Historic Property
Inventory Report for

**Location Section**

<table>
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<th>Field Site No.</th>
<th>OAHP No.</th>
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**Property Address:** 2605 22nd Ave E, Seattle, WA 98112

**County**

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<th>Township/Range/EW</th>
<th>Section</th>
<th>1/4 Sec</th>
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<td>21 NW SEATTLE NORTH</td>
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**Zone:** 10  **Spatial Type:** Point  **Acquisition Code:** Digitized Source

**Easting:** 552269.65  **Northing:** 5276900.93

**Acquisition Code:** Digitized Source

**Sequence:** 1  **Plat/Block/Lot:** Union City Addition/Block RES/Lot POR CANAL

**Supplemental Map(s):**

<table>
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<th>Tax No./Parcel No.</th>
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**Plat/Block/Lot:** Union City Addition/Block RES/Lot POR CANAL

**Description Section**

**Historic Use:** Commerce/Trade - Specialty Store

**Current Use:** Commerce/Trade - Specialty Store

**View of:** East elevation  **taken:** 2/29/2004

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

**Structural System:** Balloon Frame

**Style:** Vernacular

**Form/Type:**

- Other
- Commercial

**Changes to plan:** Slight

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

**Changes to interior:** Unknown

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

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

**Owner's Name:** Montlake LLC  **Owner Address:** 575 Bellevue Square, Bellevue, WA 98004

**Comments:** Survey/Inventory

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

**Contributing?**

**National Register District/Thematic Nomination Name:**
**Historic Property Inventory Report for**

**Safeway Grocery**

**at 2605 22nd Ave E, Seattle, WA 98112**

**Changes to windows:** Extensive

**Cladding**
- Brick
- Metal - Corrugated

**Foundation**
- Concrete - Poured

**Roof Material**
- Asphalt / Composition - Built Up

**Roof Type**
- Flat with Eaves

**Date Of Construction:** 1937

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

**NARRATIVE SECTION**

**Study Unit**
- Architecture/Landscape Architecture

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordering the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 – NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This brick veneer commercial building was originally a Safeway (in 1937-38) and later a Thriftway grocery (in the 1960s). It was remodeled and enlarged in 1954 and further remodeled in 1965. These alterations, including removal of character-defining shop windows and bulkheads, replacement of remaining doors and windows, and change of footprint resulted in a loss of integrity of design, materials, workmanship, and feeling. Its setting has been impacted by the construction of SR 520 and major entrance and exit ramp immediately to the north. The building is located in the potential Montlake historic district, but due to its lack of integrity, the building is not eligible for the NRHP as a contributing element to the district nor individually.
This is a one story commercial building with a square footprint. It is wood frame construction clad in painted brick veneer, with corrugated metal around the upper portion. This metal cladding projects out slightly and is scalloped on the top and bottom edges. It holds the primary signage for the building on the east and west elevations. On the front elevation facing east, the original plate glass windows with transoms above and tile bulkheads below have been removed. Two large front window openings have been bricked in. The other two openings have been altered and replaced with an aluminum-framed storefront system, with a recessed entry and smaller windows. A flat metal awning remains over the entry. An addition has been added to the south elevation, and this section does not have the upper metal cladding that the original building has. On the west elevation are double-leaf glass doors under a canvas awning that serve as a secondary entry. Multiple cell towers have been mounted on the roof of the building, and on a large pole immediately to the rear of the building. A concrete block gas station from 1952 has been attached to north elevation of the building. The building has paved parking surrounding it on both the east and west sides.


King County Assessor’s Records


**Historic Property Inventory Report for**

**Location Section**

Historic Name:  
Property Address: 2575 W Montlake Pl E, Seattle, WA 98112

<table>
<thead>
<tr>
<th>County</th>
<th>Township/Range/EW</th>
<th>Section</th>
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**Identification Section**

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/21/2009

Owner's Name: Johnson, Walt & Nancy
Owner Address: 2575 W Montlake Pl E, Seattle, WA 98112

Classification: Building
Within a District?: No
Contributing?: No
National Register Nomination:

Local District:
National Register District/Thematic Nomination Name:

**Description Section**

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

Plan: Irregular
No. of Stories: 1

Structural System: Platform Frame

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

Changes to interior: Unknown
Changes to other: Ranch

View of Front elevation taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A

Comments:
Historic Property Inventory Report for at 2575 W Montlake Pl E, Seattle, WA 98112

<table>
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<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
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<td>Concrete - Poured</td>
<td>Asphalt / Composition - Shingle</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1951

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Ranch style residence from 1951 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the mid-twentieth century houses found in the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Ranch style architecture, it has suffered loss of integrity from door and window replacements. In addition, its setting has been impacted by the construction of SR 520 including an SR 520 off-ramp immediately to the north of the property. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
Historic Property
Inventory Report for

at 2575 W Montlake Pl E, Seattle, WA 98112

Description of Physical Appearance

This is a one story, single family, Ranch style residence from 1951. It has an irregular footprint composed of a rectangular main body with two front projecting sections. The main body of the house is under a hipped roof of composition shingle. The first projecting section is under a lower hipped roof that runs perpendicular to the main roof. At the north corner of this projection is a second projection which houses the garage. The garage is under another hipped roof, parallel to the hipped roof over the first projecting section. The roof has very deep eaves and a wide interior chimney on the rear slope of the main roof. The exterior of the house is clad in brick veneer using long, narrow bricks. Windows are replacement vinyl, with a fixed single-light center pane flanked by sliding sash. The entry is off-center and recessed, and the door is Craftsman style, with three long narrow panels and an arched window, and is likely not original. There is a window to the left and to the right of the entry. The garage is contained in the final bay at the north end of the façade. The property is partially obscured by heavy landscaping in the front yard.

Major Bibliographic References


King County Assessor’s Records


Historic Property
Inventory Report for

Historic Name: 2571 W Montlake Pl E
Common Name: 2571 W Montlake Pl E

Field Site No.: SR520W232
OAHP No.: 2571 W Montlake Pl E

Tax No./Parcel No.: 8805900455
Plat/Block/Lot: Union City Add/10/POR

LOCATION SECTION

Historic Property at 2571 W Montlake Pl E, Seattle, WA 98112

Property Address: 2571 W Montlake Pl E, Seattle, WA 98112

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

Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: L-Shape
No. of Stories: 1
Structural System: Balloon Frame

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

View of Front elevation taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A

Changes to plan: Intact
Changes to original cladding: Intact
Changes to windows: Intact
Changes to interior: Unknown
Changes to other: Vernacular
Style: Vernacular
Form/Type: Single Family

Page 1 of 3 Printed on 7/6/2009 2:10:01 PM
Printed on 7/6/2009 2:10:01 PM
NARRATIVE SECTION

Date Of Construction: 1938
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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This residence from 1938 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, possess high artistic value, nor embody distinctive characteristics. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one story, single family residence built in 1938. It has an L-shaped footprint, with the front projection of the "L" formed by the garage on the front elevation. The main house is under a side gable roof of composition shingle with flush eaves. There is band of wood clapboard forming a cornice band below the eaves. The garage has a hipped roof at a much lower height than the primary roof, but it shares the cornice band. This is a single car garage with a paneled roll-up door with three horizontal windows. The exterior of the house is clad in brick veneer. On the façade of the main body of the house, just south of the garage, is a long, narrow, 8-light window with leaded muntins that extends up above the roofline into a hipped wall dormer, clad with wood clapboards. Next to this is the entry, which is slightly recessed under the main roof. The entry door is obscured behind a storm door. To the south of the entry are two 8-light leaded muntin windows. There is an exterior chimney at the ridgeline on the south elevation. Dense landscaping obscures much of the house from public view. A wooden trellis pergola marks the entry from the street, and another one frames the entry from the driveway.


King County Assessor’s Records


Additional Photos for: at 2571 W Montlake Pl E, Seattle, WA 98112

View of Property view from street taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

Printed on 7/6/2009 2:10:13 PM
Historic Property
Inventory Report for

Field Site No.: SR520W231
OAHP No.: 

Historic Name: Common Name: 2563 W Montlake Pl E

Property Address: 2563 W Montlake Pl E, Seattle, WA 98112

County: King
Township/Range/EW: T25R04na 21 NW
Section: 1/4 Sec 1/4 1/4 Sec

Quadrangle: SEATTLE NORTH
Coordinate Reference Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 552123.67
Northing: 5276836.97

Tax No./Parcel No. Plat/Block/Lot Tax No./Parcel No. Plat/Block/Lot
8805900475 Union City Add/10/POR

Field Recorder: Lori Durio
Date Recorded: 5/21/2009

Survey Name: SR 520 Bridge Replacement and HOV Project
Owner's Name: Moon, Daniel & Leah
Owner Address: 2563 W Montlake Pl E
Owner Address: Seattle, WA 98112

Classification: Building
Resource Status: Survey/Inventory
Comments:

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

Description Section

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

Plan: Other
No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Extensive
Changes to original cladding: Intact
Changes to interior: Unknown
Changes to other: Vernacular

View of Front elevation taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A

Form/Type Single Family
Historic Property
Inventory Report for
at 2563 W Montlake Pl E, Seattle, WA 98112

Changes to windows: Extensive
Other (specify):

Cladding
Wood - Clapboard
Vertical - Board-and-Batten

Foundation
Unknown

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable

Date Of Construction: 1937

Architect: Unknown
Builder: Unknown
Engineer: Unknown

NARRATIVE SECTION

Study Unit
Architecture/Landscape Architecture

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

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

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

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This residence from 1937 is not considered a contributing element to the Montlake potential historic district because it has suffered alterations that have impacted its integrity of design, materials, feeling, and workmanship. These alterations include window replacements, removal of the original entry, and the addition of a two-car garage to the façade. This property is not eligible for the NRHP, individually nor as a contributing element to the potential historic district.
Description of Physical Appearance

This is a one story, single family house built in 1937. It has a rectangular main section with a garage addition on the front at the north end of the building, and a rear addition at the south end of the building. The main body of the building is under a side gable roof of composition shingle. Both additions extend out under front gable roofs. The garage has vertical board and batten in the gable end. The rest of the house is clad in wood clapboards. The garage appears to have replaced the original entry to the house, and now the only front entry is through a pedestrian door on the south elevation of the garage. The entry door is a replacement door with six lights above two panels. The two-car garage dominates the façade and has a paneled roll-up door with four horizontal windows. The roofline of the garage is lower than the primary roof. There is an interior chimney of painted brick on the front roof slope near the ridgeline, just south of the garage. There are two pair of 1/1 windows on the façade, both replacement sash. The front of the property is heavily landscaped, shielding much of the house from view.

Major Bibliographic References


King County Assessor's Records


### Additional Photos for: at 2563 W Montlake Pl E, Seattle, WA 98112

<table>
<thead>
<tr>
<th>View of</th>
<th>taken</th>
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<td>Garage - view of property visible from public right of way</td>
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Photography Neg. No (Roll No./Frame No.): N/A

Comments: 

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View of taken

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

Comments: 

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View of taken

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

Comments: 

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View of taken

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

Comments: 

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Printed on 7/6/2009 2:08:54 PM
Historic Property
Inventory Report for  

**LOCATION SECTION**  
Field Site No.: SR520W230  
OAHP No.:  
Common Name: 2553 W Montlake Pl E

Historic Name:  
Property Address: 2553 W Montlake Pl E, Seattle, WA 98112

County  
King

Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec  
T25R04na 21 NW

Quadrangle  
SEATTLE NORTH

Coordinate Reference  
Zone: 10  
Spatial Type: Point

Sequence:  
1 Easting: 552108.93  
Northing: 5276814.64

Tax No./Parcel No.  
8805900470

Plat/Block/Lot  
Union City Add/10/POR  
Supplemental Map(s)  
Acreage 13

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

Field Recorder: Lori Durio  
Date Recorded: 5/21/2009

Owner’s Name: Pugh, James Patrick & Gina Huddleston

Owner Address: 2553 W Montlake Pl E  
City/State/Zip: Seattle, WA 98112

Classification: Building  
Resource Status: Survey/Inventory

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

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

Current Use: Domestic - Single Family House

Plan: L-Shape  
No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact  
Changes to original cladding: Intact

Changes to interior: Unknown  
Style: Tudor

Changes to other:  
Form/Type: Single Family

View of Front elevation  
taken 6/29/2008

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

Comments: 
Historic Property

Inventory Report for

at 2553 W Montlake PI E, Seattle, WA 98112

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**NARRATIVE SECTION**

**Study Unit**

**Other**

Architecture/Landscape Architecture

**Date Of Construction:**

1936

**Architect:**

Unknown

**Builder:**

Unknown

**Engineer:**

Unknown

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

Yes

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

Yes - National

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

Yes

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Rounded on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1936 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from a large rear shed dormer addition, visible because of the property’s corner location. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
### Description of Physical Appearance

This is a one story, single family residence built in 1936 in the Tudor style. It has an L-shaped footprint, and the main body of the house is under a side gable roof. The front projecting section has a front gable with a curved extension forming a cat slide roof on the north side. The façade of the main section of the house has an arched eyebrow roof over a large, fixed, 24-light leaded glass window with a colored glass shield in the center. This window is flanked by inoperable wood shutters with diamond-patterned molding. The exterior of the house is clad in brick veneer. The façade of the projecting section has two leaded, colored glass windows. The larger one is diamond-patterned with a shield in the center and flanked by inoperable diamond-patterned shutters. The smaller one consists of five rows of three rondels each. There is also a small colored glass gable end window. The entry is reached through an arch under the cat slide roof. The door has a small window behind a decorative metal grille. The north elevation has an exterior chimney at the ridgeline. A large shed dormer has been added on the rear roof slope. A metal picket fence with brick pillars has been added across the front of the property.

### 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](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
Historic Property Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W207

Historic Name: 2521 W Montlake Pl E

Property Address: 2521 W Montlake Pl E, Seattle, WA 98112

County: King

Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference

- Township: T25R04na
- Range: 21
- Section: NW
- Quadrangle: SEATTLE NORTH

Comments:

- County Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference
- Tax No./Parcel No.: 8805900505
- Plat/Block/Lot: Union City Add/11/POR
- Acquisition Code: Digitized Source
- Sequence: 1
- Easting: 552084.67
- Northing: 5276779.6
- Acreage: 0.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner’s Name: Phillips, V. Ellen

Owner Address: 2521 W. Montlake Pl. E.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing? Yes

National Register Nomination: Yes

Local District: 2521 W Montlake Pl E, Seattle, WA 98112

National Register District/Thematic Nomination Name: 2521 W Montlake Pl E, Seattle, WA 98112

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to original cladding: Slight

Changes to windows: Intact

Changes to interior: Unknown

Changes to other: Unknown

Style: Colonial - Colonial Revival

Form/Type: Single Family

View of Front elevation taken 4/16/2009

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

Comments:
**Historic Property Inventory Report for**

**at 2521 W Montlake Pl E, Seattle, WA 98112**

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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): Yes - National

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

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**Narrative Section**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordering the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. The area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway and associated demolitions, the Montlake neighborhood essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1937 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Colonial Revival style architecture, it has suffered loss of integrity from a large rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a two story, Colonial Revival style, single family residence. It has an irregularly shaped footprint, with a one story wing to the north, and a large rear addition on the west. Much of the house is obscured from public view by heavy vegetation and an ornate fence composed of arched sections of narrow vertical boards between sections of narrow horizontal boards and concrete block pillars topped with concrete urns. The main, two story body of the house is under a hipped roof of composition shingle, with a red brick interior chimney on the rear roof slope just north of the center. The first floor of the house, including the one story wing to the north, is clad in painted brick veneer. The second floor is clad in wood shingles. A band of decorative scalloped molding runs along the top of the wall just under the roof, on both the main house and the north wing. The front façade on the main house is symmetrical with a center entry. The entry is under a shallow front gable roof and has a Colonial Revival style surround, with a heavily molded triangular pediment over a pair of square, reeded pilasters. The entry door has six panels, behind a screen door, and is topped by a five-light transom. On the second floor above the entry is a 4/4 wood window. All other front façade windows are 6/6 wood windows, including the one on the north wing. The north wing also has a hipped roof of composition shingle.

**Major Bibliographic References**

- Smith, E. “Montlake: One of Seattle’s Treasures.” http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Additional Photos for: at 2521 W Montlake Pl E, Seattle, WA 98112

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

View of Fence along front of property taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:
**LOCATION SECTION**

- **Field Site No.**: SR520W206
- **OAHP No.**: 2511 W Montlake Pl E
- **Historic Name**: 2511 W Montlake Pl E
- **Property Address**: 2511 W Montlake Pl E, Seattle, WA 98112
- **County**: King
- **Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle**: T25R04na 21 NW SEATTLE NORTH
- **Easting**: 552067.42
- **Northing**: 5276759.23
- **Tax No./Parcel No.**: 8805900515
- **Plat/Block/Lot**: Union City Add/11/POR
- **Sequence**: 1
- **Spatial Type**: Point
- **Zone**: 10
- **Acquisition Code**: Digitized Source
- **Sequence**: 1
- **Easting**: 552067.42
- **Northing**: 5276759.23
- **Acreage**: 0.12

**IDENTIFICATION SECTION**

- **Survey Name**: SR 520 Bridge Replacement and HOV Project
- **Field Recorder**: Lori Durio
- **Date Recorded**: 4/1/2009
- **Owner’s Name**: Burns, William
- **Owner Address**: 2511 W Montlake Pl E, Seattle, WA 98112
- **Classification**: Building
- **Resource Status**: Survey/Inventory
- **Within a District?**: No
- **Contributing?**: No
- **Owner Address**: Burns, William
- **City/State/Zip**: Seattle, WA 98112

**DESCRIPTION SECTION**

- **Historic Use**: Domestic - Single Family House
- **Current Use**: Domestic - Single Family House
- **Plan**: Rectangle
- **No. of Stories**: 1.5
- **Structural System**: Balloon Frame
- **Changes to plan**: Intact
- **Changes to interior**: Unknown
- **Style**: Tudor
- **Changes to original cladding**: Intact
- **Changes to other**: Intact
- **Other (specify)**: Intact
- **Changes to windows**: Intact

**View of**: Front elevation

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

**Comments**:

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**Historic Property Inventory Report for**

**at** 2511 W Montlake Pl E, Seattle, WA 98112

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**NARRATIVE SECTION**

**Study Unit**

Architect/Landscape Architecture

**Other**

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

Date Of Construction: 1931

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turret Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture and it retains very good integrity. Therefore, it is also individually eligible for the NRHP under Criterion C.
### Description of Physical Appearance

This is a one-and-a-half story, single family residence in the Tudor style from 1931. It has a rectangular footprint. The main body of the house is under a steeply pitched hipped roof, while the front section is under a clipped front gable roof. The roof is clad in patterned composition shingle with an exterior chimney on the south elevation. The house and chimney are clad in two different types and color of brick, forming a random pattern. The front façade is asymmetrical, with the entry located in the south end. The entry is slightly recessed with stucco walls and a vertical wood plank door. The door has exaggerated iron strap hinges and a small window behind a decorative metal grill. Next to the entry is a small 1/1 colored glass window. To the north of the entry is a large window opening with operable metal casement windows surrounded by fixed sash above and to the sides. Above the entry is a hipped roof, wall dormer with a six-light metal casement flanked by 3-light fixed sash. Below and to the sides of this dormer are three half-timbered sections with heavily patterned brick. Immediately adjacent to this half-timbering is a small 1/1 window.

### 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.
Historic Property
Inventory Report for

Historic Name: 2507 W Montlake Pl E
Common Name: 2507 W Montlake Pl E

Field Site No.: SR520W205
OAHP No.: None

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

Tax No./Parcel No.: 8805900510
Plat/Block/Lot: Union City Add/11/POR

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

Owner's Name: Lee, Rand William
Owner Address: 2507 W. Montlake Pl. E., Seattle, WA 98112

Classification: Building
Resource Status: Survey/Inventory

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

Description Section

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

Plan: Irregular
No. of Stories: 1.5

Structural System: Balloon Frame

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

Changes to interior: Unknown
Changes to other: Unknown

Style: Tudor

View of: Front elevation
taken: 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A

Comments:

Form/Type: Single Family - Cross Gable
**Historic Property Inventory Report for**

**at 2507 W Montlake PL E, Seattle, WA 98112**

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**NARRATIVE SECTION**

**Date Of Construction:** 1929

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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):** Yes - National

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

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**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1929 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from a large addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one-and-a-half story, single family house in the Tudor style from 1929. It has an irregular shaped footprint and is clad in brick veneer. It has a steeply pitched cross gable roof of composition shingle with a clipped front gable. There is an exterior chimney on the north elevation. The front façade is asymmetrical, with the front gable section projecting forward, and the entry located at the north end in the side gable section, recessed under a shed roof. The entry door is wooden with exaggerated iron strap hinges and a small colored glass window in the pattern of a shield, behind metal bars. The bottom of the brick walls that surround the entry have an extension that curves out - the south side wall curves to the north, and the north side wall curves to the east. Above the entry is front gabled, wall dormer with a 6-light metal casement window. On the first floor next to the entry are two long narrow, fixed windows of colored, "bull's eye" patterned glass, joined under a wide, brick, segmental arch with a rough stucco panel. To the south of these windows is larger window opening with a heavy stucco lintel, flanked by wood plank shutters. Above this opening on the second floor is a 6-light metal casement window flanked by fixed 3-light sash and wood plank shutters. The house is surrounded by a modern fence of metal pickets with brick pillars between. It appears that the house originally had a somewhat "L" shaped plan, but it has had a large rear addition, giving it the current irregular plan, with another side gable roof running parallel to the original one in front of it, and what appears to be a flat roof infill between them.


King County Assessor’s Records


Historic Property
Inventory Report for

at 2501 W Montlake Pl E, Seattle, WA 98112

LOCATION SECTION
Field Site No.: SR520W204
Historic Name: 2501 W. Montlake Pl E
Property Address: 2501 W Montlake Pl E, Seattle, WA 98112
County: King
Township/Range/EW: T25R04na
Section: 21
1/4 Sec: NW
1/4 1/4 Sec: SEATTLE NORTH
Quadrangle:
Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 552052.79
Northing: 5276738.93
Tax No./Parcel No.:
8805900520
Supplemental Map(s):

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/11/2009
Owner’s Name: Borcich, Vincent
Owner Address: PO Box 1403
City/State/Zip: Edmonds, WA 98020
Classification: Building
Resource Status: Survey/Inventory
Within a District? No
Contributing?
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: Rectangle
No. of Stories: 1.5
Structural System: Balloon Frame
Changes to plan: Intact
Changes to original cladding: Slight
Changes to windows: Slight
Changes to interior: Unknown
Changes to other:
Style: Tudor
Form/Type:
View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

Printed on 7/6/2009 1:56:39 PM
### Historic Property

**Inventory Report for**

at 2501 W Montlake Pl E, Seattle, WA 98112

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### Date Of Construction: 1931

**Study Unit**

Architecture/Landscape Architecture

**Other**

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

---

**NARRATIVE SECTION**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

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This residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture, and although it has had minor changes such as the addition of a small shed-roofed section on the second floor front façade, it still retains very good integrity. Therefore, it is also individually eligible for the NRHP under Criterion C.
This is a one-and-a-half story, single family house in the Tudor style from 1931. It has a rectangular footprint and a steeply pitched cross gable roof of composition shingle. An exterior chimney is found on the south elevation. The exterior of the house is clad in brick veneer with a diagonal pattern. The front façade is dominated by the assymetrical gable end. The entry is slightly recessed within a round arched opening outlined in stepped brick molding and cast concrete trim. The wooden door is arched and has a small rectangular window behind a decorative metal grill. Adjacent to the entry is a long narrow window of colored, "bull's eye" patterned glass. To the north of this is a large opening with a pair of metal casement style windows, each composed of an operable center sash of 6 lights flanked by two fixed 3-light panes. On the second floor, above the large window opening, is an identical single window. To the north of the large window opening is a small triangular vent of half-round tiles. The peak of the front gable end is clad in wood weatherboards. Behind the front gable, running parallel to the side gable, a small shed-roofed area has been added to the north of the front gable. The wall section of this addition is clad in wood shingle, and on the front elevation it has a modern metal 2-light casement window. On the south side of the front gable, part of the wall section is clad in wood shingle, and there is a 6-light casement window.


