## Location

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<th>DAHP No.</th>
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**Historic Name:**

**Common Name:** 2030 19th Ave E

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

**Comments:**

**Tax No./Parcel No.** 2158900298

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

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

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Platform Frame
Changes to Original Cladding: Extensive
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify): 
Style: Modern
Form/Type: Single Family
Cladding: Wood - T 1-11
Foundation: 
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Year Constructed: 1949

Architect: 
Builder: 
Landscape Architect: 
Engineer: 

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

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

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

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

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

Bibliographic References:


Historic Property Inventory Report

Photos

East Elevation, Looking Southeast

East Elevation, Looking Southwest

North Elevation, Looking Southeast

West Elevation, looking Northeast
Historic Property Inventory Report

Location

Field Site No.          DAHP No.
Historic Name:
Common Name: 2401 19th Ave E
Property Address: 2401 19th E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 6788201910
Plat/Block/Lot
Acreage
Supplemental Map(s)

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

Identification

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

Description

Domestic - Single Family House

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

Narrative

Study Unit Other
Architecture/Landscape Architecture

Tuesday, August 24, 2010 Page 2 of 6
Historic Property Inventory Report

<table>
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<tr>
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<td>1965</td>
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Architect: [Name]
Builder: [Name]
Landscape Architect: [Name]
Engineer: [Name]

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1965 in the Montlake neighborhood. The residence’s construction falls outside the period of significance for the proposed Montlake historic district. However, it has good integrity and is singularly excellent example of the Modern style from the mid 1960s. It appears to have been the work of a master architect and possesses a degree of high artistic value. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural style and association with a recognized master architect.

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

Description of Physical Appearance:
The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a flat roof with metal coping. The exterior walls are clad with vertically grooved wood siding. The primary facade is asymmetrically divided into three sections. The fenestration consists of original windows throughout the residence. A detached garage stands to the north of the residence. It is connected to the residence by an original breezeway.

Historic Property Inventory Report

Major Bibliographic References:

King County Assessor's Records


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


Photos

East Elevation, Looking Southwest

East Elevation (detail), Looking Southwest

South and East Elevations, Looking Northwest

South Elevation, Looking Northwest
sculpture and artwork on the property south of residence
Historic Property Inventory Report

Location

Field Site No.  DAHP No.

Historic Name:
Common Name: 2411 19th Ave E
Property Address: 2411 19th E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 6788201861
Plat/Block/Lot
Acreage
Supplemental Map(s)

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

Identification

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

Field Recorder: Christopher Hetzel

Owner's Name:
Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape  
Stories: 1

Structural System: Platform Frame

Changes to Plan: L-Shape

Changes to Interior: Platform Frame

Changes to Original Cladding: Extensive

Changes to Windows: Intact

Changes to Other: Extensive

Other (specify): Porch

Style: Arts & Crafts - Craftsman

Form/Type: Single Family - Side Gable

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

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

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in the Montlake neighborhood. The residence has suffered from several alterations that have affected its integrity of design and materials, including removal and replacement of the original exterior wall cladding and changes to the front porch. Because of these alterations, it no longer has the ability to convey significance as a representative example of the early twentieth century houses that make up the historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

Description of Physical Appearance: The property contains a one-story single-family residence with an L-shape plan and platform frame wood construction. The residence was originally designed with the elements of the Craftsman style. It has a medium pitched side-gable roof with composition asphalt shingles. The exterior walls are clad with coursed wood shingle siding. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of original wood windows throughout the residence.

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

East Elevation, Looking Southwest from Sidewalk

East Elevation (detail), Looking West

East Elevation, Looking Northwest

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

Location

Field Site No. DAHP No.

Historic Name:
Common Name: 2415 19th Ave E
Property Address: 2415 19th E, Seattle, WA 98112
Comments:

Tax No./Parcel No. 6788201860
Plat/Block/Lot
Acreage

Supplemental Map(s)

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

Identification

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

Description

Historic Use: Domestic - Single Family House
Current Use: 
Plan: Rectangle Stories: 1
Structural System: Platform Frame
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Slight
Changes to Other: Slight
Other (specify): Porch
Style: Arts & Crafts - Craftsman
Form/Type: Single Family - Side Gable
Cladding: Wood - Clapboard
Foundation: 
Roof Type: Gable - Front Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
Historic Property Inventory Report

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<th>Year Constructed</th>
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Architect:   
Builder:     
Landscape Engineer:  
Architect:   

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

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

Description of Physical Appearance: The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch front-gable roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad in wood clapboard siding. The primary facade is symmetrically divided and three bays wide. The window fenestration is composed of original wood windows.

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

East Elevation, Looking North

North Elevation, Looking Southwest
Historic Property Inventory Report

Location

Field Site No.  
DAHP No.

Historic Name:

Common Name: 1901 E Lynn St

Property Address: 1901 E Lynn, Seattle, WA 98112

Comments:

Tax No./Parcel No. 2125049122

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

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

Description

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

Narrative

Study Unit
Architecture/Landscape Architecture

Other

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Architect: 
Builder: 
Landscape Architect: 
Engineer: 

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

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

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

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

North Elevation, Looking Southwest

North Elevation, Looking South

North and West Elevations, Looking Southeast

North and West Elevations Window Detail, Looking Southeast
Historic Property Inventory Report

Location

Field Site No. DAHP No.

Historic Name:

Common Name: 1902 E Lynn St

Property Address: 1902 E Lynn, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788201740

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

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

Field Recorder: Hetzel, Christopher

Owner’s Name:

Owner Address:

City:  State:  Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House  
Current Use:

Plan: Rectangle  
Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family - Side Gable

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  Other
Architecture/Landscape Architecture
Historic Property Inventory Report

<table>
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<tr>
<th>Year Constructed</th>
<th>Work Type Description</th>
</tr>
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<tbody>
<tr>
<td>1924</td>
<td>Built Date</td>
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</table>

Architect: 
Builder: 
Landscape Architect: 
Engineer: 

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

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

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

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


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

South and East Elevations, Looking Northwest

South Elevation, Looking Northwest

South Elevation, Looking North

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

Parking Area, Looking East

North and West Elevations, Looking Southeast
Location

Field Site No. DAHP No.

Historic Name:

Common Name: 2312 19th Ave E

Property Address: 2312 19th E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788201681

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

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

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

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House
Current Use:

Plan: Rectangle
Stories: 2
Structural System: Platform Frame
Changes to Plan: Rectangle
Changes to Interior: Platform Frame
Changes to Original Cladding: Moderate
Changes to Windows: Slight
Changes to Other: Unknown

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

Narrative

Study Unit

Architecture/Landscape Architecture

Other
### Historic Property Inventory Report

<table>
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<tr>
<th>Year Constructed</th>
<th>Work Type Description</th>
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<td>Built Date</td>
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#### Architect:

#### Builder:

#### Landscape Engineer:

#### Architect:

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

Yes

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

Yes - National

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

Yes - National

### Statement of Significance:

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

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

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

### Description of Physical Appearance:

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

### Major Bibliographic References:


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

West Elevation, Looking Northeast

Front Steps, West Elevation, Looking Northeast

North and West Elevations, Looking Southeast
## Location

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**Historic Name:**

**Common Name:** 2318 19th Ave E

**Property Address:** 2318 19th E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 6788201680

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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

**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

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

Field Recorder: Christopher Hetzel

Owner's Name:
Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other
**Year Constructed**  
1922  

**Work Type Description**  
Built Date

**Architect:**

**Builder:**

**Landscape Engineer:**

**Architect:**

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

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

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

**Statement of Significance:**
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1922 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Colonial Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district. The Montlake neighborhood area is generally defined as the area between the Washington Park Arboretum to Portage Bay on the east and west, the Montlake Cut on the north, and Interlaken Park or Interlaken Boulevard on the south. The Montlake neighborhood appears to meet the eligibility criteria for listing in the NRHP as a historic district under Criterion C at the local level of significance. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder’s houses, high-style, architect-designed residences, and impressive non-residential structures. The styles in this potential historic district are cohesive, consisting of primarily Craftsman, Tudor Revival, and Colonial Revival residences. Many are individually distinctive, and there is a low level of intrusion. The period of significance is 1905 to 1952.

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

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

**Major Bibliographic References:**

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

West Elevation, Looking East

West Elevation, Looking East

North and West Elevations, Looking Southeast

North Elevation, Looking South
## Location

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**Historic Name:**

**Common Name:** 1902 E McGraw St

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

**Comments:**

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

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Historic Property Inventory Report

Identification

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

Field Recorder: Hetzel, Christopher

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building
Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No
Contributing? No

National Register Nomination:
Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:
Determination Date:

Determination Comments:

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle  
Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family - Side Gable

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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<th>Work Type Description</th>
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Architect: Builder:  
Landscape Architect:  
Engineer:  

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

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

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

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

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

Historic Property Inventory Report

<table>
<thead>
<tr>
<th>Major Bibliographic References:</th>
<th>King County Assessor's Records</th>
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Photos

South Elevation, Looking North

West Elevation, Looking Northeast

West Elevation, Looking Southeast

North and West Elevations, Looking Southeast
Historic Property Inventory Report

North and West Elevations, Looking Southeast

South Elevation Entry, Looking North
Historic Property Inventory Report

Location

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<th>DAHP No.</th>
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Historic Name:

Common Name: 1903 E Calhoun St

Property Address: 1903 E Calhoun, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788200595

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Identification

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

Description

Domestic - Single Family House

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

Other (specify):
Style: Colonial - Colonial Revival
Form/Type: Single Family
Cladding: Wood - Clapboard
Foundation:
Roof Type: Gable - Side Gable
Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit Other
Architecture/Landscape Architecture
Historic Property Inventory Report

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Architect:         
Builder:           
Landscape Engineer: 
Architect:         

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

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

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

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

Description of Physical Appearance: The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Colonial Revival style. It has a medium pitched clipped side-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with clapboard siding. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence.


King County Assessor’s Records
Historic Property Inventory Report

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

North Elevation, Looking South

North Elevation, Looking South

North Elevation (detail), Looking South

North and West Elevations, Looking Southeast
West Elevation, Looking East
Historic Property Inventory Report

Location

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

Historic Name:

Common Name: 2454 19th Ave E

Property Address: 2454 19th E, Seattle, WA 98112

Comments:

Tax No./Parcel No. 6788200516

Plat/Block/Lot

Acreage

Supplemental Map(s)

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<td>SEATTLE NORTH</td>
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Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

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

Date Recorded: 04/30/2010

Field Recorder: Christopher Hetzel

Owner’s Name: 
Owner Address: 
City:  
State:  
Zip: 

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

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

Eligibility Status: 
Determination Date: 
Determination Comments: 

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle  
Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Form/Type: Single Family

Cladding: Veneer - Stucco

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other
Year Constructed: 1926

Work Type Description: Built Date

Architect:
Builder:

Landscape Architect:
Engineer:

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

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

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

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

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched side clipped and cross-gabled roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with a rough textured stucco. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of original wood windows with leaded panes throughout the residence.

Major Bibliographic References:


King County Assessor’s Records

Tuesday, August 24, 2010
Page 3 of 5
Smith, E. "Montlake: One of Seattle’s Treasures.” http://montlake.net/mcc/mcc_history_Eugene_Smith.htm. n/d.
Photos

West and South Elevations, Looking Northeast

West Elevation (south portion), Looking East

West Elevation (north portion), Looking East

North and West Elevations, Looking Southeast
Historic Property Inventory Report

Location

Field Site No.
Historic Name:
Common Name: 2456 19th Ave E
Property Address: 2456 19th E, Seattle, WA 98112
Comments:
Tax No./Parcel No. 6788200515
Plat/Block/Lot
Acreage
Supplemental Map(s)

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<td>SEATTLE NORTH</td>
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Coordinate Reference
Easting:
Northing:
Zone:
Spatial Type:
Acquisition Code:
Sequence:
Identification

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

Field Recorder: Christopher Hetzel

Owner’s Name:  
Owner Address:

City:  
State:  
Zip:  

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House  
Current Use:  

Plan: Rectangle  
Stories: 1.5

Changes to Plan: Intact

Changes to Original Cladding: Slight

Changes to Other: Moderate

Other (specify): Garage Conversi

Style: Tudor - Tudor Revival

Cladding: Veneer - Stucco

Roof Type: Gable - Cross Gable

Structural System: Platform Frame

Changes to Interior: Unknown

Changes to Windows: Intact

Form/Type: Single Family - Cross Gable

Foundation:  

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit  
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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<th>Year Constructed</th>
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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 - National

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1927 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Tudor Revival style architecture and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

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

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

Description of Physical Appearance:
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with a combination of wood clapboard siding and a rough textured stucco. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows with leaded muntins throughout the residence.

