Attachment 4B

Historic Property Inventory
Forms for Properties
Surveyed for the Final EIS

Property ID Nos. 239 through 599
### Location

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<tr>
<th>Field Site No.</th>
<th>DAHP No.</th>
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<tr>
<td>Common Name:</td>
<td>1820 Lakeview Blvd E</td>
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<tr>
<td>Property Address:</td>
<td>1820 Lakeview Blvd E, Seattle, WA 98102</td>
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<td>SEATTLE NORTH</td>
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### Coordinate Reference

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<th>Zone:</th>
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<th>Acquisition Code:</th>
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## Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 06/10/2010  
**Field Recorder:** Durio Price, Lori and Christopher Hetzel

**Owner’s Name:**  
**Owner Address:**

**City:**  
**State:**  
**Zip:**

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

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

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

**Eligibility Status:**  
**Determination Date:**

**Determination Comments:**

## Description

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

**Plan:** Rectangle  
**Stories:** 2

**Changes to Plan:** Intact  
**Changes to Original Cladding:** Intact

**Changes to Other:** Unknown  

**Style:** Arts & Crafts - Craftsman  
**Form/Type:** Single Family

**Cladding:** Shingle  
**Foundation:**

**Roof Type:** Gable - Front Gable  
**Roof Material:** Asphalt / Composition - Shingle

## Narrative

**Study Unit**  
**Other**

Architecture/Landscape Architecture
<table>
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**Architect:**

**Engineer:**

**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:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923, and now stands east of I-5. The residence is a modest example of the Craftsman style and has fair integrity, due to changes to its fenestration. The residence’s setting has also been impacted by the construction of I-5 to the west. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

**Description of Physical Appearance:**
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. It has a medium pitched gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with coursed wood shingle siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of non-original windows.

**Major Bibliographic References:**
- King County Assessor's Records
Photos

West Elevation, Looking East

West Elevation, Looking East
## Location

**Field Site No.**

**Historic Name:**

**Common Name:** 1824 Lakeview Blvd E

**Property Address:** 1824 Lakeview Blvd E, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.** 9390700095

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
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## Coordinate Reference

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name: Durio Price, Lori and Christopher Hetzel
Owner Address:
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle               Stories: 1
Changes to Plan: Rectangle
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify):
Style: Colonial - Colonial Revival
Cladding: Wood - Clapboard
Roof Type: Hip

Form/Type: Single Family
Foundation:
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923, and now stands west of I-5. The residence is a modest example of the Colonial Revival style and has fair integrity, due to changes to its fenestration. The residence’s setting has also been impacted by the construction of I-5 to the west. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Colonial Revival style. It has a medium pitched hip roof with composition roofing and slightly overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original windows throughout the residence.

King County Assessor's Records
Photos

West Elevation, Looking East

West Elevation, Looking Southeast

West Elevation Entry, Looking East
**Location**

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**Historic Name:**

**Common Name:** 1825 E Lynn St

**Property Address:** 1825 E Lynn, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 2125049132

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher
Owner’s Name: 
Owner Address: 

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory

Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle
Stories: 1
Changes to Plan: Intact
Changes to Original Cladding: Extensive
Changes to Other: Intact

Other (specify): 
Style: Ranch
Cladding: Veneer - Vinyl Siding
Roof Type: Hip

Form/Type: Single Family
Foundation: 
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture
Other: 

Tuesday, August 24, 2010
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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1951 in the Montlake neighborhood. The residence exhibits elements of the Ranch style, but has poor integrity due to substantial changes to its exterior wall cladding and fenestration. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

Description of Physical Appearance: The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a low pitch hip roof with composition asphalt shingles. The exterior walls are clad with non-original vinyl siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original vinyl windows throughout the residence.

Major Bibliographic References:
- Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

North Elevation, Looking South

North Elevation, Looking Southeast

North Elevation, Looking Southwest

North Elevation Window Detail, Looking South
Historic Property Inventory Report

Location

Field Site No. DAHP No.

Historic Name:

Common Name: 1826 E Lynn St

Property Address: 1826 E Lynn, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788202000

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher
Owner’s Name:
Owner Address:

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Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: L-Shape
Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Unknown

Other (specify):
Style: Ranch - Split Level/Split Entry
Form/Type: Single Family
Cladding: Veneer - Brick
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1952 in the Montlake neighborhood. The residence exhibits elements of the Ranch style, but has been substantially altered with changes to its exterior wall cladding and fenestration. It has poor integrity. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

The property contains a two-story single-family residence with an L-shaped plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a medium pitch hip roof with composition asphalt shingles. The exterior walls are clad with brick and non-original vinyl siding. The primary facade is asymmetrically divided and five bays wide. The fenestration consists of non-original windows throughout the residence.


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

South Elevation, Looking North

South Elevation, Looking Northeast

South Elevation Window Detail, Looking North

South Elevation, Looking Northwest
**Historic Property Inventory Report**

**Location**

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<td><strong>Common Name:</strong></td>
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<td><strong>Property Address:</strong></td>
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**Coordinate Reference**

| Easting: | Northing: | Zone: | Spatial Type: | Acquisition Code: | Sequence: |
## Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 04/30/2010  
**Field Recorder:** Hetzel, Christopher  
**Owner's Name:**  
**Owner Address:**

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**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Comments:** Not Eligible  
**Within a District?** No  
**Contributing?** No  
**National Register Nomination:**  
**Local District:**  
**National Register District/Thematic Nomination Name:**  
**Eligibility Status:**  
**Determination Date:**  
**Determination Comments:**

## Description

**Historic Use:** Domestic - Single Family House  
**Current Use:**  
**Plan:** Rectangle  
**Stories:** 1  
**Changes to Plan:** Intact  
**Changes to Original Cladding:** Moderate  
**Changes to Other:** Unknown  
**Other (specify):**  
**Style:** Modern - Minimal Traditional  
**Form/Type:** Single Family  
**Cladding:** Wood - Vertical  
**Foundation:**  
**Roof Type:** Hip  
**Roof Material:** Asphalt / Composition - Shingle  

## Narrative

**Study Unit**  
**Other**

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1951 in the Montlake neighborhood. The residence exhibits elements of the Minimal Traditional style, but has poor integrity due to alterations to its fenestration and exterior wall cladding. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Minimal Traditional style. It has a low pitch hip roof with composition asphalt shingles. The exterior walls are clad with vertical board wood siding. The primary facade is asymmetrically divided and divided into three bays. The fenestration consists of non-original windows throughout the residence.


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Historic Property Inventory Report

Photos

North Elevation, Looking Southwest

North Elevation, Looking South

North and West Elevations, Looking Southeast

North and West Elevations Window Detail, Looking Southeast
### Location

Field Site No.  | DAHP No.
---             | ---

**Historic Name:**

**Common Name:** 1902 E Lynn St

**Property Address:** 1902 E Lynn, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 6788201740

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

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**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Hetzel, Christopher

Owner’s Name: 

Owner Address: 

City: 
State: 
Zip: 

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 

Plan: Rectangle
Stories: 1.5

Changes to Plan: Intact

Changes to Original Cladding: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Cladding: Wood - Clapboard

Roof Type: Gable - Side Gable

Form/Type: Single Family - Side Gable

Foundation:

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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

**Property is located in a potential historic district (National and/or local):** Yes - National

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

**Statement of Significance:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Craftsman style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordering on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

**Description of Physical Appearance:**

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitch side-gable roof with composition asphalt shingles and a pedimented porch shelter. The exterior walls are clad with wood clapboard siding. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence.

**Major Bibliographic References:**


King County Assessor’s Records
Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

South and East Elevations, Looking Northwest

South Elevation, Looking Northwest

South Elevation, Looking North

West and South Elevations, Looking Northeast
West Elevation, Looking East

Parking Area, Looking East

North and West Elevations, Looking Southeast
### Location

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**Common Name:** 1902 E McGraw St

**Property Address:** 1902 E McGraw, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.:** 6788200642

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
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**Coordinate Reference**

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**Spatial Type:**

**Acquisition Code:**

**Sequence:**
### Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 04/30/2010

**Field Recorder:** Hetzel, Christopher

**Owner’s Name:**

**Owner Address:**

**City:**  
**State:**  
**Zip:**

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

**Comments:** Eligible

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

**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

### Description

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

**Plan:** Rectangle  
**Stories:** 1.5

**Changes to Plan:** Intact  
**Changes to Structural System:** Platform Frame

**Changes to Original Cladding:** Intact  
**Changes to Windows:** Intact

**Changes to Other:** Unknown  
**Changes to Doors:** Unknown

**Other (specify):**

**Style:** Arts & Crafts - Craftsman  
**Form/Type:** Single Family - Side Gable

**Cladding:** Shingle - Coursed  
**Foundation:**

**Roof Type:** Gable - Side Gable  
**Roof Material:** Asphalt / Composition - Shingle

### Narrative

**Study Unit**  
Architecture/Landscape Architecture
The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1921 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Craftsman style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitched side-gable roof with composition asphalt shingles, exposed rafter tails, wood eave brackets, and overhanging eaves. It features a centered gable roof dormer. The exterior walls are clad with coursed wood shingle siding. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A detached garage stands to the rear of the residence.

**Major Bibliographic References:**

- King County Assessor's Records


- Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

South Elevation, Looking North

West Elevation, Looking Northeast

West Elevation, Looking Southeast

North and West Elevations, Looking Southeast
North and West Elevations, Looking Southeast

South Elevation Entry, Looking North
Historic Property Inventory Report

Location

Field Site No.  DAHP No.
Historic Name:

Common Name:  1903 E Calhoun St
Property Address:  1903 E Calhoun, Seattle, WA 98112
Comments:

Tax No./Parcel No.  6788200595
Plat/Block/Lot
Acreage
Supplemental Map(s)

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<td>SEATTLE NORTH</td>
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Coordinate Reference

Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Hetzel, Christopher
Owner’s Name: 
Owner Address: 

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? 
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House 
Current Use: 

Plan: Rectangle 
Stories: 1.5 

Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify): 
Style: Colonial - Colonial Revival
Cladding: Wood - Clapboard
Roof Type: Gable - Side Gable

Form/Type: Single Family
Foundation: 
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture
Other: 

Tuesday, August 24, 2010
The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952. The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Colonial Revival style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood remains essentially intact.
Smith, E. "Montlake: One of Seattle’s Treasures."
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center."
Photos

North Elevation, Looking South

North Elevation, Looking South

North Elevation (detail), Looking South

North and West Elevations, Looking Southeast
West Elevation, Looking East
**Location**

<table>
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**Historic Name:**
- **Common Name:** 1907 E Miller St
- **Property Address:** 1907 E Miller St, Seattle, WA 98112

**Comments:**
- **Tax No./Parcel No.:** 6788200485
- **Plat/Block/Lot:**
- **Acreage:**

**Supplemental Map(s)**

<table>
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**Coordinate Reference**
- **Easting:**
- **Northing:**
- **Zone:**
- **Spatial Type:**
- **Acquisition Code:**
- **Sequence:**
### Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 04/30/2010

**Field Recorder:** Hetzel, Christopher

**Owner’s Name:**

**Owner Address:**

**City:**  
**State:**  
**Zip:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments:** Eligible

**Within a District?** No

**Contributing?** No

**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

### Description

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

**Plan:** Rectangle  
**Stories:** 1.5

**Changes to Plan:** Intact

**Changes to Original Cladding:** Intact

**Changes to Other:** Unknown

**Other (specify):**

**Style:** Tudor - Tudor Revival

**Cladding:** Shingle - Coursed

**Roof Type:** Gable - Cross Gable

**Form/Type:** Single Family - Cross Gable

**Foundation:**

**Roof Material:** Asphalt / Composition - Shingle

### Narrative

**Study Unit**  
**Architecture/Landscape Architecture**

<table>
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<th>Other</th>
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</thead>
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</table>
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR 520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Tudor Revival style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordering on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.
Smith, E. "Montlake: One of Seattle’s Treasures."
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

North Elevation, Looking South

North Elevation, Looking Southeast

North Elevation Detail, Looking South

North Elevation, Looking Southeast
## Location

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**Historic Name:**

**Common Name:** 1918 E Miller St

**Property Address:** 1918 E Miller St, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 8805900570

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Hetzel, Christopher
Owner’s Name: 
Owner Address: 

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: 

Plan: Irregular
Stories: 2

Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify):
Style: Tudor - Tudor Revival
Cladding: Veneer - Brick
Roof Type: Gable - Cross Gable

Architectural/Landscape Architecture Study Unit

Narrative

Form/Type: Single Family - Cross Gable
Foundation: 
Roof Material: Asphalt / Composition - Shingle
Historic Property Inventory Report

Year Constructed  Work Type Description
1928  Built Date

Architect:  Builder:
Landscape Architect:  Engineer:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes - National
Property potentially contributes to a historic district (National and/or local): Yes - National

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Tudor Revival style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

Description of Physical Appearance: The property contains a two-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a medium pitched cross-gable roof with composition asphalt shingles. The exterior walls are clad with a brick veneer and smooth stucco finish. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence.


