| 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 belts 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
Historic Property Inventory Report for

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**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**

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| 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

**Structural System:** Balloon Frame

**Plan:** L-Shape

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**Changes to original cladding:** Intact

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

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

**Comments:**

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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

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 brisks 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
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**Historic Property**
**Inventory Report for**

**LOCATION SECTION**

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<th>Section</th>
<th>1/4 Sec</th>
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<th>Quadrangle</th>
<th>Coordinate Reference</th>
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<tbody>
<tr>
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<td>20</td>
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<td>SEATTLE NORTH</td>
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<th>Tax No./Parcel No.</th>
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<td>Pettit's H C Addition, Block 2, Lot 8-9</td>
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**IDENTIFICATION SECTION**

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<thead>
<tr>
<th>Survey Name</th>
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<tbody>
<tr>
<td>SR 520 Bridge Replacement and HOV Project</td>
<td>Lori Durio</td>
<td>4/1/2009</td>
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<tr>
<th>Owner's Name:</th>
<th>Owner Address:</th>
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<tbody>
<tr>
<td>LENGYEL, ZOLTAN</td>
<td>806 E BOSTON ST</td>
<td>Seattle, WA 98102</td>
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<thead>
<tr>
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<tr>
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<th>Contributing?</th>
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**DESCRIPTION SECTION**

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<thead>
<tr>
<th>Historic Use:</th>
<th>Current Use:</th>
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<tbody>
<tr>
<td>Domestic - Single Family House</td>
<td>Domestic - Single Family House</td>
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<tr>
<th>Plan:</th>
<th>No. of Stories:</th>
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<tbody>
<tr>
<td>Rectangle</td>
<td>2</td>
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<thead>
<tr>
<th>Changes to plan:</th>
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<tbody>
<tr>
<td>Intact</td>
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<table>
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<th>Style</th>
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<tbody>
<tr>
<td>Colonial - Colonial Revival</td>
<td>Other</td>
</tr>
<tr>
<td>Colonial - Dutch Colonial</td>
<td>Single Family - Side Gable</td>
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**View of southwest corner from E. Boston St. taken 4/1/2009**

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

**Comments:**

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Page 1 of 3 Printed on 7/6/2009 2:25:46 PM
Historic Property
Inventory Report for

at 806 E Boston St, Seattle, WA 98102

Changes to windows: Moderate
Cladding: Wood
Foundation: Concrete - Poured
Roof Material: Asphalt / Composition
Roof Type: Gambrel

NARRATIVE SECTION

Date Of Construction: 1925
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):

Study Unit Other
Architecture/Landscape Architecture Other

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

**Historic Property Inventory Report for**

**Field Site No.:** SR520W113  
**OAHP No.:**  
**Common Name:** 806 E Lynn St

### LOCATION SECTION

**Historic Name:**  
**Property Address:** 806 E Lynn St, Seattle, WA 98102

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<th>1/4 1/4 Sec</th>
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<th>Coordinate Reference</th>
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<tbody>
<tr>
<td>King</td>
<td>T25R4na</td>
<td>20</td>
<td>SE</td>
<td></td>
<td>SEATTLE NORTH</td>
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<tr>
<td>66995000057</td>
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### 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, Seattle, WA 98102

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

**Within a District?** No  
**Contributing?** No

**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

<table>
<thead>
<tr>
<th>Plan</th>
<th>No. of Stories</th>
<th>Structural System</th>
<th>Changes to plan</th>
<th>Changes to original cladding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rectangle</td>
<td>2</td>
<td>Balloon Frame</td>
<td>Intact</td>
<td>Extensive</td>
</tr>
</tbody>
</table>

**Changes to interior:** Unknown  
**Changes to other:** Intact

**Style**

- Colonial - Colonial Revival
- Colonial - Dutch Colonial

**Form/Type**

- Other
- Single Family - Side Gable

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

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

**Comments:**
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

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): No

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 a 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


Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W71
OAHP No.: 2324 Harvard Ave E

Common Name: 2324 Harvard Ave E

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

Comments: 2324 Harvard Ave E

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

Tax No./Parcel No.: 6699500060
Plat/Block/Lot: Peavey's 1st Add/1/14-15

Acquisition Code: Digitized Source

Spatial Type: Point

Sequence: 1
Easting: 550928.93
Northing: 5276502.92

Supplemental Map(s): 1
Acreage: .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 Seattle, WA 98102

Classification: Building
Resource Status: Survey/Inventory
Comments: 2324 Harvard Ave E

Within a District? No
Contributing? No
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: 2

Structural System: Platform Frame

Changes to plan: Moderate
Changes to original cladding: Intact
Changes to original cladding: Unknown
Changes to other: unknown

Style: Modern - Contemporary
Form/Type: Single Family

View of front elevation taken 6/28/2008

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

Comments: northwest corner

Page 1 of 3 Printed on 7/6/2009 1:35:55 PM
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  

Date Of Construction:  1959  

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):  No  

NARRATIVE SECTION  

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  


<table>
<thead>
<tr>
<th>Historic Property</th>
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<tbody>
<tr>
<td>at 2324 Harvard Ave E, Seattle, WA 98102</td>
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|---|
# Historic Property Inventory Report for

**Historic Property at 2343 Broadway Ave E, Seattle, WA 98102**

## LOCATION SECTION

<table>
<thead>
<tr>
<th>Historic Name:</th>
<th>Property Address:</th>
<th>OAHP No.:</th>
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<th>Coordinate Reference</th>
<th>Comments:</th>
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<tr>
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<td>T25R4na</td>
<td>20</td>
<td>NE</td>
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## IDENTIFICATION SECTION

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<th>Owner Address:</th>
<th>City/State/Zip:</th>
<th>Classification:</th>
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<th>Contributing?</th>
<th>National Register Nomination:</th>
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<tbody>
<tr>
<td>Lori Durio</td>
<td>4/1/2009</td>
<td>WESSENBERG, JOEL D</td>
<td>2343 Broadway Ave E</td>
<td>Seattle, WA 98102</td>
<td>Building</td>
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## DESCRIPTION SECTION