Major Bibliographic References:

King County Assessor’s Records
Historic Property Inventory Report

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

- West Elevation, Looking Southeast
- West Elevation, Looking Northeast
- North Elevation, Looking Southeast
- West Elevation (detail), Looking East
North and West Elevations (detail), Looking Southeast
| Location |
|-----------------|----------|
| **Field Site No.** | **DAHP No.** |
| **Historic Name:** | |
| **Common Name:** | 2462 W Montlake Pl E |
| **Property Address:** | 2462 W Montlake E, Seattle, WA 98112 |
| **Comments:** | |
| **Tax No./Parcel No.** | 6788200486 |
| **Plat/Block/Lot** | |
| **Acreage** | |
| **Supplemental Map(s)** | |

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

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

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

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

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

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

## Description

**Domestic - Single Family House**

### Historic Use

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

### Plan

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

### Changes to Plan

**Changes to Plan:** Intact

### Changes to Original Cladding

**Changes to Original Cladding:** Intact

### Changes to Other

**Changes to Other:** Unknown

### Other (specify):

**Style:** Colonial - Colonial Revival  
**Form/Type:** Single Family - Side Gable

**Cladding:** Wood - Clapboard  
**Foundation:**

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

## Narrative

**Study Unit**  
**Other**

Architecture/Landscape Architecture
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Colonial Revival style and is a modest example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

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

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

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Colonial Revival style. It has a medium pitched side-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A basement garage stands below the residence.


King County Assessor’s Records
Historic Property Inventory Report

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

West Elevation, Looking East

West Elevation Detail, Looking East
### Historic Property Inventory Report

#### Location

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**Historic Name:**

**Common Name:** 1907 E Miller St

**Property Address:** 1907 E Miller, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 6788200485

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Historic Property Inventory Report

Identification

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

Description

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

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Historic Property Inventory Report

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Architect: Builder: Landscape Engineer:

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

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

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in the Montlake neighborhood. The residence has good integrity and is a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of the Tudor Revival style and is an excellent example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

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

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

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

Major Bibliographic References:

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

North Elevation, Looking South

North Elevation, Looking Northeast

North Elevation Detail, Looking South

North Elevation, Looking Southeast
# Historic Property Inventory Report

## Location

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Historic Property Inventory Report

Identification

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

Description

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

Narrative

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

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

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

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


King County Assessor’s Records
Historic Property Inventory Report

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

South Elevation, Looking North

South and West Elevation, Looking Northwest

West Elevation, Looking Northeast

North and West Elevations (detail), Looking Southeast
North and West Elevations, Looking Southeast
Historic Property Inventory Report

Location

Field Site No. DAHP No.
Historic Name: Historic Name:
Common Name: 2510 W Montlake Pl E
Property Address: 2510 W Montlake E, Seattle, WA 98112
Comments: Comments:
Tax No./Parcel No. 8805900565
Plat/Block/Lot Acreage
Supplemental Map(s)

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

## Identification

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

**Field Recorder:** Hetzel, Christopher

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

<table>
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**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Comments:** Eligible  
**Within a District?** No  
**Contributing?** No  
**National Register Nomination:**

**Local District:**

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

**Eligibility Status:**

**Determination Date:**

**Determination Comments:**

## Description

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

**Plan:** Rectangle  
**Stories:** 1.5  
**Structural System:** Platform Frame  
**Changes to Plan:** Intact  
**Changes to Interior:** Unknown  
**Changes to Original Cladding:** Intact  
**Changes to Windows:** Intact  
**Changes to Other:** Unknown  
**Other (specify):**

**Style:** Tudor - Tudor Revival  
**Cladding:** Brick  
**Form/Type:** Single Family - Cross Gable  
**Roof Type:** Gable - Cross Gable  
**Foundation:**

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

## Narrative

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

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

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

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

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

Description of Physical Appearance:
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles. The exterior walls are clad with a brick veneer and wood siding. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the residence. A basement garage stands below the residence.

Major Bibliographic References:

King County Assessor’s Records

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


Photos

West Elevation, Looking Southeast

North Elevation, Looking South
Historic Property Inventory Report

Location

Field Site No.                           DAHP No.
Historic Name:                          
Common Name:  2520 W Montlake Pl E
Property Address:  2520 W Montlake E, Seattle, WA 98112
Comments: 
Tax No./Parcel No.  8805900525
Plat/Block/Lot
Acreage
Supplemental Map(s)

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Coordinate Reference

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

Identification

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

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

City: State: Zip:

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

Description

Domestic - Single Family House

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

Narrative

Study Unit Other
Architecture/Landscape Architecture
Historic Property Inventory Report

<table>
<thead>
<tr>
<th>Year Constructed</th>
<th>Work Type Description</th>
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<tbody>
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<td>1930</td>
<td>Built Date</td>
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**Architect:**

**Builder:**

**Landscape Architect:**

**Engineer:**

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

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

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

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

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

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

**Description of Physical Appearance:**
The property contains a one and a half-story single-family residence with an irregular rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles and a gable roof dormer. The exterior walls are clad with a brick veneer and wood siding. The primary facade is asymmetrically divided and three bays wide. The fenestration primarily consists of original wood windows throughout the residence. A basement garage stands below the residence.

**Major Bibliographic References:**


King County Assessor’s Records

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


Photos

North Elevation, Looking Southeast

North Elevation, Looking South

South Elevation, Looking East
## Location

**Field Site No.**

**Historic Name:**

**Common Name:** 2519 20th Ave E

**Property Address:** 2519 20th E, Seattle, WA 98112

**Comments:**

**Tax No./Parcel No.** 8805900530

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

<table>
<thead>
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<th>Township/Range/EW</th>
<th>Section</th>
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<th>1/4 1/4 Sec</th>
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<td>21</td>
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<td></td>
<td>King</td>
<td>SEATTLE NORTH</td>
</tr>
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</table>

**Coordinate Reference**

**Easting:**

**Northing:**

**Zone:**

**Spatial Type:**

**Acquisition Code:**

**Sequence:**
Identification

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

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

City: 
State: 
Zip:

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

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

Description

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle
Stories: 2

Structural System: Platform Frame

Changes to Plan: Rectangle
Changes to Interior: Platform Frame

Changes to Original Cladding: Intact
Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Brick

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Tuesday, August 24, 2010
Historic Property Inventory Report

Year Constructed  Work Type Description
1930          Built Date

Architect:          Builder: 
Landscape Architect:  Engineer:

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1930 in the Montlake neighborhood. The residence has suffered minor alterations with the replacement of several windows, including two picture windows at the primary facade. However, despite these alterations, it continues to convey significance as a representative example of the early twentieth century houses that make up the historic district. The house embodies the distinctive characteristics of Colonial Revival style architecture and is a good example of the style. Based on our evaluation, the property appears eligible for listing in the NRHP as a contributing element to the Montlake NRHP-eligible historic district.

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

Description of Physical Appearance:
The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Colonial Revival style. It has a medium pitch hip roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with red brick. The primary facade is symmetrically divided and three bays wide with a wing at the west elevation. The fenestration consists of original wood windows throughout the residence, except for two altered picture windows at the primary facade.
### Historic Property Inventory Report

| Bibilographic References | King County Assessor's Records |
Photos

North Elevation, Looking South

North and East Elevations, Looking Southwest

East and North Elevations, Looking Southwest

North Elevation, Looking Southeast
Location

Field Site No.  DAHP No.

Historic Name:

Common Name:  2401 E McGraw St

Property Address:  2401 E McGraw ,Seattle, WA 98112

Comments:

Tax No./Parcel No.  6788201335

Plat/Block/Lot

Acreage

Supplemental Map(s)

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Zone:

Spatial Type:

Acquisition Code:

Sequence:
Historic Property Inventory Report

Identification

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

Field Recorder: Hetzel, Christopher

Owner's Name:

Owner Address:

City:  State:  Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use:

Plan: L-Shape  Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Moderate

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Vernacular

Form/Type: Commercial

Cladding: Veneer - Stucco

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Metal - Standing Seam

Narrative

Study Unit  Other

Architecture/Landscape Architecture
Historic Property Inventory Report

Year Constructed          Work Type Description
1958                     Built Date

Architect:                Builder:
Landscape Architect:     Engineer:

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1958 in the Montlake neighborhood. The building has suffered a substantial loss of integrity of design and materials from changes to its plan, exterior wall cladding, and fenestration. It also was constructed after the period of significance for the potential historic district. Based on our evaluation, the property has lost integrity and therefore is ineligible for listing in the NRHP individually or as a contributing element to the Montlake NRHP-eligible historic district.

Description of Physical Appearance:
The property contains a one-story commercial building with an L-shape plan. The building has a vernacular commercial design. It has a medium pitched front-gable roof with metal sheathing and a flat roof with parapet and metal coping. The exterior walls are clad with a stucco finish and wood clapboard siding. The primary facade is asymmetrically divided and seven bays wide. The window fenestration is composed of non-original metal windows.

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

West Elevation, Looking Northeast

West Elevation, Looking East

West Elevation, Looking Southeast
West Approach Segment
**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: L. Durio

Date Recorded: 6/6/2009

Owner's Name: City of Seattle Parks

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

City/State/Zip: Seattle, WA 98134

Classification: Site

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Recreation and Culture - Outdoor Recreation

Current Use: Recreation and Culture - Outdoor Recreation

Plan: Irregular

No. of Stories:

Structural System:

Changes to plan: Slight

Changes to original cladding:

Changes to windows:

Cladding:

Style:

Form/Type: Other

Changes to interior:

Changes to other:

Other (specify):

Foundation:

Roof Material:

Roof Type:

View of Arboretum Aqueduct taken 12/12/2005

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

Comments: North elevation

**NARRATIVE SECTION**

Study Unit

Other

Architecture/Landscape Architecture

Community Planning/Development

Entertainment/Recreation

Date Of Construction: 1903

Architect: J. Frederick Dawson & John Olmsted of Olmsted Bros

Builder: Unknown

Engineer: Unknown
The Arboretum was first known as Washington Park and was one of the city's first parks, created from 1900 to 1904. Originally owned by the Puget Mill Company, it was logged and slated for development, along with the adjacent area that is now known as Broadmoor. But the financial panic of 1893 put the company's plans on hold. In order to get needed infrastructure improvements from the city, Puget Mill Company deeded 62 acres of land to the City that would become the park. By 1902, the new park property was identified as Washington Park after the nearby Lake Washington. More acreage was added over the next few years, and by 1916, the park had a total of 165.22 acres (BOLA and Kiest 2003). The City largely completed its acquisition of land for Washington Park with the 1917 purchase of Foster Island and the 1920-21 purchase of all but one lot of the Bard-Foster Washington Park Addition (City of Seattle).

In 1903, the Olmsted Brothers came to Seattle and prepared a plan for Seattle’s park system, including Washington Park. But little development occurred in the vast park until the mid-1920s. In March 1924, Washington Park was officially set aside as a botanical garden and arboretum by the Board of Park Commissioners, in partnership with the University of Washington. In 1925, the “Old Government Canal” property was leased to the city by the federal government for 99 years, to be used for park purposes. It was considered an expansion of Washington Park and was the location of the first official plantings done in the park in 1935-36.

In 1936, the Seattle Garden Club donated $3,000 to hire J. Frederick Dawson and Frederick Law Olmsted, Jr. of the Olmsted Brothers landscape firm to design the first planting plan, with Mr. Dawson as the chief designer. The first formal plan was drawn up in March 1936, and it included an illustrated plan, a nine page letter, a collection of photographs, and plant lists. Dawson used an earlier design by the Parks Department’s staff landscape architect, Frederick Leissler, as the basis for the Olmsted plan and worked closely with Leissler, who had been hired by Dean Winkenwerder of the UW College of Forestry to oversee development of the Arboretum. As this was during the Great Depression, 500 men in the Public Works Administration/Works Progress Administration did much of the construction. Between 1936 and 1941 “WPA workers completed much of the basic infrastructure that is present today. Most of the work followed the Olmsted Brothers design although there were departures as locations of certain features were changed to better suit the site conditions. Completed features included a new road, the Upper Road (later renamed Arboretum Drive), which roughly followed the route of the early bicycle path through the park, dredged lagoons at Foster Island with plantings of bamboo and Japanese iris, and a system of walks. WPA workers also constructed greenhouses, propagation houses, lath houses, potting sheds and cold frames, creating an extensive service area, and installed fences along the Broadmoor property line.

More substantial and public structures came in the form of a stone gatehouse located near the south entrance at Madison Street, an overlook or gazebo on a hillside at the southern end of the Arboretum, and a stone kiosk at the Interlaken Boulevard intersection with Lake Washington Boulevard. Designed by architects Arthur Loveless & Lester P. Fey, these structures reflect the rustic style of park architecture that was prevalent during this era while the intricate stonework is representative of the craftsmanship that was a hallmark of WPA construction. It is likely that Loveless and Fey also designed the stone pylons at the gatehouse and kiosk as well as the entry pylons at the northern and southern entrances. Similar craftsmanship was employed in the construction of two stone bridges over Arboretum Creek, which meandered along the Arboretum’s western margin. The south bridge was constructed at the southern end of a pond developed immediately southwest of the intersection of the two boulevards in an area designated as the Maple Section. Although the Olmsted Brothers plan had identified several areas for ponding of the creek, this was the only one completed. The combination of the existing water feature and the surrounding maple trees later made it the ideal choice for the location of the Seattle Japanese Garden.