King County Assessor’s Records
Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

South Elevation, Looking North

South and West Elevation, Looking Northwest

West Elevation, Looking Northeast

North and West Elevations (detail), Looking Southeast
North and West Elevations, Looking Southeast
## Location

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### Historic Name:
- **Common Name:** 1927 Franklin Pl E
- **Property Address:** 1927 Franklin Pl E, Seattle, WA 98102
- **Comments:**
- **Tax No./Parcel No.:** 4086300050
- **Plat/Block/Lot**
- **Acreage**
- **Supplemental Map(s)**

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### County
- **King**

### Quadrangle
- **SEATTLE NORTH**

## Coordinate Reference
- **Easting:**
- **Northing:**
- **Zone:**
- **Spatial Type:**
- **Acquisition Code:**
- **Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/12/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building

Resource Status: Survey/Inventory
Comments:
Within a District? No
Contribution? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle Stories: 2.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Moderate
Changes to Other: Unknown

Other (specify):
Style: Tudor - Tudor Revival
Form/Type: Single Family
Cladding: Veneer - Stucco
Foundation:
Roof Type: Gable - Front Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1908 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The residence is a modest example of a combination of the Craftsman and Tudor Revival styles and has poor integrity, due to substantial changes to its fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman and Tudor Revival styles. It has a steeply pitched front-gable roof with composition shingles and wide overhanging eaves. The exterior walls are clad with wood clapboard siding and a rough textured stucco with half timbering. The primary facade is symmetrically divided and three bays wide. The fenestration is composed of non-original vinyl windows.

King County Assessor's Records


Photos

East and North Elevations, Looking Southwest

East Elevation, Looking West

South and East Elevations, Looking northwest
## Location

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**Historic Name:** 1963 21st Ave E  
**Property Address:** 1963 21st Ave, Seattle, WA 98112  
**Comments:**  
**Tax No./Parcel No.:** 2158900130  
**Plat/Block/Lot:**  
**Acreage:**  
**Supplemental Map(s):**

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**Coordinate Reference**  
**Easting:**  
**Northing:**  
**Zone:**  
**Spatial Type:**  
**Acquisition Code:**  
**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Hetzel, Christopher
Owner's Name: 
Owner Address: 

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House
Current Use: 

Plan: Rectangle
Stories: 1.5
Changes to Plan: Rectangle
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify): 
Style: Tudor - Tudor Revival
Cladding: Veneer - Brick
Roof Type: Gable - Cross Gable

Form/Type: Single Family - Cross Gable
Foundation: 
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture
Other

Tuesday, August 24, 2010
Historic Property Inventory Report

Year Constructed | Work Type Description
--- | ---
1927 | Built Date

Architect: | Builder:
Landscape Architect: | Engineer:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes - National
Property potentially contributes to a historic district (National and/or local): Yes - National

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1927 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district. The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952. The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

Description of Physical Appearance:
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a medium pitched cross-gable roof with composition asphalt shingles and a shed roof dormer. The exterior walls are clad with a brick veneer and stucco finish with half-timbering. The primary facade is asymmetrically divided and four bays wide. The fenestration is composed of original wood frame windows with leaded muntins throughout the residence.

Major Bibliographic References:
King County Assessor's Records

Tuesday, August 24, 2010
Smith, E. "Montlake: One of Seattle's Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking Southwest       East Elevation, Looking West
Location

Field Site No.                        DAHP No.

Historic Name:

Common Name: 2003 Boylston Ave E

Property Address: 2003 Boylston E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 2902200006

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/11/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:
City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown
Other (specify):
Style: Colonial - Georgian Revival
Form/Type: Single Family
Cladding: Veneer - Brick
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010
The Eastlake neighborhood 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. 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. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in the Eastlake neighborhood. The residence has good integrity and embodies the distinctive characteristics of the Georgian Colonial Revival as constructed in the Eastlake neighborhood in the early twentieth century. Its setting has been somewhat impacted by the construction of I-5 to the east, but it is one of a dwindling few historic residences that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design. The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Georgian Revival style. It has a medium pitch hip roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with brick. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence.


Photos

South Elevation, Looking Northwest

East Elevation (detail), Looking West

East Elevation, Looking West

East and North Elevations, Looking Southwest
Historic Property Inventory Report

Location

Field Site No.  DAHP No.

Historic Name:

Common Name: Boylston East

Property Address:  2007 Boylston E, Seattle, WA 98102

Comments:

Tax No./Parcel No.  2902200010

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/11/2010

Field Recorder: Durio Price, Lori

Owner’s Name:

Owner Address:

City:  
State:  
Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Multiple Family House

Current Use: 

Plan: Rectangle  
Stories: 2

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Balloon Frame

Changes to Original Cladding: Moderate

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Modern

Form/Type: Multi-Family

Cladding: Veneer - Stucco

Foundation:

Roof Type: Flat with Eaves

Roof Material: Asphalt / Composition - Built Up

Narrative

Study Unit

Other

Architecture/Landscape Architecture
Historic Property Inventory Report

Year Constructed: 1965

Architect: 
Builder: 
Engineer: 

Landscape Architect: 

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:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1965 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The building has a Modern style design with a few alterations, but does not appear to embody characteristics or a method of construction that would warrant special recognition. Its setting has also been impacted by the construction of I-5 to the west, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:
The property contains a two-story multiple-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Modern style. It has a flat roof with slightly overhanging eaves. The exterior walls are clad with wood clapboard siding and pebble dash stucco. The primary facade is symmetrically composed and divided into five sections. The fenestration consists of original windows throughout the building. The ground floor consists of an open bay parking area. The living area is arranged on the second story.

Major Bibliographic References:


King County Assessor's Records

Photos

East Elevation, Looking West  East Elevation, Looking Northwest
### Location

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**Historic Name:** 2015 Boylston Ave E  
**Property Address:** 2015 Boylston Ave E, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.:** 2902200016  
**Plat/Block/Lot:**

**Acreage:**

**Supplemental Map(s):**

### Township/Range/EW  

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### Coordinate Reference

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/11/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

City:                      State:                      Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 1.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify):
Style: Arts & Crafts - Craftsman
Form/Type: Single Family
Cladding: Wood - Clapboard
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture
Other:

Architecture/Landscape Architecture
Historic Property Inventory Report

Year Constructed: 1908
Work Type Description: Built Date

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1908 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch hip roof with composition asphalt shingles, overhanging eaves, and a hip roof dormer. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original windows throughout the residence.

Major Bibliographic References:


Landscape Architect:
Builder:
Architect:
Engineer:
Photos

East Elevation, Looking West

East Elevation, Looking Northwest
Location

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Coordinate Reference

Easting: 
Northing: 
Zone: 
Spatial Type: 
Acquisition Code: 
Sequence: 
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/11/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:
City:  
State:  
Zip:  
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District?: No
Contributing?: No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House  
Current Use:  
Plan: Rectangle  
Stories: 2  
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Slight
Other (specify): privacy railing
Style: Arts & Crafts
Form/Type: Multi-Family
Cladding: Shingle - Concrete/Asbestos
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture
Other:  

Tuesday, August 24, 2010  
Page 2 of 4
Historic Property Inventory Report

Year Constructed  Work Type Description
1908  Built Date

Architect:  Builder:
Landscape Architect:  Engineer:

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1908 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Arts & Crafts style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a two-story single-family with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Arts & Crafts style. It has a low pitch hip roof with composition asphalt shingles and wide eaves. The exterior walls are clad with non-original asbestos siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original windows throughout the residence.

Major Bibliographic References:

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

King County Assessor's Records


Photos

East Elevation, Looking Northwest

East Elevation, Looking West
**Location**

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**Historic Name:**
- Common Name: 2023 Boylston Ave E
- Property Address: 2023 Boylston Ave E, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.** 2902200021

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**County** King

**Quadrangle** SEATTLE NORTH

**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

** Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

City:
State:
Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Multiple Family House
Current Use:
Plan: Rectangle
Stories: 2.5
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Balloon Frame
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown
Other (specify):
Style: American Foursquare - Prairie
Form/Type: Multi-Family - Duplex
Cladding: Wood - Clapboard
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture
Other

Tuesday, August 24, 2010
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1910 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of an American Foursquare with Prairie style elements and has fair integrity, due to changes to the front entrance and porch. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two and a half-story duplex with a rectangular plan and platform frame wood construction. The residence was originally designed as an American Foursquare with Prairie style elements. It has a medium pitch hip roof with composition asphalt shingles, slightly overhanging eaves, and a hip roof dormer. The exterior walls are clad with wood clapboard siding and wood shingles. The primary facade is asymmetrically divided into two sections. The fenestration primarily consists of original wood windows throughout the residence. However, several alterations have occurred, including changes to the front entrance and second story porch.

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


Photos

East Elevation, Looking West

East Elevation (detail), Looking West
## Location

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### Historic Name:
- **Common Name:** 2025 Boylston Ave E
- **Property Address:** 2025 Boylston Ave E, Seattle, WA 98102
- **Comments:**
- **Tax No./Parcel No.:** 2902200025
- **Plat/Block/Lot:**
- **Acreage:**
- **Supplemental Map(s):**

### Coordinate Reference

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### Acquisition Code:
- **Sequence:**

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King County

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Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/11/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name: 

Owner Address: 

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date: 

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use: 

Plan: Rectangle  
Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: American Foursquare - Prairie

Form/Type: Multi-Family - Duplex

Cladding: Shingle - Concrete/Asbestos

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other
## Historic Property Inventory Report

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### Architect: 
### Builder: 
### Engineer: 
### Landscape Architect: 

### 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:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1910 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of an American Foursquare with elements of the Prairie style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

### Description of Physical Appearance:
The property contains a two-story duplex with a rectangular plan and platform frame wood construction. The residence was originally designed as an American Foursquare with elements of the Prairie style. It has a medium pitch hip roof with composition asphalt shingles, slightly overhanging eaves, and a hip roof dormer. The exterior walls are clad with a combination of non-original asbestos siding and rough textured stucco. The primary facade is asymmetrically divided into two sections. The fenestration consists of both original and non-original windows throughout the residence.

### Major Bibliographic References:
- Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District, nd. On file at the Washington State Office of Archaeology and Historic Preservation.
- King County Assessor’s Records
Photos

South Elevation, Looking West

East Elevation, Looking West

East Elevation (detail), Looking West

East Elevation (detail), Looking West
Location

Field Site No.  DAHP No.

Historic Name:

Common Name:  2030 19th Ave E

Property Address:  2030 19th Ave E, Seattle, WA 98112

Comments:

Tax No./Parcel No.  2158900298

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

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Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Field Recorder: Hetzel, Christopher
Owner's Name: 
Owner Address: 

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: 

Plan: Rectangle 
Stories: 1
Changes to Plan: Rectangle
Changes to Original Cladding: Extensive
Changes to Other: Unknown

Other (specify): 

Style: Modern
Cladding: Wood - T 1-11
Roof Type: Gable - Side Gable 

Narrative

Study Unit
Architecture/Landscape Architecture
Other 

Tuesday, August 24, 2010
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:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1949 in the Montlake neighborhood. The residence appears to have been substantially altered since its original construction and remodeled to exhibit the Modern style. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

Description of Physical Appearance:
The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was designed in the Modern style. It has a medium pitched side-gable roof line with overhanging eaves and exposed supports. The exterior walls are clad with T-111 siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original metal windows. An attached basement garage is arranged below the residence.