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<tbody>
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<td>Domestic - Single Family House</td>
<td>Domestic - Single Family House</td>
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<table>
<thead>
<tr>
<th>Plan:</th>
<th>No. of Stories:</th>
<th>Structural System:</th>
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<tr>
<td>L-Shape</td>
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<th>Changes to interior:</th>
<th>Changes to original cladding:</th>
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<tbody>
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<th>Style</th>
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</thead>
<tbody>
<tr>
<td>Arts &amp; Crafts - Craftsman</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

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

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

*Comments:*
### Historic Property Inventory Report for

at 2343 Broadway Ave E, Seattle, WA 98102

<table>
<thead>
<tr>
<th>Changes to windows:</th>
<th>Extensive</th>
<th>Other (specify): multiple rear addition</th>
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<tbody>
<tr>
<td>Cladding</td>
<td>Wood</td>
<td>Shingle</td>
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<tr>
<td>Foundation</td>
<td>Concrete - Poured</td>
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<tr>
<td>Roof Material</td>
<td>Asphalt / Composition</td>
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<tr>
<td>Roof Type</td>
<td>Hip</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1906

**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 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
Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W111
OAHP No.: 
Common Name: 2347 Broadway Ave E

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

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Northing: 5276615.34
Easting: 550952.02
Sequence: 1

Tax No./Parcel No.: 6699500015

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

NUMERICAL INFORMATION
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
Within a District? No
Contributing? No
National Register Nomination:

IDENTIFICATION SECTION

Description of Structure:

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

View of northeast corner taken 6/28/2008
Photography Neg. No (Roll No./Frame No.): N/A

Page 1 of 3
Printed on 7/6/2009 1:36:57 PM
Historic Property Inventory Report for

at 2347 Broadway Ave E, Seattle, WA 98102

Changes to windows: Moderate

<table>
<thead>
<tr>
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Other (specify):

NARRATIVE SECTION

Date Of Construction: 1905

Study Unit Other Architect:

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 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.
### Bibliographic References

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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:

Printed on 7/6/2009 1:37:08 PM
Historic Name: Denny-Fuhrman School

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

County Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle
King T25R04n 20 NW SEATTLE NORTH

Date Recorded: 3/9/2009
Field Recorder: Lori Durio
Owner's Name: Seattle Public Schools
Owner Address: PO Box 34165 M/S 23-365

Classification: Building
Within a District? No
Contributing? No

Local District:
National Register District/Thematic Nomination Name:

Historic Use: Education - School
Current Use: Education - School
Plan: Rectangle
No. of Stories: 1
Structural System: Balloon Frame

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)
**Historic Property Inventory Report for**

**Denny-Fuhrman School** at 2515 Boylston Ave E, Seattle, WA 98102

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**NARRATIVE SECTION**

**Study Unit**

- 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 1906 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


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:
**Historic Property Inventory Report for**

**at 2603 Boylston Ave E, Seattle, WA**

### LOCATION SECTION

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**Historic Name:**

**Property Address:** 2603 Boylston Ave E, Seattle, WA

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### 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 P.O. Box 50045

**Owner Address:** P.O. Box 50045

**City/State/Zip:** Bellevue, WA 98015

**Classification:** Building

**Resource Status:** Survey/Inventory

**Within a District?** No

**Contributing?** No

**National Register Nomination:**

**Local District:**

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

### DESCRIPTION SECTION

**View of** Front elevation **taken 6/28/2008**

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

**Comments:**

**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 original cladding:** Extensive

**Changes to interior:** Unknown  **Changes to other:** Modern

**Style:** Modern  **Form/Type:** Multi-Family
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

Date Of Construction: 1917

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 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

Page 2 of 2 Printed on 7/6/2009 2:11:06 PM
**Historic Property**

**Inventory Report for**

**Field Site No.:** SR520W22  
**OAHP No.:**

**Historic Name:**

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

**County**  
King

**Township/Range/EW Section**  
T25R04na 20 NW

**Quadrangle**  
SEATTLE NORTH

**Common Name:** 2607 Boylston Avenue

**Tax No./Parcel No.**  
1959700235

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

**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

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

**Structural System:** Balloon Frame

**Changes to plan:** Intact  
**Changes to original cladding:** Extensive  
**Changes to windows:** Extensive

**Changes to interior:** Unknown  
**Changes to other:** Other

**View of** Front elevation  
**taken:** 6/28/2008

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

**Style**

**Form/Type**  
Multi-Family - Triplex

**Comments:**

Page 1 of 2 Printed on 7/6/2009 2:11:59 PM
Historic Property
Inventory Report for

at 2607 Boylston Ave E, Seattle, WA 98102

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**NARRATIVE SECTION**

**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): No

**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

Historic Name: 2611 Boylston Ave E
Property Address: 2611 Boylston Ave E, Seattle, WA 98102
County: King
Township/Range/EW Section: T25R04na 20 NW
1/4 Sec 1/4 Sec Quadrangle: SEATTLE NORTH
Tax No./Parcel No.: 1959700240
Plat/Block/Lot: Denny Fuhrman Add/6/11
Supplemental Map(s): Acreage: 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: Keeker, Kevin
Owner Address: 2611 Boylston Ave. E, Seattle, WA 98102
Classification: Building
Resource Status: Survey/Inventory
Within a District? No
Contributing? Yes
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: Rectangle
No. of Stories: 2
Structural System: Balloon Frame
Changes to plan: Slight
Changes to original cladding: Intact
Changes to windows: Slight
Changes to interior: Unknown
Changes to other: Unknown
Style: Colonial - Colonial Revival
Form/Type: Single Family

View of Front elevation taken 6/28/2008
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

Page 1 of 2 Printed on 7/6/2009 2:12:52 PM
Historic Property
Inventory Report for

at 2611 Boylston Ave E, Seattle, WA 98102

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**NARRATIVE SECTION**

**Date Of Construction:** 1914

**Study Unit 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 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

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:

Printed on 7/6/2009 2:13:03 PM
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
Property Address: 2815 Boylston Ave E, Seattle, WA 98102

County: King
Township/Range/EW: T25R04na
Section: 20
1/4 Sec 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
Nothing: 5277200.11

Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
1959701480 Denny Fuhrman Add/22/1-3

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:

Contributing?
Within a District? No

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 original cladding: Intact
Changes to windows: Slight

View of northeast corner taken 4/16/2009

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

Style: Gothic - Collegiate Gothic
Form/Type: Multi-Family - Multi-Story Apartment Block
Historic Property Inventory Report for  
**Shelby Apartments** at 2815 Boylston Ave E, Seattle, WA 98102

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**NARRATIVE SECTION**

**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 Laurelton 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 folets. 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.
<table>
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<th>Major Bibliographic References</th>
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<tr>
<td>King County Assessor's Records</td>
</tr>
</tbody>
</table>
Additional Photos for: Shelby Apartments at 2815 Boylston Ave E, Seattle, WA 98102

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**

**Location Section**
- Field Site No.: SR520W96
- OAHP No.: [Field Site No.]
- Historic Name: 2847 Franklin St - Gilmore House
- Property Address: 2847 Franklin St, Seattle, WA 98102
- County: King
- Township/Range/EW: T25R04na
- Section: 17 SW
- Coordinate Reference: SEATTLE NORTH
- Zone: 10
- Spatial Type: Point
- Acquisition Code: Digitized Source
- Sequence: 1
- Easting: 550780
- Northing: 5277281.66
- Tax No./Parcel No.: 1959701475
- Plat/Block/Lot: Denny Fuhrman Add/21/23
- Supplemental Map(s): LOCATION SECTION
- Acreage: 0.13

**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
- Within a District?: No
- Contributing?: Yes
- National Register Nomination:
- Local District:
- National Register District/Thematic Nomination Name:

**Description Section**
- Historic Use: Domestic - Single Family House
- Current Use: Domestic - Single Family House
- Plan: Rectangle
- No. of Stories: 2
- Structural System: Balloon Frame
- Changes to plan: Slight
- Changes to original cladding: Intact
- Changes to windows: Intact
- Changes to interior: Unknown
- Changes to other: Unknown
- Style: American Foursquare - Craftsman
- Form/Type: Single Family - American Foursquare
- View of: Front elevation taken 4/16/2009
- Photography Neg. No (Roll No./Frame No.): N/A
- Comments: northeast corner

```
View of | Front elevation | taken | 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: northeast corner
```
Historic Property
Inventory Report for
at 2847 Franklin St, Seattle, WA 98102

Cladding
Wood - Clapboard

Foundation
Concrete - Block

Roof Material
Asphalt / Composition - Shingle

Roof Type
Hip

Date Of Construction: 1907

Study Unit Other
Architecture/Landscape Architecture

NARRATIVE SECTION

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

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 cinder 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.

King County Assessor's Records


<table>
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<tr>
<th>View of</th>
<th>taken</th>
<th>Photography Neg. No (Roll No./Frame No.)</th>
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<td>south side elevation</td>
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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:

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.:
Common Name: L'Amourita Apartments
Historic Name: L'Amourita Apartments
Property Address: 2901 Franklin Ave E, Seattle, WA 98102
County: King
Township/Range/EW Section 1/4 Sec 1/4 Sec
17 SW
Quadrangle: SEATTLE NORTH
Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Easting: 550809.13
Northing: 5277328.65
Tax No./Parcel No. Plat/Block/Lot
1959702631 Denny Fuhrman Add/34/11-14
Supplemental Map(s) Acreage
Field Recorder: Lori Durio
Survey Name: SR 520 Bridge Replacement and HOV Project
Date Recorded: 5/6/2009
Owner's Name: L'Amourita
Owner Address: 2915 Franklin Ave. E #C Seattle, WA 98102
Classification: Building
Resource Status Survey/Inventory
Comments
Within a District? No
Contributing? No
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
Changes to original cladding: Intact Changes to other: Spanish - Mission
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
Veneer - Stucco
Foundation
Unknown
Roof Material
Clay Tile
Asphalt / Composition - Built Up
Roof Type
Flat with Parapet
Gable
Hip

NARRATIVE SECTION

Date Of Construction: 1909
Study Unit
Architecture/Landscape Architecture
Builder: Adolph J. Jarmuth
Community Planning/Development
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

King County Assessor's Records
Additional Photos for: L'Amourita Apartments at 2901 Franklin 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 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
Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W98
OAHP No.: Common Name: 2919 Franklin Ave. E

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

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

Coordinate Reference
Zone: 10 Spatial Type: Point
Sequence: 1 Easting: 550824.7 Northing: 5277355.95

Acquisition Code: Digitized Source

Tax No./Parcel No. Plat/Block/Lot Supplement Map(s) Acreage
1959702650 Denny Fuhrman Add/34/14-15

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 Owner Address: 23231 NE 164th St.
Player woodinville, WA 98077

Classification: Building Resource Status 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: Rectangle No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact Changes to interior: Unknown Style: Colonial - Colonial Revival
Changes to original cladding: Intact Changes to other: Multi-Family

View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A Comments:
Changes to windows: Intact
Other (specify): 
Cladding
Veneer - Brick
Foundation
Concrete - Pour
Roof Material
Asphalt / Composition - Shingle
Roof Type
Hip

Date Of Construction: 1927

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

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
**Historic Property**

**Inventory Report for**

**at 2919 Franklin Ave E, Seattle, WA 98102**

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.