## Historic Property

**Inventory Report for**

**Montlake Field House**

at 1618 E Calhoun St, Seattle, WA 98112

### LOCATION SECTION

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**View of southeast corner taken 6/28/2008**

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

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**Historic Property Inventory Report for**

**Montlake Field House** at 1618 E Calhoun St, Seattle, WA 98112

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**NARRATIVE SECTION**

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

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

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

**Statement of Significance**

From the City of Seattle, Department of Neighborhoods, "The Civil Works Administration (CWA) and the Washington Emergency Relief Administration (WERA) constructed this architecturally distinctive...field house in 1933-35 as the first permanent improvement to Montlake Playfield. The city...acquired the property for the playfield in 1933 with funding from a Local Improvement District. The acquisition of the playfield site was the result of a massive community petition, however there was substantial opposition from the owner of most of the site and the nearby houseboat owners facing eviction. Mrs. Alta M. Wheeler cultivated dahlias on her property to supply her flower shop, DahliaLand Gardens, which was located several blocks to the south on Boyer Avenue East. Mrs. Wheeler was the wife of a prominent Seattle businessman, James W. Wheeler, who served as vice president and treasurer of West & Wheeler, a real estate company. When Mrs. Wheeler objected to the low price offered by the city, it was necessary to acquire the land through condemnation proceedings. After the playfield site was acquired,... work began immediately on improvements with the assistance of Depression-era relief agencies. The...CWA began construction of the new Montlake field house in 1934, however the...WERA completed the work in 1935 when the CWA was disbanded. Established in November 1933 to provide relief work for unemployed persons through public work projects, the CWA functioned simultaneously with the Federal Emergency Relief Administration (FERA) and to some extent with the same personnel. In March 1934, the CWA was liquidated, and its functions and records were transferred to the Emergency Relief Program of FERA. In 1935, the Works Progress Administration (WPA) consolidated and superseded several earlier programs, including the CWA and the FERA. The WERA was a relief agency operated by the Washington State government from 1933-37. In addition to creating work for the unemployed, WERA also provided other public welfare assistance, including aid to the aged, the homeless, and the impoverished. The Parks Department had constructed its first field houses in 1911 at Hiawatha and Ballard Playfields. Within the next several years, similar wood frame field houses were constructed at Collins and South Park Playfields. In the later 1920s, larger masonry field houses were constructed at Green Lake Park and Rainier Playfield. During the 1930s, two smaller...field houses were built at Laurelhurst and Montlake Playfields. These buildings were not as large as the earlier field houses but provided more spacious recreational facilities than the smaller shelter houses. Designed with Tudor Revival stylistic features, this attractive...building was constructed on the southern side of the playfield and contained offices, a large social room, clubrooms and restroom facilities all on one level. In the mid-1970s, a large recreation building was constructed north of the original building as part of extensive improvements to the playfield. With its distinctive Tudor Revival detailing, this building is significant for its design and for its associations with the CWA and the WERA and the development of Montlake Playfield. " This building has very good integrity and is a designated Seattle Landmark. It is individually eligible for the NRHP under Criterion A for its association with the development of the Montlake neighborhood and the City of Seattle parks system, as well as its association with the CWA, WPA and WERA. It is also eligible under Criterion C for its distinctive characteristics as an early fieldhouse and recreation center, and as a good example of Tudor Revival style architecture.

In addition, the building is eligible for the NRHP as a contributing element of the Montlake potential historic district. The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was...
completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. BORDERED on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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This early field house and community center from 1935 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century architecture that makes up the district.

**Description of Physical Appearance**

This is a one story community center built in 1935 in the Tudor Revival style. It has a cruciform plan and is frame construction with red brick veneer. It has a cross gabled roof with clipped (jerkinhead) gable ends, clad in composition shingle. The gable ends project out slightly over the lower walls, and feature stucco half-timbering and decorative verge boards. The center of the gable ends extend down and here the vertical members within the half timbering end in drop pendants below the scalloped lower edge of the horizontal beam across the bottom. On the north and south elevations, the cross gable ends also feature a multi-paned casement window centered between wooden louvers of the same size. On the east elevation, the side gable end has two multi-paned casement windows in a similar configuration. The wooden entry doors are set in segmentally arched openings in each elevation. Windows are a combination of eight-light awning windows and 6/6 double-hungs. Two new metal doors have been added to accommodate restroom entries. The west elevation has a large exterior chimney in the center.

**Major Bibliographic References**

King County Assessor's Records
Seattle.gov Department of Neighborhoods - Historical Sites "Summary for 1618 E Calhoun ST E / Parcel ID 6788202280 / Inv # DPR063."


Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W202
OAHP No.: 
Common Name: 2552 20th Ave E

Historic Name: 
Property Address: 2552 20th Ave E, Seattle, WA 98112

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

Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
8805900400 Union City Add/9/7

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio
Date Recorded: 5/8/2009
Owner's Name: Choi, Theodore & Joan
Owner Address: 2552 20th Ave. E Seattle, WA 98112
Classification: Building
Resource Status Survey/Inventory
Comments
Within a District? No
Contributing?
National Register Nomination:

Local District:
National Register District/Thematic Nomination Name:

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

Plan: Rectangle No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact Changes to original cladding: Intact
Changes to windows: Intact Changes to interior: Unknown
Style Art Deco
Form/Type Single Family

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

Page 1 of 3 Printed on 7/6/2009 2:06:43 PM
Historic Property
Inventory Report for
at 2552 20th Ave E, Seattle, WA 98112

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**NARRATIVE SECTION**

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Date Of Construction: 1937

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1937 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It is a representative example of the early twentieth century houses that make up the district and retains very good integrity. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.
This is a two-story, single-family house in a late Art Deco style. It has a rectangular footprint and a hipped roof of composition shingle with a wide interior brick chimney placed off-center and running perpendicular to the ridgeline. The exterior of the house is clad in wide wood clapboards that wrap around the corners with no cornerboards, resulting in a clean, streamlined appearance. The house has a symmetrical façade with a center entry. The entry is composed of a pair of wood doors ornamented with diagonal trim forming a chevron pattern. The doors are contained within a wide surround with a narrow inset panel above the doors and reeded panels on each side of the doors with a patera above each. A non-original shed awning supported on metal braces and covered in corrugated metal shields the front entry. An elongated octagonal window is found on the second floor above the entry. On the first floor, the entry is flanked by a pair of tripartite windows. These windows are full length and have a center section of five horizontal panes between side sections of five smaller, square panes. On the second floor above these tripartite windows are two 4/4 windows with a diagonal cross pattern metal railing across the lower sash. At the top of the wall, just below the roofline, is a band of wave molding that wraps all the way around the house. Windows on the side elevations are 4/6 on the first floor and 4/4 on the second floor. There is a below-grade garage on the south elevation, accessed from E. Louisa Street.


King County Assessor’s Records


### Additional Photos for: 2552 20th Ave E, Seattle, WA 98112

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<th>View of</th>
<th>Southeast corner</th>
<th>taken 4/16/2009</th>
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| Photography Neg. No (Roll No./Frame No.): | |
| Comments: | |

| View of | |
|---------| |
| Photography Neg. No (Roll No./Frame No.): | |
| Comments: | |

| View of | |
|---------| |
| Photography Neg. No (Roll No./Frame No.): | |
| Comments: | |

Printed on 7/6/2009 2:06:54 PM
Historic Property Inventory Report for

Location Section

Field Site No.: SR520W122
OAHP No.:  
Common Name: 2564 W Montlake Place E

Historic Name:

Property Address: 2564 W Montlake Pl E, Seattle, WA 98112

County: King
Township/Range/EW: 21 NW
Section: 1/4 Sec
1/4 Sec: 1
Quadrangle: SEATTLE NORTH
Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 552193.02
Northing: 5276852.87

Tax No./Parcel No.: 8805900340
Plat/Block/Lot: Union City Addition, Block 9, Lot 1-2
Supplemental Map(s):  
Acreage: 0.21

Identification Section

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/21/2009

Owner's Name: Stoppels, Sara
Owner Address: 2564 W Montlake Pl E
City/State/Zip: Seattle, WA 98112

Classification: Building
Resource Status: Survey/Inventory

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

Description Section

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

Plan: T-Shape
No. of Stories: 1

Structural System: Platform Frame

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

Style
Unknown Ranch

Form/Type
Single Family Other

View of Front elevation from the street taken 12/20/2005
Photography Neg. No (Roll No./Frame No.): N/A

Comments:

Printed on 7/6/2009 2:09:07 PM
Historic Property
Inventory Report for
at 2564 W Montlake Pl E, Seattle, WA 98112

Changes to windows: Intact
Other (specify):
Cladding
Foundation
Roof Material
Roof Type

Vernacular

Date Of Construction: 1947

Study Unit
Other

Architecture/Landscape Architecture

NARRATIVE SECTION

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Ranch style residence from 1947 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the mid-twentieth century houses that are found in the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. It retains good physical integrity, but its setting has been impacted by the construction of SR 520 immediately to the north, including on- and off-ramps. Although it does embody some characteristics of the Ranch style, it is not architecturally distinctive. It is a typical example of a ubiquitous style and lacks individual significance. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a one story, single family, Ranch style residence from 1947. It has a T-shaped footprint, and is sited on a high elevation. It sits above a basement with a ground-level single-car garage, which has a paneled tilt-up garage door with one central window. Clad in brick veneer, the house has a low-pitched hipped roof of composition shingle with wide boxed eaves. A prominent interior chimney is located on the front roof slope, near the center of the house. The façade features fixed, plate glass windows with narrow sidelights in wood frames. The entry is located under the projecting front hip. It is accessed by concrete steps at the corner of E. Roanoke Street and W. Montlake Place E. This house has very limited visibility due to the high elevation and dense surrounding landscaping.

**Major Bibliographic References**


King County Assessor's Records


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

**Field Site No.:** SR520W100  
**OAHP No.:**  
**Common Name:** 2009 E Roanoke St

**Historic Name:**  
**Property Address:** 2009 E Roanoke St, Seattle, WA 98112

**County:** King  
**Township/Range/EW Section:** T25R04na 21 NW  
**Quadrangle:** SEATTLE NORTH  
**Coordinate Reference:**  
- **Zone:** 10  
- **Spatial Type:** Point  
- **Acquisition Code:** Digitized Source  
- **Sequence:** 1  
- **Easting:** 552334.27  
- **Northing:** 5276853.24  
**Tax No./Parcel No.:** 8805900370  
**Plat/Block/Lot:** Union City Addition, Block 9, Lot 3  
**Acreage:** 0.14

**Survey Name:** SR 520 Bridge Replacement and HOV Project  
**Field Recorder:** Lori Durio  
**Date Recorded:** 4/1/2009

**Owner’s Name:** PEARSON, MICHAEL L+DIANNE M.  
**Owner Address:** 12904 94th Ave E PUYALLUP, WA 98373

**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Within a District?** No

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

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

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

**Structural System:** Platform Frame

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

**View of north elevation** taken 10/28/2002  
**Photography Neg. No (Roll No./Frame No.):** N/A  
**Form/Type:** Single Family - Side Gable
Historic Property
Inventory Report for
at 2009 E Roanoke St, Seattle, WA 98112

Changes to windows: Intact
Other (specify):

Cladding
Veneer - Stucco
Veneer - Brick

Foundation
Concrete - Poured

Roof Material
Wood - Shake

Roof Type
Gable - Side Gable

Date Of Construction: 1950

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

NARRATIVE SECTION

Study Unit
Architecture/Landscape Architecture

Other

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1950 retains good integrity and is eligible for the NRHP as a contributing element to the Montlake potential historic district. It is a representative example of those mid-twentieth century houses that were constructed near the end of the neighborhood's historic development. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. Therefore, it is not.
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<th>Description of Physical Appearance</th>
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<td>This residence from 1950 is a modest Ranch-style house with a side gable roof of wood shingle. It has boxed eaves and a prominent exterior chimney on the west elevation. The house is clad in brick veneer with horizontal siding in the gable ends, and stucco on the ground floor where the walls are exposed. The house sits on a lot that is raised above street level, and has a below-grade garage. It has limited visibility due to heavy vegetation. The windows are 6 lights, aluminum-framed, flanked by fixed, non-operable louvered shutters. The garage has a wood, paneled, tilt-up door. The house is accessed via concrete stairs with a metal pipe handrail. The house appears to have good integrity.</td>
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Historic Property
Inventory Report for

**LOCATION SECTION**

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**IDENTIFICATION SECTION**

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<td>Owner's Name: MANN, JOAN &amp; BOTTCHER ELKE</td>
<td>Owner Address: 2015 E ROANOKE ST</td>
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<td>City/State/Zip: Seattle, WA 98112</td>
<td>Classification: Building</td>
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**DESCRIPTION SECTION**

| Historic Use: Domestic - Single Family House | Current Use: Domestic - Single Family House |
| Plan: T-Shape | No. of Stories: 1.5 |
| Structural System: Platform Frame | Changes to plan: Extensive |
| Changes to original cladding: Slight | Changes to interior: Unknown |
| Changes to other: Unknown | Style: Vernacular |

**View of** east elevation **taken** 4/16/2009

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

**Comments:** This is how the house is accessed, via a long, shared driveway from 22nd Ave.
Changes to windows: Slight

Cladding:
- Concrete - Block
- Veneer - Stucco
- Vertical - Boards

Foundation:
- Concrete - Poured

Roof Material:
- Asphalt / Composition - Shingle

Roof Type:
- Gable - Cross Gable

Study Unit Other Architect:
- Unknown

Architecture/Landscape Architecture Builder:
- Unknown

Engineer:
- Unknown

Date Of Construction: 1949

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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This residence from 1949 is not eligible for the NRHP and is not a contributing element to the Montlake potential historic district. It has suffered loss of integrity of design and feeling from two large additions, and the setting has been impacted by the orientation of the house being changed from Roanoke Street to an alley off of 22nd Avenue E. Due to the substantial loss of integrity, this property is not eligible for the NRHP, neither individually nor as a contributing element to the potential historic district.
Historic Property
Inventory Report for
at 2015 E Roanoke St, Seattle, WA 98112

**Description of Physical Appearance**

This residence appears to have been a Ranch-style house originally, with a side gable roof and metal casement windows, and a smooth stucco exterior. Its address is Roanoke Street, but it is not accessible from Roanoke and no longer engages Roanoke Street at all. It is now accessed from 22nd Avenue E. via a long driveway that is shared with the two adjacent properties. A large two-story addition has been added to the east elevation, perpendicular to the main house. This addition contains a garage on the ground floor, and the second floor has an exterior stair and skylights on the roof. The ground floor is concrete block while the second floor is clad in vertical wood panels on the north elevation. Another two-story addition is on the north elevation, this one with a steep side gable roof. This addition is clad in stucco and has vinyl windows. The house has limited visibility due to its siting and heavy vegetation.

**Major Bibliographic References**

- Smith, E. “Montlake: One of Seattle’s Treasures.” http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
**Historic Property Inventory Report for**

at 2023 E Roanoke St, Seattle, WA 98112

### Location Section

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**Historic Name:**

**Property Address:** 2023 E Roanoke St, Seattle, WA 98112

**County** | **Township/Range/EW** | **Section** | **1/4 Sec** | **1/4 Sec** | **Quadrangle** | **Coordinate Reference** |
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**Tax No./Parcel No.:** 8805900385  **Plat/Block/Lot:** Union City Addition, Block 9, Lot 5-6

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

### Identification Section

**Field Recorder:** Lori Durio  **Date Recorded:** 9/14/2009

**Owner's Name:** Patterson, James  **Owner Address:** 2023 E Roanoke St, Seattle, WA 98112

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

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

**National Register Nomination:**

**Local District:**

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

### Description Section

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

**Plan:** L-Shape  **No. of Stories:** 2

**Structural System:** Platform Frame

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

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

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Historic Property Inventory Report for  

at 2023 E Roanoke St, Seattle, WA 98112

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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): Yes - National

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

NARRATIVE SECTION

Study Unit: Architecture/Landscape Architecture

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1952 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house is
Historic Property
Inventory Report for

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<td>This is a two-story residence that appears to have been remodeled. The first floor is clad in horizontal wood siding, while the second floor and rear are clad in vertical board and batten, which may signal additions to the original building. The house has a side gable roof of tile. On the second floor and rear, the roof projects out and has open eaves. On the first floor, a very deep overhang with exposed rafters forms an entry porch, but there is no roof overhang beyond that. The wooden entry door has 8 panels. Under the entry porch, the wall features five fixed, plate glass windows. Most windows in the house appear to have been replaced, and are mostly single light casement. The house has an interior chimney of red brick near the center of the building. The second floor next to the chimney has a roof-top terrace between the second floor section and the rear section, also indicating that the house has been altered. Although the address of the house is E. Roanoke, the Roanoke Street (north) side is actually the rear of the house, and the house faces south and is accessed by a rear alley/driveway that it shares with the two neighboring properties.</td>
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Historic Property Inventory Report for

Historic Name: 2565 22nd Ave E

Property Address: 2565 22nd Ave E, Seattle, WA 98112

Historic Property at 2565 22nd Ave E, Seattle, WA 98112

Field Site No.: SR520W201

OAHP No.: Common Name: 2565 22nd Ave E

LOCATIONS SECTION

Historic Name: 2565 22nd Ave E, Seattle, WA 98112

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name: Ford, Debra K

Owner Address: 2565 22nd Ave. E Seattle, WA 98112

Acquisition Code: Digitized Source

Survey Name: SR 520 Bridge Replacement and HOV Project

Survey/Inventory

Survey/Inventory

Identification Section

No. of Stories: 2

Classifications: Building, Resource Status

Within a District? No

 CONTRIBUTING? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Intact

Changes to original cladding: Moderate

Changes to windows: Moderate

Changes to interior: Unknown

Style: Modern

Form/Type: Single Family

View of southeast corner and front elevation taken 4/16/2009

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

Comments:

N/A

Page 1 of 3 Printed on 7/6/2009 2:09:21 PM

Printed on 7/6/2009 2:09:21 PM
Property appears to meet criteria for the National Register of Historic Places: **No**

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

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

**Narrative Section**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This house was constructed in 1962, which is outside the period of significance for the potential Montlake historic district, so it is not eligible for the NRHP as a contributing element to the district. It has been substantially renovated, including new windows, siding, entry awning, and decks. This has impacted its integrity of design, materials, feeling, and workmanship. While the present appearance of the house is well designed, it is not the known work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Due to the lack of integrity and the failure to meet NRHP criteria, the house is not individually eligible for the NRHP.
This is a two story, single family residence with a rectangular footprint. It was built in 1962. It has a flat roof with projecting eaves, and the roof steps down over the northern quarter of the house. The exterior is clad in smooth stucco on the second floor, with a band of molding separating the stucco from the vertical wood siding on the first floor. Strips of this same molding separate the front façade into four vertical sections. The two sections on the southern end of the building are identical. Each has a pair of 1/1 metal-framed sliding sash windows symmetrically aligned on the first and second floors. These windows are set in a band of metal panels that reach from the bottom of the wall to the top, terminating at the eave, giving the house a strong vertical emphasis. The next section of the façade contains the entry, which is a pair of unadorned doors. A row of metal panels runs from the top of the doors to the top of the wall, encompassing a large 8-light fixed sash window on the second floor above the doors. The entry is shielded by a contemporary-style metal awning frame with glass panels. The final section of the front façade is the section on the north end, which is lower in height than the rest of the building. This section has two small narrow windows set in a very narrow strip of metal panels. The north elevation has a 3-light window on the second floor, set in a row of metal panels that is three panels wide in the center of the wall, again running from the top to the bottom of the wall. The south elevation has the same three-wide metal panels in the center of the wall, with three 1/1 windows on the second floor, and three modern glass doors on the first floor that open onto a fenced deck. A wooden fence also surrounds the front elevation, and behind this fence, the entry is accessed by a front deck with horizontal wood railing.


King County Assessor’s Records


**Historic Property Inventory Report**

**At** 2201 E Roanoke St, Seattle, WA 98112

### LOCATION SECTION

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**County** King  
**Township/Range/EW** T25R04na  
**Section** 21  
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**Quadrangle** SEATTLE NORTH  
**Coordinate Reference**  
**Zone:** 10  
**Spatial Type:** Point  
**Sequence:** 1  
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**Northing:** 5276855.38  

### IDENTIFICATION SECTION

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**Field Recorder:** Lori Durio  
**Date Recorded:** 4/1/2009  
**Owner’s Name:** NICKLES, LAURELLE A  
**Owner Address:** 2201 E ROANOKE ST  
**City/State/Zip:** Seattle, WA 98112  
**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Within a District?** No  
**Contributing?**  
**National Register Nomination:**

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

### DESCRIPTION SECTION

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**Plan:** Square  
**No. of Stories:** 2  
**Structural System:** Balloon Frame  

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

**Style:** Vernacular  
**Form/Type:** Single Family - Side Gable  

**View of West elevation from 22nd Ave. E taken 10/28/2002**  
**Photography Neg. No (Roll No./Frame No.):** N/A  
**Comments:**

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Historic Property  
Inventory Report for  
at 2201 E Roanoke St, Seattle, WA 98112

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Date Of Construction: 1910

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

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This residence from 1910 is located in the Montlake potential historic district. However, alterations to the siding, windows, and front porch have impacted its integrity of design, feeling, materials and workmanship. Although it retains integrity of location, setting and association, it no longer retains sufficient integrity to convey its history, either individually or as part of the neighborhood. Therefore it is not eligible for the NRHP.
This is a two-story residence with a rectangular footprint over a full basement. It has a side gable roof of composition shingle with shallow boxed eaves on the front and back elevations, but is flush on the side elevations. The poured concrete foundation is visible along the basement level, and the first floor is clad in brick (clinker type) veneer, while the second floor is vinyl siding (which was originally stucco, according to the assessor's records). The soffits are also vinyl. On the front elevation, the entry porch has a hipped roof on replacement metal supports with metal railing. The porch is concrete block. The second floor has a shallow projecting bay on the east side of the front elevation. On the western elevation, there is another projecting bay under a shed roof which wraps around the rear corner of the house to form a gable over a rear entry. There is a small shed-roofed addition on the rear of the house, and a separate two-car garage has been added at the rear of the property. All windows in the house have been replaced with vinyl sash, mostly one-over-one. However, on the front elevation and the first floor western elevation, the openings have been changed to accommodate large fixed, plate glass windows with smaller one-over-one sash on each side. The house retains a clinker brick chimney on the east side. A brick retaining wall has been built across much of the front elevation to form a large planting bed, and the lot is surrounded on the front and west sides by a concrete block retaining wall.