Major Bibliographic References:
- Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking Southeast

North Elevation, Looking Southeast

East Elevation, Looking Southwest

West Elevation, looking Northeast
### Location

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**Historic Name:**

**Common Name:** 2031 Boylston Ave E

**Property Address:** 2031 Boylston E, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.:** 2902200026

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

- **Easting:**
- **Northing:**
- **Zone:**
- **Spatial Type:**
- **Acquisition Code:**
- **Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/12/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 2
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify):
Style: Colonial - Dutch Colonial
Form/Type: Single Family
Cladding: Metal - Aluminum Siding
Foundation:
Roof Type: Gambrel
Roof Material: Asphalt / Composition - Rolled

Narrative

Study Unit Other
Architecture/Landscape Architecture
Architect: Builder: 
Landscape Architect: Engineer: 

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1921 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Dutch Colonial Revival style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitch front-gable gambrel roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with non-original aluminum siding. The primary facade is asymmetrically divided and two bays wide. The window fenestration is composed of non-original vinyl windows.

Photos

East Elevation, Looking Southwest

East Elevation, Looking West
Historic Property Inventory Report

Location

Field Site No. DAHP No.

Historic Name: 2033 Boylston Ave E

Common Name: 2033 Boylston Ave E, Seattle, WA 98102

Property Address: 2033 Boylston Ave E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 2902200031

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/12/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No

National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown

Changes to Original Cladding: Intact
Changes to Windows: Extensive
Changes to Other: Unknown

Other (specify):
Style: Colonial - Dutch Colonial
Form/Type: Single Family
Cladding: Shingle - Coursed
Foundation:
Roof Type: Gambrel
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1921 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Dutch Colonial Revival and has poor integrity, due to substantial changes to its fenestration. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitch front-gable gambrel roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and two bays wide. The window fenestration is composed of non-original vinyl windows.


Photos

East Elevation, Looking West

East Elevation, Looking Northwest
**Location**

Field Site No.  DAHP No.

**Historic Name:**

Common Name: 2037 Boylston Ave E

Property Address: 2037 Boylston Ave E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 2902200035

Plat/Block/Lot

Acreage

Supplemental Map(s)

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**Coordinate Reference**

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
## Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 06/12/2010  
**Field Recorder:** Orton, Sara and Christopher Hetzel  
**Owner’s Name:**  
**Owner Address:**

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**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Comments:** Not Eligible  
**Within a District?** No  
**Contributing?** No  
**National Register Nomination:**  
**Local District:**  
**National Register District/Thematic Nomination Name:**  
**Eligibility Status:**  
**Determination Date:**  
**Determination Comments:**

## Description

**Historic Use:** Domestic - Multiple Family House  
**Current Use:**  
**Plan:** Rectangle  
**Stories:** 3  
**Structural System:** Unknown  
**Changes to Plan:** Intact  
**Changes to Interior:** Unknown  
**Changes to Original Cladding:** Intact  
**Changes to Windows:** Extensive  
**Changes to Other:** Unknown  
**Other (specify):**  
**Style:** Beaux Arts - Italian Renaissance Revival  
**Form/Type:** Multi-Family  
**Cladding:** Brick  
**Foundation:**  
**Roof Type:** Flat with Parapet  
**Roof Material:** Unknown

## Narrative

<table>
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<tr>
<th>Study Unit</th>
<th>Other</th>
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<td>Architecture/Landscape Architecture</td>
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The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1929 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a good example of the Renaissance Revival style with Beaux Arts style elements in a multi-family apartment building. However, it has poor integrity due to substantial changes to its fenestration. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a three-story apartment building with a rectangular plan and unreinforced masonry construction. The residence was originally designed in the Renaissance Revival style with Beaux Arts style elements. It has a flat roof with a stepped parapet. The exterior walls are clad with brick. The primary facade is symmetrically divided and five bays wide. The window fenestration is composed of non-original metal windows.


Photos

East Elevation, Looking Southwest

East Elevation, Looking West

East Elevation (detail), Looking West
### Location

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**Historic Name:** Saint Demetrios Greek Orthodox Church  
**Common Name:** Saint Demetrios Greek Orthodox Church  
**Property Address:** 2100 Boyer E, Seattle, WA 98112  
**Comments:**

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**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel

Owner's Name:
Owner Address:
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Religion - Religious Facility
Current Use:
Plan: Irregular
Stories: 1
Changes to Plan: Irregular
Changes to Original Cladding: Intact
Changes to Other: Unknown
Other (specify):
Style: Modern
Cladding: Brick
Roof Type: Other

Narrative

Study Unit: Architecture/Landscape Architecture
Other: 

Tuesday, August 24, 2010
## Historic Property Inventory Report

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<td>1981</td>
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**Architect:** Paul Thiry  
**Builder:**  
**Landscape Architect:** Richard Haag  
**Engineer:**

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes - National

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

### Statement of Significance:

The property, known as St. Demetrios Church, was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1962 in the Montlake neighborhood. It was designed by architect Paul Thiry, one of the principal architects of the Century 21 Exposition Seattle's World's Fair that same year and of the Museum of History and Industry (MOHAI), also in Montlake. The landscape architect was Richard Haag, who later also designed of Gas Works Park. Saint Demetrios Greek Orthodox Church is part of the Greek Orthodox metropolis or diocese of San Francisco, within the Greek Orthodox Archdiocese of America. It is Seattle’s oldest Greek Orthodox congregation. The church has good integrity and embodies the distinctive characteristics of the Modern style in a eastern orthodox church. It is a singular example of this style and type of architecture in Seattle, possessing high artistic value, and was designed by a master architect. Based on our evaluation, the property appears eligible for individual listing in the NRHP under Criterion C.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.
The property contains a two story religious building consisting of a church with attached school. The school building was originally designed in the Modern style with a largely rectangular plan and steel frame construction. It has a flat roof and bands of windows divided by thick metal mullions. The church was designed in the Contemporary style. It multi-sided with an arched concrete roof. The church is clad in brick and mosaic tile. The most dominant feature of the church building is its multi-colored glass cupola.

Major Bibliographic References:
Photos

East Elevation, Looking South

East Elevation, Looking Southwest

West and South Elevations, Looking Northeast

West Elevation, Looking Southeast
North and West Elevations, Looking Southeast

North Elevation (detail), Looking East

West and South Elevations, Looking Northeast
Location

Field Site No. DAHP No.
Historic Name:
Common Name: 2203 Boylston Ave E
Property Address: 2203 Boylston Ave, Seattle, WA 98102
Comments:
Tax No./Parcel No. 2902200650
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/11/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner's Name:
Owner Address:

City: State: Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District?: No
Contributing?: No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Slight
Changes to Other: Unknown

Other (specify):
Style: Spanish - Spanish Colonial Revival
Form/Type: Single Family
Cladding: Veneer - Stucco
Foundation:
Roof Type: Flat with Parapet
Roof Material: Unknown

Narrative

Study Unit Other
Architecture/Landscape Architecture
Architect:  
Builder:  
Landscape Architect:  
Engineer:  

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Spanish Colonial Revival style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence’s setting has also been impacted by the construction of I-5 to the east and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a one-story single-family residence with a basement level. It has a rectangular plan and platform frame wood construction. The residence was originally designed in the Spanish Colonial Revival style. It has a flat roof with decorative metal coping. The exterior walls are clad with a rough textured stucco finish. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original wood windows. There is an attached one-car garage in the basement level.

Major Bibliographic References:
Photos

South and East Elevations, Looking Northwest

East Elevation (detail), Looking West

South Elevation (detail), Looking North
## Location

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**Historic Name:**

**Common Name:** 2215 Boylston Ave E  
**Property Address:** 2215 Boylston Ave E, Seattle, WA 98102  
**Comments:**

**Tax No./Parcel No.** 2902200660  
**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle  
Stories: 1.5
Changes to Plan: Intact

Changes to Original Cladding: Extensive
Changes to Other: Unknown

Other (specify):
Style: Arts & Crafts - Craftsman
Cladding: Veneer - Permastone
Roof Type: Gable - Side Gable

Form/Type: Single Family - Side Gable
Foundation:
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture  
Other:

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1909 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has poor integrity, due to substantial changes to its exterior wall cladding. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a one and a half-story single-family residence with a rectangular plan, concrete foundation, and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitched side-gable roof with overhanging eaves, a shed roof dormer, composition asphalt shingle roofing, and exposed structural elements. The exterior walls are clad with a non-original cultured stone veneer. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence.

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


Photos

East Elevation, Looking West

East Elevation (detail), Looking West

South Elevation, Looking Northwest

East and North Elevations, Looking Southwest
Historic Property Inventory Report

Location

Field Site No.    DAHP No.
Historic Name:
Common Name:   2219 (2221) Boylston Ave E
Property Address:  2219  Boylston E, Seattle, WA 98102
Comments:
Tax No./Parcel No.  2902200665
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:
City:
State:
Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle
Stories: 2
Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown
Other (specify):
Style: Colonial - Dutch Colonial
Cladding: Shingle - Coursed
Roof Type: Gambrel

Narrative

Study Unit
Architecture/Landscape Architecture
Other
## Historic Property Inventory Form

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Architect:  
Builder:  
Landscape Architect:  
Engineer:  

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:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1915 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Dutch Colonial Revival style and has poor integrity, due to substantial changes to its fenestration. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

### Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitched side-gable gambrel roof with composition asphalt shingle roofing and slightly overhanging eaves. The exterior walls are clad with coursed wood shingles. The primary facade is symmetrically divided and three bays wide. The fenestration is composed of non-original vinyl windows throughout.

### Bibliographic References:

Photos

East Elevation, Looking Northwest

East Elevation, Looking West

East Elevation, Looking Southwest
## Location

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**Historic Name:** 2222 16th Ave E  
**Property Address:** 2222 16th E, Seattle, WA 98105  
**Comments:**  
**Tax No./Parcel No.** 1029000020  
**Plat/Block/Lot:**  
**Acreage:**  
**Supplemental Map(s):**  

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**Coordinate Reference**  
**Easting:**  
**Northing:**  
**Zone:**  
**Spatial Type:**  
**Acquisition Code:**  
**Sequence:**
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher
Owner’s Name:
Owner Address:
City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Platform Frame
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown
Other (specify):
Style: Modern
Form/Type: Single Family
Cladding: Wood
Foundation:
Roof Type: Other
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1969 in the Montlake neighborhood. The residence was constructed after the Montlake historic district’s period of significance (1905 to 1952) and does not contribute to the historical significance of the neighborhood. It does, however, embody distinctive characteristics of the Modern style as exhibited in a late 1960s residence, is singularly unique, and could be the design of a master architect. Based on our evaluation, the property is not a contributor to the potential Montlake historic district, but is individually eligible for listing in the NRHP under Criterion C for its architectural design.

The property contains a one-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a medium pitched diagonal roof line with composition asphalt roofing, overhanging eaves, and shed roof dormer. The exterior walls are clad with wood siding. The primary facade is asymmetrically divided and five bays wide. The window fenestration is composed of original metal windows. A one-car garage is sheltered by the roof line.


King County Assessor’s Records


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

West Elevation, Looking South

West Elevation, Looking Northeast

South Elevation, Looking Northeast
## Location

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| Comments: | Tax No./Parcel No. 2902200670 |
| Plat/Block/Lot |                   |
| Acreage |                   |

### Supplemental Map(s)

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Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner’s Name:  
Owner Address:

City:  
State:  
Zip:  

Classification: Building  
Resource Status: Survey/Inventory  
Comments: Not Eligible  
Within a District? No  
Contributing? No  
National Register Nomination:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status:  
Determination Date:  
Determination Comments:  

Description

Historic Use: Domestic - Single Family House  
Current Use: Domestic - Multiple Family House  
Plan: Rectangle  
Stories: 2.5  
Structural System: Platform Frame  
Changes to Plan: Intact  
Changes to Interior: Unknown  
Changes to Original Cladding: Intact  
Changes to Windows: Intact  
Changes to Other: Unknown  

Other (specify):

Style: American Foursquare - Prairie  
Form/Type: Single Family  
Cladding: Wood - Clapboard  
Foundation:  
Roof Type: Hip  
Roof Material: Asphalt / Composition - Shingle  

Narrative

Study Unit  
Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1915 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of an American Foursquare with Prairie style elements and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence’s setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-and-a-half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed as an American Foursquare with Prairie style elements. It has a medium pitched hip roof with composition asphalt shingles, slightly overhanging eaves, and hip roof dormers. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration is composed of original wood windows.