Several major landscape elements were also completed by WPA workers, often under the supervision of local landscape architects and designers. This included the Rhododendron Glen, which followed a planting plan prepared by Otto Holmdahl, using collections from the late Dr. Cecil Tenny and the estate of Charles O. Dexter. Holmdahl also completed the plan for the Maple Collection around the pond in the southwest corner of the Arboretum and supervised construction of the Rock Garden/Reckey in a location chosen by Frederick Leissler near the intersection of Lake Washington Boulevard and Arboretum Drive. WPA workers constructed the pools of the Woodland Garden but did not implement the planting plan designed by Swiss-German landscape architect E.A. Fabi, who died in 1939 just as work got underway. Although the Olmsted Brothers firm completed the General Plan with the idea that they would be hired for additional design work for specific elements, they only executed a detailed planting plan for Azalea Way. With donations from the Seattle Garden Club, WPA workers transformed the former roadway into a three-quarter mile long stroll through banks of flowering azaleas, Japanese cherries, and eastern dogwoods. The General Plan also provided a sequential arrangement of the plant collection based on a taxonomic classification system laid down by the botanists, Engler and Prantl, with the family Coniferae, the collection commonly known as the Pinetum, situated at the beginning of the sequence in the northwest portion of the Arboretum. In addition, several major elements of the Olmsted Brothers plan were never executed, including the Lakeside Boulevard, the Rose Garden and the Administration Building/Herbarium/Library” (City of Seattle). Much of the Arboretum plant collection development occurred after World War II, when the late Brian O. Mulligan was director. His modifications to the original Olmsted design led to many plants being better sited, and gardens, such as the Winter and Woodland Gardens, with an emphasis on design. The area south of SR 520 near Foster Island and along the shoreline, north of East Foster Island Road and the road to Broadmoor, was included in both the 1904 and 1936 Olmsted plans as an area of lagoons. The lowering of Lake Washington in 1916 changed the shoreline and created a marsh at the north end of the Arboretum around Foster Island. By 1936, this area was “extensive marshlands, interrupted by landfills, following two decades of exposure since the lowering of the lake. The plan proposed the introduction of waterways labeled ‘lagoons’ to be developed through dredging of the marshland. Dredge spoils would be used to raise the adjacent marshland and to cover the dumps. A future
Alpine collection could expand into the area surrounding Foster Island, from the primary Alpine garden proposed west of the nursery" (BOLA and Kiest 2003). To implement the lagoon plan, extensive dredging was done in 1938-39, dredging out 1-1/4 miles of lagoons. In 1939, extensive planting of 16 species of bamboo and 3,500 Japanese iris took place; however, few of these survived after World War II.

The undeveloped property north of SR 520 behind the houses facing East Hamlin Street is what remains of the “canal reserve land,” the location of the original log canal between Lake Union and Lake Washington. This piece of land was not included in the Olmsted plans for the park, but as noted above, was one of the first areas formally planted. Frederick W. Leissler, Jr., who was appointed assistant director of the Arboretum in 1936, directed WPA crews in planting Yoshino cherry trees and incense cedars on the “canal land” during the winter of 1935-36. The Seattle Garden Club, who had funded the 1936 Olmsted plan, expressed concern over these plantings, fearing that they might be detrimental to the overall plan, but the trees remained until the construction of SR 520 in 1961. At that time, many of the cherry trees were relocated to the liberal arts quad of the University of Washington. These trees were removed in 1998 because of their advanced age (BOLA 2003). Two of the cherry trees that were not relocated remain today; however, most of the surrounding land and plantings have been removed, and the introduction of SR 520 severely compromised the integrity of this early landscape.

After the plan of 1936, the next Master Plan adopted for the park was in 1978. In May 2001, the Seattle City Council approved a new long-range master plan for the Arboretum, “Renewing the Washington Park Arboretum.” The plan was developed by Seattle Parks and Recreation, the University of Washington and the Arboretum Foundation to ensure that the Arboretum will effectively fulfill three primary purposes—conservation, recreation and education. Key elements include renovation of 30 existing plant exhibits and creation of 21 new plant exhibits; reorientation of some pedestrian trails; construction of a pedestrian/bicycle trail along Lake Washington Blvd.; renovation and expansion of existing facilities in the vicinity of the Graham Visitors Center; construction of a new pavilion and entrance to the Japanese Garden; addition of two pedestrian overpasses, one across Lake Washington Blvd. and one across Foster Island Dr.; traffic flow improvements; and other minor modifications.

As a public park, teaching and research institution, and outdoor recreation area, the Arboretum has changed and evolved to meet changing demands, accommodate differing financial climates, and adapt to new challenges and desires from varied stakeholders. The extensive plantings and landscape improvements have matured. The plan has had to alter to fit SR 520 and Evergreen Point Bridge approach. But the Arboretum retains its basic design and feeling, and continues to fulfill its mission: “The Washington Park Arboretum is a living plant museum emphasizing trees and shrubs hardy in the maritime Pacific Northwest. Collections are selected and arranged to display their beauty and function in urban landscapes, to demonstrate their natural ecology and diversity, and to conserve important species and cultivated varieties for the future. The Arboretum serves the public, students at all levels, naturalists, gardeners, and nursery and landscape professionals with its collections, educational programs, interpretation, and recreational opportunities.” This mission statement was adopted January 4, 1996, and remains true to the initial founding of the Arboretum in 1924. The Arboretum cannot be judged as a sum of its parts, many of which have adapted and changed over time, with renewed plantings, new signage and lighting, new paving, etc. As a historic designed landscape meant to educate and provide public beautification, it is an icon of the Seattle Parks system. Although the north area of the Arboretum was heavily impacted by the construction of SR 520 and has suffered a loss of integrity, the rest of the Arboretum taken as a whole remains intact, with good integrity in all seven aspects. The Washington Park Arboretum is eligible for the NRHP under Criterion A, for its association with events that have made a significant contribution to the broad patterns of our history, including the A-Y-P Exposition, the development of the University of Washington, the work of the WPA, and the development of the parks system in Seattle, and under Criterion C, as the work of a master for its design by the noted Olmsted Brothers, as well as the many talented designers and architects who contributed to its multiple designed features.
| City to use portions of the property for park-oriented use, the property would remain within WSDOT ownership. Therefore, while used for some park activities, that land is technically no longer part of the Arboretum. |

| Foster Island, located at the northern end of the Arboretum, is an environmentally sensitive area consisting of marshes, reeds, and cattails that provides valuable wildlife habitat and is recognized as a traditional cultural place. The island was bisected in 1963 when SR 520 was constructed. In 1968, the Waterfront Trail was constructed, which links Foster, Marsh, and Bamboo islands to a terminus just east of MOHAI. The Waterfront Trail passes under SR 520 in the middle of Foster Island. After construction of SR 520 through this area, landscape architect Hideo Sasaki was hired in 1964 to salvage what was left of the northern Arboretum area. Few elements of his plan were implemented, except for the Waterfront Trail. A historic review conducted by BOLA Architecture and Karen Kiest/Landscape Architects in 2003 stated: “An estimated 60 acres were lost in the lagoon area, which had been part of the Olmsted Brothers proposed plan for the Arboretum. Excavations, which extended along the east side of 26th Avenue, filled with water. The resulting topography and the presence of the off-ramps eliminated the possibility of further development at the north end of the Arboretum” (BOLA and Kiest 2003). The integrity of this area was severely compromised by the construction of SR 520 and the Evergreen Point Bridge. |

| McCurdy Park is located on the north side of SR 520 and encompasses approximately 1.5 acres of land. It was once part of the “canal reserve land,” which had been reserved for use as a potential location for the Montlake Cut. MOHAI was constructed on a portion of this property in 1950, and the land immediately surrounding it was named for Horace W. McCurdy in 1958 (Sherwood 1974). In 1963, the State Department of Highways condemned approximately 47 acres of Arboretum property for SR 520, including most of the canal reserve land, and the path for the new expressway effectively cut off what was left of McCurdy Park from the Arboretum. McCurdy Park and MOHAI are no longer considered part of the Arboretum. |

| “Among the Arboretum's 20,000 trees, shrubs and vines, more than 10,000 are catalogued in collections. 4,600 different species are cultivated varieties from around the world, and 750 of the taxa were collected in the wild. 139 plants in the Washington Park Arboretum (are) on the endangered species list. 95% of the Arboretum's collections are on display. Collections include rhododendron, azalea, mountain ash, pine, spruce, cedar, fir, crabapple, holly, magnolia, camellia, and Japanese maple” (University of Washington Botanic Gardens). “Noteworthy are North America's largest collection of Sorbus and Maple, the second largest collection of species Hollies and significant collections of oaks, conifers and camellias” (University of Washington Botanic Gardens). |

| The historic review conducted by BOLA Architecture and Karen Kiest/Landscape Architects in 2003 identified several key elements of the Arboretum: |

| Lake Washington Boulevard - Designed by John Charles Olmsted from 1903-1906 and constructed under J.W. Thompson, Parks Superintendent. The first designed and completed section of the Boulevard was 2,150 feet long, located north of Madison Avenue. The entire boulevard runs from Seward Park at the south, north along Lake Washington, through the Arboretum, to the northeastern edge of the Montlake neighborhood. The Boulevard has had changes in paving, curbing, and gutters since its construction, and the light standards have been replaced. |

| Gatehouse/Stone Cottage - Located at the southern gateposts to the Arboretum, the Stone Cottage was designed by Architects Loveless and Fey and constructed by the WPA 1937-38. It was originally intended to serve as a gatekeeper's residence. It also includes a pair of stone pylons, composed of double piers with low walls. The pylons flank Lake Washington Boulevard and serve as a gate element for the property. The west pylon has a WPA identification plaque. The building is currently used as a residence for Arboretum staff. The building retains good integrity. |

| Rockery - The Rockery is a WPA element dating from ca. 1938, located north of the intersection of Lake Washington Blvd. and Arboretum Drive. It was designed by Frederick Leissler and Otto Holmdahl. It was constructed of Basalt stone from Cle Elum. It is unclear how much of the Rockery's original design was implemented, as the 1938 Arboretum Foundation report recommended discontinuing construction of the Rockery due to lack of funds. The original rockwork is intact but overgrown with shrubs. Modern signage detracts from the original design. |

| Stone Bridges, Arboretum Creek and the Pond - The creek was an original, natural feature of the area that is now the Arboretum and drained all of Madison Valley. The creek flow was considerably reduced when the ravine at the north end of the Park was filled in and storm sewers were developed. Springs above the Japanese Garden were diverted to the storm sewer system in the 1950s. The creek presently receives intermittent flows only from the Woodland Garden and Rhododendron Glen. The creek was also straightened as part of 1904-05 and 1936-38 Boulevard and Arboretum related improvements. The Olmsted plan showed several pools along the creek but only one was constructed, in 1938 by the WPA. Both the North and South bridges were designed and built as part of the WPA work. The South Bridge and the Pond/pool were extensively reconfigured in 1959-60 as part of the Japanese Garden construction. The Creek has been completely altered from its original condition. The small pool was significantly changed as part of the Japanese garden development. The North and South bridges remain and have good integrity. |

| Japanese Garden - Constructed in 1959-60, the Seattle Japanese Garden was designed by Kiyoshi Inoshita, principal designer, with Juki Iida of the Iida Landscape Engineering Co. of Tokyo as the landscape architect who supervised construction of the garden and executed the plans prepared in Tokyo. Mr. Iida was the creator of more than a thousand Japanese gardens and had been honored by the Emperor of Japan for his gardens. Sad Ishimitsu of K. Ishimitsu & Sons constructed the teahouse under the supervision of Tomosaburo Kato and a representative of the Tokyo Metropolitan Government. Prepared by Kiyoshi Inoshita and then modified by Ryuo Moriwaki, Nobumasa Kitamura, Iwao Ishikawa, Naotomo Ueno, Riki Ito and Iida himself, the plans presented a design that incorporated the existing pond and the stone bridge over the creek and retained existing features. |
vegetation at the periphery. William S. Yorozu was the contractor, Richard Yamasaki did the stone work and Sad Ishimitsu handled the wood construction. "According to author Kendall H. Brown, the Seattle Japanese Garden 'represents the earliest postwar public construction of a Japanese-style garden on the Pacific Coast and, as such, had a great impact on other gardens, serving as the template in design and function for most of the large civic pond-and-teahouse gardens built over the next forty years'" (City of Seattle). After the original tea house was burned down, "Fred Sugita, a Japanese-born craftsman from Seattle, largely followed the original plans in completing the reconstruction of the teahouse with the assistance of Seichi Kawasaki, a carpenter-artisan from Hiroshima, Japan. The dedication on May 16, 1981 was truly a celebration of the restoration of the teahouse. That same year, the University of Washington transferred the management of the Japanese Garden to Seattle Parks and Recreation, which has undertaken several major projects in recent years. ADA revisions were planned and built in 1997, and shoreline restoration (of the pond) was completed in 2002. Major and regular pine pruning has been ongoing since 1998. Today, the Seattle Japanese Garden is ranked within the top ten of North America's more than 300 public Japanese gardens" (City of Seattle).