King County Assessor’s Records


**Historic Property Inventory Report for**

**Location Section**

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**Tax No./Parcel No.**

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| Historic Use | Domestic - Single Family House |
| Current Use | Domestic - Single Family House |
| Plan | Rectangle |
| No. of Stories | 1 |
| Structural System | Platform Frame |
| Changes to plan | Intact |
| Changes to original cladding | Moderate |
| Changes to windows | Extensive |
| Changes to interior | Unknown |
| Changes to other | Unknown |
| Style | Vernacular |
| Form/Type | Single Family |
Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition at the University of Washington campus in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1947 is located in the Montlake potential historic district. However, alterations to the siding and windows have impacted its integrity of design, feeling, materials and workmanship. Although it retains integrity of location, setting and association, it no longer retains sufficient integrity to convey its history, either individually or as part of the neighborhood. Therefore it is not eligible for the NRHP.
This residence is a simple vernacular house built in 1947 with no identifiable style. It has a rectangular footprint, and is clad in vinyl siding. It has a front gable roof of composition shingle with a small metal louvered vent in the gable end. The first room of the house has overhanging eaves on the side elevations, while the remaining rooms to the rear have no eaves. The two-bay façade contains the main entry and a large, single pane, fixed, plate glass window flanked by inoperable shutters. This window is not original and the opening has been altered to accommodate its large size. The main entry door is not visible behind a storm door and is located under a small metal awning. The foundation is poured concrete and the entry is reached by concrete steps with metal railings.

<table>
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<tr>
<th>Description of Physical Appearance</th>
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<tr>
<td>King County Assessor’s Records</td>
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**Historic Property Inventory Report for**

**at 2209 E Roanoke St, Seattle, WA 98112**

**LOCATION SECTION**

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<th>Historic Name:</th>
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**IDENTIFICATION SECTION**

| Survey Name: | SR 520 Bridge Replacement and HOV Project |
| Owner’s Name: | KERL KLAUS |
| Owner Address: | PO BOX 46174 |
| City/State/Zip: | Seattle, WA 98145 |
| Classification: | Building |
| Resource Status | Survey/Inventory |
| Within a District? | No |
| Contributing? | |
| National Register Nomination: | |
| Local District: | |
| National Register District/Thematic Nomination Name: | |

**DESCRIPTION SECTION**

| Historic Use: | Domestic - Single Family House |
| Current Use: | Domestic - Single Family House |
| Plan: | Rectangle |
| No. of Stories: | 1 |
| Structural System: | Balloon Frame |
| Changes to plan: | Slight |
| Changes to original cladding: | Extensive |
| Changes to interior: | Unknown |
| Changes to other: | Unknown |
| Style: | Arts & Crafts Vernacular |
| Form/Type: | Single Family |
| View of northeast corner | taken 10/28/2002 |
| Photography Neg. No (Roll No./Frame No.): | N/A |
| Comments: | |
**Historic Property Inventory Report for**

**at 2209 E Roanoke St, Seattle, WA 98112**

**Changes to windows:** Intact

**Cladding**
- Shingle - Concrete/Asbestos

**Foundation**
- Concrete - Poured

**Roof Material**
- Asphalt / Composition

**Roof Type**
- Gable - Clipped Gable/Jerkinhead

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**NARRATIVE SECTION**

**Study Unit**
- Architecture/Landscape Architecture

**Other**
- Unknown

**Date Of Construction:** 1921

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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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):** Yes - National

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

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**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1921 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not particularly architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design integrity from alterations to the siding and the footprint. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.
This residence is a bungalow built in 1921 with some Craftsman style elements. The overall roof configuration is cross gable, clad in composition shingle. The façade and side projection roofs have clipped gables. The exterior is sheathed in replacement asbestos shingle siding. Some of the original, wood-frame windows remain. These windows have Craftsman styling, including sets of paired, 1/1 windows with Craftsman-styled upper pane configurations, and single hung sashes with multi-light, fixed transoms above. The original front porch has been enclosed and the front door replaced. A metal awning now shields the main entry. A brick exterior chimney remains on the east elevation. The foundation is poured concrete. The building sits on a bluff surrounded by mature vegetation, which obscures a full view of the building. At ground level, below the front elevation, is a concrete block 2-car garage building with 1960s era detailing on the doors. The garage openings are wide plank, roll-up wood doors, and the wall above the doors is clad in wood siding.

### Bibliographic References

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<td>Smith, E.</td>
<td>“Montlake: One of Seattle’s Treasures.”</td>
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<td>ed. Shaping Seattle Architecture, A Historical Guide to the</td>
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Printed on 7/6/2009 1:28:28 PM
**Historic Property Inventory Report for**

**Historic Name:**

**Property Address:** 2571 E Montlake Pl E, Seattle, WA 98112

**County**  | **Township/Range/EW** | **Section** | **1/4 Sec** | **1/4 Sec** | **Quadrangle** | **Coordinate Reference**
---|---|---|---|---|---|---
King | T25R04na | 21 | NW | SEATTLE NORTH |

**Historic Name:** 2571 E. Montlake Pl E  
**Common Name:**

**OAHP No.:**

**Field Site No.:** SR520W202

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

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

**Building Type:** Single Family

**Structural System:** Platform Frame

**View of:** Front elevation  
**taken:** 4/16/2009

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

**No. of Stories:** 1

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

**Style:** Ranch

**Sequence:** 1

**Easting:** 552348

**Northing:** 5276847.66

**Acquisition Code:** Digitized Source

**Spatial Type:** Point

**Zone:** 10

**County Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference:**

**Sequence:** 1

**Easting:** 552348

**Northing:** 5276847.66

**Supplemental Map(s):**

**Acreage:** 0.10

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

**Date Recorded:** 9/14/2009

**Surveyor/Creator:** Lori Durio

**Owner's Name:** Ihnot, James  
**Owner Address:** 610 Market St. #100  
**City/State/Zip:** Kirkland, WA 98033

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments:**

**Printed on:** 9/23/2009 11:18:43 AM
Historic Property Inventory Report for

at 2571 E Montlake Pl E, Seattle, WA 98112

Changes to windows: Extensive
Other (specify): Garage door removal

Cladding
Veneer - Brick
Veneer

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Side Gable
Hip

Date Of Construction: 1951
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

NARRATIVE SECTION

Study Unit Other
Architecture/Landscape Architecture

Architecture/Landscape Architecture

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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This residence from 1951 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design and materials integrity from window and siding replacements, as well as the removal and infill of the garage door. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
This is a single family, Ranch-style residence from 1951. It is one story over a full basement and has an "L" shaped footprint. The main body of the house containing the entry is under a side gable roof, while the front projecting portion that originally housed the garage is under a hipped roof. The roof is clad in composition shingle and has deep boxed eaves, with an exterior brick chimney on the northwest elevation, centered in the gable end. The main house is clad in masonite siding, while the basement level is clad in narrow brick veneer. The entry to the house is located at the interior apex of the "L" plan, and is accessed by concrete steps with metal railings. The entry contains a 6-panel door surrounded by very wide frosted glass sidelights and a frosted glass transom. Below the sidelights is a brick bulkhead on one side and a brick landscaping planter on the other. Adjacent to the entry, the façade has three replacement, plate glass windows in vinyl frames. The southeast section of the house projects forward towards the street, and originally contained a garage door on the ground floor. That opening is now filled with a pedestrian door, a small sliding sash, vinyl window, and masonite siding, and the driveway is fenced off with a wooden fence. Another small sliding sash vinyl window is adjacent to the former garage opening. On the second floor above the former garage are two large, plate glass, fixed sash on either side of a smaller window opening that has been boarded over.


King County Assessor's Records


### Location Section

**Field Site No.**: SR520W208  
**OAHP No.**:  
**Historic Name**:  
**Property Address**: 2216 E Louisa St, Seattle, WA 98112  
**County**: King  
**Township/Range/EW Section**: T25R04na 21 NW  
**Quadrangle**: SEATTLE NORTH  
**Coordinate Reference Zone**: 10  
**Spatial Type**: Point  
**Acquisition Code**: Digitized Source  
**Survey Name**: SR 520 Bridge Replacement and HOV Project  
**Field Recorder**: Lori Durio  
**Date Recorded**: 5/11/2009  
**Tax No./Parcel No.**: 8805900305  
**Plat/Block/Lot**: Union City Add/8/9-10  
**Supplemental Map(s)**:  
**Acres**: 0.13  
**Easting**: 552353.83  
**Northing**: 5276815.81

### Identification Section

**Owner’s Name**: Dameron, Cassandra  
**Owner Address**: 2216 E. Louisa St, Seattle, WA 98112  
**Classification**: Building  
**Resource Status**: Survey/Inventory  
**Within a District?**: No  
**Contributing?**:  
**National Register Nomination**:  
**Local District**:  
**National Register District/Thematic Nomination Name**:  
**Survey Name**: SR 520 Bridge Replacement and HOV Project  
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**Supplemental Map(s)**:  
**Acres**: 0.13  
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**Northing**: 5276815.81

### Description Section

**Historic Use**: Domestic - Single Family House  
**Current Use**: Domestic - Single Family House  
**Plan**: Rectangle  
**No. of Stories**: 1.5  
**Structural System**: Balloon Frame  
**Changes to plan**: Intact  
**Changes to original cladding**: Extensive  
**Changes to windows**: Extensive  
**Other (specify)**: Door added to side  
**Changes to interior**: Unknown  
**Changes to other**: Extensive  
**Style**: Arts & Crafts - Craftsman  
**Form/Type**: Single Family - Side Gable  

View of Front elevation taken 4/16/2009  
**Photography Neg. No (Roll No./Frame No.)**: N/A  
**Comments**:  

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Printed on 7/6/2009 1:30:13 PM
Historic Property
Inventory Report for at 2216 E Louisa St, Seattle, WA 98112

Cladding
Veneer - Vinyl Siding

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Side Gable

Date Of Construction: 1922

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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

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

NARRATIVE SECTION

Study Unit
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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1922 is not eligible for the NRHP and is not considered a contributing element to the Montlake potential historic district. It has suffered loss of integrity of design, materials, workmanship, and feeling from numerous alterations, including vinyl siding, the addition of a large exterior stair, rear dormer, and gable end door, and the replacement of all windows and doors. Due to the substantial loss of integrity, this property is not eligible for the NRHP, either individually or as a contributing element to the potential historic district.
**Historic Property**

**Inventory Report for**

**at 2216 E Louisa St, Seattle, WA 98112**

<table>
<thead>
<tr>
<th>Description of Physical Appearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>This is a one-and-a-half story, single family residence with a rectangular footprint, built in 1922. The massing, roofline, and shed front dormer indicate that it may have originally been in the Craftsman style, but subsequent alterations have removed all stylistic elements. It has a side gabled roof of composition shingle with a shed roofed dormer. It retains a red brick interior chimney in the center of the rear roof slope, near the ridge. A large gabled dormer has been added to the rear roof slope. The house is clad in vinyl siding and has vinyl-covered soffits. The front façade is dominated by a full-width front porch supported on square wood beams that sit atop four square wood posts. Porch railings consist of two horizontal wood members, but this is only fully intact on the front west section. The porch retains a wood floor, and is accessed via center steps. The front of the porch at ground level is also enclosed in vinyl siding. The façade is symmetrical with a center entry, which has a 10-panel replacement door behind a storm screen. On either side of the door are paired 6/1 windows, which are replacement vinyl sash. The shed dormer also has vinyl siding and replacement vinyl windows consisting of a long horizontal, single light, fixed sash between two 4-light sliding sash. On the east elevation, a large wooden exterior stair has been added to provide exterior access to the second floor, with wood picket railings and two landings. Wood lattice has been attached to the outside of the support posts. The stairs terminate at a 12-light door with sidelights that has been added to the gable end. Side windows are replacement 1/1 vinyl.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County Assessor’s Records</td>
</tr>
</tbody>
</table>
### Location Section

**Historic Name:**

**Property Address:** 2220 E Louisa St, Seattle, WA 98112

**County** | **Township/Range/EW** | **Section** | **1/4 Sec** | **1/4 Sec** | **Quadrangle** | **Coordinate Reference**
---|---|---|---|---|---|---
King | 21 | NW | | | SEATTLE NORTH | Zone: 10, Spatial Type: Point

**OAHP No.:**

**Field Site No.:** SR520W209

**Common Name:** 2220 E Louisa St

**Comments:**

**Tax No./Parcel No.:** 8805900315

**Plat/Block/Lot:** Union City Add/8/10

**Sequence:** 1

**Easting:** 552369

**Northing:** 5276817.88

**Acreage:** 0.07

### Identification Section

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

**Field Recorder:** Lori Durio

**Date Recorded:** 5/11/2009

**Owner’s Name:** Gray, Frances Estelle

**Owner Address:** 1200 Lakeshore Ave #3A Oakland, CA 94606

**City/State/Zip:** Oakland, CA 94606

**Classification:** Building

**Resource Status:** Survey/Inventory

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Local District:**

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

### Description Section

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

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

**Plan:** L-Shape

**No. of Stories:** 1

**Structural System:** Balloon Frame

**Changes to plan:** Intact

**Changes to original cladding:** Intact

**Changes to windows:** Intact

**Changes to interior:** Unknown

**Style:** Tudor - Cottage

**Changes to other:**

**Form/Type:** Single Family - Side Gable
Historic Property
Inventory Report for
at 2220 E Louisa St, Seattle, WA 98112

<table>
<thead>
<tr>
<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veneer - Stucco</td>
<td>Concrete - Poured</td>
<td>Asphalt / Composition - Shingle</td>
<td>Gable - Clipped Gable/Jerkinhead</td>
</tr>
</tbody>
</table>

NARRATIVE SECTION

Date Of Construction: 1930
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture, and it retains very good integrity. Therefore, it is also individually eligible for the NRHP under Criterion C.
**Description of Physical Appearance**

This is a one story, single family residence from 1930 in the Tudor Cottage style. It has an "L" shaped plan with a clipped side gable roof of composition shingle and a projecting front gable with "cat slide" curve over the entry porch. It has a small stucco interior chimney near the center of the front roof slope, as well as a prominent stucco exterior chimney on the front elevation, with asymmetrical chimney shoulders and two terra cotta chimney pots on the top. The exterior of the house is clad in textured stucco. The front chimney breast is flanked by a pair of 15-light casement windows with leaded muntins in wood frames. The entry porch has a round arched opening on the front and east side, and is accessed by concrete steps with a metal railing. Inside the porch, is an arched window of colored glass on the north wall, and the entry door is recessed on the west wall. Next to the entry porch is the only other façade window, which is 8/1 wood framed with leaded muntins.

**Major Bibliographic References**


King County Assessor's Records


Historic Property Inventory Report for

LOCATION SECTION
Field Site No.: SR520W208
OAHP No.: 

Historic Name: 2226 E Louisa St.

Property Address: 2226 E Louisa St. Seattle, WA 98112

County: King
Township/Range/EW: T25R04na
Section: 21
1/4 Sec: NW

Quadrangle: SEATTLE NORTH

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

Sequence: 1
Easting: 552379.36
Northing: 5276814.73

Tax No./Parcel No.: 8805900320
Plat/Block/Lot: Union City Add/8/10-12

LOCATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio
Date Recorded: 5/11/2009

Owner's Name: Fleischmann, Sybille
Owner Address: 2226 E. Louisa St.
City/State/Zip: Seattle, WA 98112

Classification: Building
Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape
No. of Stories: 1.5

Structural System: Balloon Frame

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

Changes to interior: Unknown
Changes to other: Tudor

View of Southeast elevation taken 4/16/2009

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

Form/Type Single Family
Historic Property Inventory Report for

at 2226 E Louisa St, Seattle, WA 98112

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<tbody>
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<td>Veneer - Vinyl Siding</td>
<td>Concrete - Poured</td>
<td>Asphalt / Composition - Shingle</td>
<td>Gable - Front Gable</td>
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<td>Veneer - Stucco</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1920s Tudor style architecture, it has suffered loss of integrity from a rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one-and-a-half story, single family residence from 1926 in the Tudor style. It has an "L" shaped footprint and is clad in pebbled stucco. The roof over the main body of the house is a steeply pitched front gable with projecting eaves. The section of the house on the north elevation is covered by another steeply pitched front gable that projects up from the same ridgeline as the main gable but is set further back. Each of these gables has a large shed-roofed dormer on the side. The roof is clad in composition shingle. The front elevation faces east toward E. Montlake Place E., even though the address of the property is E. Louisa Street. The façade has an entry under a front gable roof supported on two large curved brackets covered in stucco. The entry door is paneled and glazed, and accessed by concrete steps with a metal railing. Next to the entry is a tripartite window composed of a center 8/1 window, flanked by two 4/1 windows. All windows have leaded muntins and wood frames. In the gable end of the façade is a pair of 6/1 windows. The south elevation faces E. Louisa Street and is dominated by a stuccoed exterior chimney in the center of the elevation, topped by two terra cotta chimney pots. The chimney breast is flanked by two tripartite windows, each composed of a center 6/1 window, flanked by two 4/1 windows. Above these windows in the shed dormer is a pair of 6/1 windows on the east side of the chimney, and a smaller 6/1 window on the west side. The rear (north) elevation is mostly obscured by a fence, but a paneled, roll-up garage door is visible to a partially below-grade garage, as is a pair of 6/1 windows in the shed dormer. There is also a small, shed-roofed addition on this elevation clad in vinyl siding.


King County Assessor's Records


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


Historic Property

Inventory Report for

at 2515 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W222  
OAHP No.:  
Common Name: 2515 24th Ave E  
Comments:  

Historic Name:  
Property Address: 2515 24th Ave E, Seattle, WA 98112

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

Tax No./Parcel No.: 8805900835  
Plat/Block/Lot: Union City Add/13/6 & 12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project  
Date Recorded: 5/20/2009

Field Recorder: Lori Durio  
Owner’s Name: Thomas, Isidore Michael  
Owner Address: 2515 24th Ave. E, Seattle, WA 98112

Classification: Building  
Resource Status: Survey/Inventory

Within a District? No  
Contributing? No

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

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape  
No. of Stories: 1

Structural System: Balloon Frame

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

Changes to interior: Unknown  
Changes to other: Ranch

View of Front elevation taken 4/16/2009

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

Form/Type Single Family

Page 1 of 3
Printed on 7/6/2009 1:58:33 PM
Historic Property
Inventory Report for
at 2515 24th Ave E, Seattle, WA 98112

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<tr>
<th>Cladding</th>
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<th>Roof Material</th>
<th>Roof Type</th>
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<td>Asphalt / Composition - Shingle</td>
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<td>Gable</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1933

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taking as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordering the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretled Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1933 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity despite its rather poor physical condition and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. It is an undistinguished example of a common architectural style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one story, single family, Ranch style house built in 1933. It has a T-shaped footprint. The roof is clad in composition shingle and has a hip on the north elevation and a gable on the south elevation. The section of the house that projects forward on the façade and gives the house its "T" shape has a front gable. The roof has flush eaves with raked molding and a cornice return on the front gable end. A prominent exterior chimney is located at the entry, on the north side of projecting "T." The exterior of the house is clad in painted brick veneer. The entry, located in the main body of the house just north of the projecting "T," is recessed and shielded under an extension of the main roof. The door is not visible due to a large accumulation of debris in the entry, piled in front of the door. The front elevation of the projecting section has a large window with 42 small panes separated by leaded glass muntins, with a colored glass shield in the center of the second row of panes. Above this window in the gable end are three round, terra cotta vents. Windows have unpainted brick or terra cotta sills. The two other windows on the façade are a single-light sash, and a 1/1 sash, each flanked by inoperable wood plank shutters. Both of these windows are obscured by window screens. To the south of the projecting section is what appears to be an addition with a side gable and a roof ridgeline that is lower than the main roof. On the north elevation is a below-grade garage with concrete retaining walls. There are two 1/1 windows on this elevation, each flanked by the same inoperable wood plank shutters that are on the front. Although the house retains integrity, it is in a deteriorated condition, with a hole in the roof covered by a tarp, a large television antenna laying over on the roof, and the entry filled with debris. Vegetation is high, partially obscuring the façade.


King County Assessor's Records


Historic Property Inventory Report for

**Location Section**

Field Site No.: SR520W211

Historic Name:

Property Address: 2230 E Miller St, Seattle, WA 98112

County: King

Township/Range/EW: T25R04na

Section: 21

1/4 Sec: NW

1/4 1/4 Sec: 

Quadrangle: SEATTLE NORTH

Coordinate Reference System:

Zone: 10

Spatial Type: Point

Acquisition Code: Digitized Source

Sequence: 1

Easting: 552403.03

Northing: 5276739.73

Tax No./Parcel No.:

Supplemental Map(s):

Acres:

Survey Name:

SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name: Kennedy, Patrick & S.

Owner Address: 923 16th Ave. E.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**Identification Section**

Identification Number:

Project:

Survey Name:

SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name: Kennedy, Patrick & S.

Owner Address: 923 16th Ave. E.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**Description Section**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to original cladding: Intact

Changes to interior: Unknown

Changes to other: Ranch

Style: Ranch

View of Front elevation taken 4/16/2009

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

Comments:

Printed on 7/6/2009 1:33:59 PM
Historic Property
Inventory Report for
at 2230 E Miller St, Seattle, WA 98112

Changes to windows: Extensive
Other (specify): 

Cladding
Vertical - Boards

Foundation
Unknown

Roof Material
Asphalt / Composition - Built Up

Roof Type
Gable - Front Gable

Date Of Construction: 1954

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turret Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This house was constructed in 1954, which is outside the period of significance for the potential Montlake historic district, so it is not eligible for the NRHP as a contributing element to the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody distinctive characteristics of 1950s Ranch style architecture, it has suffered loss of integrity of design, materials, and feeling from inappropriate window replacements. Due to the lack of integrity, the house is not individually eligible for the NRHP.
### Historic Property

**Inventory Report for**

**at 2230 E Miller St, Seattle, WA 98112**

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<tr>
<th>Description of Physical Appearance</th>
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<tbody>
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<td>This is a one story, single family, Ranch-style residence. It has a rectangular footprint and a low-pitched front gable roof of asphalt. The roof has very deep eaves with exposed beams. There are two chimneys - one small red brick interior chimney on the west slope of the roof near the north end of the house, and one large, wide, blond brick interior chimney off-centered at the ridgeline on the east slope of the roof near the front elevation. This main chimney has a brick and stone chimney hood on top. The exterior of the building is clad in vertical wood paneling. All but the southwest corner of the house is shielded from view by solid wood fencing. The one visible window on the façade has been replaced and is now a 9/9 horizontal sliding sash, vinyl window. Over the fence, the top of another pair of replacement vinyl sliding windows that appear to match these can be seen on the façade. This indicates that all windows have likely been replaced. No entry to the house is visible, but a brick walkway indicates the entry is probably behind the gate on the west elevation.</td>
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<table>
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<tr>
<th>Major Bibliographic References</th>
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<td>King County Assessor’s Records</td>
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Historic Property
Inventory Report for

Field Site No.:  SR520W212
OAHP No.:  

Common Name:  2233 E Miller St

County:  King
Township/Range/EW:  T25R04na
Section:  21
1/4 Sec:  NW

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

Easting:  552401.07
Northing:  5276693.73

Tax No./Parcel No.  6788200305
Plat/Block/Lot  Pike's 2nd Add to Union City/18/6

Supplemental Map(s)  
Acreage:  .10

Field Recorder:  Lori Durio
Date Recorded:  5/12/2009

Owner's Name:  Wilkins, Perry
Owner Address:  6336 Hampton Rd. S.
City/State/Zip:  Seattle, WA 98118

Classification:  Building
Resource Status
Within a District?  No
Contributing?  
National Register Nomination:  

Local District:  
National Register District/Thematic Nomination Name:  

DESCRIPTION SECTION

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

Plan:  L-Shape
No. of Stories:  2

Structural System:  Balloon Frame

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

Changes to interior:  Unknown
Changes to other:  
Style  Spanish - Eclectic
Form/Type  Single Family - Gable Front and Wing

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

Page 1 of 3  Printed on 7/6/2009 1:34:54 PM
Historic Property Inventory Report for at 2233 E Miller St, Seattle, WA 98112

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<th>Roof Material</th>
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<tr>
<td>Vertical - Board-and-Batten</td>
<td>Concrete - Poured</td>
<td>Clay Tile</td>
<td>Gable - Front Gable</td>
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<tr>
<td>Veneer - Brick</td>
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<td>Gable - Side Gable</td>
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**NARRATIVE SECTION**

**Study Unit**
- Architecture/Landscape Architecture

**Other**
- Unknown

**Date Of Construction:** 1934

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1934 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1930s Spanish Eclectic style architecture, it is not a distinctive or excellent example. In addition, it appears to have suffered loss of integrity from replacement of the large front window and from a second floor rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a two story, L-shaped, single family residence from 1934. It exhibits some characteristics of the Spanish Eclectic style, with a multi-level clay tile roof, decorative brick vent, decorative iron sconce, asymmetrical façade, and brick cladding painted to resemble stucco. A front gable roof with shallow eaves and exposed rafter tails covers the main, two-story body of the house. A side gable roof covers the one-story east wing, and a second side gable steps down to cover the east section of the garage. The first floor is clad in an uneven brick veneer that has been painted white. The second floor is vertical board and batten. The entry to the house is located at the apex of the "L" and shielded by a shed roof over a brick wall with a diagonal east side. A decorative iron sconce sits above the entry. The entry door is obscured by a metal storm door. Adjacent to the entry on the east elevation of the front section of the house is a decorative vent pattern set into the brick. The first floor façade has a large 9-light fixed window that does not appear to be original. Above this the second floor cantilevers out, marked by a horizontal beam and a row of decoratively shaped beam ends. These beam ends also appear on the east and west sides of the front section. The second floor front façade has a pair of three-light casement windows flanked by wood plank shutters with diamond cut-outs. On the east elevation of the second floor, above the brick vent, is a round window. Another round window, this one behind an iron grill, is found on the second floor above the entry. An exterior, painted brick chimney with a terra cotta chimney pot is located at the apex of the "L" between these two round windows. Another pair of 3-light casement windows is centered on the front elevation of the east wing. Most side elevation windows are also pairs of 3-light casements. A below-grade garage is accessed from 24th Avenue E. and has a paneled roll-up garage door with 6 windows. The rear of the roof on the second floor terminates in a hip and appears to be an addition.