Photos

- South and East Elevations, Looking Northwest
- East Elevation, Looking West
- East and North Elevations, Looking Southwest
Historic Property Inventory Report

Location

Field Site No.  DAHP No.
Historic Name:
Common Name: 2231 Boylston Ave E
Property Address: 2231 Boylston Ave E, Seattle, WA 98102
Comments:
Tax No./Parcel No. 2902200671
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference

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Northing:
Zone:
Spatial Type:
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<td>Architecture/Landscape Architecture</td>
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<td><strong>Other:</strong></td>
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The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1909 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitched front-gable roof with slightly overhanging eaves. The exterior walls are clad with wood clapboard siding, wood shingles, and a rough textured stucco finish with half timbering. The primary facade is asymmetrically divided and three bays wide. The fenestration is composed of original wood windows throughout the residence.


Photos

South and East Elevations, Looking Northwest
building front (east elevation), facing west

East and North Elevations, Looking Southwest
Location

Field Site No.   DAHP No.

Historic Name:

Common Name: 2235 Boylston Ave E

Property Address: 2235 Boylston Ave E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 2902200676

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner's Name:
Owner Address:
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: Domestic - Multiple Family House
Plan: Rectangle
Stories: 2.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown

Style: American Foursquare - Prairie
Form/Type: Single Family
Cladding: Wood - Clapboard
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1909 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a good example of the an American Foursquare with Prairie style elements and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence’s setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-and-a-half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed as an American Foursquare with Prairie style elements. It has a medium pitched hip roof with composition asphalt shingles and wide overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and three bays wide. The fenestration is composed of original wood windows throughout the residence.

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

King County Assessor’s Records


Photos

East Elevation, Looking Northwest

East Elevation, Looking West

East and North Elevations, Looking Southwest
## Location

- **Field Site No.**
- **Historic Name:**
- **Common Name:** 2239 Boylston Ave E
- **Property Address:** 2239 Boylston Ave E, Seattle, WA 98102
- **Comments:**
- **Tax No./Parcel No.:** 2902200680
- **Plat/Block/Lot**
- **Acreage**
- **Supplemental Map(s)**

### Township/Range/EW
- **Township/Range/EW:** T25R04E
- **Section:** 20
- **1/4 Sec:**
- **1/4 1/4 Sec:**
- **County:** King
- **Quadrangle:** SEATTLE NORTH

### Coordinate Reference
- **Easting:**
- **Northing:**
- **Zone:**
- **Spatial Type:**
- **Acquisition Code:**
- **Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City:  
State:  
Zip:  

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination

Description

Historic Use: Domestic - Single Family House  
Current Use: Domestic - Multiple Family House

Plan: Rectangle  
Stories: 1.5

Changes to Plan: Intact

Changes to Original Cladding: Intact

Changes to Original Windows: Intact

Other (specify):

Style: Queen Anne

Cladding: Wood - Clapboard

Roof Type: Gable - Front Gable

Architecture/Landscape Architecture

Narrative

Study Unit  
Other

Architecture/Landscape Architecture
**Historic Property Inventory Report**

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<th>Work Type Description</th>
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**Architect:**  
**Engineer:**  
**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:**  
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1900 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Queen Anne style with Colonial Revival style elements. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence’s setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

**Description of Physical Appearance:**  
The property contains a one and a half-story single-family residence that has been converted to multi-family use. It has a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Queen Anne and Colonial Revival styles. It has a medium pitch front-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding and patterned shingles. The primary facade is asymmetrically divided. The fenestration consists of original wood windows throughout the residence.

**Major Bibliographic References:**  
Photos

East Elevation (detail), Looking Southwest
Location

Field Site No.          DAHP No.

Historic Name:

Common Name:  2301 Delmar Dr E

Property Address:  2301 Delmar Dr E, Seattle, WA 98102

Comments:

Tax No./Parcel No.  1952200315

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
### Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 06/14/2010

**Field Recorder:** Orton, Sara and Christopher Hetzel

**Owner’s Name:**

**Owner Address:**

**City:**

**State:**

**Zip:**

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments:**

**Within a District?** No

**Contributing?** No

**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

### Description

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

**Current Use:**

**Plan:** Rectangle  
**Stories:** 1

**Changes to Plan:** Rectangle

**Changes to Original Cladding:** Intact

**Changes to Other:** Unknown

**Other (specify):**

**Style:** Colonial - Colonial Revival

**Cladding:** Brick

**Roof Type:** Gable - Front Gable

**Structural System:** Platform Frame

**Changes to Interior:** Platform Frame

**Changes to Windows:** Slight

**Form/Type:** Single Family

**Foundation:**

**Roof Material:** Asphalt / Composition - Shingle

### Narrative

**Study Unit**  
Architecture/Landscape Architecture

**Other**
**Historic Property Inventory Report**

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**Architect:**

**Builder:**

**Engineer:**

**Landscape Architect:**

**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:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1937 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

**Description of Physical Appearance:**
The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Colonial Revival style. It has a medium pitch double front-gable roof. The exterior walls are clad with a brick veneer. The primary facade is asymmetrically divided and four bays wide. The window fenestration is composed of original wood windows.

**Major Bibliographic References:**
Photos

North Elevation, Looking Southwest  North Elevation, Looking South

North Elevation, Looking South
## Location

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**Historic Name:**

**Common Name:** 2302 Boyer Ave E

**Property Address:** 2302 Boyer Ave E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 6788203060

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel

Owner's Name:

Owner Address:

City:  
State:  
Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House  
Current Use:

Plan: Irregular  
Stories: 2

Changes to Plan: Intact

Changes to Original Cladding: Intact

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Cladding: Brick

Roof Type: Gable - Cross Gable

Other (specify):

Form/Type: Single Family - Cross Gable

Foundation:

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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Architect:  
Builder:  
Landscape Architect:  
Engineer:  

Property appears to meet criteria for the National Register of Historic Places: Yes  
Property is located in a potential historic district (National and/or local): Yes - National  
Property potentially contributes to a historic district (National and/or local): Yes - National  

Statement of Significance:  
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1929 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

Description of Physical Appearance:  
The property contains a two-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles. The exterior walls are clad with brick and half-timbered stucco. The primary facade is asymmetrically divided and divided into two sections. The fenestration consists of original metal windows throughout the residence.

Major Bibliographic References:  

King County Assessor’s Records
Smith, E. "Montlake: One of Seattle’s Treasures."
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

South Elevation, Looking Northeast

East Elevation, Looking West

North and East Elevations, Looking Southwest

South Elevation, Looking Northwest
West Elevation, Looking East
Location

Field Site No. | DAHP No.
--- | ---

Historic Name:

Common Name: 2303 19th Ave E

Property Address: 2303 19th E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788202011

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 Foster Island and Miller Street
Landfill Archaeological Investigations

Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle Stories: 1

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other
The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1915 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Craftsman style and is an modest example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes - National

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

Statement of Significance: The property contains a one-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed in the Craftsman style. It has a medium pitch front-gable roof with composition asphalt shingles, wide overhanging eaves, decorative fascia, exposed rafter tails, and wood eave brackets. The exterior walls are clad with wood clapboard siding and wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A garage stands behind the residence.


King County Assessor’s Records
Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

South Elevation, Facing Northwest

East Elevation, Looking Southwest

East Elevation, Looking West

West and South Elevations, Looking Northeast
Location

Field Site No.  DAHP No.

Historic Name:  

Common Name:  2307 19th Ave E

Property Address:  2307 19th Ave E, Seattle, WA 98112

Comments:  

Tax No./Parcel No.  6788202010

Plat/Block/Lot  

Acreage  

Supplemental Map(s)  

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Coordinate Reference  

Easting:  

Northing:  

Zone:  

Spatial Type:  

Acquisition Code:  

Sequence:  
Historic Property Inventory Report

Identification

Survey Name: SR520 Foster Island and Miller Street
Landfill Archaeological Investigations
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel
Owner’s Name: 
Owner Address: 

City: State: Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 

Plan: Rectangle Stories: 1
Changes to Plan: Rectangle
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify):
Style: Arts & Crafts - Craftsman
Cladding: Wood - Clapboard
Roof Type: Gable - Front Gable

Form/Type: Single Family
Foundation:
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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

Property is located in a potential historic district (National and/or local): Yes - National

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1915 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The property embodies the distinctive characteristics of the Craftsman style and is a modest example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

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The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitch front-gable roof with composition asphalt shingles, wide overhanging eaves, decorative fascia, and wood eave brackets. The exterior walls are clad with wood clapboard siding and wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A garage stands to the north of the residence.

Bibliographic References:

King County Assessor’s Records
Historic Property Inventory Report

Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking West

East elevation, Looking West

Northeast Corner showing Garage, Looking Southwest
## Location

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**Historic Name:** 2308 Boyer Ave E

**Property Address:** 2308 Boyer Ave E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.:** 6788203026

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
**Identification**

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel

Owner's Name:  
Owner Address:  

City:  
State:  
Zip:  

Classification: Building  
Resource Status: Survey/Inventory  
Comments: Eligible  
Within a District? No  
Contributing? No  
National Register Nomination:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status:  
Determination Date:  
Determination Comments:  

**Description**

Historic Use: Domestic - Single Family House  
Current Use:  

Plan: Irregular  
Stories: 1.5  

Changes to Plan: Intact  
Changes to Original Cladding: Intact  
Changes to Other: Unknown  
Other (specify):  

Style: Tudor - Tudor Revival  
Form/Type: Single Family - Cross Gable  

Cladding: Brick  
Foundation:  

Roof Type: Gable - Cross Gable  
Roof Material: Metal  

**Narrative**

Study Unit  
Architecture/Landscape Architecture  
Other
The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.


King County Assessor’s Records

Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

South Elevation, Looking North

West and South Elevations, Looking Northeast

South Elevation (east half), Looking North

South Elevation, Looking Northeast
Location

Field Site No.  DAHP No.
Historic Name:

Common Name:  2309 Boyer Ave E
Property Address:  2309 Boyer E, Seattle, WA 98112
Comments:

Tax No./Parcel No.  6788203046
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel
Owner's Name:
Owner Address:

City: State: Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

Description

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

Plan: Irregular
Stories: 2.5

Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown

Other (specify):
Style: Tudor - Tudor Revival
Form/Type: Single Family - Cross Gable

Cladding: Veneer - Stucco
Foundation:

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

Narrative

Study Unit
Architecture/Landscape Architecture

Other

Tuesday, August 24, 2010  Page 2 of 5
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1930 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival architecture and is a good example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

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Smith, E. "Montlake: One of Seattle’s Treasures.” http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

Northeast Elevation, Looking Southwest

Southeast Elevation (detail), Looking Northwest

East and North Elevations, Looking Southwest

South Elevation, Looking North
Historic Property Inventory Report

Location

Field Site No. 
DAHP No.

Historic Name:

Common Name: 2311 14th Ave E

Property Address: 2311 14th E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 1952200400

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Field Recorder: Orton, Sara and Christopher Hetzel
Owner's Name:
Owner Address:

City: 
State: 
Zip: 

Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle
Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Extensive
Changes to Other: Unknown

Other (specify):
Style: Modern - Contemporary
Form/Type: Single Family - Side Gable
Cladding: Shingle - Coursed
Foundation:
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Rolled

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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**Architect:**

**Engineer:**

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1929 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has poor integrity, due to substantially alterations to its plan, fenestration, wall cladding. It is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

**Description of Physical Appearance:**

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The building was originally designed with elements of the Craftsman style but has been substantially altered. It has a medium pitched side-gable roof with exposed wood elements and overhanging eaves. The exterior walls are clad in coursed wood shingles. The fenestration consists of metal windows throughout the residence.