Arboretum Aqueduct - Also known as the North Trunk Sewer Viaduct or the Willcox Footbridge, the Arboretum Aqueduct, listed on the NRHP, was designed by Willcox and Sayward in 1910 for the City of Seattle, and constructed in 1912. It was commissioned to support and conceal the north sewer trunk line that was extended through the park to serve the Puget Mill Company's property, now known as the Broadmoor development. The Aqueduct remains essentially unaltered and retains very good integrity.

Foster Island and the Lagoons - "The north section of the Arboretum has experienced significant changes. Foster Island was originally a small island. Shorelands were greatly extended when the 1915 Montlake Cut lowered the water level of Lake Washington nine feet. The Olmsted Brothers ...proposed extensive lagoon gardens. Significant dredging to create the lagoons nearly exhausted the financial resources of the Arboretum Foundation in 1938. Construction of SR 520... significantly impacted earlier features. The Waterfront Trail...is the last major change to the area" (City of Seattle).

Barn/Maintenance Building - Designed by Fred Leissler around 1934 and constructed by the WPA 1935-36, the Maintenance Building was remodeled in the 1980s. Although the interior was remodeled and is now used by Parks crews as a lunchroom, service space and offices, the exterior retains good integrity. However, its setting has been significantly altered and it is now located within the Arboretum Maintenance Yard, north of the Graham Visitor Center, within an assembly of buildings, many of them newer construction.

Arboretum Drive - One of the bicycle routes identified by Assistant City Engineer George F. Cotterill in 1900 was one in the approximate location of present Arboretum Drive. An existing route is shown on the 1904 plan for the park. Grading for the Upper Road, later renamed Arboretum Drive, began in 1934 under the direction of Jacob Umlauf (Parks Department) working from a design by Frederick Dawson of the Olmsted Brothers. The drive remains much as originally developed by the WPA and designed by the Olmsted Brothers.

Azalea Way - This area was originally known as the Speedway, a former carriage way and racetrack. In 1936 the Olmsted Brothers designed major improvements for the area and called it Azalea Way. It has been renovated several times since then, including major tree replacement following the 1954-55 winter freeze, and numerous drainage efforts. However, all renovations have respected the original design and it retains a recognizable visual appearance.

Woodland Garden - This area was one of the primary elements of the Arboretum, identified on the Olmsted Brothers 1936 General Plan as an Alpine Garden. The West Seattle Garden Club hired the Swiss-German landscape architect E. A. Fabi to design a planting plan. However, Fabi died in 1939 just as WPA construction of the pools in the Woodland Garden was occurring. Many of the original plants here were lost in the winter freeze of 1955. The Woodland Garden retains its original character but with significant changes to the planting design. Some of its Alpine Garden plantings have been relocated to the Rockery.

Rhododendron Glen - The Rhododendron Glen was a primary element of the Arboretum, identified on the Olmsted Brothers 1936 Plan. It was largely detailed and implemented through the efforts of local garden clubs, with design and oversight by Herbert Ihrig and others. A majority of the original plants here were lost in the November 1955 freeze. The glen has evolved, but retains most of its original features. The area was modernized in 1984-85, and the plantings have changed over time, but it retains its original feeling and remains a Rhododendron Glen.

Lookout/Gazebo - A Lookout building was shown on the Olmsted's General Plan, and was designed by Loveless and Fey, Architects, in 1936. The building is constructed of Enuclaw basalt and fir timbers. It is hexagonal in shape with a peaked roof supported by peeled timbers and logs on low stone sidewalls. It is well maintained and in good condition. Some of the original stone walls have been changed, and the original wood shingle roof has been replaced with standing seam metal. Despite these changes, it retains good integrity.

Pinetum - This area was a primary element of the Arboretum. It was selected by J. Frederick Dawson for the start of the botanical sequence. The first Arboretum plantings were laid out in this area in December of 1937. Pines, Cypress, Chamaecyparis, Spruces and Firs were planted. There is no evidence a detailed planting plan was prepared, and the plantings were likely installed under the direction of Fred Leissler. In the late 1970s, the Arboretum's Conifer Meadow was developed over an area of highway fill along 26th Street. The Pinetum retains its original informal character. The collection has matured, with replanting as necessary. The primary Pinetum area retains the intent of the original design although the plantings have evolved considerably over time.

The Arboretum also contains many newer elements, including the Graham Visitor Center and Tsutakawa Gates, signage, light standards, pylons, parking lots, pedestrian paths and
Historic Property Inventory Report for

**Washington Park**

at 2300 Arboretum Dr E, Seattle, WA 98112

<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
</tr>
</thead>
</table>

bridges, etc. These elements are all less than 50 years old and are not included in this Historic Property Inventory Form.
Additional Photos for: Washington Park

View of Washington Park Arboretum Trail Map taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
Comments: Map credit: http://depts.washington.edu/wpa/ArboretumMap.pdf

View of Arboretum landscape taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of Arboretum Landscape taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of Arboretum Canal taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
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<td>View of Marsh Island Trail in Arboretum</td>
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<tr>
<td>View of Foster Island landscape in Arboretum</td>
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Additional Photos for: Washington Park at Washington Park

View of Shoreline of Foster Island in Arboretum taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of SR 520 ramps in Arboretum taken 9/28/2003
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
### LOCATED SECTION

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<th>Historic Name:</th>
<th>Edgewater Park Apartments</th>
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<td>Tax No./Parcel No.</td>
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<tr>
<td>Plat/Block/Lot</td>
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### IDENTIFICATION SECTION

| Field Recorder: | Lori Durio |
| Survey Name: | SR 520 Bridge Replacement and HOV Project |

| Field Recorder: | Lori Durio |
| Date Recorded: | 4/1/2009 |
| Owner's Name: | Multi (316 units) |
| Owner Address: | Not Available |

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

### DESCRIPTION SECTION

| Plan: | Irregular |
| No. of Stories: | 2 |
| Structural System: | Balloon Frame |

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

| View of | typical building in complex |
| Photography Neg. No (Roll No./Frame No.): | N/A |
| Comments: | |

| Style | Colonial - Colonial Revival |
| Form/Type | Multi-Family - Four Unit Block |

---

Page 1 of 3 Printed on 7/6/2009 4:50:17 PM
**Historic Property Inventory Report for**

**Edgewater Park Apartments**  at 2411 42nd Ave E, Seattle, WA 98112

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<tr>
<td>Brick</td>
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<tr>
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<tr>
<td>Foundation</td>
<td>Concrete - Poured</td>
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<td>Roof Material</td>
<td>Wood - Shingle</td>
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<td>Roof Type</td>
<td>Gable</td>
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</table>

**NARRATIVE SECTION**

**Date Of Construction:** 1938-40

**Architect:** John Graham Jr.

**Builder:** Madison Park Corporation

**Engineer:** Unknown

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

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

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

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**Statement of Significance**

This apartment/condominium complex from 1938-40 retains good integrity despite minor alterations, such as some window replacements. It is eligible for the NRHP under Criterion C for its distinctive characteristics as an early apartment complex, designed by John Graham, Jr.

The Edgewater Apartments (originally Edgewater Park) is the earliest known local example of a privately-owned apartment complex. Apartment complexes "consisted of a grouping of multi-unit, multi-story buildings arranged in a landscaped setting. They extended the bungalow court's concept of a setting apart from the street, but they were larger in scale, with higher densities and larger buildings..." (Sheridan 2008). The Edgewater was built by local businessmen, organized as the Madison Park Corporation.

The Edgewater was designed by noted Seattle architect John Graham, Jr. (1908-1991). A Seattle native and son of architect John Graham, Sr., he studied at the University of Washington and graduated from Yale University. In 1937, he joined his father's firm and opened a New York City branch office. He used his New York experience, where the garden apartment form had become very popular, to design the Edgewater. During WWII, the New York office was closed and he focused on war housing on the East Coast, including the Suburban Heights development in Washington, D.C. (Ochsner 1994). In 1946 John Graham, Jr. returned to Seattle and took over the Graham architecture firm. Shortly thereafter, he designed the Northgate Shopping Center, the first large-scale regional shopping center of its kind in the country. It opened in 1950 and established Graham as a leader in the field. He went on to build an international reputation and design projects all over the world. His best known project is probably the Space Needle for the Seattle World's Fair in 1960-62, designed with Victor Steinbrueck. Graham had previously designed a high-rise office building with a revolving restaurant in Honolulu, for which he held a U.S. patent granted March 17, 1964, and he and Steinbrueck used this idea to launch the design of the Space Needle (Ochsner 1994).

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The Edgewater apartment complex is located on the shore of Lake Washington, at the northern edge of the Madison Park neighborhood. The area known as Madison Park was founded by Judge John McGilvra in the 1860s, and he platted much of it for development in the 1880s. It is generally bound on the north and east by Lake Washington; on the south by E. Prospect Street; and on the west by 38th and 37th Avenues E., beyond which are Washington Park and the private Broadmoor community and golf course. Madison Park contains a mixture of early 20th century buildings and newer buildings, with several mid-century buildings mixed in. It is mainly residential, but also contains a thriving commercial area, as well as the actual Madison Park itself. While Madison Park contains many historic buildings, including two listed in the NRHP (Pioneer Association Hall, 1910, and Samuel Hill House, 1908), and possesses an important place in the history of the development of the Seattle area, the section of the Madison Park neighborhood surrounding the Edgewater apartments contains a high percentage of newer construction. Although some historic buildings remain, there is not a cohesive collection of structures that is able to convey the unique history of the area. Therefore, this complex of buildings is not a contributing element to any historic district.
**Description of Physical Appearance**

This apartment complex has 20 buildings containing 316 units altogether, spread over more than 12 acres of lakefront property. Built 1938-40, the buildings are arranged around large courtyards. Each building is slightly different in decorative details, but overall they are identical in style. Some buildings are larger than others and contain more units, but even the larger buildings are broken up in massing to appear as townhouses. The buildings are two stories, have irregular footprints, and generally have a gable-and-wing roof form. The roofs are clad in wood shingle. All units are clad in brick, and most are white-washed. Some gables have clapboards on the ends, and some buildings have a projecting second story of vertical board and batten. Entrances generally have Colonial Revival-style door surrounds, with pilasters and pediments. Windows are generally 6/1, and there have been some window replacements with modern sash. Many buildings have a round window or vent in the gable end. The complex was renovated in 1987 and is now condominiums.

<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
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<tbody>
<tr>
<td>King County Assessor's Records</td>
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</table>
Additional Photos for: Edgewater Park Apartments at 2411 42nd Ave E, Seattle, WA 98112

View of Exit of complex taken 7/1/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments: east side of the street

View of Streetscape of complex taken 7/1/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of Exit of complex taken 7/1/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments: west side of the street

View of view north to Lake Washington from inside the complex taken 7/1/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Additional Photos for: Edgewater Park Apartments at Edgewater Park Apartments

View of view north of Evergreen Point Bridge from inside co taken 4/1/2009
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:
Eastside Transition Segment
Historic Property
Inventory Report for

at 3267 Evergreen Point Rd, Medina, WA 98039

**LOCATION SECTION**

Field Site No.: SR520W38
OAHP No.

Historic Name: 3267 Evergreen Point Road, Medina

Property Address: 3267 Evergreen Point Rd, Medina, WA 98039

County: King
Township/Range/EW: T25R04na
Section: 24
1/4 Sec: NW

Quadrangle: SEATTLE NORTH

Coordinate Reference System:

- Zone: 10
- Spatial Type: Point
- Acquisition Code: Digitized Source
- Sequence: 0
- Easting: 556998.56
- Northing: 5276802.5

Tax No./Parcel No.: 2425049065
Plat/Block/Lot: N/A

Supplemental Map(s): Acreage 1.27

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 9/14/2009

Owner’s Name: Fikso Kretschmer Smith
Owner Address: Thomas Dixon, Trustee - 2025 1st Ave., Ste. 1130

City/State/Zip: Seattle, WA 98121

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 - Secondary Structure

Plan: Rectangle
No. of Stories: 1

Structural System: Platform Frame

View of Front Elevation taken 6/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property Inventory Report for
at 3267 Evergreen Point Rd, Medina, WA 98039

Changes to plan:  Intact
Changes to original cladding:  Intact
Changes to windows:  Slight
Cladding
- Stone - Ashlar/Cut
- Veneer - Stucco
- Wood - Clapboard

Changes to interior:  Unknown
Changes to other:
Other (specify):

Style  Ranch
Form/Type  Single Family

Roof Material  Wood - Shingle
Roof Type  Gable - Side Gable

NARRATIVE SECTION

Study Unit  Other
- Study Unit/Landscape Architecture

Date Of Construction:  1952
Architect:  Unknown
Builder:  Unknown
Engineer:  Unknown

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

Statement of Significance

The Dixon House was built in 1952 and is a Ranch-style residence with very good integrity. It is eligible for the NRHP under Criterion C for its distinctive characteristics of the Ranch style.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one-story single family ranch house with a basically rectangular footprint. It has a side gable roof of wood shingles with deep boxed eaves. There is also a projecting front gable wing, and another front-facing gable over the attached two-car garage. The gable ends feature wide wood clapboards, and the rest of the house is clad in a combination of ashlar stone and stucco. There is a large stone chimney at the ridgeline near the south end of the roof. The entry is slightly recessed and features a pair of ten-panel wood doors, each with a single window. It has a pair of four-light sidelights and is flanked by a pair of wide, reeded pilasters. To the north of the entry is a horizontal row of three square windows with a pronounced stone sill. To the south of the entry is the projecting wing, which is clad in stucco and features a pair of single light, casement windows that appear to be modern replacements. To the south of this wing is a slightly recessed section with a single entry door and a pair of 8-light metal casement windows.