**Major Bibliographic References**


King County Assessor's Records


**Historic Property Inventory Report for**

**LOCATIONS SECTION**

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<th>Historic Name:</th>
<th>Common Name: 2459 24th Ave E</th>
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<td>Property Address:</td>
<td>2459 24th Ave E, Seattle, WA 98112</td>
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**IDENTIFICATION SECTION**

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**DESCRIPTION SECTION**

| Historic Use: Domestic - Single Family House | Current Use: Domestic - Single Family House |
| Plan: L-Shape | No. of Stories: 1 |
| Structural System: Balloon Frame |
| Changes to plan: Intact | Changes to interior: Unknown |
| Changes to original cladding: Slight | Changes to other: Tudor |
| Changes to windows: Moderate | Other (specify): Single Family |

View of Front elevation taken 4/16/2009

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

Comments:
**Historic Property Inventory Report for**

at 2459 24th Ave E, Seattle, WA 98112

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**NARRATIVE SECTION**

**Date Of Construction:** 1934

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

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This residence from 1934 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from some window replacement and from recent alterations, including a new entry porch where there were only steps and a concrete porch apron originally. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one story, single family residence with elements of the Tudor style. Constructed in 1934, it has an L-shaped footprint. The roof has a gable on the south elevation and a hip on the north elevation, and the projecting front section that forms the "L" has a front gable. The roof has flush eaves in the front gable and is clad in wood shingle. There is a wide, interior, red brick chimney on the rear roof slope near the north end. The house is clad in brick veneer that has been painted. The entry is contained in the front projecting section and has a round arched opening and an arched wooden door with eight panels. To the north of the entry is a pair of 8-light casement windows with leaded muntins. It is flanked by inoperable wood plank shutters. Above this window is a small louvered vent in the gable end. On the façade of the main body of the house is a small diamond-paned casement window and a pair of 10-light vinyl replacement casement windows. The casement windows are flanked by inoperable wood plank shutters. Below the casements is a partially below-grade garage with a paneled tilt-up garage door. At the time of survey, the house was undergoing renovation, and brick retaining walls had been added to the driveway, new brick entry steps had been added, a new brick entry with multiple arches was being constructed, and a new brick fence was being built across the front of the property.


King County Assessor's Records


**Historic Property Inventory Report for**

**Field Site No.:** SR520W224  
**OAHP No.:**  
**Common Name:** 2455 24th Ave E

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**Tax No./Parcel No.:** 6788200360  
**Plat/Block/Lot:** Pike's 2nd Add to Union City/18/12  
**Supplemental Map(s):**  
**Acreage:** 10  
**Owner Address:** 2455 24th Ave. E, Seattle, WA 98112  
**City/State/Zip:** Seattle, WA 98112  
**National Register Nomination:** 
**Local District:** 
**National Register District/Thematic Nomination Name:**
Historic Property
Inventory Report for
at 2455 24th Ave E, Seattle, WA 98112

Changes to windows: Intact
Cladding
- Shingle
- Wood - Clapboard

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Foundation
Concrete - Poured

Roof Type
Gable - Side Gable

Date Of Construction: 1939
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1939 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1930s Colonial Revival style architecture, it is a modest example and is not distinctive. It has suffered loss of integrity from a side addition and an added front porch and railing. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a one-and-a-half story, single family residence from 1939, with some elements of the Colonial Revival style. Originally it had a simple rectangular footprint, but it has had an addition to the north elevation, giving it its present "L" shape. The house has side gable roofs of composition shingle with flush eaves. The roof over the addition is much lower than that over the main house. There is an interior red brick chimney on the rear roof slope. The façade is symmetrical with a center entry. A row of dentil molding runs along the top of the façade wall. The entry is highlighted by an ornamented surround of rectangular pilasters, and the entry door is paneled. A concrete porch with metal railings that does not appear to be original runs the width of the house, and the entry is accessed by concrete steps to this porch. The porch also projects out to shield the below-grade garage on the north side of the front elevation. The exterior of the house is clad in wood clapboards. On either side of the entry is a 6/6 wood window with a panel below, flanked by full-height paneled shutters. There are two gabled dormers on the front elevation, each with a 6/6 wood window and a small vent above the window. The dormers and gable ends are clad in wood shingle. On the north elevation is a clapboard-walled patio with glass windows along the top of the wall in a contemporary style. This patio area is in front of the addition. A split-face concrete block retaining wall surrounds most of the property.

**Major Bibliographic References**

- King County Assessor's Records
**LOCATIONAL SECTION**

Historic Property

Inventory Report for

**Field Site No.:** SR520W226

**OAHP No.:**

**Common Name:** 2415 24th Ave E

**Property Address:** 2415 24th Ave E, Seattle, WA 98112

**County**

King

**Township/Range/EW Section**

T25R04na 21 NW SEATTLE NORTH

**1/4 Sec 1/4 1/4 Sec Quadrangle**

SEATTLE NORTH

**Coordinate Reference Zone:** 10

**Spatial Type:** Point

**Acquisition Code:** Digitized Source

**Sequence:**

1 Easting: 552401.58 Northing: 5276617.05

1 Easting: 552401.58 Northing: 5276617.05

**Tax No./Parcel No.**

6788200781

**Plat/Block/Lot**

Pike's 2nd Add to Union City/23/5 - 6

**Supplemental Map(s)**

Acreage

.10

**IDENTIFICATION SECTION**

Survey Name:

SR 520 Bridge Replacement and HOV Project

**Field Recorder:**

Lori Durio

**Date Recorded:**

9/14/2009

**Owner's Name:**

Dwyer, Timothy & Amelia deBie

**Owner Address:** 2415 24th Ave E

**City/State/Zip:** Seattle, WA 98112

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments**

**Within a District?**

No

**Contributing?**

No

**National Register Nomination**

No

**Local District:**

No

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

No

**DESCRIPTION SECTION**

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

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

**Plan:** L-Shape

**No. of Stories:** 1

**Structural System:** Balloon Frame

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

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

**Comments:**

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Printed on 9/23/2009 11:17:19 AM
Historic Property
Inventory Report for
at 2415 24th Ave E, Seattle, WA 98112

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

Changes to interior:  Unknown
Changes to other:

Style  Tudor
Form/Type  Single Family

Cladding
Wood - Clapboard
Veneer - Stucco

Foundation  Concrete - Poured
Roof Material  Asphalt / Composition - Shingle

Roof Type  Gable - Side Gable
Hip
Shed

NARRATIVE SECTION

Date Of Construction:  1924

Architect:  Unknown
Builder:  Unknown
Engineer:  Unknown

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard included turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1924 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house...
does not represent the work of a master, nor possess high artistic value. Although it does embody some of the characteristics of Tudor style architecture, it is not a distinctive example of the style or type. In addition, the front door is obscured by a solid metal security door, and the entrance to the porch has been altered. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

This is a one story, single family residence from 1924 in the Tudor style. It has an L-shaped footprint with a steep side gable roof over the east side of the main body of the house, and a hipped roof over the west side of the main body of the house. There is a front gable over the front projecting section. The roof is clad in composition shingle, and the exterior of the house is clad in wood clapboards. The front entry is under a projecting front gable roof supported on a pair of chamfered wood posts with small curved brackets at the top. The gable end has a wide vergeboard. The porch is accessed by wooden steps with replacement wood railings and non-original lattice below. The entry door is obscured behind a metal security door. Next to the door is a row of three 8/1 windows. All windows are wood and appear to be original. The projecting front section that forms the "L" shape of the footprint has a front gable that is considerably lower than the main roof. The front wall extends out slightly beyond the side walls on both the north and south, and then extends up above the roofline to form a small parapet. The front of this projection features a 5-sided bay under a flat roof with a pair of 6-light casement windows on the front flanked by two narrow 6-light fixed windows. The side gable ends feature half-timbering, projecting beam ends, and an 8/1 window. There is a large, exterior red brick chimney on the north elevation flanked by two 6-light windows. This elevation also has a projecting bay under a shed roof with a pair of 8/1 windows. There is one 8/1 window on the north elevation of the hipped-roof portion of the house.


King County Assessor's Records


Historic Property
Inventory Report for

at 2402 24th Ave E, 98112

**LOCATION SECTION**

Field Site No.: SR520W227
OAHP No.:

Historic Name: 2402 24th Ave E

Property Address: 2402 24th Ave E, 98112

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Northing: 5276571.97
Sequence: 1
Easting: 552449.09

Tax No./Parcel No.:
6788200900

Plat/Block/Lot:
Pike's 2nd Add to Union City/24/7-8

Supplemental Map(s):

Acreage: .10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/20/2009

Owner's Name: Hara, Dick
Owner Address: 2402 24th Ave E
City/State/Zip: Seattle, WA 98112

Classification: Building
Resource Status: Survey/Inventory

Within a District? No
Contributing?

National Register Nomination:

Local District:
National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

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

Plan: Rectangle
No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact
Changes to original cladding: Slight
Changes to windows: Intact
Changes to interior: Unknown
Changes to other: Unknown
Style: Arts & Crafts - Craftsman
Form/Type: Single Family - Bungalow

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

Printed on 7/6/2009 1:40:41 PM
**Historic Property Inventory Report for**

**Cladding**
- Veneer - Stucco
- Wood - Clapboard
- Shingle
- Wood - Plywood

**Foundation**
- Unknown

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

**Roof Type**
- Gable - Front Gable

**Date Of Construction:** 1920

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive: mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possesses high artistic value. However, it does embody the distinctive characteristics of Arts and Crafts/Craftsman style architecture, and although it has had minor changes such the replacement of some stucco panels in the half-timbering with plywood and the addition of a sliding glass door at the basement level, it still retains good...
This is a one-and-a-half story, single family residence from 1920 in the Arts and Crafts/Craftsman style. It has a rectangular footprint under a front gable roof of composition shingle. The roof has projecting eaves with exposed rafter tails, and decorative carved ends on the gable end vergeboards. The front gable features half-timbering, some of which has had the stucco replaced with plywood. In the center it has three double hung wood windows with a single light below and 6-lights above, in a typical Craftsman style pattern of a large center pane surrounded by five smaller panes on the top and sides. All the windows in the house appear to be original, and most share this light pattern. The front gable roof extends out to cover the full-width front porch, where it is supported by two sets of three battered, wood, boxed columns. These likely sit on stuccoed plinths, but this was not visible due to dense vegetation. The front spandrel between them is peaked. The porch is accessed by wooden steps, and it retains remnants of wood railing. The entry door is obscured behind a storm door. On either side of the door is a pair of 6/1 windows. The main body of the house is clad in wood clapboards of two alternating widths, resulting in a strong horizontal pattern. In the center of the north elevation is a large, shed roofed, wall dormer. The east and west sides of the dormer are clad in wood shingle. It has a 6/1 window set off-center. A small interior brick chimney is on the east side of this dormer. A sliding glass door has been added to the basement level near the center of this elevation. On the south elevation is a 6/1 window next to an exterior chimney that pierces the roof, located near the front. Beyond the chimney a side gable dormer extends down to become a projecting bay. The dormer has a pair of 6-light windows, and there is a pair of 6/1 windows below it in the bay section of the wall. Next to this pair is a single 6-light sash. There is a small detached garage at the rear of the property, accessed by a driveway on E. McGraw Street. A larger modern garage has been built in front of and attached to the older garage.


King County Assessor’s Records


**Historic Property Inventory Report for**

**LOCATION SECTION**

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<th>Field Site No.:</th>
<th>SR520W227</th>
<th>OAHP No.:</th>
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**Common Name:** 2412 24th Ave E

**Property Address:** 2412 24th Ave E, Seattle, WA 98112

**County** | **Township/Range/EW** | **Section** | **1/4 Sec** | **1/4 Sec** | **Quadrangle** | **Coordinate Reference**
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**Tax No./Parcel No.:** 6788200861

**Plat/Block/Lot:** Pike's 2nd Add to Union City/24/1 - 2

**Supplemental Map(s):**

**Acreage:** .10

**DESCRIPTION SECTION**

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

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

**Date Recorded:** 9/14/2009

**Owner's Name:** Berho, Rodrigo

**Owner Address:** 542 NE 94th St., Seattle, WA 98115

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments:**

**Changes to plan:** Intact

**Changes to original cladding:** Extensive

**Changes to interior:** Unknown

**Changes to other:** Vernacular

**View of:** Front elevation taken 4/16/2009

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

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

**Printed on 9/23/2009 11:17:14 AM**
NARRATIVE SECTION

Date Of Construction: 1919

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1919 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. It retains no discernible architectural style, and has suffered loss of integrity from siding and window replacements as well as alterations to the front porch. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
This is a one story, single family residence with a rectangular footprint, constructed in 1919. It has a side gable roof with flush eaves, clad in composition shingle. There is an interior chimney of painted brick in the center of the front roof slope. The house is clad in asbestos or cement shingles. The façade is symmetrical with a center entry. It has a Craftsman style front door with two leaded glass windows. It is flanked by two reeded glass sidelights. The porch is concrete, with concrete steps and metal railings. It is covered by a metal shed roof with a rounded, scalloped front edge, supported on a pair of metal grid posts with a floral pattern. On either side of the entry is a non-original plate glass window with a retractable metal or vinyl awning above. There is a three-sided projecting bay on the north elevation. A small detached garage is on the south side of the house and is in deteriorated condition.


King County Assessor's Records


Historic Property
Inventory Report for

at 2416 24th Ave E, Seattle, WA 98112

LOCATION SECTION

Historic Name: 2416 24th Ave E
Property Address: 2416 24th Ave E, Seattle, WA 98112
County: King

T25R04na
Township/Range/EW: 21 NW
Section: 1/4 Sec 1/4 1/4 Sec
Quadrangle: SEATTLE NORTH
Coordination Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 552447.94
Northing: 5276616.22

Tax No./Parcel No. 6788200860

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 9/14/2009
Owner's Name: Clementz, Jason
Owner Address: 2416 24th Ave E.
City/State/Zip: Seattle, WA 98112
Classification: Building
Resource Status: Survey/Inventory
Within a District? No
Contributing?
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

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

Plan: Rectangle
No. of Stories: 1.5
Structural System: Balloon Frame

Changes to plan: Slight
Changes to original cladding: Extensive
Changes to interior: Unknown
Style: Arts & Crafts - Craftsman
Changes to other:

Form/Type
Single Family - Bungalow

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

Printed on 9/23/2009 11:17:24 AM
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 – NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1919 is located the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Craftsman style architecture, it has suffered loss of integrity from recent extensive alterations, including extending the rear of the house, and replacing all windows and siding. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
### Description of Physical Appearance

This is a one-and-a-half story, single family residence in the Arts and Crafts/Craftsman style. Constructed in 1919, it was completely remodeled in 2008-09. It has a rectangular footprint under a side gable roof of composition shingle with projecting eaves. The house retains a red brick exterior chimney on the south elevation that pierces the roof. The façade features a center entry under a projecting front gable. The porch roof is supported on two sets of three battered, wooden posts at the front corners, sitting on stuccoed pillars with wide wood trim. The porch is accessed by wide wooden steps with replacement wood handrails. The front door is a Craftsman style three-paneled door with three stained glass windows. In the porch gable end is a large 4-light triangular window. All windows and siding on the house are replacements. On either side of the entry is a 6/1 vinyl window. Below these, a wide drip molding marks the line between the first floor and the basement level. 3/1 vinyl windows in the basement line up under these first floor windows. To the north of the entry is a small, non-original dormer with a 2-light triangular window. The body of the house and the basement level are clad in Hardiplank or other cement fiber board. The gable ends are clad in wood shingles. There is a projecting bay window in the center of the north elevation, clad in wood shingles, with a pair of 6/1 windows. A ground level entrance to the basement has been added to the rear of the north elevation, with a pair of 10-light doors. A large shed dormer has been added to the rear (east) elevation, and the main floor has been extended out to cantilever above the basement level on the rear elevation. The livable square footage of the house was changed from 1,090 to 2,600 square feet as part of the 2008-09 renovation. There is a separate, detached, one-car garage at the rear of the property that was also renovated. The property is surrounded by a stone block retaining wall.

### 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.


Additional Photos for: 2416 24th Ave E, Seattle, WA 98112

View of **north elevation** taken 4/16/2009

Photography Neg. No (Roll No./Frame No.): N/A
Comments: northwest corner from E Calhoun St

View of taken

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

View of taken

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

Historic Property
Inventory Report for

2406 E Calhoun St, Seattle, WA 98112

LOCATION SECTION

Historic Name: 2406 E Calhoun St.

Property Address: 2406 E Calhoun St, Seattle, WA 98112

County: King

Tax No./Parcel No.: 6788200186

Easting: 552448.52

NORTHING: 5276654.59

OAHP No.: SR520W203

Field Site No.: SR520W203

Sequence: 1

Acquisition Code: Digitized Source

Easting: 552448.52

Northing: 5276654.59

Quadrangle: SEATTLE NORTH

DEPOT SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name: Fisher, Ana

Owner Address: 2406 E Calhoun St.

City/State/Zip: Seattle, WA 98112

Classification: Building

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to original cladding: Intact

Changes to windows: Intact

Changes to interior: Unknown

Changes to other: Slight

Other (specify): Replacement front door

View of Front elevation taken 4/16/2009

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

Style: Colonial - Cape Cod

Form/Type: Single Family - Side Gable

Comments:
Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretied Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1939 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one-story, single family Colonial Revival Cape Cod style house from 1939. It is wood framed on a poured concrete foundation with a rectangular footprint, and has a below-grade garage. The roof is a side gable of composition shingle with flush eaves. It retains two red brick chimneys - one exterior chimney in the west gable end, and one interior chimney near the center of the house on the rear slope of the roof. The plan of the house has a center section that projects out slightly on the front elevation, flanked by two side wings that have a lower roofline. The exterior is clad in wide wood weatherboards. The entry is contained in the west side of the center section and is accessed by concrete steps with metal railings. It is recessed under the main roof, supported on a slender square boxed column with a simple molded capital on the west side, with a matching pilaster on the east side. The entry has segmentally arched spandrels, and the front door is a metal, six-panel replacement door. The front elevation of the west wing of the house has an 8/8 wooden double-hung window. To the east of the entry is a projecting, 3-sided bay window under a metal hipped roof with a 12-light fixed wooden window in the center and 4-light fixed windows on each side. Below this bay is a small sliding sash window in the basement. The east elevation has a small 3/6 wood window, and below this, the wall steps out with a shed roof of composition shingle to accommodate the garage entry. The garage entry is below-grade and has a replacement paneled, roll-up garage door. To the east of this, the façade steps back and has a secondary entry with a concrete porch and metal railing. This area has a 12-light door and a 12-light wooden casement window. A large round wooden pendant ornaments the corner of the roof overhang here.


King County Assessor’s Records


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


Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W223
OAHP No.: Common Name: 2456 24th Ave E
Historic Name: Property Address: 2456 24th Ave E, 98112

County: King Township/Range/EW: T25R04na
Section: 21 1/4 Sec: NW 1/4 1/4 Sec: SEATTLE NORTH
Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source
Sequence: 1 Easting: 552448.99 Northing: 5276667.16

Tax No./Parcel No.: Plat/Block/Lot: Supplemental Map(s): Acreage: 6788200185
Pike's 2nd Add to Union City/17/7 - 8 .10

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/20/2009
Owner's Name: Barkley, Alex
Owner Address: 3428 37th Ave. SW
City/State/Zip: Seattle, WA 98126
Classification: Building
Resource Status: Survey/Inventory
Within a District? No
Contributing? No
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: Rectangle No. of Stories: 1.5
Structural System: Balloon Frame
Changes to plan: Intact Changes to original cladding: Extensive
Changes to windows: Extensive
Changes to interior: Unknown Style: Arts & Crafts - Craftsman
Changes to other: Form/Type: Single Family - Bungalow
View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property
Inventory Report for

Cladding: Shingle - Concrete/Asbestos
Foundation: Unknown
Roof Material: Asphalt / Composition - Shingle
Roof Type: Gable

Date Of Construction: 1922
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

NARRATIVE SECTION

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

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This residence from 1922 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Arts and Crafts/Craftsman style architecture, it has suffered loss of integrity from window and siding replacements, as well as alterations to the front porch. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one-and-a-half story, single family residence in the Arts and Crafts/Craftsman style, constructed in 1922. It has a rectangular footprint under a side gable roof of composition shingle. The roof has deep eaves, with exposed rafter tails on the sides and knee braces in the gable ends. There is a red brick, exterior chimney on the north elevation. The exterior of the house is clad in concrete or asbestos shingle, and all the windows have been replaced with vinyl. The façade features a half-width front porch on the southern end with a projecting front gable roof. Porch supports are replacement metal sitting on stacked stone plinths, and the porch has metal railing. The porch is clad in stacked stone and accessed by concrete steps with metal railing. On the porch is the entry door and a tripartite window composed of an 8/1 center window flanked by two narrow 4/1 windows. The gable end has 6-light sash. On the façade to the north of the entry is another tripartite window that matches the one on the porch. Above this window is a large gable front dormer with a tripartite window composed of a 6/1 center window flanked by two narrow 4/1 windows. There is a shed dormer on the rear roof slope. The property has a concrete retaining wall along the front and a driveway on the north side. A low wood fence sits on top of the retaining wall, with a trellis marking the entry to the steps that access the front porch.