**Major Bibliographic References:**


Photos

South and East Elevations, Looking Northwest

South Elevation, Looking North

South Elevation (detail), Looking Northeast

South Elevation (detail), Looking Northwest
Location

Field Site No.          DAHP No.
Historic Name:

Common Name:  2312 19th Ave E
Property Address:  2312 19th E, Seattle, WA 98112
Comments:

Tax No./Parcel No.  6788201681
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:

Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 Foster Island and Miller Street Landfill Archaeological Investigations

Field Recorder: Christopher Hetzel

Owner’s Name: 

Owner Address: 

City: 

State: 

Zip: 

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination: 

Local District: 

National Register District/Thematic Nomination Name: 

Eligibility Status: 

Determination Date: 

Determination Comments: 

Description

Historic Use: Domestic - Single Family House

Current Use: 

Plan: Rectangle

Changes to Plan: Rectangle

Changes to Original Cladding: Moderate

Changes to Windows: Slight

Changes to Other: Unknown

Other (specify):

Style: Colonial - Dutch Colonial

Cladding: Veneer - Brick

Roof Type: Gambrel

Form/Type: Single Family

Foundation:

Roof Material: Asphalt / Composition - Shingle

Architecture/Landscape Architecture

Narrative

Study Unit

Other

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1930 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Dutch Colonial Revival style and is a good example of the style in the neighborhood. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property contains a two-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitch side-gable gambrel roof with composition asphalt shingles. The exterior walls are clad with brick siding and stucco. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of wood windows throughout the residence. A basement garage is arranged beneath the residence.


King County Assessor’s Records
Photos

West Elevation, Looking Northeast

Front Steps, West Elevation, Looking Northeast

North and West Elevations, Looking Southeast
**Location**

<table>
<thead>
<tr>
<th>Field Site No.</th>
<th>DAHP No.</th>
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**Historic Name:**

Common Name: 2312 Delmar Dr E

Property Address: 2312 Delmar Dr E, Seattle, WA 98102

Comments:

Tax No./Parcel No.: 1952200405

Plat/Block/Lot

Acreage

Supplemental Map(s)

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**Coordinate Reference**

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/14/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle
Stories: 2
Structural System: Platform Frame

Changes to Plan: Rectangle
Changes to Interior: Platform Frame

Changes to Original Cladding: Slight
Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Modern
Form/Type: Single Family

Cladding: Wood - Clapboard
Foundation:

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

Narrative

Study Unit
Architecture/Landscape Architecture

Other
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1963 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has fair integrity, due to changes to the fenestration. It is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1905 to 1952), 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a low pitch hip roof with overhanging eaves and composition asphalt shingles. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and five bays wide. A deck surrounds the entire second story. The window fenestration is composed of non-original vinyl windows.

King County Assessor's Records
Photos

West Elevation, Looking East

West Elevation, Looking East

West and South Elevations, Looking Northeast
Location

Field Site No.         DAHP No.

Historic Name:
Common Name: 2315 14th Ave E
Property Address: 2315 14th E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 1952200395
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:
Acquisition Code:
Sequence:
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/13/2010
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 1.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown

Other (specify):
Style: Tudor - Tudor Revival
Form/Type: Single Family
Cladding: Veneer - Stucco
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010 Page 2 of 4
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1963 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1905 to 1952), 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

The property contains a two and a half-story single-family residence with a rectangular plan and platform frame wood construction. The building was originally designed in the Tudor Revival style. It has a steeply pitched hip roof with exposed wood elements, overhanging eaves and hip roof dormers. The exterior walls are clad in a rough textured stucco finish with applied half-timbered siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original windows throughout the residence.

King County Assessor's Records
Photos

Southwest and Southeast Elevations, Looking North

Southeast Elevation, Looking Northwest

Southeast Elevation, Looking West

Southwest and Southeast Elevations, Looking North

Southwest Elevation, Looking Northeast
## Location

**Field Site No.**

**DAHP No.**

**Historic Name:**

**Common Name:** 2315 19th Ave E

**Property Address:** 2315 19th E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 6788201966

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 Foster Island and Miller Street Landfill Archaeological Investigations  
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel

Owner’s Name:  
Owner Address:  

City:  
State:  
Zip:  

Classification: Building  
Resource Status: Survey/Inventory  
Comments: Eligible  
Within a District? No  
Contributing? No  
National Register Nomination:  
Local District:  

National Register District/Thematic Nomination Name:  
Eligibility Status:  
Determination Date:  
Determination Comments:  

Description

Historic Use: Domestic - Single Family House  
Current Use:  

Plan: Rectangle  
Stories: 1.5  

Changes to Plan: Rectangle  
Changes to Original Cladding: Intact  
Changes to Other: Unknown  

Style: Tudor - Tudor Revival  
Cladding: Shingle - Coursed  
Roof Type: Gable - Cross Gable  

Other (specify):  

Form/Type: Single Family - Cross Gable  
Foundation:  
Roof Material: Asphalt / Composition - Shingle  

Narrative

Study Unit  
Architecture/Landscape Architecture  
Other  

Tuesday, August 24, 2010  
Page 2 of 4
## Historic Property Inventory Report

<table>
<thead>
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<th>Year Constructed</th>
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**Architect:**

**Engineer:**

**Landscape Architect:**

**Builder:**

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

**Property is located in a potential historic district (National and/or local):** Yes - National

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

### Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style and is a modest example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

### Description of Physical Appearance:

The property contains a one-and-a-half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A garage stands to the south of the residence.

### Major Bibliographic References:

- **Smith, E.** "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking West

East Elevation, Looking Northwest
### Location

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<td>SEATTLE NORTH</td>
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</table>

Coordinate Reference

Easting: 
Northing: 
Zone: 
Spatial Type: 
Acquisition Code: 
Sequence: 

---

2315  Boyer Ave E, Seattle, WA 98108

2315 Boyer Ave, Seattle, WA 98112
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel
Owner's Name:
Owner Address:

City:                State:                Zip:                
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle     Stories: 1
Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown
Other (specify): 
Style: Colonial - Colonial Revival
Cladding: Shingle - Coursed
Roof Type: Hip

Narrative

Study Unit
Architecture/Landscape Architecture

Other
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1920 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Colonial Revival and Arts & Crafts styles of architecture and is a modest example of these styles. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district. The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. 

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. 

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance.
Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.

Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking Southwest

East Elevation with Garage, Looking South

East Elevation (detail), Looking South
Location

Field Site No.          DAHP No.
Historic Name:
Common Name: 2315 Boylston Ave E
Property Address: 2315 Boylston Ave, Seattle, WA 98102
Comments:
Tax No./Parcel No. 2902200740
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name: 
Owner Address: 
City:  
State:  
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Multiple Family House  
Current Use: 
Plan: Rectangle  
Stories: 2  
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Slight
Other (specify): two entry doors
Style: Arts & Crafts - Craftsman
Form/Type: Multi-Family - Duplex
Cladding: Wood - Clapboard
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture
Other
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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): No

**Statement of Significance:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1909 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a good example of the Craftsman style in a multi-family residence and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

**Description of Physical Appearance:**
The property contains a two-story multi-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitch hip roof with two small front gables, composition asphalt shingles, exposed structural elements, and overhanging eaves. The exterior walls are clad with wood clapboard siding and stucco with half-timbering. The primary facade is asymmetrically divided and two bays wide. The fenestration is composed of original wood windows with non-original storm windows.

**Major Bibliographic References:**
- King County Assessor's Records
Photos

South Elevation, Looking Northwest

East Elevation, Looking West

East and North Elevations, Looking Southwest
Location

Field Site No.  DAHP No.

Historic Name:

Common Name: 2316 Boyer Ave E

Property Address: 2316 Boyer Ave E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788203020

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project

Field Recorder: Christopher Hetzel

Owner’s Name:

Owner Address:

City: 
State: 
Zip: 

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Irregular

Structural System: Platform Frame

Stories: 1.5

Changes to Interior: Unknown

Changes to Plan: Intact

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Form/Type: Single Family

Cladding: Brick

Foundation:

Roof Type: Gable - Clipped

Gable/Jerkinhead

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit: Architecture/Landscape Architecture

Other: 

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property contains a one and a half-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched clipped gable roof with composition asphalt shingles. The exterior walls are clad with brick. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of original steel windows throughout the residence.


King County Assessor’s Records
Historic Property Inventory Report


Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

West Elevation, Looking East

building entry detail, northeast

North Elevation, Looking Southeast
Location

Field Site No.          DAHP No.
Historic Name:
Common Name: 2318 19th Ave E
Property Address: 2318 19th Ave E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 6788201680
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 Foster Island and Miller Street Landfill Archaeological Investigations
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel
Owner's Name:
Owner Address:

City: 
State: 
Zip:

Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 1.5
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Platform Frame
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown
Other (specify):
Style: Colonial - Colonial Revival
Form/Type: Single Family
Cladding: Wood - Clapboard
Foundation:
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1922 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Colonial Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The property contains a one-and-a-half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Colonial Revival style. It has a medium pitch side-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A basement garage is arranged beneath the residence, accessed from the north elevation.
Historic Property Inventory Report

Smith, E. “Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

West Elevation, Looking East

North and West Elevations, Looking Southeast

West Elevation, Looking East

North Elevation, Looking South
Location

Field Site No. DAHP No.

Historic Name:

Common Name: 2319 Boyer Ave E

Property Address: 2319 Boyer Ave E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788203001

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle Stories: 1.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival
Form/Type: Single Family
Cladding: Shingle - Coursed
Foundation:
Roof Type: Gable - Clipped
Roof Material: Asphalt / Composition - Shingle
Gable/Jerkinhead

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010 Page 2 of 5
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1920 in the Montlake neighborhood. The residence has suffered from several alterations, which have affected the integrity of its windows and front porch, despite these alterations, it continues to convey significance as a representative example of the early twentieth century houses that make up the historic district. The house embodies the characteristics of the Tudor Revival and Craftsman architectural styles and is a modest example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed by John Boyer of the Interlaken Land Company in December 1905. Bordering on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Tudor Revival and Craftsman styles. It has a steeply pitched jerkinhead roof with composition asphalt shingles. The exterior walls are clad with cased wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of both original wood and non-original aluminum windows throughout the residence. An attached garage is placed in front of and below the primary façade at the northeast corner.
### Major Bibliographic References:

- **Smith, E.** "Montlake: One of Seattle’s Treasures." [http://montlake.net/mcc/mcc_history_Eugene_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
Photos

East Elevation, Looking Southwest

South and East Elevations, Looking West

North Elevation, Looking South

East Elevation (detail), Looking Southwest
### Location

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**Historic Name:**

**Common Name:** 2319 Boylston Ave E

**Property Address:** 2319 Boylston Ave E, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.** 2902200741

Plat/Block/Lot

Acreage

Supplemental Map(s)

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**County**

King

**Quadrangle**

SEATTLE NORTH

### Coordinate Reference

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: Domestic - Multiple Family House
Plan: Rectangle Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify):

Style: None
Form/Type: Multi-Family
Cladding: Veneer - Vinyl Siding
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1904 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence has poor integrity, due to substantial changes to its exterior wall cladding, fenestration, and primary facade. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. It has a low pitch hip roof with slightly overhanging eaves and composition asphalt shingle roofing. The exterior walls are clad with non-original vinyl siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original windows throughout the residence.


Photos

South and East Elevations, Looking Northwest

East Elevation, Looking Northwest
Historic Inventory Report

Location
Field Site No. DAHP No.