Major Bibliographic References

King County Assessor's Records

View of Front elevation detail taken 6/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of Entry detail taken 6/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of garage entry detail taken 6/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
**Historic Property
Inventory Report for**

**Location Section**

Field Site No.: SR520W37  
OAHP No.:  

Historic Name:  
Property Address: 3261 Evergreen Point Rd, Medina, WA 98039  

County: King  
Township/Range/EW: T25R04na  
Section: 24  
1/4 Sec: NW  

Quadrangle: SEATTLE NORTH  
Coordinate Reference:  
Zone: 10  
Spatial Type: Point  
Acquisition Code: Digitized Source  
Sequence: 0  
Easting: 556998.56  
Northing: 5276802.5  

Tax No./Parcel No.: 2425049211  
Plat/Block/Lot: N/A  
Supplemental Map(s):  
Acreage: 0.53  

**Identification Section**

Survey Name: SR 520 Bridge Replacement and HOV Project  
Field Recorder: Lori Durio  
Date Recorded: 3/3/2009  

Owner’s Name: Johnson, Steven C.  
Owner Address: 11235 SE 6th St., Ste 230  
City/State/Zip: Bellevue, WA 98004  

Classification: Building  
Resource Status: Survey/Inventory  
Comments:  

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

Local District:  
National Register District/Thematic Nomination Name:  

**Description Section**

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

Plan: L-Shape  
No. of Stories: 2  

Structural System: Platform Frame  
Changes to plan: Extensive  
Changes to original cladding: Intact  
Changes to windows: Extensive  
Changes to other: Unknown  
Changes to interior: Unknown  
Style: Vernacular  
Form/Type: Single Family  

View of Entry taken 6/10/2004  
Photography Neg. No (Roll No./Frame No.): N/A  
Comments:  

Printed on 7/7/2009 12:08:48 PM
**Historic Property Inventory Report for**

**at** 3261 Evergreen Point Rd, Medina, WA 98039

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<td>Wood - Shingle</td>
<td>Gable</td>
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**NARRATIVE SECTION**

**Date Of Construction:** 1941

**Study Unit**

Other

Architecture/Landscape Architecture

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

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

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

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**Statement of Significance**

This house, built in 1941, is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has been altered by a two-story addition and by the replacement of all windows, including the alteration of the size of the openings. These changes have impacted the integrity of design and feeling of the house. It retains integrity of location, setting, materials, workmanship, and association. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

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**Description of Physical Appearance**

This was originally a one-story single family house with a rectangular footprint, built in 1941. It has since had a two-story addition added to the east elevation, giving the house an L-shaped footprint today. The house is clad in wood weatherboards with a gable roof of wood shingle. The original section of the house has a side gabled roof, while the entry and two-story additions have front gable roofs. The roof has several skylights, and the eaves are nearly flush with the walls. The only eave overhang is at the entry, located at the apex of the “L”, where the entry door is, and this overhang is supported on a single square wood post. A set of concrete steps leads down to the doorway. All of the windows in the house appear to have been replaced with modern vinyl windows, altering the size and shape of the original openings. The house retains a red brick exterior chimney on the south elevation.

This house is set back a long distance from the road and is not visible from the public right of way.

---

**Major Bibliographic References**

King County Assessor's Records

**Historic Property Inventory Report for**

**Location Section**
- **Field Site No.**: SR520W36
- **OAHP No.**: 
- **Historic Name**: 
- **Property Address**: 3201 Evergreen Point Rd, Medina, WA 98039
- **County**: King
- **Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle**: T25R04na 24 SW SEATTLE NORTH
- **Coordinate Reference Zone**: 10
- **Spatial Type**: Point
- **Acquisition Code**: Digitized Source
- **Sequence**: 0
- **Easting**: 556997.93
- **Northing**: 5276402.5
- **Tax No./Parcel No.**: 2425049217
- **Plat/Block/Lot**: N/A
- **Supplemental Map(s)**: 
- **Acreage**: .75

**Identification Section**
- **Survey Name**: SR 520 Bridge Replacement and HOV Project
- **Field Recorder**: Lori Durio
- **Date Recorded**: 1/6/2009
- **Owner's Name**: Brown, B. Greg & Del Bene, Sherri L.
- **Owner Address**: 3201 Evergreen Point Road Medina, WA 98039
- **Classification**: Building
- **Resource Status**: Survey/Inventory
- **Comments**: 
- **Within a District?**: No
- **Contributing?**: 
- **National Register Nomination**: 
- **Local District**: 
- **National Register District/Thematic Nomination Name**: 

**Description Section**
- **Historic Use**: Domestic - Single Family House
- **Current Use**: Domestic - Single Family House
- **Plan**: Rectangle
- **No. of Stories**: 2
- **Structural System**: Platform Frame
- **View of front (south) elevation taken**: 1/22/2009
- **Photography Neg. No (Roll No./Frame No.)**: N/A
- **Changes to plan**: Extensive
- **Changes to original cladding**: Intact
- **Changes to interior**: Unknown
- **Changes to other**: 
- **Style**: Modern
- **Form/Type**: Single Family
### NARRATIVE SECTION

**Date Of Construction:** 1960

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

This house from 1960, while architecturally interesting, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has been altered by a large addition that doubled the footprint of the house, and an entry that was added to the front elevation, changing its appearance considerably. It does not meet any of the criteria necessary to qualify for the NRHP and has suffered a loss of integrity of design and feeling.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions.

This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

### Description of Physical Appearance

The original section of this two-story single family residence was built in 1960. Later a large addition was added to the east elevation, including a two-car garage, that doubled the footprint of the house. An entry addition was also appears to have been added to the south elevation, marring the architectural design of the elevation. The south elevation functions as the front of the house, with the entry door and the garage doors on this side. The central entry has a shed roof of composition shingle. Two sides of the entry have openings, while the west side is closed, and the front wall has a wooden picket rail across the opening. The door is four panels with a fanlight and does not appear to be original. To the east of the entry are two paneled roll-up garage doors, also with fanlights and not original. The garage addition is a full two stories, and projects above the original section of the house.

On the east and west elevations, there are four pair of sliding sash windows in this upper section. There is also a small red brick, interior chimney in the northwest corner of this section. The house is clad in smooth boards laid in a diagonal pattern, and has a flat roof with a projecting eaves. The garage addition has exposed rafter tails on the east and west elevations. The original design of the front elevation is evident in the two sets of windows that remain, one running vertically from the ground to the roofline, the other running horizontally from the vertical window to the corner of the house. These appear to be fixed, wood-framed windows, composed of symmetrical horizontal panes. The vertical window is two panes wide by seven panes high, and the horizontal window is three panes high by six panes long. The east elevation faces Lake Washington and has a deck on the ground floor and a cantilevered balcony on the second floor. The roof on this elevation projects out significantly and is supported on six exposed rafters. The ground floor has four large, fixed, plate glass windows, with a pair of glass doors in the center. The second floor also has four large, fixed, plate glass windows, but here the pair of glass doors are not centered, but instead are found in the second to last bay from northern end. There is also glazing above the doors and windows, between each rafter. The balcony has wood picket railing and is accessed by wooden stairs. The balcony extends out wider in front of the northern two bays, and thus here is supported on two wooden posts. The house has a large, rectangular, red brick, interior chimney, located in the southeast section of the roof over the original section of the house. The north elevation of the house is treated as the rear of the house and has a variety of window and door openings. There is a small guest house at the water's edge, northeast of the main house, that was constructed in 1982.
**Historic Property**

*Inventory Report for*

<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County Assessor's Records</td>
</tr>
</tbody>
</table>
View of garage addition taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of east elevation (northeast corner) taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of southwest corner taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Historic Property
Inventory Report for

**LOCATION SECTION**

Field Site No.: SR520W78
OAHP No.: 3205 Evergreen Point Rd, Medina, WA 98039

Historic Name: 3205 Evergreen Point Road, Medina

Property Address: 3205 Evergreen Point Rd, Medina, WA 98039

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

Coordinate Reference
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 1
Easting: 557117.02
Northing: 5276384.76

Tax No./Parcel No.: 2425049210
Plat/Block/Lot: N/A
Supplemental Map(s): 47

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 4/20/2009

Owner's Name: Martin, David E.
Owner Address: 3205 Evergreen Point Road
City/State/Zip: Medina, WA 98039

Classification: Building
Resource Status: Survey/Inventory
Comments: 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: Slight
Changes to original cladding: Intact
Changes to windows: Moderate

Changes to interior: Unknown
Changes to other: Other

View of street elevation from Evergreen Point Road taken 4/16/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: east elevation

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

at 3205 Evergreen Point Rd, Medina, WA 98039

<table>
<thead>
<tr>
<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shingle</td>
<td>Concrete - Poured</td>
<td>Wood - Shingle</td>
<td>Gable - Cross Gable</td>
</tr>
</tbody>
</table>

**Narrative Section**

**Date Of Construction:** 1920

**Study Unit Other Architect:** unknown

**Builder:** unknown

**Engineer:** unknown

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

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

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

**Statement of Significance**

This residence is not architecturally significant. It does not display distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has been altered by the replacement of all windows, including the alteration of the size and shape of the openings. An attached garage was added to the north elevation. These changes have impacted the design integrity of the house. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is near the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. It is likely that when this house was built, it had an unobstructed view to Lake Washington. However, in the intervening years, two newer houses have been built between it and the lake. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of Physical Appearance**

This is a two story house with a T-shaped footprint and a cross gabled roof. The house is set back considerably from the road. The roof is clad in wood shingle and has a shallow overhang at the eaves. The house is also clad in wood shingle. All of the windows have been replaced with modern, single light, vinyl windows, either fixed or casement. Many of the openings appear to have been altered in size and shape as well. A wood shingled fence surrounds the house and obscures the first floor and the entry. A single story, two car garage has been added to the north elevation. The garage has a paneled roll-up garage door on the east elevation, as well as a paneled and glazed pedestrian door on the north elevation. The house appears to retain little architectural ornamentation or stylistic elements.

**Bibliographic References**

- King County Assessor's Records
Historic Property
Inventory Report for at 2849 Evergreen Point Rd, Medina, WA 98039

LOCATION SECTION
Field Site No.: SR520W39 OAHP No.: Common Name: 2849 Evergreen Point Road, Medina

Historic Name: Property Address: 2849 Evergreen Point Rd, Medina, WA 98039

County Township/Range/EW Section 1/4 Sec 1/4 Sec Quadrangle Coordinate Reference
King T25R04na 24 SW SEATTLE NORTH

Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
2425049258 N/A N/A 46

IDENTIFICATION SECTION
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio Date Recorded: 1/6/2009

Owner’s Name: Owner Address: City/State/Zip:
Holsapple, Keith A. PO Box 305 Medina, WA 98039

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

Local District:
National Register District/Thematic Nomination Name:

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

Plan: Irregular No. of Stories: 2
Structural System: Platform Frame

View of Entry and garage taken 6/10/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments: This is what is visible from the driveway. The house is down the hill and very difficult to see.