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<th>Major Bibliographic References</th>
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<tr>
<td>King County Assessor’s Records</td>
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| View of |  | taken |
|---------|  |       |
| Photography Neg. No (Roll No./Frame No.): |  | Comments: |

Printed on 7/6/2009 2:22:18 PM
Historic Property
Inventory Report for

FIELD SITE NO.: SR520W99
OAHP NO.: 

Common Name: 2923 Franklin Ave E

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

LOCATION SECTION

Historic Name: 

County: King
Township/Range/Section: T25R04na 17 SW

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

Field Recorder: Lori Durio
Date Recorded: 5/7/2009

Survey Name: SR 520 Bridge Replacement and HOV Project

IDENTIFICATION SECTION

Owner's Name: Walsh, Pauline c/o David Player
Owner Address: 23231 NE 164th St, Woodinville, WA 98077

Classification: Building
Resource Status: Survey/Inventory

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: Rectangle
No. of Stories: 2

View of Front elevation taken 4/16/2009

Structural System: Balloon Frame
Changes to plan: Intact
Changes to original cladding: Intact
Changes to interior: Unknown

Style: Colonial - Colonial Revival
Form/Type: Multi-Family

Acquisition Code: Digitized Source
North: Digitzed Source
Easting: 550831.38
Northing: 5277368.39
Acreage: .12

Survey/Inventory

Changes to other:

Changes to original cladding:

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

Printed on 7/6/2009 2:22:33 PM
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

Date Of Construction: 1927

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

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


King County Assessor's Records


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

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- County: King  
- Township/Range/EW: T25R04na  
- Section: 17  
- 1/4 Sec: SW  
- Quadrangle: SEATTLE NORTH  
- Coordinate Reference:  
  - Zone: 10  
  - Spatial Type: Point  
  - Acquisition Code: Digitized Source  
  - Sequence: 1  
  - Easting: 550837.43  
  - Northing: 5277410.72  

- Tax No./Parcel No.: 1959702665  
- Plat/Block/Lot: Denny Fuhrman add/34/16-19  
- Supplemental Map(s):  
- Acreage: 10

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**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 original cladding: Extensive  
- Changes to windows: Extensive  
- Changes to interior: Unknown  
- Changes to other:  
- Style: Vernacular  
- Form/Type: Single Family

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

**Historic Property Inventory Report for**

at 2927 Franklin Ave E, Seattle, WA 98102

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**Date Of Construction:** 1930

**Architect:** unknown

**Builder:** unknown

**Engineer:** unknown

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

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**NARRATIVE SECTION**

**Study Unit**

| Other Architecture/Landscape Architecture |

---

**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.

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**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.
Historic Property
Inventory Report for

at 2927 Franklin Ave E, Seattle, WA 98102

Major Bibliographic References


King County Assessor's Records


Historic Property
Inventory Report for

**LOCATION SECTION**

**Field Site No.:** SR520W220  
**OAHP No.:**

**Historic Name:**

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

**County**  
King

**Township/Range/EW**  
T25R04na

**Section**  
20

**1/4 Sec**  
NE

**1/4 Sec**  

**Quadrangle**  
SEATTLE NORTH

**Coordinate Reference**

**Zone:** 10  
**Spatial Type:** Point

**Sequence:** 1  
**Easting:** 550998.51  
**Northing:** 5276632.33

**Acquisition Code:** Digitized Source

**Tax No./Parcel No.**

6699500135

**Plat/Block/Lot**

Peavey's 1st Add/2/2

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

**Date Recorded:** 5/19/2009

**Owner's Name:** Talder, William & Joan

**Owner Address:** 2352 Broadway Ave E, Seattle, WA 98102

**Classification:** Building

**Resource Status:** Survey/Inventory

**Within a District?** No

**Contributing?**

**National Register Nomination:**

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

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

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

**Plan:** Irregular  
**No. of Stories:** 1.5

**Structural System:** Balloon Frame

**Changes to plan:** Intact  
**Changes to original cladding:** Intact

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

**Changes to interior:** Unknown  
**Changes to other:**

**Style:** Queen Anne

**Form/Type:** Single Family

View of Front elevation taken 6/29/2008

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

**Comments:**

Page 1 of 3 Printed on 7/6/2009 1:38:12 PM
Historic Property
Inventory Report for

at 2352 Broadway Ave E, Seattle, WA 98102

Cladding
Wood - Clapboard
Shingle

Foundation
Unknown

Roof Material
Asphalt / Composition - Shingle

Roof Type
Hip - Bellcast Hip

NARRATIVE SECTION

Date Of Construction: 1909

Study Unit Other Architect:
Architecture/Landscape Architecture

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

1980.


Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W221
OAHP No.: 

Common Name: 2356 Broadway Ave E

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

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 550999.54
Northing: 5276647.17

Tax No./Parcel No. 6699500130
Plat/Block/Lot Peavey's 1st Add/2/1

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/19/2009

Owner's Name: Peggy Curtis
Owner Address: 2356 Broadway Ave E.
City/State/Zip: Seattle, WA 98102

Classification: Building
Resource Status: Survey/Inventory

Within a District? No
Contributing? 
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact
Changes to original cladding: Extensive
Changes to windows: Slight
Changes to interior: Unknown
Changes to other: 

Style: American Foursquare - Prairie
Form/Type: Single Family - American Foursquare

View of Front elevation taken 6/28/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: 

Page 1 of 3 Printed on 7/6/2009 1:38:26 PM
**Historic Property Inventory Report for**

**at 2356 Broadway Ave E, Seattle, WA 98102**

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**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):**

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.

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.

**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**


King County Assessor's Records

Historic Property
Inventory Report for

at 2356 Broadway Ave E, Seattle, WA 98102


**Historic Property Inventory Report for**

at 904 E Miller St, Seattle, WA 98102

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**OAHP No.:**

**Common Name:** East Miller Condominium

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- Northing: 5276682.78

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**Tax No./Parcel No.:** 2162800000

**Plat/Block/Lot:** East Miller/Block (Unknown)/Unit 1

**Supplemental Map(s):**

**Acreage:** 0.12

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</table>

<table>
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<tr>
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<table>
<thead>
<tr>
<th>Form/Type: Multi-Family - Four Unit Block</th>
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Page 1 of 3
Historic Property

Inventory Report for

at 904 E Miller St, Seattle, WA 98102

Multi-Family

<table>
<thead>
<tr>
<th>Changes to windows:</th>
<th>Slight</th>
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<td>Roof Type</td>
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NARRATIVE SECTION

Date Of Construction: 1911

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 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, 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.