Historic Name: 2320 Delmar Dr E
Common Name: 2320 Delmar Dr E, Seattle, WA 98102
Property Address: 2320 Delmar Dr E, Seattle, WA 98102
Comments:

Tax No./Parcel No. 1952200410
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting: 1193298
Northing: 846429
Projection: Washington State Plane South
Datum: HARN (feet)

Identification
Survey Name: SR 520 I-5 to Medina: Haul Routes
Field Recorder: Orton, Sara and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip:
Classification: Building

Resource Status: Comments:
Survey/Inventory

Within a District? No
Contributing? No
National Register:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status: Not Determined - SHPO
Determination Date: 2/25/2011
Determination Comments: 121602-08-FHWA determined on 2/25/2011
### Description

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Concrete - Poured

### Narrative

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<th>Date of Construction:</th>
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<td>Builder:</td>
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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:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1955 in the Modern style. Based on anecdotal information, the house is believed to have been designed by well-known Seattle architect Roland Terry (1917-2006). However, this is unconfirmed. Terry was a leading Pacific Northwest architect in the late twentieth century and was a prime contributor to the Modern architecture movement in the Pacific Northwest in the post-World War II era. In 1946, Terry partnered with Bert A. Tucker and Robert M. Shields to form the architectural firm of Tucker, Shields & Terry. The firm designed custom houses, restaurants and other small buildings, usually in wood and other natural materials, and were considered leaders in Northwest regional Modern architecture. Notable projects by the firm included the Tucker, Shields & Terry Architectural Office (1947); Burnett House (1949); Sayres House with Geo. Stoddard (1950) on Hunts Point; Canlis Restaurant (1951); and a remodel of the Paul R. Smith House (1950). In 1952, Terry formed a new partnership with architect Philip A. Moore. Together, Terry & Moore completed a large number of residential and commercial projects. Many of these projects were featured in a variety of local, regional, and national publications. Articles appeared in House & Garden’s Book of Building (1958); Sunset’s Hillside Homes (1969), Ideas for Storage (1966) and Idea’s for Planning your New Home (c.1967). Other notable projects include Crabapple Restaurant (1954); the Alex Patterson House (1958) on Whidbey Island featured in Sunset Magazine; Hauberg House (1954); Jarvis House (1957); Paul Siegel Decorative Center (1960) featured in Pacific Architect & Builder; Day House (1959) in Central Point, Oregon; and the Cutler House (1960). The residence 2320 Delmar Drive E has good integrity and continues to exhibit its original character defining features as a Modern style residence. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C as a good example of the Modern style and for possible association with a master architect.

**Description of Physical Appearance:**
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a medium pitch hip roof with overhanging eaves and exposed wood elements. The exterior walls are clad with board and batten siding. The primary facade is asymmetrically divided into two sections. The fenestration is composed of original metal windows.

**Major Bibliographic References:**
- King County Assessor’s Records
Photos

West Elevation, Looking East
2010

West Elevation, Looking East
2010
Historic Property Inventory Report

Location

Field Site No.
Historic Name:
Common Name: 2323 19th Ave E
Property Address: 2323 19th E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 6788201965
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 Foster Island and Miller Street Landfill Archaeological Investigations  
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel
Owner's Name: 
Owner Address:

City: 
State: 
Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments:

Description

Historic Use: Domestic - Single Family House 
Current Use: 
Plan: Rectangle 
Stories: 1.5
Changes to Plan: Rectangle
Changes to Original Cladding: Extensive
Changes to Other: Extensive
Other (specify): Roof
Style: Tudor - Tudor Revival
Cladding: Shingle - Coursed
Roof Type: Gable - Cross Gable

Form/Type: Single Family
Foundation:
Roof Material: Metal - Standing Seam

Narrative

Study Unit

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Montlake neighborhood. The residence has suffered a substantial loss of integrity of design and materials from changes to the fenestration, roofing, and exterior wall cladding. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has poor integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched front gable roof and slightly overhanging eaves. The roof is clad with non-original, standing-seamed metal roofing. The exterior walls are clad with non-original wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original windows throughout the residence. A garage is attached to the residence.

**Bibliographic References:**
Photos

East Elevation, Looking Northwest

East Elevation, Looking Southwest

East Elevation (detail), Looking West
Historic Property Inventory Report

Location

Field Site No.  DAHP No.

Historic Name:

Common Name:  2323 Boylston Ave E
Property Address:  2323 Boylston Ave, Seattle, WA 98102
Comments:

Tax No./Parcel No.  2902200746
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference

Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner's Name:
Owner Address:

City:  State:  Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House  Current Use: Domestic - Multiple Family House
Plan: Rectangle  Stories: 2
Changes to Plan: Moderate
Changes to Original Cladding: Moderate
Changes to Other: Extensive
Other (specify): Porch
Style: Arts & Crafts - Craftsman
Cladding: Wood - Clapboard
Roof Type: Hip

Current Use:
Structural System: Platform Frame
Changes to Interior: Unknown
Changes to Windows: Extensive
Form/Type: Single Family
Foundation:
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  Other
Architecture/Landscape Architecture
### Historic Property Inventory Report

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**Architect:**

**Engineer:**

**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:** The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1904 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has poor integrity, due to substantial changes to its exterior wall cladding, fenestration, and porch. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

**Description of Physical Appearance:** The property contains a two-story single-family residence with a rectangular plan and platform framea wood construction. The residence was originally designed in the Craftsman style. It has a medium pitch hip roof with composition asphalt shingles, overhanging eaves, and a hip roof dormer. The exterior walls are clad with wood clapboard siding and T-1-11 siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original windows throughout the residence.

**Major Bibliographic References:**

- King County Assessor’s Records
Photos

South Elevation, Looking Northwest

East Elevation, Looking Northwest

East Elevation (detail), Looking Northwest

East Elevation (detail at northeast corner), Looking West
East Elevation (detail), Looking Southwest
Location

Field Site No.                              DAHP No.

Historic Name:

Common Name: 2324 14th Ave E

Property Address: 2324 14th E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 1952200485

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/12/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

City: State: Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District?: No
Contributing?: No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Balloon Frame
Changes to Original Cladding: Slight
Changes to Windows: Intact
Changes to Other: Unknown

Other (specify):

Style: Ranch
Form/Type: Single Family - Side Gable
Cladding: Wood - Board-and-Batten
Foundation:
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
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**Architect:**

**Engineer:**

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1948 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

**Description of Physical Appearance:**

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a low-pitch side-gable roof with composition asphalt shingles. The exterior walls are clad with wood board and batten and brick. The primary facade is symmetrically divided and five bays wide. The fenestration consists of original wood windows throughout the residence. An attached garage stands in front of the residence.

**Major Bibliographic References:**


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

West Elevation of Garage, Looking East

West Elevatin, Looking Northeast
Connection of Garage and Main House

West Elevation, Looking Northeast

West Elevation (detail), Looking Northeast
### Location

<table>
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<tr>
<th>Field Site No.</th>
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**Historic Name:** 2324 Boyer Ave E  
**Property Address:** 2324 Boyer Ave E, Seattle, WA 98112  
**Comments:**

| Tax No./Parcel No. | 6788203015 |

**County:** King  
**Quadrangle:** SEATTLE NORTH

### Coordinate Reference

- **Easting:**  
- **Northing:**  
- **Zone:**  
- **Spatial Type:**  
- **Acquisition Code:**  
- **Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel
Owner’s Name:  
Owner Address:  
City:  
State:  
Zip:  
Classification: Building  
Resource Status: Survey/Inventory  
Comments: Eligible  
Within a District? No  
Contributing? No  
National Register Nomination:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status:  
Determination Date:  
Determination Comments:  

Description  

Historic Use: Domestic - Single Family House  
Current Use:  
Plan: Irregular  
Stories: 2  
Structural System: Platform Frame  
Changes to Plan: Irregular  
Changes to Interior: Unknown  
Changes to Original Cladding: Intact  
Changes to Windows: Intact  
Changes to Other: Unknown  
Other (specify):  
Style: Tudor - Tudor Revival  
Form/Type: Single Family  
Cladding: Brick  
Foundation:  
Roof Type: Hip - Hip with cross gable  
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  
Architecture/Landscape Architecture  
Other
The main era of construction in what is now known as the Montlake neighborhood was from 1910 to the 1940s. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed by John Boyer of the Interlaken Land Company in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. Three parks were eventually incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood, which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

The property contains a two-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched hip and cross gable roof with composition asphalt shingles and gabled dormers. The exterior walls are clad with brick. The primary facade is asymmetrically divided and three bays wide. A rounded turret with a conical roof is arranged along the northwest elevation. The fenestration consists of original wood windows throughout the residence.


King County Assessor's Records
Smith, E. "Montlake: One of Seattle’s Treasures.”
http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

South Elevation, Looking Northeast

South Elevation (detail), Looking North

South Elevation (west portion), Looking North

South Elevation (east portion), Looking North
Location

Field Site No.  DAHP No.

Historic Name:
Common Name:  2325 Boyer Ave E
Property Address:  2325 Boyer Ave E, Seattle, WA 98112

Comments:
Tax No./Parcel No.  6788203000
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
## Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 04/30/2010  
**Field Recorder:** Christopher Hetzel

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## Description

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## Narrative

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<th>Study Unit</th>
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<tr>
<td>Architecture/Landscape Architecture</td>
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The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1919 in the Montlake neighborhood, according to the King County tax assessor. The residence appears to have suffered a substantial loss of integrity, including alterations to its windows, wall cladding, and front porch. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

The property contains a one and a half-story single-family residence with a slightly irregular rectangular plan and platform frame wood construction. It has a low-pitch hip roof with composition asphalt shingles and wide eaves. The exterior walls are clad with stucco. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original wood windows flanked by wood shutters throughout the residence.


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

East Elevation, Looking West

East Elevation, Looking South

East Elevation (detail), Looking West
Location

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<th>Field Site No.</th>
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<td>Common Name:</td>
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Supplemental Map(s)

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Coordinate Reference

Easting: 
Northing: 
Zone: 
Spatial Type: 
Acquisition Code: 
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name:
Owner Address:

City:              State:              Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Multiple Family House
Current Use:
Plan: Rectangle                       Stories: 3
Structural System: Platform Frame
Changes to Plan: Moderate
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Extensive
Other (specify): Facade
Style: None
Form/Type: Multi-Family
Cladding: Veneer - Stucco
Foundation:
Roof Type: Flat with Eaves
Roof Material: Asphalt / Composition

Narrative

Study Unit Other
Architecture/Landscape Architecture
**Year Constructed** | **Work Type Description**  
--- | ---  
1905 | Built Date

**Architect:**  
**Engineer:**

**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:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1905 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The building has poor integrity, due to substantial alterations to its exterior wall cladding, fenestration, and primary facade, such that it no longer has the ability to convey historical significance. The building’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

**Description of Physical Appearance:**
The property contains a three-story apartment building with a rectangular plan and platform frame wood construction. It has a flat roof with overhanging eaves. The exterior walls are clad with non-original stucco. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original metal windows throughout the building.

**Major Bibliographic References:**
King County Assessor’s Records
Photos

East Elevation, Looking West

East Elevation, Looking Southwest

East Elevation (detail), Looking West
Location

Field Site No.          DAHP No.

Historic Name:

Common Name: 2328 Delmar Dr E

Property Address: 2328 Delmar Dr E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 1952200385

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting: 1193284

Northing: 846493

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: SR 520 I-5 to Medina: Haul Routes

Date Recorded: 06/14/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner’s Name:

Owner Address:

City:    State:    Zip:

Classification: Building

Resource Status: Comments:

Survey/Inventory

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Determined Eligible - SHPO

Determination Date: 2/25/2011

Determination Comments: 121602-08-FHWA determined on 2/25/2011
Description

Historic Use: Domestic - Single Family House  
Current Use: Domestic - Single Family House
Plan: Rectangle  
Stories: 2
Changes to Plan: Intact
Changes to Original Cladding: Moderate
Changes to Other: Extensive
Other (specify): 1950s renovation

Style: Modern  
Cladding: Veneer - Stucco
Roof Type: Gable - Side Gable
Roof Material: Unknown
Foundation: Concrete - Block
Form/Type: Single Family - Side Gable

Narrative

Study Unit  
Architecture/Landscape Architecture

Other

Date of Construction: 1936 Built Date
Builder:
Engineer:
Architect: James M. Taylor; Burt A. Tucker (Tucker, Shields & Terry)

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1936. Based on anecdotal information, the house was originally designed by well-known Seattle architect Paul Thiry (1904–1993). Thiry is considered the father of modernism in the Pacific Northwest and is credited with being instrumental to introducing International Style architecture to Seattle. The original building permit for the house names James M. Taylor as the architect, who is known to have partnered with Thiry during this period. The residence was subject to a substantial rehabilitation in the early 1950s, including a large addition. The 1951 building permit for the renovation lists Bert A. Tucker as the architect. Tucker was a partner in the architecture firm Tucker, Shields & Terry with Robert M. Shields and Roland Terry. The firm designed custom houses, restaurants and other small buildings, usually in wood and other natural materials, and were considered leaders in Northwest regional Modern architecture. Other notable projects by the firm included the Tucker, Shields & Terry Architectural Office (1947); Burnett House (1949); Sayres House with Geo. Stoddard (1950) on Hunts Point; Canlis Restaurant (1951); and a remodel of the Paul R. Smith House (1950). The residence at 2328 Delmar Drive E has good integrity and continues to exhibit its original character defining features as a Modern style residence from the mid 1950s. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C as a good example of the Modern style and for associations with a master architect.