Changes to plan: Extensive Changes to original cladding: Extensive
Changes to interior: Unknown Changes to other:
Style Modern - Northwest Regional
Form/Type Single Family
**Historic Property Inventory Report for**

**at** 2849 Evergreen Point Rd, Medina, WA 98039

<table>
<thead>
<tr>
<th>Changes to windows:</th>
<th>Extensive</th>
<th>Other (specify):</th>
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<tr>
<td>Cladding</td>
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<tr>
<td>Roof Material</td>
<td>Wood - Shingle</td>
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</tr>
<tr>
<td>Roof Type</td>
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<td>Shed</td>
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</table>

**Study Unit**

**Architect/Landscape Architecture**

<table>
<thead>
<tr>
<th>Date Of Construction:</th>
<th>1935</th>
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<tbody>
<tr>
<td>Architect:</td>
<td>Unknown</td>
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<tr>
<td>Builder:</td>
<td>Unknown</td>
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<tr>
<td>Engineer:</td>
<td>Unknown</td>
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</table>

**Narrative Section**

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

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

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

**Statement of Significance**

This house, built in 1935, is architecturally distinct and an interesting example of Northwest Regionalism from the 1970s. However, the 1972 renovation that is visible today completely obscured the historic 1935 house and it no longer retains integrity of design, materials, feeling, or workmanship. It retains integrity only of location, setting, and association. Available research did not reveal any associations with significant persons or events. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

**Description of Physical Appearance**

This is a two-story, single family house built in 1935. However it was significantly remodeled in 1972 into a modern Northwest Regional style, and nothing remains visible of the 1935 house. The house is accessed via a covered walkway and stairs from a garage and deck area down to the main house. The house is clad in wood shingles, as is the roof, which is a combination of side gable and shed rooflines. The house features an irregularly shaped footprint, asymmetrical massing, and extensive use of glass. All windows are modern glazing styles, including atrium-style windows that glaze part of the roof. The separate garage is also clad in wood shingle and has a side gable roof of wood shingles, with a paneled garage door. The house is located a long distance from the road and is not visible from the public right of way. It is also visually secluded due to its heavily wooded site, and its location downhill of a steep slope, near the water's edge.

**Major Bibliographic References**

King County Assessor's Records

<table>
<thead>
<tr>
<th>View of</th>
<th>taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>east elevation near entry</td>
<td>6/10/2004</td>
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<tr>
<td>Photography Neg. No (Roll No./Frame No.):</td>
<td>N/A</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>House is located down a slope and is very difficult to see.</td>
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Historic Property Inventory Report for

Historic Name: 2841 Evergreen Point Road, Medina

Property Address: 2841 Evergreen Point Rd, Medina, WA 98039

County: King
Township/Range/EW: T25R04na
Section: 24
1/4 Sec: SW

Coordinate Reference System: SEATTLE NORTH
Zone: 10
Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 0
Easting: 556997.93
Northing: 5276402.5

Tax No./Parcel No.: 2425049241
Plat/Block/Lot: N/A

Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio
Date Recorded: 1/7/2009

Owner's Name: Tsemekhman, Vadim & Valentina
Owner Address: 5037 22nd Ave. NE, Seattle, WA 98105

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: 2
Structural System: Platform Frame

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

Photography Neg. No (Roll No./Frame No.): N/A
Comments: House is obscured by heavy vegetation and its location at the foot of the slope. It is not visible from the public right of way.
## Changes to windows:

**Extensive**

<table>
<thead>
<tr>
<th>Cladding</th>
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<th>Roof Type</th>
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<tbody>
<tr>
<td>Vertical - Boards</td>
<td>Unknown</td>
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<td>Shed</td>
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<tr>
<td>Wood - Clapboard</td>
<td></td>
<td>Wood - Shingle</td>
<td>Gable</td>
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</tbody>
</table>

## NARRATIVE SECTION

**Date Of Construction:** 1914

**Study Unit**

- **Other Architecture/Landscape Architecture**

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

### Statement of Significance

This house, built in 1914, is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. In 1965 this house was significantly altered into a Modern style house. All doors, windows, and siding were replaced, including the alteration of the size, shape and location of the openings. A large addition was also added to the north elevation. These changes have impacted the integrity of design, materials, feeling, and workmanship of the house, and nothing remains visible of the original 1914 house. It retains only integrity of location, association, and setting. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

### Description of Physical Appearance

This house was built in 1914, and appears to have originally been a one story, single family residence with a rectangular footprint. It was substantially renovated in 1965 into a two-story Modern style house, and a large addition was added to the north elevation, giving the current building an L-shape. All siding, windows and doors were replaced, including alterations to the size, shape and location of openings. Nothing remains visible from the original 1914 building. Currently, the house is clad in vertical boards or siding on the first floor, and wood clapboards on the second floor. The main part of the building has a combination of shed and side gable roofs of wood shingle with deep eaves. The large addition on the north side has a shed roof with a shallow slope covered with composition roll down roofing. Both roofs contain multiple skylights. The house is situated at the foot of a hill, near the Lake Washington shoreline. It is accessed by a set of wood steps that go down from a deck and parking area. The house is set back a long distance from the road and is not visible from the public right of way.

### Major Bibliographic References

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

LOCATION SECTION

Field Site No.: SR520W40
OAHP No.: 

Historic Name: 
Property Address: 2837 Evergreen Point Rd, Medina, WA 98039

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

Coordinate Reference
Zone: 10 Spatial Type: Point
Sequence: 0 Easting: 556997.93 Northing: 5276402.5

Tax No./Parcel No. Plat/Block/Lot Supplemental Map(s) Acreage
2425049208 N/A 

IDENTIFICATION SECTION

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio Date Recorded: 1/7/2009

Owner's Name: Fletcher, Scott W. Owner Address: 2837 Evergreen Point Road Medina, WA 98039

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

Local District: 
National Register District/Thematic Nomination Name: 

DESCRIPTION SECTION

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

Plan: Irregular No. of Stories: 2
Structural System: Platform Frame

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

View of garage and entry taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments: north elevation of garage, and east elevation of house

Form/Type
Single Family
Historic Property
Inventory Report for
at 2837 Evergreen Point Rd, Medina, WA 98039

<table>
<thead>
<tr>
<th>Cladding</th>
<th>Foundation</th>
<th>Roof Material</th>
<th>Roof Type</th>
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<tbody>
<tr>
<td>Stone Veneer - Stucco Vertical - Board-and-Batten</td>
<td>Concrete - Poured</td>
<td>Asphalt / Composition - Built Up</td>
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NARRATIVE SECTION

Date Of Construction: 1956

Architect: Unknown
Builder: Unknown
Engineer: Unknown

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

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

Statement of Significance

This house from 1956 is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. It has had substantial additions which have impacted the integrity of design and feeling of the house. The setting has also been altered. It retains integrity of location, association, workmanship and materials. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is near the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a two-story single family residence constructed in 1956. It has an irregular footprint, mainly due to additions that have been added to the original building. A two-car garage, which appears to be an addition, is on the east side of the building, connected to the main building by a hyphen which contains the entry to the house. The garage has a side gable roof with a very low pitch and projecting eaves which are wrapped in a pronounced molded fascia. The garage is clad in stone and has two paneled roll-up garage doors with four lights in each. An arched opening leads to the entry door, which has a large window and sidelights. A skylight is set in the roof above the entryway. The hyphen section that connects the garage to the main house is clad in a combination of stone and smooth stucco. The main house is composed of two sections - the original house is the southern section, while the northern section appears to be an addition. The house is clad in vertical board and batten siding, and has a gable roof with a very low pitch, and projecting eaves which are wrapped in a pronounced molded fascia, just like the garage. The roofs appear to be covered in built-up composition. The original house has exposed rafter tails. On the west elevation, the full two-story height of the house is visible. The original house (southern section) steps out to the west beyond the addition, and has a deep gallery that runs the length of this section, supported on wooden posts with concrete footers. The gallery is surrounded by a wood railing and is accessed by a pair of double leaf glass doors, which appear to be replacements. There are also six large, plate glass windows on this elevation. The ground floor beneath the gallery has a pair of double leaf glass doors, with two vinyl sliding sash windows (replacements) to the south. A masonry retaining wall flanks the walkway to these doors. To the north of the doors are three plate glass windows, similar to the ones above. The ground floor of the west elevation of the northern section contains three plate glass windows flanked by sliding sash. The one to the north is somewhat larger. There is also a very small sliding sash window next to this larger window. The second floor has the same windows at the far north and far south ends, with only a sliding sash window between them. The house has a large stone chimney in the original section, located just west of, and perpendicular to, the ridgeline.

It is likely that the house originally had an obstructed view of Lake Washington, as there was only one small house between this site and the lake when the house was constructed, and that house sits below the slope of the land going down to the shore so it would not have obstructed the view. However in 1977 a large house was built just west of this one, at least partially, if not totally, blocking the view that would have been seen thru the large plate glass windows on the west elevation originally.
<table>
<thead>
<tr>
<th>Major Bibliographic References</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County Assessor's Records</td>
</tr>
</tbody>
</table>
View of west elevation taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:

View of north section of house, west elevation taken 1/22/2009
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
**Historic Property Inventory Report for**  

**Field Site No.:** SR520W43  
**OAHP No.:**  
**Common Name:** 2651 Evergreen Point Road, Medina  
**Property Address:** 2651 Evergreen Point Rd, Medina, WA 98039  
**County:** King  
**Township/Range/EW:** T25R04na  
**Section:** 24  
**1/4 Sec:** SW  
**1/4 Sec Quadrangle:** SEATTLE NORTH  
**Zone:** 10  
**Spatial Type:** Point  
**Acquisition Code:** Digitized Source  
**Sequence:** 0  
**Easting:** 556997.93  
**Northing:** 5276402.5  
**Tax No./Parcel No.:** 2425049166  
**Plat/Block/Lot:** N/A  
**Supplemental Map(s):**  
**Acreage:** 1.04  

### LOCATION SECTION

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| Property Address: | 2651 Evergreen Point Rd, Medina, WA 98039  
| County | Township/Range/EW | Section | 1/4 Sec | 1/4 Sec Quadrangle | Coordinate Reference | Zone | Spatial Type | Acquisition Code | Sequence | Easting | Northing |
| King | T25R04na | 24 | SW | SEATTLE NORTH | | 10 | Point | Digitized Source | 0 | 556997.93 | 5276402.5 |
| Tax No./Parcel No. | Plat/Block/Lot | Supplemental Map(s) | Acreage |
| 2425049166 | N/A | | 1.04 |

### IDENTIFICATION SECTION

| Survey Name: | SR 520 Bridge Replacement and HOV Project  
| Field Recorder: | Lori Durio  
| Date Recorded: | 3/4/2009  
| Owner’s Name: | Lazarus, Franz E.  
| Owner Address: | PO Box 471  
| City/State/Zip: | Medina, WA 98039  
| Classification: | Building  
| Resource Status: | Survey/Inventory  
| 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: | Platform Frame  
| Changes to plan: | Extensive  
| Changes to original cladding: | Extensive  
| Changes to windows: | Extensive  
| Changes to interior: | Unknown  
| Style: | Other  
| Form/Type: | Single Family  

**View of** entry of house  
**taken** 3/3/2009  
**Photography Neg. No (Roll No./Frame No.):** N/A  
**Comments:** northeast elevation
This house, constructed in 1958, is not architecturally significant. It does not embody distinctive characteristics, is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Since its construction in 1958, the house has undergone a number of alterations, including but not limited to the replacement of all windows and doors, the addition of stucco cladding, an addition to the front elevation, a garage attached by a hyphen to the front (east) of the house, and the addition of large expanses of glass to the rear (west) elevation. These changes have impacted the integrity of design, materials, workmanship, and feeling of the house. The house retains integrity of location, setting and association. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

This is a one story residence constructed in 1958. While it appears to have originally had a square footprint, it has had multiple additions resulting in the current irregular footprint. The exterior is now clad in deeply scored stucco on the lower half, and smooth stucco on the upper half, but this is not the original cladding. The house has multiple hipped roofs of standing seam metal. There is an addition on the front (east) elevation, which is connected via an open hyphen structure to a garage that has been added to the east. There is also a separate garage located further to the east, closer to Evergreen Point Road. Both garages are clad in the same stucco pattern as the house and have hipped roofs of standing seam metal, and match the house stylistically. Both have two pair of paneled roll-up garage doors. The attached garage also has a center, hipped dormer with a single light window. The entry door to the house is located on the east elevation, in what appears to be the original front façade. It is not the original door, and is composed of a pair of multi-light doors. It is shielded under a hipped roof supported on a wooden post with a stone clad base. All windows have been replaced, and most are single light casement below transoms, in single, paired, or multiple sets. The rear (west) elevation that faces Lake Washington is two stories, and has a large deck across the full width. The deck has a metal railing with glass panels and an exterior stair. This elevation contains mostly glass in a combination of double-leaf glass doors, transoms, casement windows, and large fixed plate glass windows. None of these are original.