King County Assessor's Records


**Historic Property
Inventory Report for**

- **Historic Name:** 2466 24th Ave E

- **Property Address:** 2466 24th Ave E, Seattle, WA 98112

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

- **Field Recorder:** Lori Durio

- **Date Recorded:** 5/20/2009

- **Owner’s Name:** White, Christopher

- **Owner Address:** 2466 24th Ave E.

- **Classification:** Building

- **Resource Status:** Survey/Inventory

- **Within a District?** No

- **Contributing?** No

- **National Register Nomination:**

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

**Description Section**

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

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

- **Plan:** Rectangle

- **No. of Stories:** 1

- **Structural System:** Balloon Frame

- **View of:** Front elevation taken 4/16/2009

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

- **Comments:** northwest corner

- **Changes to plan:** Intact

- **Changes to original cladding:** Intact

- **Changes to windows:** Intact

- **Changes to interior:** Unknown

- **Changes to other:** Unknown

- **Other (specify):** One window change

- **Style:** Colonial - Colonial Revival

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

**Location Section**

- **Field Site No.:** SR520W214

- **OAHP No.:**

- **Common Name:** 2466 24th Ave E

- **County:** King

- **Township/Range/EW:** T25R04na 21 NW

- **Section:** 4

- **Quadrangle:** SEATTLE NORTH

- **Coordinate Reference:**
  - **Zone:** 10
  - **Spatial Type:** Point
  - **Acquisition Code:** Digitized Source
  - **Sequence:** 1
  - **Easting:** 552446.23
  - **Northing:** 5276609.19

- **Tax No./Parcel No.:** 6788200140

- **Plat/Block/Lot:** Pike's 2nd Add to Union City/17/1

- **Acreage:** 0.13

**Identification Section**

- **Sequence:** 1

- **Easting:** 552446.23

- **Northing:** 5276609.19

- **Acquisition Code:** Digitized Source

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

- **Field Recorder:** Lori Durio

- **Date Recorded:** 5/20/2009

- **Owner’s Name:** White, Christopher

- **Owner Address:** 2466 24th Ave E.

- **Classification:** Building

- **Resource Status:** Survey/Inventory

- **Within a District?** No

- **Contributing?** No

- **National Register Nomination:**

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

**Description Section**

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- **Plan:** Rectangle

- **No. of Stories:** 1

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- **View of:** Front elevation taken 4/16/2009

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

- **Comments:** northwest corner

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- **Changes to original cladding:** Intact

- **Changes to windows:** Intact

- **Changes to interior:** Unknown

- **Changes to other:** Unknown

- **Other (specify):** One window change

- **Style:** Colonial - Colonial Revival

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

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

- **Field Recorder:** Lori Durio

- **Date Recorded:** 5/20/2009

- **Owner’s Name:** White, Christopher

- **Owner Address:** 2466 24th Ave E.

- **Classification:** Building

- **Resource Status:** Survey/Inventory

- **Within a District?** No

- **Contributing?** No

- **National Register Nomination:**

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

**Description Section**

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

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- **No. of Stories:** 1

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- **View of:** Front elevation taken 4/16/2009

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

- **Comments:** northwest corner

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- **Changes to original cladding:** Intact

- **Changes to windows:** Intact

- **Changes to interior:** Unknown

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- **Comments:** northwest corner

- **Changes to plan:** Intact

- **Changes to original cladding:** Intact

- **Changes to windows:** Intact

- **Changes to interior:** Unknown

- **Changes to other:** Unknown

- **Other (specify):** One window change

- **Style:** Colonial - Colonial Revival

- **Form/Type:** Single Family - Side Gable
Historic Property
Inventory Report for
at 2466 24th Ave E, Seattle, WA 98112

<table>
<thead>
<tr>
<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood - Clapboard</td>
<td>Unknown</td>
<td>Asphalt / Composition - Shingle</td>
<td>Gable - Side Gable</td>
</tr>
</tbody>
</table>

NARRATIVE SECTION

Date Of Construction: 1920

Study Unit

Architecture/Landscape Architecture

Other

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

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This residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Tudor style architecture, it is a modest example and is not architecturally distinctive. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
### Description of Physical Appearance

This is a one story, single family house from 1920 in the Colonial Revival style. It has a rectangular footprint with a side gable roof of composition shingle. On the gable ends there are projecting eaves with cornice returns. On the north elevation is a substantial exterior chimney of painted brick. The façade is symmetrical with a center entry under a front gable roof supported on a pair of Tuscan columns. The gable end has an arched opening and the cornice return forms a broken entablature. The entry door has 9 panels, and it has a sidelight only on the north side with 15 lights. The house is clad in wood clapboards and has its original wood windows. The entry is flanked by banks of tripartite windows composed of three 6/1 double hung sash. On the side elevations, the gable ends have paired 6/1 windows. Other side elevation windows are single 6/1 double hung. Next to the chimney, a window has been replaced with a 15-light door that has no outside stairs or landing. On the rear roof slope is a shed dormer.

### Major Bibliographic References

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**DESCRIPTION SECTION**

| Historic Use: | Domestic - Single Family House |
| Current Use: | Domestic - Single Family House |
| Plan: | Square |
| No. of Stories: | 1.5 |
| Structural System: | Balloon Frame |
| Changes to plan: | Intact |
| Changes to original cladding: | Intact |
| Changes to windows: | Extensive |
| Changes to interior: | Unknown |
| Style | Other |
| Form/Type | Single Family - Cross Gable |

View of southwest corner taken 4/16/2009

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

Comments: |
Historic Property
Inventory Report for
at 2502 24th Ave E, Seattle, WA 98112

Cladding
Wood - Clapboard

Foundation
Unknown

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Clipped Gable/Jerkinhead
Gable - Cross Gable

Date Of Construction: 1921

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

NARRATIVE SECTION

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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Description of Physical Appearance

This is a one-and-a-half story, single family residence with a square footprint. It has a clipped, cross gable roof of composition shingle with molded rake board at the gable ends and a cornice return at each corner. The façade features a red brick, exterior chimney prominently placed in the center, with two cast stone chimney pots. There is another smaller, ridgeline, red brick chimney with a single terra cotta chimney pot on the side gable, just to the south of the cross gable intersection. The exterior of the house is clad in wood clapboards. On the façade to the south of the chimney is the entry porch with a clipped gable roof supported on each side by a pair of slender wood posts under a wide beam with rounded ends. This gable shares the cornice returns and molded rake board of the main roof, and has a small window in the gable end. The entry door is wood and glass with a Craftsman pattern, with a center pane surrounded by a frame of two long narrow panes on the side and three smaller panes at the top and bottom. It has sidelights composed of 3 long narrow panes with 3 small panes at the top and bottom. Except for the entry door and sidelights, all windows in the house are modern replacements with interior muntins that mimic 1/1 Craftsman style windows, where the upper sash has a single pane framed by five smaller panes. To the north of the chimney on the façade is a tripartite window with a 1/1 window in the center flanked by smaller 6/1 Craftsman style windows. The second floor has a 1/1 window on each side of the chimney. Side elevations have these same windows, in either single or tripartite groupings. Much of the house is obscured by a tall wooden fence that surrounds it. A driveway to a separate, detached rear garage is on the north side of the house.

Major Bibliographic References


King County Assessor’s Records


**Historic Property
Inventory Report for**

**LOCATION SECTION**

Field Site No.: SR520W218  
OAHP No.:  
Common Name: 2506 24th Ave E  
Comments:  

Historic Name:  
Property Address: 2506 24th Ave E, Seattle, WA 98112  
County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle  
King T25R04na 21 NW SEATTLE NORTH  
Coordinate Reference Zone: 10  
Spatial Type: Point  
Acquisition Code: Digitized Source  
Easting: 552445.14  
Northing: 5276747.84  
Sequence: 1  
Supplemental Map(s):  
Acreage: .09  
Tax No./Parcel No.: 8805900910  
Plat/Block/Lot: Union City Add/14/7-8  

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project  
Field Recorder: Lori Durio  
Date Recorded: 5/15/2009  
Owner's Name: Obermeyer, Kathryn  
Owner Address: 2506 24th Ave E, Seattle, WA 98112  
Classification: Building  
Within a District? No  
Contributing?  
National Register Nomination:  
Local District:  
National Register District/Thematic Nomination Name:  

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House  
Current Use: Domestic - Single Family House  
Plan: Rectangle  
No. of Stories: 1.5  
Structural System: Balloon Frame  
Changes to plan: Intact  
Changes to original cladding: Intact  
Changes to windows: Moderate  
Changes to interior: Unknown  
Changes to other:  
Style: Arts & Crafts - Craftsman  
Form/Type: Single Family - Side Gable  
View of: Front elevation  
Photography Neg. No (Roll No./Frame No.): N/A  
Comments: southwest corner  

Page 1 of 3 Printed on 7/6/2009 1:57:08 PM

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This residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of the Arts and Crafts style, it has suffered loss of integrity from alterations to the primary façade openings, removing the original windows and enlarging the openings to accommodate paired french doors. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one-and-a-half story, single family, Arts and Crafts style residence from 1920. It has a rectangular footprint and a side gable roof of composition shingle. The roof has deep eaves with knee-braces in the gable ends, and a ridgeline, red brick chimney. The exterior of the house is clad in narrow wood clapboard. The front roof slope has a large central shed dormer with a tripartite window composed of a 4/1 sash in the center flanked by two narrower 4/1 sash. The façade is symmetrical with a center shed-roofed entry porch. The porch is supported on two rectangular wood posts that sit on top of a clapboard wall. The entry door is a typical Arts and Crafts style wood door, with 6 lights above 3 vertical panels. The openings on either side of the entry have been altered to accommodate pairs of fixed 12-light french doors. A shed roof covers a secondary entry on the south elevation. Side elevation windows are mostly 4/1, paired or single. A solid wood fence surrounds the property, partially obscuring the view of the house from the public right-of-way. A pergola sits over the front gate, marking the front entry to the property.


King County Assessor’s Records


**Historic Property Inventory Report for**

**at 2512 24th Ave E, Seattle, WA 98112**

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Historic Property
Inventory Report for
at 2512 24th Ave E, Seattle, WA 98112

Changes to windows: Extensive
Other (specify): 
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Shingle
Foundation
Concrete - Poured
Roof Material
Wood - Shingle
Roof Type
Gable - Clipped Gable/Lerkinhead
Gable - Side Gable

Date Of Construction: 1920
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

Statement of Significance
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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This is a single family, one-and-a-half story, Arts and Crafts/Craftsman style house constructed in 1920. It has a rectangular footprint and a clipped, side gable roof of wood shingle. The exterior of the building is clad in wood shingle laid in an overlapping pattern, giving the siding a horizontal appearance. The façade is symmetrical with a center entry. There are two clipped gable dormers on the front slope of the roof, each with a pair of single-light casement windows. As with all other windows in the house, these are replacement sash. An exterior, red brick chimney is located on the south elevation, and the chimney stack pierces the roof inside the vergeboard on the front roof slope. The entry is shielded by a front gable roof trimmed with a vergeboard that has curved ends. The gable end features three knee braces and wood shingles. The porch spandrel on the front-facing side of the porch has a slight arch with a center keystone, while the side spandrels are flat. The porch roof is supported on two battered, wood, boxed columns atop stuccoed masonry plinths. The porch and steps have wood railing with wood newel posts. The railing appears to be new, but is faithful to the style of the house. The skirt of the porch is also wood shingle. The entry door has 8 panels with a small multi-light window. On either side of the porch is a set of four single-light vertical windows. These are replacement sash and appear to be fixed panes. Side elevation windows are also replacements, and include openings that are not original in size or shape. For instance, the north elevation has a modern projecting bay window and a row of square single-light fixed panes above, and has a fixed octagonal window in the gable end.


King County Assessor’s Records


Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W223
OAHP No.: [Redacted]

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**IDENTIFICATION SECTION**

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**DESCRIPTION SECTION**

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View of North elevation from E Louisa St taken 4/16/2009

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

Comments: Northwest corner

Form/Type: Single Family
**Historic Property Inventory Report for**

at 2516 24th Ave E, Seattle, WA 98112

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**NARRATIVE SECTION**

**Date Of Construction:** 1925

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Border on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

This Tudor style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. It retains good integrity. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embood some characteristics of Tudor style architecture, it is a modest and undistinguished example. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of Physical Appearance**

This one story, single family residence is a modest example of the Tudor style. It was constructed in 1925 and sits on a corner lot with a stacked boulder retaining wall. It has an L-shaped footprint, and the front elevation faces 24th Avenue E. while the garage is accessed by a driveway from E. Louisa Street. The exterior is clad in brick veneer of elongated brick with a convex face. The main body of the house is under a front gable roof of composition shingle with shallow eaves and cornice returns on the gable ends. The house has two chimneys - a small, red brick, ridgeline chimney just east of the center, and a large, prominent, exterior chimney on the north elevation, near the front, constructed of the same distinctive brick as the house. The façade openings are symmetrical, with a center entry porch under a separate front gable. The front elevation of the entry porch has a 12-light
Historic Property
Inventory Report for

at 2516 24th Ave E, Seattle, WA 98112

glass block window. The entry is on the north side of the porch, with a single wood bracket in the opening. The entry door is obscured behind a screen door. Above the entry in the gable end is a tripartite window of three 1/1 wood windows with leaded glass muntins in the upper sash. On either side of the entry is a pair of windows - wood framed, single-light sash below leaded glass transoms. On the south side of the façade, the wall extends out beyond the roofline, forming a wing wall with a diagonal top. Side elevation windows are also wood framed, single-light sash below leaded glass transoms, either single or tripartite. At the rear of the house, a wing extends out slightly to the north with a side gable. This gable end shares the same type of tripartite gable window as the front elevation gable. Below this is a small single window, a pair of windows, and three vents. This section also houses the partially below-grade garage, which has a shed roof that extends out with exposed rafter tails. The garage doors are paired, swinging doors with 6-light windows above panels. The house is surrounded by a low concrete wall with brick trim that forms a planter at the base of the house.

Major Bibliographic References


King County Assessor’s Records


Additional Photos for: at 2516 24th Ave E, Seattle, WA 98112

View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: Northwest corner from 24th Ave E

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

Printed on 7/6/2009 1:59:02 PM
Historic Property
Inventory Report for

at 2400 E Louisa St, Seattle, WA 98112

LOCATION SECTION
Field Site No.: SR520W210
OAHP No.: 2400 E Louisa St

Historic Name: 2400 E Louisa St
Property Address: 2400 E Louisa St, Seattle, WA 98112

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

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

Sequence: 1
Easting: 552443.6
Northing: 5276815.32

Tax No./Parcel No.: 8805900165

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio
Date Recorded: 9/14/2009

Owner's Name: Ayala, Nelly
Owner Address: PO Box 14102
City/State/Zip: Seattle, WA 98114

Classification: Building
Resource Status: Survey/Inventory

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

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

Plan: Rectangle
No. of Stories: 1

Structural System: Balloon Frame

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

Style: Colonial - Cape Cod
Form/Type: Single Family - Side Gable

View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: None

Page 1 of 3 Printed on 9/23/2009 11:16:51 AM
Historic Property
Inventory Report for
at 2400 E Louisa St, Seattle, WA 98112

Changes to windows: Intact
Other (specify):
Cladding
Veneer - Vinyl Siding
Foundation
Concrete - Poured
Roof Material
Asphalt / Composition - Shingle
Roof Type
Gable - Side Gable

Date Of Construction: 1924
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

NARRATIVE SECTION

Study Unit
Architecture/Landscape Architecture
Other

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1924 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some distinctive characteristics of 1920s Colonial Revival Cape Cod style architecture, it has suffered loss of integrity of design, materials, and feeling from installation of vinyl siding and false shutters. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
**Description of Physical Appearance**

This is a one story, single family, Colonial Revival Cape Cod style residence from 1924. It has a rectangular footprint and a side gable roof of composition shingle. There is a painted brick exterior chimney on the east gable end. The exterior of the house has been clad in vinyl siding and false shutters have been attached to each window frame. The façade is symmetrical with a center entry flanked by tripartite windows. The façade windows are 6/1 wood framed with leaded muntins. The projecting entry portico is reached by concrete steps with metal railings. It is supported on a pair of round Tuscan columns, with simple flat pilasters on the front wall, and a denticulated and ornamented architrave above. The entry door is a simple 6-panel wood door. Side elevation windows are also mostly 6/1 with leaded muntins, either single or paired, and there are single gable end windows. The house has a below-grade garage on the east elevation, accessed from a driveway on 24th Avenue E.

**Major Bibliographic References**


King County Assessor's Records


Additional Photos for: 2400 E Louisa St, Seattle, WA 98112

View of southwest corner
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

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

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

View of taken
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property

Inventory Report for

Historic Name: 2556 24th Ave E

Common Name: 2556 24th Ave E

Property Address: 2556 24th Ave E, Seattle, WA 98112

County: King

Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle Coordinate Reference

Township/Range/EW: T25R04na 21 NW

SEATTLE NORTH

Easting: 552445.64

Northing: 5276827.88

Sequence: 1

Zone: 10

Spatial Type: Point

Acquisition Code: Digitized Source

Sequence: 1

Easting: 552445.64

Northing: 5276827.88

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: Mahon, Robert III

Owner Address: 2556 24th Ave. E.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to original cladding: Intact

Changes to interior: Unknown

Changes to other:

Style: Tudor - Cottage

Form/Type: Single Family - Cross Gable

View of northwest corner taken 4/16/2009

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

Comments:
Historic Property Inventory Report for at 2556 24th Ave E, Seattle, WA 98112

Changes to windows: Slight
Cladding
Shingle
Foundation
Concrete - Poured
Roof Material
Asphalt / Composition - Shingle
Roof Type
Hip - Hip-on-Gable
Gable - Cross Gable

Date Of Construction: 1925
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

NARRATIVE SECTION

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

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This residence from 1925 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from replacement of the façade window and garage door, which are the most visually prominent openings on the facade. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
This is a one-story, single family, Tudor Cottage style house with an L-shaped footprint. The exterior is clad in wood shingles. The roof is a cross gable with an off-center front gable, and a center hip, and is clad in composition shingle. Gable ends have molded vergeboards. There is a ridgeline chimney of red brick just east of the roof hip with two cast stone chimney pots. The entry faces north and is located at the apex of the "L," and is accessed by brick steps with metal railings. A brick wall with concrete coping borders the front porch. The entry door is wooden with a small 4-light leaded glass window. A shed roof projects out over the entry formed by a secondary roof pitch of the front facing gable. The front wall forms an arch where it meets the top edge of the shed roof. The only window on the façade is a large fixed plate glass window to the south of the entry. This window has tinted glass and appears to be a replacement. Below this window is a below-grade garage with a replacement roll-up garage door of corrugated metal or vinyl, with concrete retaining walls. On the north elevation under the side facing gable is a long, vertical, tripartite window with wood frame and leaded muntins, secured under storm windows. Other side elevation windows also appear to be wood framed with leaded muntins. The façade window appears to be the only replacement.


King County Assessor’s Records


Additional Photos for: at 2556 24th Ave E, Seattle, WA 98112

View of Front elevation from street showing garage entry taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:
## Historic Property
### Inventory Report for

**Historic Name:**

**Property Address:** 2553 24th Ave E, 98112

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**Field Site No.:** SR520W214

**OAHP No.:**

**Common Name:** 2553 24th Ave E

**Historic Address:** 2553 24th Ave E, 98112

**Zone:** 10

**Spatial Type:** Point

**Acquisition Code:** Digitized Source

**Tax No./Parcel No.:** 8805900261

**Plat/Block/Lot:** Union City Add/8/5, 6 & 12

**Sequence:** 1

**Easting:** 552402.04

**Northing:** 5276845.5

**Acreage:** .11

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

**Field Recorder:** Lori Durio

**Date Recorded:** 5/12/2009

**Owner's Name:** Bland, Audrey

**Owner Address:** 2553 24th Ave E, Seattle, WA 98112

**Classification:** Building

**Resource Status:** Survey/Inventory

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Local District:**

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

---

## DESCRIPTION SECTION

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

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

**Plan:** L-Shape

**No. of Stories:** 1

**Structural System:** Platform Frame

**Changes to plan:** Intact

**Changes to original cladding:** Intact

**Changes to windows:** Intact

**Changes to interior:** Unknown

**Style:** Ranch

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

**View of Front elevation taken 4/16/2009**

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

**Comments:**

---

Page 1 of 3 Printed on 7/6/2009 2:07:08 PM
Historic Property
Inventory Report for
at 2553 24th Ave E, 98112

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NARRATIVE SECTION

Study Unit

| Architecture/Landscape Architecture

Other

Date Of Construction: 1959

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretred Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence was constructed in 1959, which is outside the period of significance for the potential Montlake historic district, so it is not eligible for the NRHP as a contributing element to the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody characteristics of 1950s Ranch style architecture and does retain good integrity, it is not architecturally distinctive, and it is a typical example of a ubiquitous style. The property does not appear to meet any of the criteria necessary to qualify for the NRHP and therefore is not individually eligible for the NRHP.
This is a Ranch-style triplex from 1959 with an L-shaped footprint. It may have originally been constructed as a duplex, which is how it visually appears, as there are two units above ground and one in the basement. The building has a low-pitched, cross-hipped roof of composition shingle with projecting boxed eaves. It has two chimneys, one for each of the main units. The chimney for the 2551 unit on the southwestern end of the building is an interior, ridgeline chimney near the center of the building. The chimney for the 2553 unit on the northeastern end of the building is a larger, wider, exterior chimney on the south wall at the apex of the "L" shaped footprint. The exterior of the building is clad in blond brick with no architectural ornamentation. Both units have a center entry with a window on each side of it. Entries are simple wooden doors behind metal storm doors, and are accessed by concrete steps with metal handrails. Windows are aluminum-framed fixed plate glass, sometimes with sliding sash on the side and sometimes with a single awning sash at the bottom. On the façade, the 2553 unit projects forward, and it has a plate glass window to the north of the entry, and a larger plate glass window to the south that reaches all the way to the corner of the wall. The corner is expressed only by the metal frame of the window, and immediately adjacent to it on the south elevation is another plate glass window, so that is achieves the appearance of glazing wrapping around the corner. The plate glass window on the south elevation has a single awning-style sash at the bottom. This window ends at the side of the chimney breast. On the 2551 unit, the window to the north of the door is a smaller, horizontal plate glass window with a single sliding sash at the north end. To the south of the entry is a narrow plate glass window with a awning sash below. This window reaches to the corner, where it replicates the appearance of the 2553 unit with another large plate glass window immediately past the corner, giving the illusion that the windows wrap around the corner. To the west of this window is another large plate glass window. Below these windows are two paneled, tilt-up garage doors to access the below-grade garage. The below-grade unit appears to be accessed by a stair at the northeast corner of the building, where there is a non-original brick landscaping wall and a metal handrail that goes below ground level.
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Printed on 7/6/2009 2:07:20 PM
Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W17
OAHP No.: 

Historic Name: 2251 E. Roanoke St.