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
**Description of Physical Appearance:**
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a medium pitch side-gable roof with overhanging eaves. The exterior walls are clad with a smooth stucco finish. The primary facade is asymmetrically divided and four bays wide. The fenestration is composed of original metal windows. A basement level one-car garage is arranged below residence.

**Major Bibliographic References:**
- City of Seattle Historical Building Permits.
- King County Tax Assessor's Records.
Photos

West Elevation, Looking Northeast
2010

West Elevation (detail), Looking Northwest
2010
## Location

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**Historic Name:**

Common Name: 2330 14th Ave E

**Property Address:** 2330 14th Ave E, Seattle, WA 98112

**Comments:**

Tax No./Parcel No. 1952200480

Plat/Block/Lot

Acreage

**Supplemental Map(s)**

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**Coordinate Reference**

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
### Identification

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 06/12/2010

**Field Recorder:** Hetzel, Christopher and Lori Durio Price

**Owner’s Name:**

**Owner Address:**

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

**Within a District?** No  
**Contributing?** No  
**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

### Description

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

**Plan:** Irregular  
**Stories:** 2  
**Structural System:** Platform Frame

**Changes to Plan:** Intact  
**Changes to Interior:** Unknown

**Changes to Original Cladding:** Intact  
**Changes to Windows:** Intact

**Changes to Other:** Unknown  
**Changes to Other:**

**Style:** Tudor - Tudor Revival  
**Form/Type:** Single Family - Cross Gable

**Cladding:** Veneer - Brick  
**Foundation:**

**Roof Type:** Gable - Cross Gable  
**Roof Material:** Asphalt / Composition - Shingle

### Narrative

**Study Unit**  
Architecture/Landscape Architecture

**Other**
Year Constructed: 1929

Architect: 
Builder: 

Landscape Architect: 
Engineer: 

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1929 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. The individual house, however, does embody the distinctive characteristics of the Tudor Revival style and could be the design of a master architect. Based on our evaluation, the property is outside the boundaries of the Montlake historic district, but does appear individually eligible for listing in the NRHP under Criterion C for architecture.

Description of Physical Appearance: The property contains a two-story single-family residence with an irregular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles. The exterior walls are clad with brick and half-timbered stucco. The primary facade is asymmetrically divided and divided into multiple bays. The fenestration consists of original steel casement windows throughout the residence. A garage stands next to and slightly in front of the residence.

Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

West Elevation, Looking East

West Elevation with Garage, Looking Southeast

West Elevation, Looking Southeast

building front (west elevation) detail
Location

Field Site No. DAHP No.

Historic Name: Common Name: 2333 Boylston Ave E

Property Address: 2333 Boylston Ave E, Seattle, WA 98102

Comments:

Tax No./Parcel No. 2902200750

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name: 
Owner Address: 

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District:
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Intact
Changes to Other: Unknown

Style: Arts & Crafts - Craftsman
Form/Type: Single Family
Cladding: Wood - Clapboard
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1906 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence’s setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a medium pitch hip roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding and coursed wood shingles. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of original wood windows throughout the residence.

Major Bibliographic References:

King County Assessor's Records
Photos

South and East Elevations, Looking Northwest

East elevation, Looking Northwest
## Location

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Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner's Name: 
Owner Address: 

City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle Stories: 2.5
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Extensive
Changes to Other: Extensive
Other (specify): Porch
Style: Arts & Crafts - Craftsman
Form/Type: Single Family
Cladding: Shingle - Coursed
Foundation: 
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1906 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has poor integrity, due to substantial changes to its exterior wall cladding, front porch, and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Craftsman style. It has a low pitch hip roof with composition asphalt shingles, slightly overhanging eaves, and hip roof dormers. The exterior walls are clad with wood clapboard siding and coursed wood shingles. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of non-original vinyl windows throughout the residence.

King County Assessor's Records
Photos

East Elevation (detail), Looking Southwest

South Elevation, Looking Northwest

East Elevation, Looking West
### Location

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**Historic Name:**
- **Common Name:** 2339 Boylston Ave E
- **Property Address:** 2339 Boylston Ave, Seattle, WA 98102

**Comments:**

**Tax No./Parcel No.** 2902200761

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

**Township/Range/ EW**
- **Section**
- **1/4 Sec**
- **1/4 1/4 Sec**

**County**
- **King**

**Quadrangle**
- **SEATTLE NORTH**

**Coordinate Reference**

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**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
**Identification**

**Survey Name:** SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:** 06/10/2010

**Field Recorder:** Durio Price, Lori and Christopher Hetzel

**Owner's Name:**

**Owner Address:**

**City:**  
**State:**  
**Zip:**

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

**Comments:** Not Eligible

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

**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

**Description**

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

**Plan:** Rectangle  
**Stories:** 2

**Changes to Plan:** Intact

**Changes to Original Cladding:** Extensive

**Changes to Other:** Slight

**Other (specify):** Porch

**Style:** Arts & Crafts - Craftsman

**Cladding:** Veneer - Stucco

**Roof Type:** Gable - Side Gable

**Structural System:** Platform Frame

**Changes to Interior:** Unknown

**Changes to Windows:** Extensive

**Form/Type:** Single Family

**Foundation:**

**Roof Material:** Asphalt / Composition - Shingle

**Narrative**

**Study Unit**

Architecture/Landscape Architecture

**Other**
Architect:  
Landscape Architect:  

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1907 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Arts and Crafts style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Arts & Crafts style. It has a medium pitch side-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with a non-original rough textured stucco finish and features decorative half timbering. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original windows throughout the residence.

Major Bibliographic References:
King County Assessor's Records
Photos

East Elevation, Looking West

East Elevation (detail), Looking West

East and North Elevations (detail), Looking Southwest
## Location

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**Historic Name:**

Common Name: 2340 14th Ave E

**Property Address:** 2340 14th Ave E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 1952200475

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher and Lori Durio Price
Owner’s Name: 
Owner Address: 
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Irregular 
Stories: 3
Changes to Plan: Irregular
Changes to Original Cladding: Moderate
Changes to Other: Unknown
Other (specify): 
Style: Modern
Cladding: Wood
Roof Type: Gable

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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Architect:  
Builder:  
Landscape Architect:  
Engineer:  

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:  
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1949 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has poor integrity, due to changes to its wall cladding windows and overall plan. It is also outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.  

Description of Physical Appearance:  
The property contains a three-story single-family residence with an irregular plan and platform frame construction. The residence was originally designed in the Modern style. It has a medium pitched side-gable roof with composition shingles and wide overhanging eaves. The exterior walls are clad in wood siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original metal windows throughout the building. A garage stands below the residence.  

Major Bibliographic References:  
Photos

North and West Elevations, Looking Southeast

building entry (west elevation)

building entry detail (west elevation)

West Elevation, Looking Southeast
North Elevation, Looking South

East Elevation, Looking West

East Elevation, Looking Northwest
## Location

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**Historic Name:** Cornelius and Gloria Peck House  
**Common Name:** 2340 Delmar Dr E  
**Property Address:** 2340 Delmar Dr E, Seattle, WA 98102  
**Comments:**

**Tax No./Parcel No.** 1952200425  
**Acreage**

**Supplemental Map(s)**

### Coordinate Reference

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**Easting:** 1193249  
**Northing:** 846577  
**Projection:** Washington State Plane South  
**Datum:** HARN (feet)

## Identification

**Survey Name:** SR 520 I-5 to Medina: Haul Routes  
**Date Recorded:** 06/14/2010

**Field Recorder:** Orton, Sara and Christopher Hetzel  
**Owner’s Name:**

**Owner Address:**

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

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

**Local District:**

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

**Eligibility Status:** Determined Eligible - SHPO  
**Determination Date:** 2/25/2011  
**Determination Comments:** 121602-08-FHWA determined on 2/25/2011
# Description

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**Other (specify):**

- **Style:** Tudor - Tudor Revival
- **Cladding:** Shingle - Coursed
- **Roof Type:** Gable - Front Gable
- **Roof Material:** Asphalt / Composition - Shingle

- **Foundation:** Concrete - Poured
- **Form/Type:** Single Family

# Narrative

**Study Unit**

<table>
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**Date of Construction:** 1928

**Builder:**

**Engineer:**

**Architect:** Loveless, Arthur

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Tudor Revival style for Cornelius Peck and his wife Gloria. Peck was a professor of legal ethics at the University of Washington School of Law for 39 years and winner of the University's Distinguished Teaching Award. Well-known Seattle architect Arthur Loveless (1873-1971) is credited with the house's design. Loveless is recognized as a master architect for his well-defined Tudor Revival style designs, especially in the 1920s. Between 1908 and 1942, he designed many well-known residences in the Seattle area and won several AIA design awards and other accolades. His credits include: at least five Greek Row houses at the University of Washington; the Seattle Repertory Playhouse (now the Glen Hughes Playhouse Theater); his own residence and office; the Darrah Corbet residence; the homes of movie palace tycoon, Alexander Pantages, restaurateur William Bloch, and the Fauntleroy estate of Laurence J. Colman. Probably his best known commission is the Loveless Building, on Capital Hill, constructed 1930-1933, for which he won an American Institute of Architects Seattle Honor Award in 1961. The residence 2340 Delmar Drive E has good integrity and continues to exhibit its original character defining features as Tudor Revival style residence. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its association with architect Arthur Loveless. Loveless is considered a master architect in Seattle and is best known for his Tudor Revival residential designs in the 1920s.
### Description of Physical Appearance:
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched front-gable roof. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration is composed of original wood frame windows. A detached one-story one-car garage stands at the rear of the residence.

### Major Bibliographic References:
- King County Assessor's Records
Photos

West Elevation, Looking East
2010

West Elevation, Looking East
2010
## Location

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### Narrative

**Study Unit**

**Other**

Architecture/Landscape Architecture  

**Date of Construction:** 1928 Built Date  

**Builder:**  

**Engineer:**  

**Architect:** Arthur Loveless

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Tudor Revival style. Based on anecdotal evidence, the house is believed to have been designed by well-known Seattle architect Arthur Loveless (1873-1971). However, this is unconfirmed. Original building permits do not name an architect. Loveless is recognized as a master architect for his well-defined Tudor Revival style designs, especially in the 1920s. Between 1908 and 1942, he designed many well-known residences in the Seattle area and won several AIA design awards and other accolades. His credits include: at least five Greek Row houses at the University of Washington; the Seattle Repertory Playhouse (now the Glen Hughes Playhouse Theater); his own residence and office; the Darrah Corbet residence; the homes of movie palace tycoon, Alexander Pantages, restaurateur William Bloch, and the Fauntleroy estate of Laurence J. Colman. Probably his best known commission is the Loveless Building, on Capital Hill, constructed 1930-1933, for which he won an American Institute of Architects Seattle Honor Award in 1961. The residence 2344 Delmar Drive E has good integrity and continues to exhibit its original character defining features as a Tudor Revival style residence. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C as a good example of the Tudor Revival style and for possible association with a master architect.
Description of Physical Appearance:
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a medium pitch cross-gable jerkinhead roof with wood shingles and slightly overhanging eaves. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration is composed of original wood windows. A one-car garage stands below the residence.

Major Bibliographic References:
City of Seattle Historical Building Permits.