The house is set back a considerable distance from the road behind an iron fence and is not visible or accessible by the public. Only the rear wall of the separate garage is visible from the street.
King County Assessor's Records

<table>
<thead>
<tr>
<th>View of</th>
<th>Attached garage</th>
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<td>Photography Neg. No (Roll No./Frame No.):</td>
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<th>View of</th>
<th>Separate garage</th>
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<table>
<thead>
<tr>
<th>View of</th>
<th>Front of property from Evergreen Point Road</th>
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<td>Photography Neg. No (Roll No./Frame No.):</td>
<td>N/A</td>
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<tr>
<td>Comments:</td>
<td>Looking west towards Lake Washington from Evergreen Point Road</td>
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</tbody>
</table>
Historic Property
Inventory Report for

Field Site No.: SR520W33  OAHP No.: 

Historic Name: 
Property Address: 2617 Evergreen Point Rd, Medina, WA 98039

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

Tax No./Parcel No.  Plat/Block/Lot  Supplemental Map(s)  Acreage 
2425049172  N/A  

Identification Section
Survey Name: SR 520 Bridge Replacement and HOV Project
Field Recorder: Lori Durio  Date Recorded: 3/3/2009
Owner's Name: Newell, Dan & Kristen J.  Owner Address: 2617 Evergreen Point Road Medina, WA 98039
Classification: Building  Resource Status: Survey/Inventory
Within a District? No  Contributing?
National Register Nomination:

Description Section
Historic Use: Domestic - Single Family House  Current Use: Domestic - Single Family House
Plan: Rectangle  No. of Stories: 1
Structural System: Platform Frame
Changes to plan: Intact  Changes to original cladding: Intact
Changes to windows: Extensive  Changes to interior: Unknown  Style: Vernacular
Changes to other: 
View of North elevation taken 7/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments:
Form/Type Single Family

Common Name: 2617 Evergreen Point Road, Medina

Coordinate Reference
Zone: 10  Spatial Type: Point
Acquisition Code: Digitized Source
Sequence: 0 Easting: 556998.12  Northing: 5276002
Historic Property
Inventory Report for

at 2617 Evergreen Point Rd, Medina, WA 98039

Cladding
Shingle
Wood - Clapboard

Foundation
Unknown

Roof Material
Metal - Standing Seam

Roof Type
Gable - Front Gable

NARRATIVE SECTION

Date Of Construction: 1947

Study Unit Other
Architecture/Landscape Architecture

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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

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

Statement of Significance

This house, constructed in 1947, is not architecturally significant. It is not the work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. In 2004 it was altered by the replacement of all doors and windows, including the alteration of the size of the openings. A large deck was also added. These changes have impacted the integrity of design and feeling of the house. It retains integrity of location, setting, association, materials and workmanship. It does not meet any of the criteria necessary to qualify for the NRHP.

Medina has an interesting history associated with the scenic shoreline, the timber industry, and berry-growing. It was originally a summer retreat area for Seattle citizens who could afford the luxury of a country place across the lake. This house is on the Lake Washington shoreline and is one of the few older houses remaining in this area, which is dominated by new construction. Those extant houses in the vicinity that date from before 1968 are generally not architecturally distinguished and have also been altered, with a few exceptions. This house and its neighboring structures do not form a cohesive collection of historic buildings that are able to convey the historic development of the community. Therefore, there is no potential for a historic district here.

Description of Physical Appearance

This is a one story, single family house with a basically rectangular footprint. It is sited near the shore of Lake Washington, and its western elevation faces the water. It was built in 1947, but substantially renovated in 2004. The house has a double-pitched front gable roof of standing seam metal. The gable ends are clad in wood clapboards, while the body of the building is clad in wood shingles. Gable ends each have a single 4-light window. The house sits up several feet, but the foundation is not visible due to a wide wooden deck on the north elevation and a deep front porch with a stacked stone chainwall on the west elevation. All doors and windows have been replaced with larger, modern versions. The west elevation is now dominated by large plate glass windows and glass double-leaf doors. There is a small gable-roofed addition on the east elevation. The house has an interior chimney of stacked stone on the rear (east) slope of the roof.

King County Assessor's Records

View of West elevation taken 7/30/2004
Photography Neg. No (Roll No./Frame No.): N/A
Comments: This elevation faces Lake Washington

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:
Pontoon Construction Sites
## Location

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<th>Field Site No.</th>
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<tr>
<td>Historic Name:</td>
<td>B &amp; M Distributing Company</td>
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<tr>
<td>Common Name:</td>
<td>2216 E 11th ST</td>
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<tr>
<td>Property Address:</td>
<td>2216 E 11th St, Tacoma, WA 98401</td>
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<td>Tax No./Parcel No.</td>
<td>2275200730, 2275200740</td>
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<td>Plat/Block/Lot</td>
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<td>Acreage</td>
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<td>Supplemental Map(s)</td>
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<td>TACOMA NORTH</td>
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## Coordinate Reference

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<td>Northing</td>
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<td>Projection</td>
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## Identification

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<tr>
<th>Survey Name:</th>
<th>SR 520 I-5 to Medina: Additional Pontoon Site Survey</th>
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<tr>
<td>Date Recorded:</td>
<td>09/27/2010</td>
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<tr>
<td>Field Recorder:</td>
<td>Hetzel, Christopher</td>
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<tr>
<td>Owner’s Name:</td>
<td>Turney, Neil M.</td>
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<tr>
<td>Owner Address:</td>
<td>P.O. Box 1456</td>
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<td>City:</td>
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<td>State:</td>
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<td>Zip:</td>
<td>98401-1456</td>
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<td>Building</td>
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<td>Resource Status:</td>
<td>Survey/Inventory</td>
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| Within a District? | No |
| Contributing? | No |
| National Register: | |
| Local District: | |
| National Register District/Thematic Nomination Name: | |
| Eligibility Status: | Not Determined - SHPO |
| Determination Date: | 1/1/0001 |
| Determination Comments: | |
Historic Inventory Report

Description

<table>
<thead>
<tr>
<th>Historic Use: Industry/Processing/Extraction - Manufacturing Facility</th>
<th>Current Use: Industry/Processing/Extraction - Manufacturing Facility</th>
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<tbody>
<tr>
<td>Plan: Rectangle</td>
<td>Structural System: Steel</td>
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<tr>
<td>Stories: 2</td>
<td>Changes to Interior: Unknown</td>
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<td>Changes to Plan: Moderate</td>
<td>Changes to Windows: Extensive</td>
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<td>Changes to Original Cladding: Extensive</td>
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</tr>
<tr>
<td>Changes to Other:</td>
<td></td>
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</table>

Style: Other - Industrial
Cladding: Metal
Concrete

Roof Type: Flat with Eaves
Barrel Vault

Foundation: Concrete - Poured
Form/Type: Industrial

Narrative

Study Unit
Architecture/Landscape Architecture

Other

Date of Construction: 1948 Built Date
1997 Addition

Builder: Nyanza Construction Company
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No
Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It contains an industrial warehouse building, which consists of an original building constructed in 1948 and a large addition erected in 1997. The original building was constructed for the B & M Distributing Company by the Nyanza Construction Company. The property has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). The building has been substantially altered with changes to its exterior wall cladding, the fenestration on the west and east elevations, and the construction of a large addition to the south. Due to these alterations, the building’s integrity is considered poor. The reconnaissance-level survey revealed no evidence to suggest that the property is eligible under NRHP Criteria A or B. It does not appear to be associated with events that have made a significant contribution to the broad patterns of history, nor with the lives of persons significant in the development of Tacoma, Washington State, or the Pacific Northwest region. Under NRHP Criterion C, the building no longer retains sufficient integrity to convey historical significance. It does not appear to embody characteristics or a method of construction that would warrant special recognition, and it is not located in a cohesive district. Furthermore, there is no evidence to suggest that it is associated with a significant designer or craftsman. The building is also not considered to be, or have been, the principal source of important information. Therefore, it is not considered significant, pursuant to Criterion D. Based on our review, the property has poor integrity and does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance: The property contains a one and a half-story industrial warehouse building constructed in 1948 with a large two-story addition constructed in 1997. It has a west-east orientation, fronting E. 11th Street on the west. The original 1948 building has a rectangular plan and a combination of poured concrete and metal-frame construction. It has a barrel vault roof clad with composition roofing and a shorter flat-roofed section at the west elevation. The exterior walls consist of unfinished, board-formed concrete on the north elevation and non-original, vertical, standing-seam metal siding on the east and west elevations. The 1997 addition abuts the original building on the south. The original building’s primary (west) elevation contains the property’s front entrance, several irregularly-spaced window openings, and a large vehicle access door. Three regularly-spaced window openings punctuate the elevation’s half-story. The window openings are fit with non-original, single-light fixed windows, and the vehicle access door consists of an overhead wood paneled door. The building’s east elevation is similarly designed, consisting of a vehicle access door in the center bay with three regularly-spaced windows in the half story. The 1997 addition is taller than the original building and has a rectangular plan and steel-frame construction. It has a low-pitch gable roof and the exterior walls are clad with vertical, standing-seam metal siding. Three small windows punctuate the addition’s north elevation and several vehicle access doors characterize its south elevation.

Major Bibliographic References: City of Tacoma Land Use Permit History Records; Tacoma Public Library Tacoma-Pierce County Buildings Index; and Tacoma Public Library Image Archives.
Photos

Original building on left with taller addition on right.
West Elevation, Looking Northeast
2010

West Elevation, Looking East
2010

North and West Elevations, Looking Southeast
2010

East Elevation, Looking West
2010
West Elevation of Addition, Looking Southeast
2010
# Historic Inventory Report

## Location

- **Field Site No.**
- **DAHP No.**
- **Historic Name:**
- **Common Name:** 1125 Thorne RD
- **Property Address:** 1125 Thorne Rd, Tacoma, WA 98401
- **Comments:**
- **Tax No./Parcel No.** 2275200840
- **Plat/Block/Lot**
- **Acreage**
- **Supplemental Map(s)**

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<th>1/4 Sec</th>
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## Coordinate Reference

- **Easting:** 1166465
- **Northing:** 710308
- **Projection:** Washington State Plane South
- **Datum:** HARN (feet)

## Identification

- **Survey Name:** SR 520 I-5 to Medina: Additional Pontoon Site Survey
- **Date Recorded:** 09/27/2010
- **Field Recorder:** Hetzel, Christopher
- **Owner’s Name:** Turney, Neil M.
- **Owner Address:** P.O. Box 1456
- **City:** Tacoma  
  **State:** WA  
  **Zip:** 98401-1456
- **Classification:** Building
- **Resource Status:** Survey/Inventory
- **Comments:**
- **Within a District?** No
- **Contributing?** No
- **National Register:**
- **Local District:**
- **National Register District/Thematic Nomination Name:**
- **Eligibility Status:** Not Determined - SHPO
- **Determination Date:** 1/1/0001
- **Determination Comments:**

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Monday, September 27, 2010  
Page 1 of 4
Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business
Plan: Rectangle
Stories: 1
Changes to Plan: Intact
Changes to Original Cladding: Extensive
Changes to Other:
Other (specify):
Style:
Other - Industrial
Cladding: Metal
Foundation:
Concrete - Poured
Form/Type: Commercial
Roof Type: Gable - Front Gable
Roof Material: Metal - Standing Seam

Current Use: Commerce/Trade - Business
Structural System: Steel
Changes to Interior: Unknown
Changes to Windows: Slight

Narrative

Study Unit
Architecture/Landscape Architecture

Other
Builder: Alpa Corporation
Engineer:
Architect:

Date of Construction: 1961 Built Date
1962 Addition

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It contains an industrial office and warehouse building, which consists of an original building constructed in 1961 and an equally sized warehouse addition erected in 1962. The original building was constructed for owner Berry & Muehler Company by the Alpa Corporation. The addition was erected for owner Paige Construction, also by Alpa Corporation. The property has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). The building has been substantially altered with changes to its exterior wall cladding, but otherwise appears to retain much of its original integrity. The building’s integrity is considered fair. The reconnaissance-level survey revealed no evidence to suggest that the property is eligible under NRHP Criteria A or B. It does not appear to be associated with events that have made a significant contribution to the broad patterns of history, nor with the lives of persons significant in the development of Tacoma, Washington State, or the Pacific Northwest region. Under NRHP Criterion C, the building does not appear to embody characteristics or a method of construction that would warrant special recognition, and it is not located in a cohesive district. Furthermore, there is no evidence to suggest that it is associated with a significant designer or craftsman. The building is also not considered to be, or have been, the principal source of important information. Therefore, it is not considered significant, pursuant to Criterion D. Based on our review, the property has poor integrity and does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

The property contains a one-story industrial office building constructed in 1961 and a similarly designed warehouse addition constructed in 1962. It has a south-north orientation, fronting Thorne Road on the south with an open storage yard to the north. The building and addition together have a rectangular plan and both consist of steel-frame construction on a poured concrete foundation. The 1961 building forms the property’s western half, while the 1962 addition forms its eastern half. The two sections each have a low-pitched front gable roofs clad with standing-seam metal roofing, which together form a zigzag roof configuration. The exterior walls are clad with vertical, standing-seam metal siding. The original building’s primary (south) façade is characterized by prominent, plate glass storefront windows that extend the full width of the elevation, and nearly its full height. The windows are set in a slender metal frame and wrap around to the building’s west elevation. Transom windows above the storefront windows also form a zigzag pattern across the façade. The building’s front entrance is located in the center bay. The elevations of the addition are undecorated, except for small window openings on the south and east elevations. Large vehicle access door openings punctuate the north elevation of both sections.