King County Assessor's Records


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:
**LOCATION SECTION**

<table>
<thead>
<tr>
<th>Historic Name:</th>
<th>2408 Broadway Ave E</th>
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<tbody>
<tr>
<td>Property Address:</td>
<td>2408 Broadway Ave E, Seattle, WA 98102</td>
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<td>County</td>
<td>King</td>
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<td>NE</td>
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**Identification Section**

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<tr>
<th>Survey Name:</th>
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<td>Field Recorder:</td>
<td>Lori Durio</td>
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<td>Date Recorded:</td>
<td>9/14/2009</td>
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<td>Owner's Name:</td>
<td>Sugamura, Toshiko O.</td>
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<td>Owner Address:</td>
<td>2408 Broadway Ave E</td>
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<td>City/State/Zip:</td>
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<td>Classification:</td>
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**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 original cladding: | Moderate |
| Changes to interior: | Unknown |
| Changes to other: | Unknown |
| Style: | Arts & Crafts - Prairie Style |
| Form/Type | Other |

View of front elevation taken 6/4/2009

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

Comments: |
NARRATIVE SECTION

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.
### Major Bibliographic References

<table>
<thead>
<tr>
<th>Reference</th>
<th>URL</th>
<th>Date</th>
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<tr>
<td>King County Assessor's Records</td>
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</table>
Additional Photos for: 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.
Historic Property
Inventory Report for

Historic Name: 2412 Broadway Ave E

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

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

Acquisition Code: Digitized Source

Survey Name: SR 520 Bridge Replacement and HOV Project

Owner's Name: TINAGLIA, KATHLEEN
Owner Address: 2412 BROADWAY AVE E
City/State/Zip: Seattle, WA 98102

Classification: Building

Within a District? No

Contributing? No

National Register Nomination: No

Local District: No

National Register District/Thematic Nomination Name: No

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 original cladding: Intact

Changes to windows: Intact

Changes to interior: Unknown

Changes to other: Extensive

Other (specify): House relocated an

Style: Arts & Crafts - Prairie Style

Form/Type: Single Family

View of west elevation from Broadway Avenue E taken 6/29/2008

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

Comments:
Historic Property
Inventory Report for
at 2412 Broadway Ave E, Seattle, WA 98102

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<td>Asphalt / Composition</td>
<td>Gable - Gable-on-Hip</td>
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<tr>
<td>Veneer - Stucco</td>
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NARRATIVE SECTION

Date Of Construction: 1910

Study Unit Other
Architecture/Landscape Architecture

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

Statement of Significance

This 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.
**Major Bibliographic References**

- **King County Assessor’s Records**
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 in the subject property, relocated on the same lot, moved back and turned 90 degrees.
LOCATIONS SECTION

Historic Name: 910 E Miller St.
Property Address: 910 E Miller St, Seattle, WA 98102
County: King
Township/Range/EW: T25R04na
Section: 20
1/4 Sec: NE
Quadrangle: SEATTLE NORTH

Field Site No.: SR520W87
OAHP No.: 910 E Miller St.

LOCATION SECTION

Historic Name: 910 E Miller St.
Property Address: 910 E Miller St, Seattle, WA 98102
County: King
Township/Range/EW: T25R04na
Section: 20
1/4 Sec: NE
Quadrangle: SEATTLE NORTH

Identification Section

Field Recorder: Lori Durio
Date Recorded: 9/14/2009
Owner's Name: Wicklund, Amber & Bryan Jarr
Owner Address: 910 E Miller St.
City/State/Zip: Seattle, WA 98102
Classification: Building
Resource Status: Survey/Inventory
Within a District? No
Contributing? No
National Register Nomination: N/A
Local District: N/A
National Register District/Thematic Nomination Name: N/A

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

View of front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property
Inventory Report for
at 910 E Miller St, Seattle, WA 98102

Changes to plan: Intact
Changes to original cladding: Intact
Changes to windows: Intact

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<tbody>
<tr>
<td>Changes to other:</td>
<td>Form/Type</td>
<td>Single Family</td>
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Cladding: Wood - Clapboard
Foundation: Unknown

Roof Material: Asphalt / Composition - Shingle
Roof Type: Hip

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 other 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.
<table>
<thead>
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<th>Major Bibliographic References</th>
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<td>King County Assessor's Records</td>
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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:
Inventory Report for Historic Property at 914 E Miller St, Seattle, WA 98102

**LOCATION SECTION**
- Field Site No.: SR520W88
- OAHP No.: 
- Common Name: 914 E Miller St.
- Historic Name: 914 E Miller St.
- Property Address: 914 E Miller St, Seattle, WA 98102
- County: King
- Township/Range/EW: T25R04na
- Section: 20
- 1/4 Sec: NE
- 1/4 1/4 Sec: 
- 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): LOCATION SECTION
- 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
- Within a District? No
- Contributing? 
- National Register Nomination:

**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 original cladding: Intact
- Changes to interior: Unknown
- 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

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 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.
<table>
<thead>
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<th>Major Bibliographic References</th>
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<tbody>
<tr>
<td>King County Assessor's Records</td>
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<tr>
<td>View of</td>
</tr>
<tr>
<td>-------------------</td>
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<tr>
<td>southeast corner</td>
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</table>

**at 914 E Miller St, Seattle, WA 98102**

Historic Property
Inventory Report for

**LOCATION SECTION**
Field Site No.: SR520W89
OAHP No.: 

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

County: King
Township/Range/EW: T25R04na
Section: 20

1/4 Sec: NE
1/4 1/4 Sec: 

Quadrangle: SEATTLE NORTH
Coordinate Reference System: Zone: 10
Spatial Type: Point

Acquisition Code: Digitized Source
Sequence: 

Easting: 551052.53
Northing: 5276642.26

Survey Name: SR 520 Bridge Replacement and HOV Project

**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
Classification: Building

Within a District? No

Contributing? No

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

View of northeast corner taken 4/16/2009

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

Changes to plan: Slight
Changes to original cladding: Slight

Changes to interior: Unknown
Changes to other: 

Style: Art Deco - PWA Moderne
Form/Type: Commercial

Printed on 9/23/2009 11:20:37 AM
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.
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 railings 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


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:
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Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W90
OAHP No.:  

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

County: King
Tax No./Parcel No.: 1912101225

Township/Range/EW: T25R04na
Easting: 551054.76

Section: 20
Northing: 5276678.57

1/4 Sec 1/4
SEATTLE NORTH

Quadrangle

Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1

Temporal Reference
Zone: 10

Coordinate Reference

Survey Name: SR 520 Bridge Replacement and HOV Project
Sequence:
1 Easting: 551054.76
NORTHING: 5276678.57