Property Address: 2251-53 E Roanoke St, Seattle, WA 98112

County: King
Township/Range/EW: T25R04na 21 NW
Section: 21
1/4 Sec: 1/4
1/4 Sec: 1/4

Quadrangle: SEATTLE NORTH

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

Easting: 552398.77
Northing: 5276856.3

Tax No./Parcel No.: 8805900260
Plat/Block/Lot: Union City Add/8/4, 5, 6

Survey Name: SR 520 Bridge Replacement and HOV Project
Date Recorded: 3/31/2009

Owner's Name: Ayako, Demise
Owner Address: 9337 38th Ave. S.
City/State/Zip: Seattle, WA 98118

Classification: Building
Resource Status: Survey/Inventory

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

Local District:
National Register District/Thematic Nomination Name: 

**DESCRIPTION SECTION**

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

Plan: L-Shape
No. of Stories: 1

Structural System: Platform Frame

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

Changes to interior: Unknown
Changes to other: Ranch

Style
Form/Type: Single Family

View of north corner taken 6/29/2008
Photography Neg. No (Roll No./Frame No.): N/A

Comments: 

Page 1 of 3 Printed on 7/6/2009 1:35:27 PM
Historic Property
Inventory Report for
at 2251-53 E Roanoke St, Seattle, WA 98112

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

NARRATIVE SECTION
Study Unit
Architecture/Landscape Architecture
Other
Architect: Unknown
Builder: Unknown
Engineer: Unknown

Date Of Construction: 1959

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

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

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

Statement of Significance
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1959 is outside of the period of significance for the Montlake potential historic district, so it is not a contributing element to the district. Available research did not reveal any associations with significant persons or events. The house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. The house is not a contributing element to the historic district, and does not appear to meet any of the criteria necessary to be individually listed in the NRHP. Therefore, it is not eligible for the NRHP.
### Description of Physical Appearance

This is a one story residential triplex with an L-shaped footprint. It is clad in blond brick veneer and has a gable on hip roof of composition shingle with open eaves. The small gable ends contain metal louvered vents. There is one substantial exterior chimney with a terra cotta chimney pot, and one smaller, interior chimney clad in a darker brick. The building sits above a full basement, which has sliding sash windows. There is also a basement level entry under the concrete block stairs that lead to the main living floor. Each leg of the “L” appears to be a separate living unit, with the third unit in the basement. Windows are a combination of fixed plate glass “picture” windows and sliding sash, with one three-light awning window. Some are original aluminum frames and some are vinyl replacements. On the north corners, the plate glass windows are placed at the corners of the building so that they form a corner of glass on each elevation. This is the primary stylistic element on the building.

### Major Bibliographic References


King County Assessor's Records


Historic Property
Inventory Report for

at 2600 E Montlake Pl E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W253
OAHP No.: 5676891
Historic Name: 2600 E Montlake Place East
Common Name: 2600 E Montlake Place East

Property Address: 2600 E Montlake Place E, Seattle, WA 98102

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: TopoZone.com
Sequence: 0 Easting: 552351
Northing: 5276891

Tax No./Parcel No.: 2804100025
Plat/Block/Lot: Glenwilde Addition, Block 1, Lot 4
Supplemental Map(s): .10

Identification SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/26/2009
Owner's Name: Giordano, Joseph S. Jr.
Owner Address: 2600 E Montlake Place E
City/State/Zip: Seattle, WA 98112
Classification: Building
Resource Status: Survey/Inventory
Comments:
Within a District?: No
Contributing?:
National Register Nomination:
Local District:
National Register District/Thematic Nomination Name:

Description SECTION

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

Plan: L-Shape
No. of Stories: 1

Structural System: Balloon Frame

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

Changes to interior: Unknown
Changes to other:
Style: Tudor

Former/Type: Single Family

View of Front façade taken 3/7/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
**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

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**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.
**Description of Physical Appearance**

This is a one story, single family, Tudor style residence with a steep side gable roof of flat shingle-style red tile, with a front projecting gable that contains the entry. The roof has deep eaves and exposed rafter tails. The exterior of the house is clad in patterned brick veneer, particularly notable in the harlequin pattern of the entry gable. The entry door is recessed and has a small diamond-paned window. There is a front shed dormer with four, square casement windows of diamond-paned leaded glass. The first floor façade windows are also leaded glass casements, flanked by batten shutters.

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**Major Bibliographic References**


King County Assessor's Records


Historic Property
Inventory Report

**LOCATION SECTION**

Field Site No.: **SR520W254**
OAHP No.: 

Historic Name: 2604 E Montlake Place East

Property Address: 2604 E Montlake Pl E, Seattle, WA 98102

County: King
 Township/Range/EW Section: T25R04na 21 NW
 Quadrangle: SEATTLE NORTH

Tax No./Parcel No.: 2804100020
 Plat/Block/Lot: Glenwilde Addition, Block 1, Lot 3
 Supplemental Map(s): .11
 Acreage: 

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project
Date Recorded: 5/26/2009
Field Recorder: Lori Durio
Owner's Name: Baebler, Matthew and Erin
Owner Address: 2604 E Montlake Place E, Seattle, WA 98112
Classification: Building
Resource Status: Survey/Inventory
Comments: 

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

**DESCRIPTION SECTION**

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

Plan: Rectangle
No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact
Changes to original cladding: Intact
Changes to windows: Slight
Changes to interior: Unknown
Style: Tudor
Form/Type: Single Family

View of front façade taken 3/7/2004
Photography Neg. No (Roll No./Frame No.):
Comments: 

Historic Property
Inventory Report for

at 2604 E Montlake Pl E, Seattle, WA 98102

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<td>Gable - Parallel Gables</td>
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NARRATIVE SECTION

Date Of Construction: 1926

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

Study Unit Other Architect: Unknown

Builder: Unknown

Engineer: Unknown

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

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This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.
### Description of Physical Appearance

This is a one and a half story, single family, Tudor style home from 1926. It has a rectangular plan and is clad in stucco. The roof is complex, with a very steep front gable roof with a clipped end over the main body of the house, another front gable with belled eaves projecting in front of the main gable, a small hip over the entry, and then a shed dormer on the south elevation. The primary gable end and the sides of the shed dormer exhibit half-timbering. Windows in the front gable end are paired, 1/1. Below these on the façade is a projecting bay with rounded sides and a shaped parapet with a tripartite window composed of a single light center window topped by a 6-light transom, flanked by single-light casements topped with 4-light transoms. The original cartouche above the windows is gone but its shadow is still visible. The entry is recessed and located on the south elevation. There is a stuccoed exterior chimney located on the north elevation. This house is not visible from the public right of way due to fencing and dense vegetation.

### 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](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
**Historic Property Inventory Report for**

at 2610 E Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

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**Common Name:** 2610 E Montlake Place E

**County** | **Township/Range/EW Section** | **1/4 Sec 1/4 Sec Quadrangle** |
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**Coordinate Reference**

Zone: 10  Spatial Type: Point  Acquisition Code: TopoZone.com

Sequence: 0  Easting: 552335  Northing: 5276914

**Tax No./Parcel No.**

2804100015

**Plat/Block/Lot**

Glenwilde Addition, Block 1, Lot 2

**Supplemental Map(s)**

.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio  Date Recorded: 5/26/2009

Owner’s Name: Duffy, Robert and Debbie  Owner Address: 2610 E Montlake Place E Seattle, WA 98112

Classification: Building  Resource Status: Survey/Inventory

Within a District? No  Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

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

Plan: Irregular  No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact  Changes to interior: Unknown  Style: Tudor

Changes to original cladding: Intact  Changes to other:  Form/Type: Single Family

Changes to windows: Intact  Other (specify):

View of Front façade taken 3/7/2004

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

Comments:
Historic Property Inventory Report for
at 2610 E Montlake Pl E, Seattle, WA 98112

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NARRATIVE SECTION

Date Of Construction: 1926

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style applied to a small scale residence. Therefore, it is also individually eligible for the NRHP under Criterion C.
This is a one and a half story, single family, Tudor style residence constructed in 1926. It has a basically rectangular plan under a steep, side gable roof, with two steep front gable projections. There is also a shed front dormer with three diamond-paned leaded glass casements. The roof is clad in composition shingle with pronounced vergeboards in the gable ends. The house is clad in wood shingles with stucco in the gable ends. All windows are leaded glass casements. The entry is recessed within an arched opening under the first gable, and has a small arched, leaded glass window. There is a red brick, exterior chimney on the south elevation. This house has very limited visibility due to fencing and vegetation.


King County Assessor’s Records


Historic Property Inventory Report for

at 2616 E Montlake Pl E, Seattle, WA 98102

LOCATION SECTION

Field Site No.: SR520W256  OAHP No.:

Historic Name:  
Property Address: 2616 E Montlake Pl E, Seattle, WA 98102

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

Historic Name: 2616 E Montlake Place E  
Common Name: 2616 E Montlake Place E  
Comments:  

Field Recorder: Lori Durio  
Date Recorded: 5/26/2009 

Owner's Name: Leigh, Michael  
Owner Address: 2616 E Montlake Place E  
City/State/Zip: Seattle, WA 98112  

Classification: Building  
Survey Name: SR 520 Bridge Replacement and HOV Project  
Resource Status: Survey/Inventory  
Comments:  

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

IDENTIFICATION SECTION

Tax No./Parcel No.  Plat/Block/Lot  Supplemental Map(s)  Acreage
2804100005  Glenwilde Addition, Block 1, lots 1-2  .13

Acquisition Code: TopoZone.com  
Coordinate Reference
Zone: 10  
Spatial Type: Point  
Sequence: 0  
Easting: 552320  
Northing: 5276924

DESCRIPTION SECTION

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

Plan: Irregular  
No. of Stories: 1  

Structural System: Balloon Frame  

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

Style: Modern - Minimal Traditional  
Form/Type: Single Family - Side Gable

View of Front façade taken 3/7/2004
Photography Neg. No (Roll No./Frame No.):  
Comments:  

Printed on 7/6/2009 2:13:56 PM
**Historic Property Inventory Report for**

**at 2616 E Montlake Pl E, Seattle, WA 98102**

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**NARRATIVE SECTION**

**Study Unit**
- Architecture/Landscape Architecture
- Other

**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown  

**Date Of Construction:** 1938

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

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

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

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Minimal Traditional style residence from 1938 retains good integrity and is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it is a modest example of this ubiquitous style and is not distinctive. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one story, single family residence in the Minimal Traditional style, built in 1938. It has very limited visibility due to heavy vegetation. The exterior is clad in painted brick. The house has an irregular footprint, with the main body of the house under a side gable roof of wood shingle with a wide cornice. A front projecting gable shields the entry, with wood clapboards in the gable end and a denticulated cornice. The door has three square panels and a surround with fluted pilasters. A large exterior chimney dominates the center of the façade. The windows have wood frames and horizontal muntins and are mainly 2/2. There is a projecting bay to the north of the chimney with a large 4-light window in the center with horizontal muntins, and smaller 4-light windows on the sides.


King County Assessor’s Records


**Historic Property Inventory Report for**

**at 2209 Lake Washington Blvd E, Seattle, WA 98112**

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Historic Property
Inventory Report for
at 2209 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact
Other (specify):  

Cladding
Wood - Clapboard
Foundation
Concrete - Poured
Roof Material
Wood - Shingle
Roof Type
Gambrel

Date Of Construction: 1925

Study Unit Other Architect:
Architecture/Landscape Architecture
Unknown
Unknown

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

Statement of Significance
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Dutch Colonial Revival style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Dutch Colonial Revival style architecture, it has suffered loss of integrity from a large rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a one and a half story, single family residence from 1925 in the Dutch Colonial style. The original house has a rectangular footprint, but it has a rear addition at the southwest corner, making the overall plan L-shaped. The main house has a side gambrel roof of wood shingle with projecting eaves and a continuous shed dormer across the front. It has a symmetrical façade with a center entry under a projecting front gable with a cornice return and an arched ceiling. This is supported on two Tuscan columns. There is a wooden sunburst above the door, which is paneled and flanked by half-height sidelights with paneling below them. Sidelights are leaded glass with a colored floral design. On either side of the entry are paired 8/1 wood windows. They are behind storm windows and flanked by inoperable paneled shutters. Above the entry is one small, square, 4-light window. On either side of this on the second floor are paired 6/1 wood windows, also behind storm windows. There is an exterior chimney at the ridgeline on the west elevation. The rear addition is two stories under a gable roof, with a small shed roof over the ground floor entry on the south elevation. An iron picket fence on a concrete chainwall with concrete newel posts surrounds the front of the house.

**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](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
Historic Property
Inventory Report for

at 2215 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION
Field Site No.: SR520W260
OAHP No.:  
Historic Name:  
Property Address: 2215 Lake Washington Blvd E, Seattle, WA 98112
County: King
Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference
King T25R04na 21 NW SEATTLE NORTH
Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
8805900025 Union City Add/6/8-9  
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio Date Recorded: 5/27/2009
Owner's Name: Owner Address: City/State/Zip: 
Alorda, Ernesto 2215 Lake Washington Blvd E Seattle, WA 98112
Classification: Building Resource Status Comments
Within a District? No Survey/Inventory
Contributing?
National Register Nomination:

IDENTIFICATION SECTION
Field Site No.: SR520W260
OAHP No.:  
Historic Name:  
Property Address: 2215 Lake Washington Blvd E, Seattle, WA 98112
County: King
Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference
King T25R04na 21 NW SEATTLE NORTH
Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
8805900025 Union City Add/6/8-9  
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio Date Recorded: 5/27/2009
Owner's Name: Owner Address: City/State/Zip: 
Alorda, Ernesto 2215 Lake Washington Blvd E Seattle, WA 98112
Classification: Building Resource Status Comments
Within a District? No Survey/Inventory
Contributing?
National Register Nomination:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: Irregular No. of Stories: 1
Structural System: Balloon Frame
Changes to plan: Intact Changes to interior: Unknown
Changes to original cladding: Slight Changes to other: Unknown
Changes to windows: Intact Other (specify): Intact
View of Front elevation taken 3/10/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property
Inventory Report for
at 2215 Lake Washington Blvd E, Seattle, WA 98112

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<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
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<td>Asphalt / Composition - Shingle</td>
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**Cladding**

**Foundation**

**Roof Material**

**Roof Type**

<table>
<thead>
<tr>
<th>Date Of Construction:</th>
<th>1937</th>
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</table>

**Study Unit**

Other

Architecture/Landscape Architecture

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

---

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Minimal Traditional residence from 1937 retains good integrity. It is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it is a modest example of a ubiquitous style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a one story, single family residence from 1937 in the Minimal Traditional style. It has an irregular footprint under a roof with multiple hips. The roof is clad in composition shingle and has flush eaves with a molded cornice. There is a wide, exterior chimney on the west elevation. The exterior of the house is brick veneer laid in a pattern to create wide shadow lines. The brick has been painted. The entry is in the center of the façade and is recessed under the main roof. East of the entry is a 6-light fixed window flanked by paneled shutters. The west side of the façade is a projecting hip with a two large 12-light, fixed windows at the northeast corner, one facing north and one facing east. A large hedge and fence surround the front of the property.

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<thead>
<tr>
<th>Description of Physical Appearance</th>
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<tbody>
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<tr>
<td>King County Assessor's Records</td>
</tr>
<tr>
<td>Smith, E.  &quot;Montlake: One of Seattle’s Treasures.&quot; <a href="http://montlake.net/mcc/mcc_history_Eugene_Smith.htm">http://montlake.net/mcc/mcc_history_Eugene_Smith.htm</a>. n/d.</td>
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<td>View of</td>
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<td>Photography Neg. No (Roll No./Frame No.):</td>
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<th>View of</th>
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Printed on 7/6/2009 1:29:39 PM
**Historic Property Inventory Report for**

at **2219 Lake Washington Blvd E, Seattle, WA 98112**

**LOCATION SECTION**

<table>
<thead>
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<th>Field Site No.</th>
<th>OAHP No.</th>
<th>Historic Name:</th>
<th>Property Address:</th>
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<td>SR520W261</td>
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<td>2219 Lake Washington Blvd E, Seattle, WA 98112</td>
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</table>

**Common Name:** 2219 Lake Washington Blvd. E

**Coordinate Reference**

- **Zone:** 10
- **Spatial Type:** Point
- **Acquisition Code:** TopoZone.com
- **Easting:** 552350
- **Northing:** 5276963
- **Acreage:** .09

**Tax No./Parcel No.**

- **8805900035**

**Plat/Block/Lot**

- Union City Addition, Block 6, lot 9-10

**Supplemental Map(s)**

- SR 520 Bridge Replacement and HOV Project

**IDENTIFICATION SECTION**

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

- **Field Recorder:** Lori Durio
- **Date Recorded:** 5/27/2009

- **Owner’s Name:** Ogliore, John
- **Owner Address:** 2219 Lake Washington Blvd. E Seattle, WA 98112

- **Classification:** Building

- **Within a District?** No

**Resource Status**

- **Comments:** Survey/Inventory

**National Register Nomination:**

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

**DESCRIPTION SECTION**

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

- **Plan:** Irregular
- **No. of Stories:** 1

- **Structural System:** Balloon Frame

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

- **Style:** Tudor
- **Form/Type:** Single Family

- **View of front elevation taken:** 6/4/2009

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

- **Comments:**

Page 1 of 3 Printed on 7/6/2009 1:31:03 PM
Historic Property
Inventory Report for

at 2219 Lake Washington Blvd E, Seattle, WA 98112

Cladding
Shingle
Veneer - Stucco

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Clipped Gable/Lerkinhead Octagonal

Date Of Construction: 1929

Study Unit Other

Architecture/Landscape Architecture

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1929 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of this picturesque style. Therefore, it is also individually eligible for the NRHP under Criterion C.
**Description of Physical Appearance**

This is a one story, single family residence from 1929 in the Tudor style. It has an irregular plan with the main body of the house under a clipped side gable roof of composition shingle. There is a projecting clipped front gable section on the east end of the façade, and the most striking feature is the octagonal entry turret at the apex of the main section of the house and the projecting gable. The turret has a pointed, octagonal, belled roof topped by a weather vane finial. The exterior of the house is clad in wood shingle, but the turret is clad in smooth stucco, and the front gable end has stuccoed half-timbering. The house features leaded glass windows, including arched, diamond-paned windows in the turret. The front gable end has an eyebrow arch along the bottom of the clipped gable, and a pair of diamond-paned casements below it. Below this, on the first floor of the projecting gable section is a large, multi-light, arched leaded glass window, flanked by a pair of multi-light casement windows. The façade of the main section has a large, fixed, multi-light window. The entry faces east in the turret. There is a large exterior chimney on the east elevation.

**Major Bibliographic References**


King County Assessor’s Records


**Historic Property Inventory Report for**

**Field Site No.**: SR520W263  
**Common Name**: 2227 Lake Washington Blvd. E

**Field Recorder**: Lori Durio  
**Date Recorded**: 5/27/2009

**Owner's Name**: Polito, Joseph  
**Owner Address**: 2227 Lake Washington Blvd. E, Seattle, WA 98112

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

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

**Plan**: Other  
**No. of Stories**: 1  
**Structural System**: Balloon Frame

**View**: front elevation  
**taken**: 6/4/2009

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

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

**Changes to interior**: Unknown  
**Style**: Tudor

**Supplemental Map(s)**: Acreage: .10

---

**LOCATION SECTION**

- **Historic Name**:  
- **Property Address**: 2227 Lake Washington Blvd E, Seattle, WA 98112

**County**: King  
**Township/Range/EW Section**: T25R04na 21 NW  
**Quadrangle**: SEATTLE NORTH

**OAHP No.**:  
**Common Name**: 2227 Lake Washington Blvd. E

**Coordinate Reference**

- **Zone**: 10  
- **Spatial Type**: Point  
- **Acquisition Code**: TopoZone.com

**Easting**: 552379  
**Northing**: 5276964

**Tax No./Parcel No.**: 8805900050  
**Plat/Block/Lot**: Union City Addition, Block 6, Lot 12

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**IDENTIFICATION SECTION**

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

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**DESCRIPTION SECTION**

- **View of**: front elevation  
- **taken**: 6/4/2009

**Changes to other**: Unknown  
**Changes to windows (specify)**: Unknown

**Form/Type**: Single Family
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turretted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Description of Physical Appearance**

This is a one story, single family residence from 1925 in the Tudor style. It has an L-shaped floor plan with a rear "T" section. The main body of the house is under a steep side gabled roof of composition shingle with flush eaves. The projecting front section has a steep front gable roof with a cornice return on the east side and a cat slide extension on the west side. This cat slide extension forms the entryway. The exterior of the house is clad in stucco. The entry is arched, with a surround highlighted by wide quoins, and has an arched door. The façade of the projecting section features a tripartite leaded glass window with three casements, topped by leaded glass transoms with a molded header. The façade of the main section has a bay window under a hipped roof with replacement single-light windows. There is an exterior chimney on the east elevation. A white, wooden picket fence surrounds the property.

**Major Bibliographic References**


King County Assessor's Records


Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W263

OAHP No.: 2231 Lake Washington Blvd E

Common Name: 2231 Lake Washington Blvd E

Historic Name: 2231 Lake Washington Blvd E, Seattle, WA 98112

Property Address: 2231 Lake Washington Blvd E, Seattle, WA 98112

County: King

Township/Range/EW Section: T25R04na 21 NW

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

Coordinate Reference Zone: 10

Spatial Type: Point

Acquisition Code: TopoZone.com

Sequence: 0

Easting: 552395

Northing: 5276962

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

880590065 Union City Addition, Block 6, Lot 12

.16

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Coopersmith, Jeffrey & Lisa

Owner Address: 2231 Lake Washington Blvd E, Seattle, WA 98112

Erlanger

Classification: Building

Resource Status: Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to original cladding: Intact

Changes to interior: Unknown

Style: Tudor

Changes to other: Single Family

View of front elevation taken 6/4/2009

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

Comments:
Historic Property Inventory Report for
at 2231 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact
Other (specify):

Cladding
- Veneer - Brick
- Stone - Cast
- Veneer - Stucco

Foundation
- Concrete - Poured

Roof Material
- Asphalt / Composition - Shingle
- Asphalt / Composition - Built Up

Roof Type
- Flat with Parapet
- Gable - Side Gable

NARRATIVE SECTION

Study Unit
- Architecture/Landscape Architecture
- Other

Architect: Unknown
Builder: Unknown
Engineer: Unknown

Date Of Construction: 1927

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

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

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

Statement of Significance

This high-style Tudor residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does embody the distinctive characteristics of Tudor style architecture and is an excellent example of the style, and is one of the larger and more ornate examples in the neighborhood. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
### Description of Physical Appearance

This is a one and a half story, single family residence from 1927 in the Tudor style. It is a particularly large and ornate example for the area. The house has an irregular footprint formed by an L-shaped plan with an east side projection and a rear projection. The main body of the house is under a very steep side gable roof of composition shingle. The front projection of the "L" has a steep front gable. There is also a projecting bay on the façade that forms a front gable wall dormer with three 8-light casements. Between the two front gables is a small shed dormer with a pair of 6-light casements. Both front gable ends feature half-timbering, and the smaller wall dormer is stuccoed while the larger gable has patterned brick work. The gable ends have decorative vergeboards. The exterior of the house is clad in patterned brick veneer. The entry is located near the center of the façade in the front projecting section, under a parapet. The entry is recessed with an ornate cast stone surround and arched door. On either side of the entry is a plate glass window flanked by a pair of 8-light casements. On the second floor in the primary gable end are four 8-light casements. There is a large exterior chimney at the ridgeline on the east elevation. There is a one-story wing on the east elevation with a flat roof behind a brick parapet. It has a molded cornice at the foot of the parapet wall. This wing has a large, multi-light window on the façade under an arched fanlight. The rear section contains a garage and also has a flat roof behind a parapet. The property is surrounded by a metal picket fence on a brick chain wall with brick posts.