King County Assessor’s Records.


Photos

West Elevation, Looking Northeast
2010

North Elevation, Looking East
2010
Location

Field Site No.          DAHP No.
Historic Name:
Common Name: 2349 Boylston Ave E
Property Address: 2349 Boylston Ave, Seattle, WA 98102
Comments:
Tax No./Parcel No. 2902200771
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 06/10/2010
Field Recorder: Durio Price, Lori and Christopher Hetzel
Owner’s Name: 
Owner Address: 
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle
Stories: 2
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Extensive
Other (specify): Facade and Roof
Style: Colonial - Dutch Colonial
Form/Type: Single Family
Cladding: Veneer - Vinyl Siding
Foundation: 
Roof Type: Gambrel
Roof Material: Clay Tile

Narrative

Study Unit
Architecture/Landscape Architecture

Other

Tuesday, August 24, 2010
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:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1916 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Dutch Colonial Revival style and has poor integrity, due to substantial changes to its exterior wall cladding, roof, fenestration, and primary facade. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitch, side-gable gambrel roof with non-original clay tiles and slightly overhanging eaves. The exterior walls are clad with non-original vinyl siding. The original primary facade has been completely altered. The fenestration consists of non-original windows throughout the residence.

Major Bibliographic References:
King County Assessor's Records
Photos

East Elevation, Looking West

South Elevation, Looking Northwest

East and North Elevations (detail), Looking West
## Location

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<td><strong>Property Address:</strong> 2349 Delmar Dr E, Seattle, WA 98102</td>
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## Coordinate Reference

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project  
Date Recorded: 06/14/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner’s Name:

Owner Address:

City:  
State:  
Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use: 

Plan: Irregular  
Stories: 2

Structural System: Platform Frame

Changes to Plan: Irregular

Changes to Interior: Platform Frame

Changes to Original Cladding: Unknown

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Modern

Form/Type: Single Family

Cladding: Wood - Vertical

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Rolled

Narrative

Study Unit  
Other

Architecture/Landscape Architecture

Tuesday, August 24, 2010  
Page 2 of 4
### Historic Property Inventory Report

<table>
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<th>Year Constructed</th>
<th>Work Type Description</th>
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**Architect:**

**Engineer:**

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1952 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has fair integrity, due to an addition and changes to the fenestration, but is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

**Description of Physical Appearance:**

The property contains a two-story single-family residence with an irregular plan, concrete foundation, and platform frame wood construction. The residence was originally designed in a vernacular Modern style. It has a medium pitch hip roof with composition asphalt shingle roofing and overhanging eaves. The exterior walls are clad with vertical wood siding. The primary facade is asymmetrically divided into two sections. The fenestration is composed of non-original windows throughout the residence. An attached two-bay one-story garage is arranged at the rear elevation.

**Major Bibliographic References:**

Montlake Bibliography


King County Assessor's Records


Photos

North Elevation, Looking Southwest

North and East Elevations, Looking South
**Location**

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**Historic Name:**

- **Common Name:** 2350 Boyer Ave E
- **Property Address:** 2350 Boyer Ave E, Seattle, WA 98112

**Comments:**

- **Tax No./Parcel No.:** 1952200120
- **Plat/Block/Lot:**
- **Acreage:**
- **Supplemental Map(s):**

**Coordinate Reference**

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**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel
Owner’s Name:
Owner Address:
City: State: Zip:
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use:
Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Unknown
Changes to Original Cladding: Intact
Other (specify):
Style: Modern - Minimal Traditional
Form/Type: Single Family
Cladding: Brick
Foundation:
Roof Type: Hip
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
**Historic Property Inventory Report**

<table>
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**Architect:**

**Engineer:**

**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:**

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1939 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

**Description of Physical Appearance:**

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in a modernist, Minimal Traditional style. It has a low-pitch hip roof with composition asphalt shingles and a skylight. The exterior walls are clad with brick. The primary facade is asymmetrically divided. The fenestration consists of original fixed and double-hung sash wood windows throughout the residence.

**Major Bibliographic References:**

Photos

South Elevation, Looking North

South and East Elevations, Looking Northwest

South Elevation, Looking Northeast
Location

Field Site No.  | DAHP No.
Historic Name:

Common Name: 2351 Boylston Ave E
Property Address: 2351 Boylston Ave, Seattle, WA 98102

Comments:
Tax No./Parcel No. 2902200770
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
### Identification

**Survey Name:**  SR520 I-5 to Medina: Bridge Replacement and HOV Project  
**Date Recorded:**  06/10/2010  
**Field Recorder:**  Durio Price, Lori and Christopher Hetzel  
**Owner’s Name:**  
**Owner Address:**  

<table>
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<th>City:</th>
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**Classification:**  Building  
**Resource Status:**  Survey/Inventory  
**Comments:**  Not Eligible  
**Within a District?**  No  
**Contributing?**  No  

### Description

**Historic Use:**  Domestic - Single Family House  
**Current Use:**  
**Plan:**  Rectangle  
**Stories:**  2  
**Structural System:**  Platform Frame  
**Changes to Plan:**  Intact  
**Changes to Interior:**  Unknown  

**Changes to Original Cladding:**  Intact  
**Changes to Windows:**  Extensive  
**Changes to Other:**  Extensive  
**Other (specify):**  Facade  

**Style:**  Colonial - Colonial Revival  
**Form/Type:**  Single Family  
**Cladding:**  Wood - Clapboard  
**Foundation:**  

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

### Narrative

**Study Unit**  
Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1916 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Colonial Revival style and has poor integrity, due to substantial changes to its fenestration and facade. The residence’s setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Colonial Revival style. It has a low pitch hip roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original windows throughout the residence.

King County Assessor’s Records
Photos

North Elevation, Looking Southwest

East Elevation, Looking West

South Elevation, Looking Northwest
# Location

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# Coordinate Reference

- **Easting:**
- **Northing:**
- **Zone:**
- **Spatial Type:**
- **Acquisition Code:**
- **Sequence:**
Historic Property Inventory Report

Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Christopher Hetzel
Owner's Name: 
Owner Address: 
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status:
Determination Date:
Determination Comments:

Description

Historic Use: Domestic - Single Family House
Current Use: Domestic - Multiple Family House
Plan: Rectangle
Stories: 1
Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown
Other (specify):
Style: Ranch
Cladding: Brick
Roof Type: Gable - Gable-on-Hip
Structural System: Platform Frame
Changes to Interior: Unknown
Changes to Windows: Intact
Form/Type: Single Family
Foundation:
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture
Other

Tuesday, August 24, 2010
Page 2 of 4
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1958 in the Montlake neighborhood. The residence has good integrity, but its construction falls outside the period of significance for the proposed Montlake historic district. Individually, it is modest example of the Ranch style of architecture and does not appear to warrant special recognition. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1958 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1905 to 1952), 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Ranch style. It has a low-pitch gable on hip roof with composition asphalt shingles and a skylight. The exterior walls are clad with brick. The primary facade is asymmetrically divided. The fenestration consists of original wood fixed and double-hung sash windows throughout the residence.


Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.


Photos

South Elevation from Street, Looking North

South Elevation from Street, Looking North

South Elevation, Looking Northwest
### Location

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**Historic Name:** 2359 Boyer Ave E  
**Property Address:** 2359 Boyer Ave E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.:** 1952200486

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher
Owner’s Name: Unknown
Owner Address: Unknown
City: Unknown
State: Unknown
Zip: Unknown
Classification: Building
Resource Status: Survey/Inventory
Comments: Not Eligible
Within a District? No
Contributing? No
National Register Nomination: Unknown
Local District: Unknown
National Register District/Thematic Nomination Name: Unknown
Eligibility Status: Unknown
Determination Date: Unknown
Determination Comments: Unknown

Description

Historic Use: Domestic - Single Family House
Current Use: Unknown
Plan: Rectangle
Stories: 1
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify):
Style: Ranch
Form/Type: Single Family - Side Gable
Cladding: Shingle - Coursed
Foundation: Unknown
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other

Tuesday, August 24, 2010
Architect: 
Builder: 
Landscape Architect: 
Engineer: 

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: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1947 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance: The property contains a one-story single-family residence with a basement. It has a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a low-pitch side-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of non-original vinyl windows throughout the residence. An attached garage is arranged below the primary facade.

Major Bibliographic References:
- Smith, E. "Montlake: One of Seattle’s Treasures." http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

East Elevation, Looking South

East Elevation, Looking Southwest

East Elevation (detail), Looking South
## Location

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**Common Name:** 2359 Boylston Ave E  
**Property Address:** 2359 Boylston Ave E, Seattle, WA 98102  
**Comments:**
**Tax No./Parcel No.:** 2902200776

### Township/Range/EW

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### Coordinate Reference

**Easting:**  
**Northing:**  
**Zone:**  
**Spatial Type:**  
**Acquisition Code:**  
**Sequence:**

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Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner’s Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District?

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use: Domestic - Multiple Family House

Plan: Rectangle

Stories: 2.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: American Foursquare - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture
Historic Property Inventory Report

Architect: 
Engineer:  
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:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1908 in the Eastlake neighborhood. The residence has good integrity and is an excellent example of an American Foursquare with Craftsman style elements. It embodies the distinctive characteristics of this style as constructed in the Eastlake neighborhood in the early twentieth century. Its setting has been somewhat impacted by the construction of I-5 to the east, but it is one of a dwindling few historic residences that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design.

The Eastlake neighborhood 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. 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. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

The property contains a two and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed as an American Foursquare in the Craftsman style. It has a medium pitch hip roof with composition shingles, exposed structural elements, a front gabled dormer, and wide overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of original wood frame windows, many with original leaded and stained glass.

King County Assessor’s Records  
Photos

East Elevation, Looking West

East and North Elevations, Looking Southwest

East and North Elevations, Looking Southwest

East Elevation, Looking South
Historic Property Inventory Report

South Elevation, Looking Northwest

South Elevation Detail, Looking Northwest
### Location

<table>
<thead>
<tr>
<th>Field Site No.</th>
<th>Historic Name:</th>
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<tbody>
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**Common Name:** 2362-2364 Boyer Ave E

**Property Address:** 2362 Boyer E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.:** 1952200110

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
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<td>SEATTLE NORTH</td>
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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

Survey Name: SR520 I-5 to Medina: Bridge Replacement and HOV Project
Date Recorded: 04/30/2010
Field Recorder: Hetzel, Christopher
Owner’s Name: 
Owner Address: 
City: 
State: 
Zip: 
Classification: Building
Resource Status: Survey/Inventory
Comments: Eligible
Within a District? No
Contributing? No
National Register Nomination: 
Local District: 
National Register District/Thematic Nomination Name: 
Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House
Current Use: Domestic - Multiple Family House
Plan: Rectangle
Stories: 1.5
Changes to Plan: Intact
Changes to Original Cladding: Intact
Changes to Other: Unknown
Other (specify):
Style: Queen Anne
Cladding: Shingle - Coursed
Roof Type: Gable - Front Gable

Narrative

Study Unit: Architecture/Landscape Architecture
Other: 

Tuesday, August 24, 2010
Architect:

Builder:

Engineer:

Landscape Architect:

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:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1910 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of both the Queen Anne style and Craftsman styles and is an excellent example of the transitional use of these styles. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1910 in an area located adjacent (to the west) of the potential Montlake historic district. The residence has good integrity, but is outside the suggested historic district 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. The individual house, however, does embody the distinctive characteristics of a transition from the Queen Anne style to the Arts & Crafts style. Based on our evaluation, the property is outside the boundaries of the Montlake historic district, but does appear individually eligible for listing in the NRHP under Criterion C for its architectural design.

Description of Physical Appearance:

The property contains a one and a half-story duplex with a rectangular plan and platform frame construction. The residence was originally designed in the Arts & Crafts style with Queen Anne style decorative elements. It has a medium pitch front-gable roof with composition asphalt shingles and exposed structural elements. The exterior walls are clad with wood shingles. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of original wood and non-original vinyl windows throughout the residence.

Major Bibliographic References:


King County Assessor’s Records


Photos

West Elevation, Looking East

West Elevation, Looking Northeast

West Elevation (detail), Looking East