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? No

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 original cladding: Intact
Changes to windows: Extensive

Changes to interior: Unknown
Changes to other: Queen Anne
Changes to cladding: Intact
Other (specify):

Style: Queen Anne

View of front elevation taken: 4/16/2009

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

Comments:

Form/Type: Single Family
Cladding

Wood - Clapboard
Shingle - Concrete/Asbestos

Foundation

Concrete - Poured

Roof Material

Asphalt / Composition - Built Up
Asphalt / Composition - Shingle

Roof Type

Shed
Flat with Parapet
Hip

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 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


**LOCATION SECTION**

- **Field Site No.:** SR520W91
- **OAHP No.:**
- **Common Name:** Illuminate Preschool/Downtown Cleaners & Tailor/Kristi's Grooming Company

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

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<td>NE</td>
<td>SEATTLE NORTH</td>
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| **Zone:** | 10 |
| **Spatial Type:** | Point |
| **Acquisition Code:** | Digitized Source |

| **Easting:** | 551054.14 |
| **Northing:** | 5276692.27 |

| **Survey Name:** | SR 520 Bridge Replacement and HOV Project |
| **Sequence:** | 1 |

| **Tax No./Parcel No.:** | 1912101215 |
| **Plat/Block/Lot:** | Davis Add/6/18-19 |

| **Supplemental Map(s):** | |

| **Acreage:** | .08 |

**IDENTIFICATION SECTION**

- **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 |
| **Within a District?** | No |

| **Resource Status:** | Survey/Inventory |
| **Comments:** | |

| **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 original cladding:** | Intact |
| **Changes to interior:** | Unknown |
| **Changes to other:** | Commercial |

| **Style:** | Commercial |
| **Form/Type:** | Commercial |

| **View of:** | Front elevation, south end |
| **Photography Neg. No. (Roll No./Frame No.):** | N/A |

**Comments:**

- **View of:** Front elevation, south end
- **Photography Neg. No. (Roll No./Frame No.):** N/A
- **Comments:**

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Page 1 of 2 Printed on 7/6/2009 1:41:10 PM
NARRATIVE SECTION

Study Unit

Architecture/Landscape Architecture

Other

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):

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.

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.

Major Bibliographic References

King County Assessor's Records
Common Name: Roanoke Tavern

Historic Name: Roanoke Tavern

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

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business

Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W92
OAHP No.: 

Historic Name:

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

County: King
Township/Range/EW: T25R04na
Section: 20 NE

1/4 Sec: 1/4
1/4 Sec: 1/4

Quadrangle: SEATTLE NORTH

Coordinate Reference:
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source

Tax No./Parcel No.: 1912101200

Plat/Block/Lot: Davis Add/6/17

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:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Plan: Rectangle
No. of Stories: 1

View of Front elevation taken 4/16/2009

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

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

Style Commercial
Form/Type Commercial
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.

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.

**Historic Property Inventory Report for**

**Field Site No.:** SR520W119  
**OAHP No.:**

**Common Name:** 2413-15 10th Ave E

**Historic Name:**

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

**County**  
King

**Township/Range/ EW:** T25R4na

**Section:** 20  
**NE**

**1/4 Sec:** 1/4  
**1/4 Sec Quadrangle:** SEATTLE NORTH

**Coordinate Reference System:**

- **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):**

- **Acreage:** 0.15

**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

**Within a District?** No

**Contributing?** No  
**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:** Platform Frame

**Changes to plan:** Intact  
**Changes to interior:** Unknown  
**Changes to original cladding:** Intact  
**Changes to other:** Unknown  
**Style:** Modern

**View of** front elevation from 10th Ave E. taken 9/25/2002

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

**Comments:**

- **Form/Type:** Other
  - Multi-Family - Triplex
Historic Property Inventory Report for at 2413-15 10th Ave E, Seattle, WA 98102

Changes to windows: Moderate
Cladding: Brick
Foundation: Concrete - Poured
Roof Material: Asphalt / Composition - Built Up
Roof Type: Flat with Eaves

NARRATIVE SECTION

Date Of Construction: 1957, 1905
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): No

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

King County Assessor's Records
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**Historic Property Inventory Report for**

**Field Site No.: SR520W87**

**OAHP No.:**

**Common Name: Pagliacci Pizza**

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**View of front facade 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**

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**NARRATIVE SECTION**

**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): No

**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 signboard 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
Historic Property
Inventory Report for

Historic Name: Chiropractor/Massage Therapy/Café Dharwin

Common Name: Café Dharwin

Comments:

LOCATION SECTION
Field Site No.: SR520W88
OAHP No.: Historic Name:

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

County: King Township/Range/EW: T25R04na
Section: 20
1/4 Sec: NE

Quadrangle: SEATTLE NORTH

Coordinate Reference:
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source

Easting: 551092.75
Northing: 5276697.11

Tax No./Parcel No.: 1912100605
Plat/Block/Lot: Davis Add/3/22-24

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

Within a District?
Contributing?
National Register Nomination:

LOCAL DISTRICT:

DEPARTMENT DISTRICT:

DEPARTMENT DISTRICT:

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 original cladding: Intact
Changes to windows: Intact
Changes to interior: Unknown
Changes to other:

Style: Commercial
Form/Type: Commercial

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

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NARRATIVE SECTION

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


Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W88
OAHP No.: 

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

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

Tax No./Parcel No.: 1912100605 Plat/Block/Lot: Davis Add/3/22-24

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 Seattle, WA 98115
Classification: Building Resource Status: Survey/Inventory

Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 

DESCRIPTION SECTION
Historic Use: Domestic - Multiple Family House
Current Use: Commerce/Trade - Business

Plan: L-Shape No. of Stories: 2
Structural System: Platform Frame

View of Front elevation taken 4/30/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: northwest corner

Changes to plan: Intact Changes to original cladding: Intact
Changes to windows: Intact
Changes to interior: Unknown Style: Modern
Changes to other: Modern
Form/Type: Multi-Family
Historic Property
Inventory Report for
at 2406-08 10th Ave E, Seattle, WA 98102