### Major Bibliographic References


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


Historic Property
Inventory Report for

Location Section

Historic Name: 2616 24th Ave E

Property Address: 2616 24th Ave E, Seattle, WA 98112

County: King
Township/Range/EW Section: T25R04na 21 NW

 Quadrangle: SEATTLE NORTH

Tax No./Parcel No.: 2804100080
Plat/Block/Lot: Glenwilde Add/2/9-10

Identification Section

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio
Date Recorded: 9/14/2009
Owner’s Name: Roach, Janet, John & Jared
Owner Address: 2616 24th Ave. E.
City/State/Zip: Seattle, WA 98112

Classification: Building
Within a District? No
Contributing? No
National Register Nomination:

Description Section

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

Plan: Irregular
No. of Stories: 1
Structural System: Balloon Frame

View of Front elevation taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A

Changes to plan: Intact
Changes to original cladding: Extensive
Changes to interior: Moderate
Changes to other: Intact
Style: Tudor
Form/Type: Single Family - Side Gable
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.
The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.
The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.
The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.
The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
This residence from 1926 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1920s Tudor style architecture, it has suffered loss of integrity from window and door replacements, masonite siding, and entry porch alterations. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.
**Historic Property**  
**Inventory Report for**  
**at 2616 24th Ave E, Seattle, WA 98112**

<table>
<thead>
<tr>
<th>Description of Physical Appearance</th>
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</thead>
<tbody>
<tr>
<td>This is a one story, single family residence with elements of the Tudor style, built in 1926. It has an irregular footprint and the exterior is clad in masonite siding. It has a side gable roof of composite shingle with two parallel front gables. The gable on the east side is larger and projects out to the north, while the smaller gable is in the center of the façade and flush with the front wall. The roof has flush eaves, and there is a red brick exterior chimney on the east elevation near the front of the house, with two terra cotta chimney pots. The gable end on the main front gable has a narrow arched louvered vent. Below this is a large, fixed plate glass replacement window. The entry is on the west side of this projecting front gable section, and the wall bays out to form a slight overhang supported by a large scrolled bracket to shield the entry. A non-original shed roof has been added to this overhang to form a roofed entry porch, supported on a turned wood post. The porch is accessed by non-original wooden steps with replacement metal railings. The entry door is also a replacement. There is a tripartite window on the south wall of the entry with three single-light casement windows. To the west of this is a 1/1 replacement window. Side elevation windows are also replacement 1/1 sash.</td>
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<tr>
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Historic Property Inventory Report for

at 2401 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR52W264  
OAHP No.:  
Common Name: 2401 Lake Washington Blvd. E  
Comments:  

County  
King  
Township/Range/EW  
T25R04na  
Section  
21  
1/4 Sec  
NW  
Quadrangle  
SEATTLE NORTH  
Coordinate Reference  
Zone: 10  
Spatial Type: Point  
Acquisition Code: TopoZone.com  

Tax No./Parcel No.  
8805900980  
Plat/Block/Lot  
Union City Addition  
Supplemental Map(s)  
Acreage  

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project  
Field Recorder: Lori Durio  
Date Recorded: 5/27/2009  
Owner’s Name: Speer, Edward and Nancy  
Owner Address: 2401 Lake Washington Blvd. E Seattle, WA 98112  
Classification: Building  
Resource Status: Survey/Inventory  
Comments:  

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

**DESCRIPTION SECTION**

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

Plan: Rectangle  
No. of Stories: 2  
Structural System: Balloon Frame  

Changes to plan: Intact  
Changes to original cladding: Intact  
Changes to windows: Intact  
Changes to interior: Unknown  
Changes to other: Unknown  
Style: Colonial - Colonial Revival  
Form/Type: Single Family  

View of  
Front elevation  
taken 6/4/2009  
Photography Neg. No (Roll No./Frame No.): NA  
Comments:  

Printed on 7/6/2009 1:40:09 PM
Historic Property
Inventory Report for
at 2401 Lake Washington Blvd E, Seattle, WA 98112

Cladding
Wood - Clapboard

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Hip

Date Of Construction: 1930

Study Unit Other
Architecture/Landscape Architecture

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

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

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

Statement of Significance
This Colonial Revival style residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody many of the distinctive characteristics of Colonial Revival style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
**Description of Physical Appearance**

This is a single family, two story, residence dating from 1930 in the Colonial Revival style. It has a rectangular footprint under a hipped roof of composition shingle with deep boxed eaves. The façade is symmetrical with a center entry marked by a slightly projecting front gable roof. This forms a pediment supported on scrolled brackets over fluted pilasters. The door has a multi-light transom and sidelights, with panels below the sidelights. The porch has wood picket rails and square, wood newel posts. Above the entry on the second floor is a row of four diamond-paned windows and two molded wood panels. On the first floor, the entry is flanked by paired 10/1 wood windows with undersized, inoperable, louvered shutters. Above these windows on the second floor are single 10/1 windows, also with inoperable shutters.

**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](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
Additional Photos for: 2401 Lake Washington Blvd E, Seattle, WA 98112

View of front elevation taken 3/7/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

Printed on 7/6/2009 1:40:24 PM
**Historic Property Inventory Report for**

**Location Section**

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<td>SR520W264</td>
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**Common Name:** 2409 Lake Washington Blvd. E

**Field Site No.:** SR520W264

**OAHP No.:**

**County:** King

**Township/Range/EW Section:** T25R04na 21 NW

**Quadrangle:** SEATTLE NORTH

**Coordinate Reference**

- **Zone:** 10
- **Spatial Type:** Point
- **Sequence:** 0
- **Easting:** 552453
- **Northing:** 5276958

**Tax No./Parcel No.:** 8805900985

**Plat/Block/Lot:** Union City Addition/Res/Por Canal

**Acreage:** 21

**Identification Section**

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**Field Recorder:** Lori Durio

**Date Recorded:** 5/27/2009

**Owner's Name:** Merrick, Scot

**Owner Address:** 341 Durrant Way

**City/State/Zip:** Mill Valley, CA 94941

**Classification:** Building

**Resource Status:** Survey/Inventory

**Comments:**

**Within a District:** No

**Contributing:**

**National Register Nomination:**

**Local District:**

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

**Description Section**

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

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

**Plan:** Other

**No. of Stories:** 2

**Structural System:** Balloon Frame

**Changes to plan:** Moderate

**Changes to original cladding:** Intact

**Changes to windows:** Intact

**Changes to interior:** Unknown

**Changes to other:**

**Style:** Colonial - Dutch Colonial

**Form/Type:** Single Family

**View of:** Front elevation

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

**Comments:**

**View of:** taken 6/4/2009

**Printed on** 7/6/2009 1:43:44 PM
Historic Property Inventory Report for
at 2409 Lake Washington Blvd E, Seattle, WA 98112

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<td>Asphalt / Composition - Shingle</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1920

**Architect:** Unknown
**Builder:** Unknown
**Engineer:** Unknown

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Dutch Colonial Revival style residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Dutch Colonial Revival style architecture, it has suffered loss of integrity from additions. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
### Description of Physical Appearance

This is a two story, single family residence from 1920 in the Dutch Colonial Revival style. The original rectangular footprint has a rear, hipped roof addition and a one story, flat-roofed addition on the east side. The main body of the house is under a gambrel roof of composition shingle. There is a continuous shed dormer across the front. The exterior of the house is clad in wood clapboard. The façade is symmetrical with a center entry under a projecting front gabled portico. The pediment is supported on two sets of three slender square posts with reeded capitals. The entry door is paneled and flanked by 6-light half-height sidelights with paneling below them. The entry porch is accessed by concrete steps with concrete kneewalls and metal railings. Windows on the house are paired, wood, 6/1, and most have had undersized, inoperable, louvered shutters attached. Above the entry is a single 6/1 window.

### Major Bibliographic References

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Additional Photos for: 2409 Lake Washington Blvd E, Seattle, WA 98112

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

View of taken
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View of taken
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View of taken
Photography Neg. No (Roll No./Frame No.):
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| Building        | Survey/Inventory | |}

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**DESCRIPTION SECTION**

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| Structural System: | | Changes to plan: | | Changes to original cladding: | | Changes to windows: | | Changes to interior: | | Changes to other: | | Style: | | Form/Type: |
|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Balloon Frame     | Intact          | Intact          | Unknown         | Extensive       | Unknown         | Intact          | Unknown         | Extensive       | Unknown         | Intact          | Unknown         | Intact          | Unknown         |

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## Cladding
- Shingle
- Veneer - Brick
- Veneer - Stucco

## Foundation
- Concrete - Poured

## Roof Material
- Asphalt / Composition - Shingle

## Roof Type
- Gable - Bellcast Gable
- Gable - Front Gable

### NARRATIVE SECTION

#### Study Unit
- Other
- Architecture/Landscape Architecture

#### Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. The Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1922 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from large shed dormer additions. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

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This is a one and a half story, single family residence built in 1922 in the Tudor style. It has a rectangular footprint under a steep front gable roof of composition shingle. The gable flares out to form a cat slide roof on the west side, where it terminates in an arched opening. The exterior of the house is clad in brick veneer on the first story, with stuccoed half-timbering in the gable end. There are continuous shed dormers on each side of the roof that appear to be additions, clad in wood shingles. The entry is on the east side of the façade and is covered by a small front gable roof with an arched opening, supported on double brackets. The door is arched. To the west of the entry is a bay window under a hipped roof. The bay is clad in stuccoed half-timbering and has a fixed plate glass window in the center, and leaded windows on the sides. The gable end has three 12-light leaded glass casements, with a long, narrow window above them in the peak of the gable.


King County Assessor’s Records


Historic Property Inventory Report for

at 2419 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W265
OAHP No.: Common Name: 2419 Lake Washington Blvd. E

Historic Name: Property Address: 2419 Lake Washington Blvd E, Seattle, WA 98112

County Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle Coordinate Reference
King T25R04na 21 NE SEATTLE NORTH Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com

Field Recorder: Date Recorded: 9/14/2009
Owner’s Name: Owner Address: City/State/Zip: Severson, Patricia - PO Box 5315 Bremerton, WA 98312

Classification: Qualified Pers Res Trust

Within a District? Yes

Contributing? Resource Status Comments
Within a District? No Survey/Inventory

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
8805901000 Union City Addition/Res/Port Canal 21

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other No. of Stories: 1

Structural System: Balloon Frame

View of Front elevation taken 6/29/2008

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

Comments:
# Historic Property Inventory Report

### at 2419 Lake Washington Blvd E, Seattle, WA 98112

**Historic Property Inventory Report for**

### Changes to plan:  Intact

### Changes to original cladding:  Slight

### Changes to windows:  Extensive

### Cladding
- **Veneer**: Brick

### Foundation
- **Concrete**: Poured

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

### Roof Type
- **Gable

### Style
- Modern - Minimal Traditional

### Form/Type
- Single Family

## NARRATIVE SECTION

### Date Of Construction:  1935

### Architect: Unknown

### Builder: Unknown

### Engineer: Unknown

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

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

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

---

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Minimal Traditional residence from 1935 was renovated in 2005. It is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Minimal Traditional style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to
**Description of Physical Appearance**

This is a one story, single family residence constructed in 1935 and renovated in 2005. It has a basically L-shaped plan, but the east side of the front section of the "L" extends further forward under another front gable roof. The main body of the house is under a side gable roof of composition shingle, with the front projecting sections under front gables. The exterior of the house is painted brick veneer. The entry is located at the apex of the "L" plan and is recessed under an arched opening. The façade of the main section, next to the entry, has two pair of single-light french doors. These were large windows before the 2005 renovation. All windows in the house have also been replaced. Other windows on the façade are 6-lights. The french doors and all windows have inoperable batten-style shutters. There are punctured brick vents in the front gable ends. The house has a partially below-grade 2-car garage with a paneled roll-up door. The house has two chimneys - a large exterior chimney is located at the ridgeline on the west elevation, and a smaller interior chimney is located just west of the ridgeline, near the center of the primary front gabled section. The front of the property has a masonry wall with an ornamental iron gate.

**Major Bibliographic References**


King County Assessor’s Records


Historic Property Inventory Report for at 2425 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION
Field Site No.: SR520W265 OAHP No.: Common Name: 2425 Lake Washington Blvd. E
Historic Name: Property Address: 2425 Lake Washington Blvd E, Seattle, WA 98112

Coordinate Reference
OAHP No.: Common Name: 2425 Lake Washington Blvd. E
Comments:
Field Recorder: Lori Durio Date Recorded: 5/27/2009

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project
Tax No./Parcel No. 8805901015 Plat/Block/Lot Union City Addition/Res/Por Canal
County King Township/Range/EW Section 21 1/4 Sec 1/4 1/4 Sec Quadrangle SEATTLE NORTH
Acquisition Code: TopoZone.com

Supplemental Map(s) Acreage 0.14

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House
Plan: Rectangle No. of Stories: 2
Structural System: Balloon Frame
Changes to plan: Intact Changes to original cladding: Intact Changes to windows: Intact
Changes to interior: Unknown Changes to other: Unknown
Style Tudor Form/Type Single Family - Side Gable
View of Front elevation taken 6/4/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representatve example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is very good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.
### Description of Physical Appearance

This is a two-story, single family residence constructed in 1931 in the Tudor style. It has a rectangular footprint under a steep side gable roof. There are two front gable wall dormers on the façade - the larger one on the west end projects out slightly. The smaller dormer has three leaded glass casements, while the larger one has a pair of them, with a small arched window above them in the peak of the gable end. A single leaded glass casement punctuates the center of the second story between the gables. The house is clad with brick veneer on the first floor and stuccoed half-timbering on the second. In the gable ends, the half-timbering features quatrefoil designs. The entry is located in the center of the façade, and decorative, sand-colored brickwork highlights the arched entry and door. There is a bank of four leaded glass casements to the east of the entry, and three to the west. There is an exterior chimney at the ridgeline on the east elevation.

### Major Bibliographic References

- King County Assessor's Records
Additional Photos for: at 2425 Lake Washington Blvd E, Seattle, WA 98112

View of front elevation taken 3/7/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

Printed on 7/6/2009 1:48:28 PM
Historic Property
Inventory Report for

FIELD SITE NO.: SR520W266

Historic Name: 2429 Lake Washington Blvd E

Property Address: 2429 Lake Washington Blvd E, Seattle, WA 98112

County: King
Township/Range/Section: 21/NE
Quadrangle: SEATTLE NORTH

Common Name: 2429 Lake Washington Blvd E

Coordinate Reference:
Zone: 10
Spatial Type: Point
Acquisition Code: TopoZone.com
Easting: 552525
Northing: 5276955

Tax No./Parcel No.: 8805901020
Plat/Block/Lot: Union City Addition/Res/Por Canal

SUPPLEMENTAL MAP(S): Acreage

Survey Name: SR 520 Bridge Replacement and HOV Project

FIELD RECORDER: Lori Durio
DATE RECORDED: 5/27/2009

Owner's Name: Enrenberg, John
Owner Address: 2429 Lake Washington Blvd E, Seattle, WA 98112

Classification: Building
Resource Status: Survey/Inventory

WITHIN A DISTRICT?: No

CONTRIBUTING?: No

NATIONAL REGISTER NOMINATION:

LOCAL DISTRICT:

NATIONAL REGISTER DISTRICT/THEMATIC NOMINATION NAME:

DESCRIPTION SECTION

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

Plan: L-Shape
No. of Stories: 2

Structural System: Balloon Frame

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

Changes to interior: Unknown
Changes to other: Tudor

View of front elevation taken 3/7/2004

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

Form/Type: Single Family
### Historic Property Inventory Report for

**at 2429 Lake Washington Blvd E, Seattle, WA 98112**

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### NARRATIVE SECTION

**Date Of Construction:** 1931

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

### Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

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### Description of Physical Appearance

This is a two-story, single family residence from 1931 in the Tudor style. It has an L-shaped footprint with the main body of the house under a side gable roof of wood shingle. The front projecting section is under a clipped front gable roof. The west side of this gable extends out to form a cat slide roof over the entry. There is also a front gable wall dormer on the façade. The clipped gable ends are clipped with diagonals, giving them a hooded appearance. The house is clad in brick veneer except for the wall dormer which has stuccoed half-timbering. It also has a small diamond-paned window. The entry is located at the apex of the “L,” under a cat slide roof. It steps back slightly, and the arched entry door is set back into a stuccoed recess. The façade of the projecting section of the house has a band of three 8-light leaded casements on the first floor and a pair of them on the second. To the west of the entry, the façade has an arched, plate glass window that appears to be a replacement. There is a stuccoed, exterior chimney at the ridgeline on the west elevation.

### 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](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.
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View of front elevation taken 6/4/2009

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

Comments:
**Historic Property Inventory Report for**

**at 2433 Lake Washington Blvd E, Seattle, WA 98112**

### Cladding
- Veneer - Stucco

### Foundation
- Concrete - Poured

### Roof Material
- Asphalt / Composition - Built Up
- Clay Tile

### Roof Type
- Hip
- Shed
  - Flat with Parapet

---

**NARRATIVE SECTION**

**Date Of Construction:** 1930

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

---

**Statement of Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Spanish Eclectic style residence from 1930 retains good integrity. It is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it is not a distinctive example of the style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
Description of Physical Appearance

This is a two story, single family residence from 1930 in the Spanish Eclectic style. It has an L-shaped footprint under a flat roof. The parapet is a hipped roof of clay tile with exposed rafter tails, giving the appearance that the entire roof is hipped. On the west elevation, the roof extends in a shed, covering the recessed entry and the gallery above it. This gallery has turned wooden posts and square, wooden picket railing, and is supported on square wood posts. The entry has an arched door. A shallow, shed tile roof on two barley-twist columns with Corinthian capitals shields the large, fixed, plate glass window flanked by 8-light sidelights on the façade of the first floor. The second floor has two pair of 6-light casements, flanked by inoperable batten shutters. The exterior of the house is clad in smooth stucco.

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.


Historic Property
Inventory Report for

LOCATION SECTION
Field Site No.: SR520W268
OAHP No.: Common Name: 2437 Lake Washington Blvd E

Historic Name: Property Address: 2437 Lake Washington Blvd E, Seattle, WA 98112

County: King Township/Range/EW: 21/4 Sec: 21/4 Sec Quadrangle: SEATTLE NORTH

Coordinate Reference
Zone: 10 Spatial Type: Point Acquisition Code: TopoZone.com
Sequence: 0 Easting: 552552 Northing: 5276961

Tax No./Parcel No.: 8805901065 Plat/Block/Lot: Union City Addition/Res/Por Canal

Acreage: .14

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio Date Recorded: 5/27/2009

Owner’s Name: Beda, Joseph and Rachel Owner Address: 2437 Lake Washington Blvd E

City/State/Zip: Seattle, WA 98112

Classification: Building Resource Status: Survey/Inventory

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact Changes to original cladding: Intact

Changes to interior: Unknown Changes to windows: Moderate

Style: Spanish - Eclectic

Form/Type: Single Family

View of Front elevation taken 6/4/2009

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

Comments:
Historic Property
Inventory Report for

at 2437 Lake Washington Blvd E, Seattle, WA 98112

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<td>Flat with Parapet</td>
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<td>Asphalt / Composition - Built Up</td>
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NARRATIVE SECTION

Date Of Construction: 1930

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterranean. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Spanish Eclectic style residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
### Description of Physical Appearance

This is a two-story, single-family residence from 1930 in the Spanish Eclectic style. It has a T-shaped footprint with a flat roof, disguised on the façade by a parapet covered with a shed roof of clay tile with exposed rafter tails. The exterior of the house is clad in stucco. There is an exterior chimney on the east elevation, right where the shed roof terminates, so it appears to be at the ridgeline. The top of this chimney has an ornate tile chimney cap. The house has a one-story wing on the facade that forms the "T" shape. This wing has a flat roof that with a stucco wall parapet, topped by a short metal railing. On the second floor façade are three round arched windows with single-light replacement sash, separated by turned wooden pilasters between them. On the façade of the single-story wing is a fixed, plate glass window with diamond-paned sidelights. Above this are three decorative, inset square tiles. The entry is located on the west elevation, under a separate shed roof, also of tile.

### Major Bibliographic References


King County Assessor's Records


Historic Property Inventory Report for

Historic Name: 2441 Lake Washington Boulevard East

Property Address: 2441 Lake Washington Blvd E, Seattle, WA 98112

Field Site No.: SR520W268

OAHP No.: 880591025

County: King

Township/Range/EW Section: 21

1/4 Sec: NE

1/4 1/4 Sec Quadrangle: SEATTLE NORTH

Location Section

Coordinate Reference

Zone: 10
Spacial Type: Point

Sequence: 0

Easting: 552563

Northing: 5276962

Tax No./Parcel No.: 8805901025

Plat/Block/Lot: Union City Addition/Res/Por Canal

Supplemental Map(s): .14

Acquisition Code: TopoZone.com

Identification Section

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Kupyn, Robert and Carol

Owner Address: 2441 Lake Washington Blvd E

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing?

Survey Name: SR 520 Bridge Replacement and HOV Project

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Description Section

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Changes to original cladding: Extensive

Changes to other: Extensive

Style: French - Chateauesque

Tudor

Form/Type: Single Family

View of Front elevation taken 6/4/2009

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

Comments: 
NARRATIVE SECTION

Study Unit Other
Architecture/Landscape Architecture

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stucco California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This elaborately designed residence from 1927 displays both Tudor and Chateauesque elements. Built as a Shingle style house, little remains visible of the original design. The current appearance dates from after 1937. However, these changes took place during the historic period and the resulting building is a significant element in its own right.
Therefore, it is eligible for the NRHP as a contributing element to the Montlake potential historic district as a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does possess high artistic value, and embodies distinctive characteristics of Tudor and Chateausque style architecture. Although it has had a major re-design, those changes took place more than fifty years ago, and thus the current appearance retains very good integrity. It is also individually eligible for the NRHP under Criterion C.

This large, two-story, single family residence is a heavily remodeled Shingle style dwelling that was altered to its current appearance sometime after 1937. It was renovated again in 1987. It is now a very ornate "castle" with elements of Chateausque and Tudor styles. It has an irregular footprint and is clad in stucco. The main body of the house is under a steeply hipped roof. There is a projecting front gable with a parapet on the east end of the façade. A tower with a standing seam copper, conical roof with a decorative scalloped cornice, topped by a finial, occupies the west corner of the façade and contains the entry. There is a crenelated parapet on the west elevation. The entry is in the front of the rounded tower and features a door surround of stone quions and an arched door. The second floor of the tower projects out slightly over the first floor and this is marked by exposed rafter tails. Above this the tower has a row of elaborate stained glass, narrow, pointed arch windows. The front gable end has a parapet wall ornamented with stepped stone trim. It has a two-story bay with decorative leaded glass casements under a steep hipped roof of standing seam copper. Between the gable and the tower on the first floor is a large, fixed plate glass window set in an arched opening, surrounded by a multi-light transom and sidelights. Above this window is a projecting bay under a shed roof, clad in half-timbering, with exposed rafter tails above and below it. On the east elevation, a crenelated parapet runs along the wall behind the tower, and incorporates a bay window with leaded glass and a metal roof.