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<td>Veneer - Stucco</td>
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NARRATIVE SECTION

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


Additional Photos for: 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:

Printed on 7/6/2009 1:42:29 PM
Historic Property
Inventory Report for

at 2412 10th Ave E, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W107  
OAHP No.:  
Common Name: 2412 10th Ave E  
Comments:

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

County: King  
Township/Range/EW: T25R4na  
Section: 20 NE  
1/4 Sec: 1/4  
1/4 Sec: 1/4  
Quadrangle: SEATTLE NORTH  
Coordinate Reference:  
Zone: 10  
Spatial Type: Point  
Acquisition Code: Digitized Source  
Sequence: 1  
Easting: 551094.79  
Northing: 5276713.52  
Acreage: 0.10

**IDENTIFICATION SECTION**

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

Field Recorder: Lori Durio  
Date Recorded: 4/1/2009  
Comments:

Owner's Name: TRIVISON  
Owner Address: 2412 10th Ave E Seattle, WA 98102  
Comments:

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  
Comments:

Plan: Rectangle  
No. of Stories: 1  
Comments:

Structural System: Balloon Frame  
Changes to plan: Slight  
Changes to original cladding: Slight  
Changes to interior: Unknown  
Changes to other: Unknown  
Style: Arts & Crafts - Craftsman  
Form/Type: Single Family - Bungalow  
Changes to original cladding: Slight  
Changes to interior: Unknown  
Changes to other: Unknown  
View of: visible front elevation from 10th Ave  
Comments:  
Photography Neg. No (Roll No./Frame No.): N/A  
Comments:  

Printed on 7/6/2009 1:44:13 PM
Historic Property
Inventory Report for

at 2412 10th Ave E, Seattle, WA 98102

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Date Of Construction: 1910

Study Unit Other
Architecture/Landscape Architecture

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

Statement of Significance

This 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.
Major Bibliographic References

King County Assessor's Records


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- **View of:** rear elevation with addition
  - **Photography Neg. No (Roll No./Frame No.):** N/A
  - **Comments:** southwest corner
  - **taken:** 5/27/2009

- **View of:** 1917 Sanborn Insurance map corrected to 1950
  - **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...
  - **taken:** (not specified)

Printed on 7/7/2009 11:28:14 AM
**LOCATION SECTION**

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<td>WA State Department of Transportation</td>
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<table>
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<tr>
<th>Plan</th>
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<th>Structural System</th>
<th>Comments</th>
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<tbody>
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**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: Intact
Changes to original cladding:
Changes to windows:
Cladding

Changes to interior:
Changes to other:
Foundation

Style: None
Form/Type: Utilitarian
Roof Material
Roof Type

NARRATIVE SECTION

Date Of Construction: 1962

July 1, 1962

Study Unit
Other
Community Planning/Development
Transportation

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

Printed on 7/6/2009 1:08:30 PM
Historic Property
Inventory Report for

**LOCATION SECTION**

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Historic Name: Fire Station #22 and Freeway Control Office

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

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**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

Within a District? No

Contributing? Yes

National Register Nomination: Current Use: Government - Fire Station

**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 original cladding: Intact

Changes to windows: Intact

Changes to interior: Unknown

Changes to other: Intact

Style: Modern

Form/Type: Utilitarian

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
  Veneer - Brick

Foundation
  Concrete - Poured

Roof Material
  Asphalt / Composition - Built Up

Roof Type
  Flat with Parapet

NARRATIVE SECTION

Date Of Construction: 1965

Study Unit
  Architecture/Landscape Architecture

Other

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.

Constructing a fire station 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.
**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


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

County: King  
Township/Range/EW Section: T25R4na 20 NE

1/4 Sec 1/4 Sec Quadrangle: SEATTLE NORTH

Coordinate Reference Zone: 10  
Spatial Type: Point
Acquisition Code: Digitized Source

Sequence: 1  
Easting: 551170.71  
Northing: 5276742.48

Tax No./Parcel No. 1912100390  
Plat/Block/Lot Davis Addition, Block 2, Lot 28-29-30  

**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

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: 1.5

Structural System: Balloon Frame

Changes to plan: Intact  
Changes to interior: Unknown

Changes to original cladding: Intact  
Changes to other: Unknown

View of front elevation taken 3/6/2004

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

Style: Arts & Crafts - Craftsman

Form/Type: Single Family - Bungalow

Comments:
Historic Property Inventory Report for at 2422 Federal Ave E, Seattle, WA 98102

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<td>Roof Type</td>
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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): No

### NARRATIVE SECTION

<table>
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<th>Study Unit</th>
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<tbody>
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<td>Architecture/Landscape Architecture</td>
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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


**Historic Property Inventory Report for**

**Field Site No.:** SR520W105  
**OAHP No.:** 

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

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

**Coordinate Reference**:  
**Zone**: 10  
**Spatial Type**: Point  
**Acquisition Code**: Digitized Source

**Tax No./Parcel No.:** 1912100300  
**Plat/Block/Lot**: Davis Addition, Block 2, Lot 10-13  
**Supplemental Map(s):** 

**Field Recorder:** Lori Durio  
**Date Recorded:** 4/1/2009

**Owner’s Name:** BOYD, MRS JOYCE I  
**Owner Address:** 2425 11th Ave E, Seattle, WA 98102

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

**Within a District?:** No  
**Contributing?:** No

**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:** T-Shape  
**No. of Stories:** 2

**Structural System:** Balloon Frame

**Changes to plan:** Intact  
**Changes to original cladding:** Intact  
**Changes to interior:** Unknown  
**Changes to other:** Unknown

**Style:** Tudor - Tudor Revival

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

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

**Comments:**

**Form/Type**

- Other
- Multi-Family - Duplex

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Page 1 of 3 Printed on 7/6/2009 1:48:04 PM
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.

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.
### Major Bibliographic References

- **King County Assessor’s Records**
- **North Capitol Hill Neighborhood Association.** [http://209.41.188.124/index.htm](http://209.41.188.124/index.htm)
**Historic Property Inventory Report for**

at **Delmar Dr E, Seattle, WA**

### LOCATION SECTION

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**Property Address:** Delmar Dr E, Seattle, WA

**County:** King  
**Township/Range/EW Section:** T25R04E 20 NE  
**Quadrangle:** SEATTLE NORTH

**Coordinate Reference**
- **Zone:** 10  
- **Spatial Type:** Line  
- **Acquisition Code:** Unknown  
- **Survey Name:** SR 520 Bridge Replacement and HOV Project

**Sequence:**
- **2 Easting:** 551222.48  
- **NORTHING:** 5276807.72

**Sequence:**
- **1 Easting:** 551186.83  
- **NORTHING:** 5276836.46

**Datum:** NAD 83  
**Ellipsoid:** WGS84  
**Datum Tranformation:** None  
**Zone Projections:** State Plane  
**Easting:**
- **2:** 551222.48  
- **1:** 551186.83

**Northing:**
- **2:** 5276807.72  
- **1:** 5276836.46

**Tax No./Parcel No.:** N/A  
**Plat/Block/Lot:** N/A  
**Acreage:** N/A

### IDENTIFICATION SECTION

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<tr>
<td>Lori Durio</td>
<td>4/21/2009</td>
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**Owner's Name:** WA State Department of Transportation  
**Owner Address:** PO Box 47300  
**City/State/Zip:** Olympia, WA 98504-7300

**Classification:** Structure  

**Within a District?** No  
**Contributing?** No

**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

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## NARRATIVE SECTION

**Date Of Construction:** 1962

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<td>Community Planning/Development</td>
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**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 Sec
1/4 Sec

Quadrangle
SEATTLE NORTH

Coordinate Reference
Zone: 10
Spatial Type: Point
Sequence: 1
Easting: 551189.39
Northing: 5276851.48

Tax No./Parcel No. N/A

Plat/Block/Lot N/A

Acquisition Code: Digitized Source

Supplemental Map(s) N/A

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
Owner Address: 800 Maynard Ave S., 3rd Fl
City/State/Zip: Seattle, WA 98114

Classification: Site

Resource Status: Survey/Inventory

Comments

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

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 original cladding:

Changes to interior:

Changes to other:

Style

View of Bagley viewpoint taken 4/16/2009

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

Comments: looking southeast

Form/Type Other
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):

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.

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 homeopathic 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**

<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County Assessor's Records</td>
</tr>
</tbody>
</table>
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:
Historic Property
Inventory Report for

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

LOCATION SECTION
Field Site No.: SR520W93
OAHP No.

Historic Name: Roanoke Steps (file #S260)
Common Name:

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

County: King
Township/Range/EW Section 1/4 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

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:

DESCRIPTION SECTION
Historic Use: Transportation - Pedestrian-Related
Current Use: Transportation - Pedestrian-Related

View of From top of steps looking down taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

Plan: Other
No. of Stories: N/A

Structural System: Concrete - Reinforced Concrete

Changes to plan: Intact
Changes to original cladding: Intact

Changes to interior:
Style: Other - Utilitarian
Form/Type: Utilitarian
Changes to other:

Page 1 of 3 Printed on 7/6/2009 2:28:10 PM
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.

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.

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:

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Historic Property
Inventory Report for

at 1106 E Roanoke St, Seattle, WA 98102

LOCATION SECTION
Field Site No.: SR520W6
OAHP No.: 

Historic Name:

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

County: King
Township/Range/EW: T25R04na
Section: 20
1/4 Sec: NE

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.: 1959706630
Plat/Block/Lot: Denny Fuhrman Add/Block 11/Lot 7-8

LOCATION SECTION

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

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Identification 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 original cladding: Intact
Changes to windows: Intact

Changes to interior: Unknown
Changes to other: Unknown

Style: Ranch - Split Level/Split Entry
Form/Type: Single Family

DESCRIPTION SECTION

View of southeast corner taken 6/29/2008

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

Comments:
Historic Property
Inventory Report for
at 1106 E Roanoke St, Seattle, WA 98102

<table>
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<th>Roof Material</th>
<th>Roof Type</th>
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<tr>
<td>Wood - Clapboard</td>
<td>Concrete - Poured</td>
<td>Asphalt / Composition - Shingle</td>
<td>Gable - Side Gable</td>
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<td>Vertical - Board-and-Batten</td>
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NARRATIVE SECTION

Date Of Construction: 1965

Study Unit
Architecture/Landscape Architecture

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 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 Report for

**LOCATION SECTION**

Field Site No.: SR520W16
OAHP No.: 

Historic Name: 1118 E. Roanoke St.
Common Name: 1118 E. Roanoke St.

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

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Spatial Reference System:
Sequence: 1
Easting: 551268.33
Northing: 5276892.52
Acquisition Code:
Spatial Reference System:
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: 1.3

**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? No

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

Style: Ranch - Split Level/Split Entry
Form/Type: Single Family

View of south elevation taken 6/29/2008

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

Comments:
**Narrative Section**

**Study Unit**
- Architecture/Landscape Architecture

**Other**

**Architect:** John T. Jacobsen

**Builder:** Unknown

**Engineer:** Unknown

**Date of Construction:** 1940

**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

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

**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 (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. The eastern 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. 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 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

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

County: King
Township/Range/EW: T25R04na
Section: 20
1/4 Sec: NE
1/4 1/4 Sec: 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. Plat/Block/Lot
4088800425

Supplemental Map(s)
Lake Union Shore Lands Add/10/All

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

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 original cladding: Moderate
Changes to windows: Extensive
Changes to interior: Unknown
Changes to other: Vernacular
Style: Other

Changes to original cladding: Moderate
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

Form/Type

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Historic Property Inventory Report for Queen City Yacht Club at 2608 Boyer Ave E, Seattle, WA 98102

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<td>Hip</td>
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<tr>
<td>Wood - Clapboard</td>
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</table>

Date Of Construction: 1938

Study Unit Other 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): No

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, 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


Queen City Yacht Club. www.queencity.org/
Additional Photos for: Queen City Yacht Club at 2608 Boyer Ave E, Seattle, WA 98102

- 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

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