King County Assessor's Records


**Historic Property Inventory Report for**

at 2445 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

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**Property Address:** 2445 Lake Washington Blvd E, Seattle, WA 98112

**County**  
King

**Township/Range/Section**  
21 NE 1/4 Sec

**Quadrangle**  
SEATTLE NORTH

**Coordinate Reference**  
Zone: 10  
Spatial Type: Point  
Sequence: 0  
Easting: 552576  
Northing: 5276963

**Tax No./Parcel No.**  
8805901030

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

**Field Recorder:** Lori Durio  
Date Recorded: 5/27/2009

**Owner's Name:** Stenkamp, Ronald and Larilyn

**Owner Address:** 2445 Lake Washington Blvd E Seattle, WA 98112

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

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Local District:**

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

**DESCRIPTION SECTION**

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

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

**View of** Front elevation  
**taken:** 6/4/2009

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

**Form/Type** Single Family - Side Gable

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**Printed on** 7/6/2009 1:50:28 PM
Historic Property
Inventory Report for

at 2445 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact
Other (specify):

Cladding
Veneer - Stucco
Wood - Clapboard
Stone - Rubble

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable - Side Gable

NARRATIVE SECTION

Study Unit
Architecture/Landscape Architecture

Other

Architect: Unknown
Builder: Unknown
Engineer: Unknown

Date Of Construction: 1927

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

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

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

Statement of Significance

This Tudor style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

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The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
This is a two story, single family, Tudor style residence from 1927. It has a rectangular footprint under a side gable roof of composition shingle with deep eaves and exposed rafter tails. The second floor has a smaller footprint than the first and is contained under its own side gable roof. It has a front gable wall dormer with wide vergeboards, and the dormer is clad in stuccoed half-timbering. The dormer has a tripartite window composed of an 8/1 window with leaded muntins in the center, with 4/1 leaded windows on the sides, flanked by inoperable batten shutters. The first floor is clad in rubble stone veneer, and the second floor has wood clapboards. The two first floor windows have arched openings and are set under eyebrow arches in the roof overhang above them. These windows have three 6-light leaded glass casements with arched transoms above and wood panels below. The second floor window is a pair of 4/4 leaded glass windows. The entry is recessed in an arched opening. The entryway is stuccoed and the door is wooden with six panels.


King County Assessor's Records


Historic Property Inventory Report for

at 2449 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W270  OAHP No.:  

Historic Name:  
Property Address: 2449 Lake Washington Blvd E, Seattle, WA 98112

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

County: King  Township/Range/EW Section 21 NE Seattle NORTH

OAHP No.:  
Common Name: 2449 Lake Washington Blvd E

Coordinate Reference  
Zone: 10  Spatial Type: Point  Acquisition Code: TopoZone.com

Sequence: 0  Easting: 552586  Northing: 5276962

Supplemental Map(s) Acreage: .14

Tax No./Parcel No. 8805901040

Plat/Block/Lot Union City Addition/Res/Per Canal

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio  Date Recorded: 5/27/2009

Owner's Name: Roffey, Anne Margaret  Owner Address: 2449 Lake Washington Blvd E Seattle, WA 98112

Classification: Building

 clase Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular  No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact  Changes to interior: Unknown  Style Tudor

Changes to original cladding: Intact  Changes to other: 

Changes to windows: Intact  Other (specify):

View of Front elevation taken 6/4/2009

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

Comments: 

Form/Type Single Family
This Tudor style residence from 1928 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house is not known to represent the work of a master. However, it does embody the distinctive characteristics of Tudor style architecture and is a very good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken,” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
**Description of Physical Appearance**

This is a two story, single family Tudor style residence from 1928. It has a rectangular footprint with a round, two story tower at the northeast corner. The main body of the house is under a side gable roof of composition shingle. The corner tower has a pointed conical roof with a wide molded cornice. There is also a front gable wall dormer on the façade with a parapet. The exterior of the house is clad in variegated brick veneer. The entry is centered between the tower and the gable, and features a granite door surround and pointed-arch door with leaded glass. Above the entry is a pair of arched, 8-light leaded glass casements in a segmentally arched opening. To the west of the entry are two pair of multi-light, leaded glass doors behind an iron railing. Above these doors on the second floor is a three-sided projecting bay with a flat roof. It is clad in wooden panels with turned pilasters at the corners, and has four diamond-paned casement windows. There is a small, narrow, rectangular window in the peak of the front gable end. The tower has three rectangular windows that step up the façade, following the curve of the wall.

**Major Bibliographic References**


King County Assessor's Records


Additional Photos for: at 2449 Lake Washington Blvd E, Seattle, WA 98112

View of front elevation taken 3/7/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

View of taken
Photography Neg. No (Roll No./Frame No.): Comments:

Printed on 7/6/2009 1:51:07 PM
Historic Property Inventory Report for

at 2455 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION
Field Site No.: SR520W271
Historic Name:

Property Address: 2455 Lake Washington Blvd E, Seattle, WA 98112

County: King
Tax No./Parcel No. 8805901050

Township/Range/EW Section: 21 1/4 Sec 1/4 1/4 Sec Quadrangle: SEATTLE NORTH
Coordinate Reference
Easting: 552602 Northing: 5276956

OAHP No.:

Common Name: 2455 Lake Washington Blvd E

Common Name:

Supplemental Map(s) Acreage

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project

Owner’s Name: Leuthy, Coleman
Owner Address: 2455 Lake Washington Blvd E Seattle, WA 98112

Classification: Building

Within a District? No

Contributing? Yes

National Register Nomination: Yes

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION
Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to original cladding: Slight

Changes to windows: Extensive

Changes to interior: Unknown

Changes to other: Extensive

Style: Tudor

Other (specify): northeast corner

Form/Type: Single Family

View of front and side elevations taken 3/7/2004

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

Changes to other: Extensive

Changes to windows: Extensive

Changes to original cladding: Slight

Changes to interior: Unknown

Changes to plan: Moderate

Form/Type: Single Family

Style: Tudor

Other (specify): northeast corner

View of front and side elevations taken 3/7/2004

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

Changes to other: Extensive

Changes to windows: Extensive

Changes to original cladding: Slight

Changes to interior: Unknown

Changes to plan: Moderate

Form/Type: Single Family

Style: Tudor

Other (specify): northeast corner

View of front and side elevations taken 3/7/2004

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

Study Unit
Architecture/Landscape Architecture

Other

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Tudor style residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Tudor style architecture, it has suffered loss of integrity from window replacements and alterations to the roofline and side elevations. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
### Historic Property

**Inventory Report for**

**Description of Physical Appearance**

This is a two story, single family Tudor style residence from 1926. It has a rectangular footprint, and the main body of the house is under a steep hipped roof of composition shingle. It also has a steep gable front projection that extends out on the east side to form a catslide roof over a small arched window. On the side elevations, the hip roof has been replaced with a lower pitched shed roof to accommodate additional interior ceiling height. In addition a shed-roofed dormer has been added on top of this replacement shed roof on the east elevation. The facade of the house is clad in stucco half-timbering, with wood clapboard in the gable peaks and on the side elevations and dormer. Some original leaded glass windows remain on the façade; however most windows in the house are newer metal sliders. The front gable projects out slightly on the second story and has three replacement windows. Below this projection is a three-sided bay on the first story. The entry is recessed, and the opening is arched with a stone surround and keystone. The northeast corner of the façade features picturesque stone trim. The property is obscured from view by very heavy vegetation.

<table>
<thead>
<tr>
<th>Bibliographic References</th>
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<tr>
<td>King County Assessor’s Records</td>
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Additional Photos for: at 2455 Lake Washington Blvd E, Seattle, WA 98112

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

View of northeast corner from street taken 6/4/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of taken
Photography Neg. No (Roll No./Frame No.):
Comments:

Printed on 7/6/2009 1:53:46 PM
# Historic Property Inventory Report for

**Historic Name:**  
**Property Address:** 2459 Lake Washington Blvd E, Seattle, WA 98112

## LOCATION SECTION

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<th>Field Site No.</th>
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<td>2459 Lake Washington Blvd E</td>
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**County:** King  
**Township/Range/EW Section:** 21 NE 1/4 Sec 1/4 Sec Quadrangle  
**Quadrangle:** SEATTLE NORTH  
**Coordinate Reference:**  
**Zone:** 10  
**Spatial Type:** Point  
**Acquisition Code:** TopoZone.com  
**Easting:** 552617  
**Northing:** 5276945  
**Tax No./Parcel No.:** 8805901050  
**Plat/Block/Lot:** Union City Addition/Res/Port Canal  
**Supplemental Map(s):** .11  
**Acreage:** .11

## IDENTIFICATION SECTION

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<th>Field Recorder</th>
<th>Date Recorded</th>
<th>Survey Name</th>
<th>Owner's Name</th>
<th>Owner Address</th>
<th>City/State/Zip</th>
<th>Classification</th>
<th>Resource Status</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Lori Durio</td>
<td>5/27/2009</td>
<td>SR 520 Bridge Replacement and HOV Project</td>
<td>Terpening, Allison</td>
<td>2459 Lake Washington Blvd E</td>
<td>Seattle, WA 98112</td>
<td>Building</td>
<td>Survey/Inventory</td>
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</tbody>
</table>

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

## DESCRIPTION SECTION

**Historic Use:** Domestic - Single Family House  
**Current Use:** Domestic - Single Family House  
**Plan:** L-Shape  
**No. of Stories:** 2  
**Structural System:** Balloon Frame  
**Changes to plan:** Intact  
**Changes to original cladding:** Intact  
**Changes to windows:** Extensive  
**Changes to interior:** Unknown  
**Changes to other:**  
**Style:** Spanish - Eclectic  
**Form/Type:** Single Family

**View of:** Front elevation  
**taken:** 6/4/2009  
**Photography Neg. No (Roll No./Frame No.):** N/A  
**Comments:**
Historic Property
Inventory Report for

at 2459 Lake Washington Blvd E, Seattle, WA 98112

NARRATIVE SECTION

Date Of Construction: 1927

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This Spanish Eclectic style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Spanish Eclectic style architecture, it is not a distinctive example. In addition it has suffered loss of integrity from window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a two story, single family residence from 1927 in the Spanish Eclectic style. It has an L-shaped footprint with a clay tile, front gable roof with exposed rafter tails. The roof has two additional projecting front gables on the façade. The exterior of the house is clad in stucco. The entry is recessed under a small hipped, tile roof and accessed through, a round arch. The entry door is also arched. Two narrow, rectangular, leaded glass windows look into the entry. Under the primary projecting front gable, the façade features a fixed, plate glass, replacement window on the first floor, with a decorative metal grille ornamented by a cartouche above it. The second floor projects out slightly above this and has a scalloped overhang. The second floor has a set of three arched windows separated by barley twist pilasters, each with single-light replacement glass. On the west side of the building is a courtyard enclosed with brick walls with tile coping.


King County Assessor's Records


<table>
<thead>
<tr>
<th>View of</th>
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<td>front elevation</td>
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Photography Neg. No (Roll No./Frame No.): N/A
Comments:

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Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property
Inventory Report for

at 2465 Lake Washington Blvd E, Seattle, WA 98112

LOCATION SECTION

Field Site No.: SR520W273
OAHP No.: 
Common Name: 2465 Lake Washington Blvd E

Historic Name: 
Property Address: 2465 Lake Washington Blvd E, Seattle, WA 98112

County: King
Township/Range/EW: 21
Section: NE
1/4 Sec: 1/4
1/4 Sec Quadrangle: SEATTLE NORTH
Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: TopoZone.com
Sequence: 0
Easting: 552636
Northing: 5276930
Acreage: 0.12

Tax No./Parcel No. Plat/Block/Lot
Survey Name: SR 520 Bridge Replacement and HOV Project
TopoZone.com
Sequence: 0
Easting: 552636
Northing: 5276930
Acreage: 0.12

IDENTIFICATION SECTION

Field Recorder: Lori Durio
Date Recorded: 5/27/2009
Owner's Name: Riley, Sean Sr. & Morgan Greenwood
Owner Address: 2465 Lake Washington Blvd E Seattle, WA 98112
City/State/Zip: Greenwood

Classification: Building
Resource Status: Survey/Inventory
Comments

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

DESCRIPTION SECTION

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

Plan: L-Shape
No. of Stories: 1.5

Structural System: Balloon Frame

View of east elevation taken 6/4/2009
Photography Neg. No (Roll No./Frame No.): N/A

Comments:
Form/Type
Single Family - Gable Front and Wing

Changes to plan: Intact
Changes to original cladding: Intact
Changes to interior: Unknown
Style: Tudor
Changes to other: Unknown
Historic Property
Inventory Report for
at 2465 Lake Washington Blvd E, Seattle, WA 98112

Changes to windows: Intact
Other (specify): 
Cladding
Veneer - Stucco
Foundation
Concrete - Poured
Roof Material
Asphalt / Composition - Shingle
Roof Type
Gable - Clipped Gable/Jerkinhead
Gable - Front Gable

NARRATIVE SECTION

Date Of Construction: 1927
Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

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

Statement of Significance

This Tudor style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Tudor style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.
**Historic Property**  
**Inventory Report for**

**Description of Physical Appearance**

This is a one and a half story, single family, Tudor style residence from 1927. It has an L-shaped footprint, with a clipped side gable over the main body of the house and steep front gable over the front "L" projection. The roof is clad in composition shingle with flush eaves. The exterior of the house is clad in smooth stucco. There is a large bay with rounded corners and a flat roof behind a stepped parapet on the east elevation. This bay has four leaded glass casement windows with transoms shaped to mimic the bay parapet. Other windows are mainly leaded glass casements or 8/1 with leaded muntins. Some windows have batten shutters. The entry is located at the apex of the "L," recessed under an arch. Much of he house is shielded from view by dense vegetation. There is a separate brick and stucco garage at street level on the east side of the property, just south of the main house.

**Major Bibliographic References**


King County Assessor’s Records


Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W228  
OAHP No.:  

Historic Name:  
Property Address: 2615 Lake Washington Blvd E, Seattle, WA 98112  

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

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project  

Field Recorder: Lori Durio  
Date Recorded: 5/20/2009  

Owner's Name: Maizels, Nettie  
Owner Address: 2615 Lake Washington Blvd E, Seattle, WA 98112  

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

**DESCRIPTION SECTION**

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

Plan: L-Shape  
No. of Stories: 1  

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

Style Tudor  
Form/Type Single Family  

Changes to plan: Intact  
Changes to original cladding: Slight  
Changes to windows: Intact  
Changes to interior: Unknown  
Changes to other:  
Other (specify):  

Supplemental Map(s)  
Acreage: 12  

Acquisition Code: Digitized Source  
Zone: 10  
Spatial Type: Point  
Northing: 5276921.02  
Easting: 552646.88  
Sequence: 1  

Printed on 7/6/2009 2:13:18 PM
Historic Property Inventory Report for at 2615 Lake Washington Blvd E, Seattle, WA 98112

Cladding
Veneer - Brick

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition - Shingle

Roof Type
Gable

NARRATIVE SECTION

Date Of Construction: 1946

Study Unit Other
Architecture/Landscape Architecture

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1946 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Tudor style architecture, it is a modest example and not a distinctive design. Its original textured masonry cladding has been painted, resulting in a loss of integrity of design, feeling, and workmanship. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
**Historic Property**  
**Inventory Report for**  
**at 2615 Lake Washington Blvd E, Seattle, WA 98112**

### Description of Physical Appearance

This is a one story, single family residence from 1946 with an L-shaped footprint. It is simple in design with some elements of the Tudor style. It has a steeply pitched side gable roof of composition shingle over the main body of the house, with nearly flush eaves, a wide cornice, and raking molding in the gable ends. The section of the house that projects forward to form the "L" has a front gable roof at a lower height than the main roof. A prominent exterior chimney with two curved steps on the chimney breast is located at the apex of the "L," on the north elevation of the front projecting section. The exterior of the house is clad in brick interspersed with rough stone, providing an uneven texture, but it has all been painted. The gable ends are clad in wood clapboards. The front elevation of the projecting section has a large wood, fixed, 12-light window, and below this is a partially below-grade garage with a smooth tilt-up garage door. The entry to the house is located just north of the apex of the "L" and is slightly recessed. The door is obscured behind a storm door. The entry is accessed by concrete steps with metal railing. The entry is smooth stucco or wood. Next to the entry is a three-sided projecting bay with a hipped roof. This bay has a center wood window with three horizontal fixed panes, flanked by two narrow wood windows of three panes. Side elevation windows are 1/2. The house has a large shed dormer on the rear.

### 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.
Historic Property
Inventory Report for

**LOCATION SECTION**
Field Site No.: SR520W227
OAHP No.: 2607 Lake Washington Blvd E

Historic Name:
Property Address: 2607 Lake Washington Blvd E, Seattle, WA 98112

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**IDENTIFICATION SECTION**
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 5/20/2009

Owner's Name: Keough, Jennifer
Owner Address: 2607 Lake Washington Blvd E, Seattle, WA 98112
City/State/Zip: Seattle, WA 98112

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

Local District:
National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

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

Plan: Rectangle
No. of Stories: 2

Structural System: Balloon Frame

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

Changes to interior: Unknown
Changes to other: Unknown

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

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

Printed on 7/6/2009 2:12:13 PM
Historic Property
Inventory Report for

at 2607 Lake Washington Blvd E, Seattle, WA 98112

Cladding
Wood - Clapboard

Foundation
Concrete - Poured

Roof Material
Wood - Shingle

Roof Type
Gambrel

Date Of Construction: 1926

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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

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

Statement of Significance

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1900 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. 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.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some distinctive characteristics of Colonial Revival style architecture, it has suffered loss of integrity from a rear addition and front window replacements. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.
This is a two story, single family residence in the Colonial Revival style from 1926. It has a rectangular footprint and a side gambrel roof clad in wood shingle with cornice returns at the ends. The exterior of the house is clad in wood clapboards. The façade is symmetrical with a center entry under a front gable roof with a wide arched opening, supported on carved brackets. The entry door is wood with an arched window surmounted by six smaller windows, following the arch. It is flanked by full-length sidelights. On either side of the entry is a fixed plate glass window which is probably a replacement, as it is likely that the windows originally matched the ones above on the second floor. The second floor is under a nearly full-width shed dormer and has a pair of elongated 1/1 wood windows on either side of a single, smaller 1/1 window in the center over the entry. Side elevation windows are also mostly 1/1. There is a large exterior chimney on the south elevation at the ridgeline. The house has a two story rear addition with sliding sash windows. The front of the property is surrounded by a decorative wooden picket fence on a concrete chain wall.

**Description of Physical Appearance**

| King County Assessor's Records |
Additional Photos for: 2607 Lake Washington Blvd E, Seattle, WA 98112

View of north elevation, taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of, taken
Photography Neg. No (Roll No./Frame No.):
Comments:

View of, taken
Photography Neg. No (Roll No./Frame No.):
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View of, taken
Photography Neg. No (Roll No./Frame No.):
Comments:
**Historic Property**

**Inventory Report for**

**Historic Property** at 2603 E Roanoke St, 98112

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**View of** Front elevation **taken** 4/16/2009

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

**Comments:**

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Page 1 of 3 Printed on 7/6/2009 2:11:20 PM
The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

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The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1930 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture and is a very good example with high style elements such as the decorative vergeboard over the entry, and the elaborate brickwork on the chimney. Although it has suffered some loss of integrity from possible alterations, such as the front bay window, they appear to date from the historic period and do not detract significantly from the design or appearance of the house. Therefore, this property is also individually eligible for the NRHP under Criterion C.
This is a one-and-a-half story, single family residence in the Tudor Cottage style. It is located on the corner of E. Roanoke Street and Lake Washington Boulevard E. Although it has an E. Roanoke address, it faces Lake Washington Boulevard. It has a T-shaped footprint and a steeply pitched, clipped, cross gabled roof of composition shingle. It has an elaborate red brick interior chimney with terra cotta chimney pots at the ridgeline on the front gable. The exterior of the house is clad in wood shingle, with stucco and half-timbering in the front gable end and in the gable end over the entry. The entry is located at the joint of the "T" on the south elevation and faces east. It is accessed by concrete steps with stucco knee walls. The gable roof that shields the porch projects out to the east, and the north side of it dies into the main roof. It is supported on one slender square wood post and has one square pilaster at the east wall, with an arched spandrel between them. The gable end features an elaborate scalloped vergeboard framing the half-timbering. Next to the entry porch, a scrolled bracket supports the corner of the roof overhang on the east wall. The entry door is wood with a small window in an ornamented frame. On the south wall adjacent to the entry is a large fixed plate glass window that appears to be a replacement. Below it is a horizontal, four-light awning-style window to the basement. The front elevation facing Lake Washington Boulevard has a projecting three-sided bay window under a hipped roof, with a patterned, painted brick wall below. It is composed of a large fixed plate glass window in the center with a narrow single-light transom above, flanked by two identical but smaller plate glass windows with transoms. This bay window and brick wall do not appear to be original to the house. Above the bay window the gable end is ornamented with stucco and half-timbering, and in the center has a pair of 8-light casement windows with leaded muntins. The south wall of the west section of the house contains a below-grade garage and a four-light window on the basement level. On the first floor it has a pair of 8-light casement windows with leaded muntins, and a tripartite window of three 8-light casements with leaded muntins. It has another identical tripartite window in the gable end on the second floor. The west elevation has a large gabled dormer with a small 1/1 window.


King County Assessor's Records


### Additional Photos for: 2603 E Roanoke St, 98112

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Historic Property Inventory Report for

at 2559 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W5

Historic Name:

Property Address: 2559 E Roanoke St, Seattle, WA 98112

County: King

OAHP No.:

Common Name: 2559 E Roanoke St.

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

County: King

T25R04na NE SEATTLE NORTH

Coordinate Reference

OAHP No.:

Common Name: 2559 E Roanoke St.

Zone: 10

Spatial Type: Point

Acquisition Code: Other

Sequence: 1

Easting: 552262

Northing: 5276858

Other

Easting: 552262

Northing: 5276858

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/26/2009

Owner's Name: Hartmann, Eric and Sherri

Owner Address: 2559 E Roanoke St.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status: Survey/Inventory

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Moderate

Changes to original cladding: Moderate

Changes to windows: Extensive

Changes to interior: Unknown

Changes to other:

Style: Colonial - Dutch Colonial

Form/Type: Single Family

View of northeast corner taken 6/29/2008

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

Comments: House under renovation

Page 1 of 3 Printed on 7/6/2009 2:08:15 PM

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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):  Yes - National

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

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name “Montlake” frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood.

The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. Although most of the residential construction in the neighborhood was completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

The area of the neighborhood south of SR 520, originally known as “Interlaken,” was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than $3,000, and those west of 24th not less than $5,000, ensuring above average construction.

The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name “Montlake” as they developed “Montlake Park, An Addition to the City of Seattle” in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike’s First Addition to Union City in 1870.

The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name “Interlaken” for the neighborhood he helped develop, he later agreed to “Montlake” as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact.

The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are “individually distinctive” (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 – NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the
Washington Park Arboretum that borders the neighborhood.

This residence from 1928 is a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not particularly architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design integrity from recent alterations. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.

This is a two story residence with a T-shaped footprint over a full basement. It has a gambrel roof of composition shingle. It was under renovation in 2008, adding a two story addition to the west elevation. The main body of the house is clad in brick veneer, with stucco added to the ground floor/basement area. Wood clapboards covered much of the second floor in the gambrel roof originally, but were removed during the renovation. All windows in the house have been replaced, with mainly single light, plate glass windows on the first floor, and new 6/1 windows on the second floor. An exterior chimney dominates the north, streetside elevation. As part of the renovation, an addition was added to the west elevation, including a new entry and a perpendicular gambrel roof with shed-roofed dormers.

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