City of Tacoma Land Use Permit History Records; Tacoma Public Library Tacoma-Pierce County Buildings Index; and Tacoma Public Library Image Archives.
Historic Inventory Report

### Location

<table>
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<tbody>
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**Historic Name:** Blake, Moffitt and Towne Company  
**Common Name:** 1157 Thorne RD  
**Property Address:** 1157 Thorne Rd, Tacoma, WA 98401  
**Comments:**

**Tax No./Parcel No.**  6965000270  
**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

### Township/Range/EW

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<th>Section</th>
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**Coordinate Reference**

**Easting:** 1166792  
**Northing:** 710116  
**Projection:** Washington State Plane South  
**Datum:** HARN (feet)

### Identification

**Survey Name:** SR 520 I-5 to Medina: Additional Pontoon Site Survey  
**Date Recorded:** 09/27/2010  
**Field Recorder:** Hetzel, Christopher  
**Owner's Name:** Stryder LLC  
**Owner Address:** 1201 Pacific Avenue, Suite 1400  
**City:** Tacoma  
**State:** WA  
**Zip:** 98402-4322  
**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Comments:**

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

**Local District:**

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

**Eligibility Status:** Not Determined - SHPO  
**Determination Date:** 1/1/0001  
**Determination Comments:**

Monday, September 27, 2010
Historic Inventory Report

Description

**Historic Use:** Industry/Processing/Extraction - Manufacturing Facility

**Plan:** Rectangle

**Stories:** 2

**Changes to Plan:** Slight

**Changes to Original Cladding:** Intact

**Changes to Other:**

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**Foundation:**

- Concrete - Poured
- Industrial

**Current Use:** Industry/Processing/Extraction - Manufacturing Facility

**Structural System:** Steel

**Changes to Interior:** Unknown

**Changes to Windows:** Intact

**Other (specify):**

**Style:** Form/Type:

**Foundation:**

Narrative

**Study Unit**

Architecture/Landscape Architecture

**Date of Construction:**

- 1954 Built Date
- 1973 Addition

**Other**

**Builder:** Wagner & Martinez

**Engineer:**

**Architect:**

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

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

Property potentially contributes to a historic district (National and/or local): No
Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It contains an industrial office and manufacturing building constructed in 1954 and 1997 storage shed addition. The original building was constructed for the Blake, Moffitt & Towne Company by contractor Wagner & Martinez. The company, established by Francis Blake, James Moffitt, and James W. Towne in 1855, was a wholesale distributor of printing paper, wrapping paper, and stationery. Headquartered in San Francisco, the company opened a division in Tacoma at 1735 Jefferson Avenue in 1910 to serve customers in southwestern Washington. Frank Jeffries was appointed manager, and there were four employees in Tacoma at that time. Blake, Moffett and Towne took over the Tacoma Paper & Stationery Company in 1943, and in June 1954 the company moved its Tacoma facility to the newly constructed building at 1157 Thorne Road, which offered more spacious facilities. Operations at the new location were mechanized and palletized and convenient to distribution by rail or truck. The building originally contained 40,000 square feet of warehouse and office space and was purposely built on a 3.5 acre tract to allow for plenty of customer parking, as well as possible future expansion. Arthur W. Towne was listed in the 1954 City Directory as president with Lyman V. Hall as Vice-president/Manager and Richard A. Meyer as Secretary Treasurer/Office Manager. The Tacoma division was one of sixteen units the company maintained in six western states. The company closed their warehouse in Tacoma around 1971. The property has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). The building has good integrity and appears to be essentially unaltered. The reconnaissance-level survey revealed no evidence to suggest that the property is eligible under NRHP Criteria A or B. It is associated with a well-documented paper supply company, the Blake, Moffitt & Towne Company. However, this company is not known to have made a significant contribution to the history of Tacoma, Washington State, or the Pacific Northwest region, and although many of its stockholders may have been successful businessmen, none appear to have been persons of particular significance in our past. Rather, the Blake, Moffitt & Towne Company appears to have been one of many manufacturing businesses established at the Port of Tacoma in the post-war era. Under NRHP Criterion C, the building is representative of industrial warehouse construction at the Port of Tacoma in the 1950s, but does not appear to embody characteristics or a method of construction that would warrant special recognition, and it is not located in a cohesive district. Furthermore, there is no evidence to suggest that it is associated with a significant designer or craftsman. The building is also not considered to be, or have been, the principal source of information. Therefore, it is not considered significant, pursuant to Criterion D. Based on our review, the property has good integrity, but does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance: The property contains a two-story industrial manufacturing building constructed in 1954 with a large two-story addition constructed in 1974. The original building has an L-shaped plan and a south-north orientation, fronting Thorne Drive on the south. It consists of a combination of concrete block and metal-frame construction. The building has a flat roof with a simple parapet with an unadorned frieze and metal coping. The exterior walls consist of painted concrete block. The original building’s primary (south) facade consists of two sections. The westernmost section projects toward the street and is characterized by banks of original, two and three eight-light metal industrial windows with casement sashes. Similarly-style windows punctuate the building’s west and east elevations as well. All have defined cast concrete sills, but otherwise lack casings or other adornment. The building’s primary entrance is located in the center bay of the westernmost section. The entrance is deeply inset and features a wide door below a single-light wood transom and a poured concrete landing and steps. The opening is defined by a stylized, tiered surround. The section is further defined by a slighting project belt course that extends across its length, forming a shallow canopy above the fenestration. The façade’s easternmost section is set back from the elevation, due to the building’s L-shaped plan, and contains two large freight door openings. Each opening is fit with a metal overhead garage door. The 1997 addition abuts the original building on the south. It has a wood frame and low-pitched gable roof that forms an open shed area. Its north and south elevations are clad with corrugated plastic siding.
| Major References | City of Tacoma Land Use Permit History Records; Tacoma Public Library Tacoma-Pierce County Buildings Index; and Tacoma Public Library Image Archives. |
Photos

South Elevation, Looking Northwest 2010

South Elevation, Looking Northwest 2010

South Elevation, Looking North 2010

South Elevation, Looking North 2010
<table>
<thead>
<tr>
<th>South Elevation, Looking Northwest in 1954</th>
<th>Property from the Southwest circa 1956</th>
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<tbody>
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# Historic Inventory Report

## Location

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<th>DAHP No.</th>
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**Historic Name:** Washington Steel Products, Inc.  
**Common Name:** Brown & Haley Candy Company Building  
**Property Address:** 1940 E 11th St, Tacoma, WA 98401  
**Comments:**

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<table>
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<th>Plat/Block/Lot</th>
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<th>Supplemental Map(s)</th>
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## Coordinate Reference

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<td>1166209</td>
<td>710213</td>
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**Projection:** Washington State Plane South  
**Datum:** HARN (feet)

## Identification

**Survey Name:** SR 520 I-5 to Medina: Additional Pontoon Site Survey  
**Date Recorded:** 09/27/2010  
**Field Recorder:** Hetzel, Christopher  
**Owner’s Name:** Port of Tacoma  
**Owner Address:** P.O. Box 1837  

<table>
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<th>City</th>
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<tr>
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**Classification:** Building  
**Resource Status:** Survey/Inventory  
**Comments:**

**Within a District?** No  
**Contributing?** No  
**National Register:**  
**Local District:**  
**National Register District/Thematic Nomination Name:**  
**Eligibility Status:** Not Determined - SHPO  
**Determination Date:** 1/1/0001  
**Determination Comments:**

---

Monday, September 27, 2010
### Description

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### Narrative

#### Study Unit
- Architecture/Landscape Architecture

#### Other
- Builder: Construction Engineers & Contractors
- Engineer: Clark Eldridge

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It contains a large sprawling warehouse complex, which consists of an original building constructed in 1947-1948 and three large additions, erected in 1950, 1952, and 1953. The original building was constructed for Washington Steel Products, Inc., which manufactured a complete line of builder’s hardware for home interiors, including knobs, pulls, hinges, and rolling door hardware, as well as special designs and attachments for kitchen cabinets. The company is purported to have been the only manufacturer of builder’s hardware in the Pacific Northwest in the late 1940s and 1950s. Washington Steel Products, Inc. was first incorporated in Seattle in 1943 by stockholders of two locale hardware companies—Washington Hardware and Carleton Hardware (later Northwest Builders Hardware & Supply Company). About 1955, these companies along with Oregon-Washington Hardware merged into Washington Steel Products, Inc. with management of the corporation’s wholesale units centralized at this property in Tacoma. The company opened its manufacturing plant at the Port of Tacoma in 1948, following the original building’s construction. With additions in 1950, 1952 and a million dollar expansion in 1953, the plant occupied 120,000 square feet and turned out more than 450 products for national and foreign markets. Distribution was facilitated by the Tacoma Railroad spur line that ran immediately adjacent to the plant and its proximity to Tacoma’s waterways. The company was sold to Ekco Products Company of Chicago in October of 1959. At the time of the sale, the company had 475 workers, with 200 in manufacturing, and a payroll of $1.5 million. Lasme Inc. occupied portions of the building in 1964, followed by Del’s Copy Shop in 1965 and Weyerhaeuser Company in 1969. In 1965, the location was listed in the city directory as the Brown & Haley Candy Company Distribution Division. The Brown & Haley Candy Company retained ownership of the property through the year 2000. The original 1947-1948 building was designed by architect Clark Eldridge and built by Construction Engineers & Contractors. Eldridge is best known for his work with the Washington State Highway Department, which he joined in 1936. He helped design two of the state’s large bridge projects--the Lake Washington Floating Bridge and the first Tacoma Narrows Bridge (known as Galloping Gertie). In late 1941, Eldridge worked for the U.S. Navy on Guam when World War II began. He was captured by the Japanese and spent the remainder of the war, three years and nine months, as a POW in a prisoner of war camp in Japan. He resumed his career as an architectural designer following the war, including his work on the Washington Steel Products, Inc. plant. The building’s 1952 and 1953 additions were designed by architect Robert Jorgensen and contractor James W. Purvis. The property has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). The building has good integrity, but has experienced numerous small alterations throughout its history, especially to its fenestration and interior. The reconnaissance-level survey revealed no evidence to suggest that it is eligible under NRHP Criteria A or B. It is associated with a well-documented hardware supply company, Washington Steel Products, Inc. However, this company is not known to have made a significant contribution to the history of Tacoma, Washington state, or the Pacific Northwest Region, and although many of its stockholders were successful businessmen, none appear to have been persons of particular significance in our past. Rather, Washington Steel Products, Inc. appears to have been one of many manufacturing businesses established in Tacoma in the post war era. Under NRHP Criterion C, the building is representative of industrial warehouse construction at the Port of Tacoma in the late 1940s and 1950s, but does not appear to embody characteristics or a method of construction that would warrant special recognition. Furthermore, although it is associated with Clark Eldridge, a notable Washington state engineer, the building does not appear to be the work of a master and is not representative of the design work for which Eldridge was best known. The building is not considered to be, or have been, the principal source of information. Therefore, it is not considered significant, pursuant to Criterion D. Based on our review, the property has good integrity, but does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.
Description of Physical Appearance: The property contains a one to two-story industrial warehouse building originally constructed in 1947 with three large additions in 1950, 1952, and 1953. The building has an irregular rectangular plan, formed by what essentially appears to be three attached structures set side by side. All three structures have north-south orientations and consist of a combination of masonry and reinforced poured concrete construction. The oldest structure (1947) is located to the west, while the easternmost structure comprises the two most recent additions (1952 and 1953). The 1953 addition causes the easternmost structure to extend farther south than the rest of the building. Each structure has a discernable roof. The westernmost structure has a barrel vault roof flanked by flat-roofed sections on the east and west. The roof features wide banks of six-light industrial ribbon windows set in the clerestory of the vaulted roof’s north, east, and south elevations and coursed wood shingle siding cladding the clerestory and gable ends. The middle structure’s roof is similarly designed, except that it consists of a low-pitched gable roof with vertical board and batten siding at the east and west elevations of the clerestory, and clerestory ribbon windows are limited to the north elevation. The easternmost structure has a wide barrel vaulted roof with no clerestory. Instead, it has stepped parapets at the north and south elevations, constructed of poured concrete, and an identifiable second-story demarcated by four large industrial window openings at the north elevation. The window openings are regularly spaced and each contain a pair of 15-light, metal-frame windows. The exterior walls of all three structures comprise board formed poured concrete with a smooth stucco finish. At the building’s north elevation, the three structures feature a common façade with irregularly spaced window and door openings. The windows consist of banks of multiple-light, steel-frame industrial ribbon windows with operable casement sashes. The window openings are interspersed by several large freight door openings. The door openings each originally featured wood paneled, sliding track doors. However, several have been removed and replaced with metal overhead doors, or the openings enclosed. The building has similar fenestration on the east and south elevations, primarily consisting of large freight door openings with wood panel or metal overhead doors. The building’s primary public entrance is located on the west elevation, which also features regularly spaced banks of multiple-light, metal-frame industrial ribbon windows. The primary entrance consists of a single-light wood door flanked by large, fixed sidelights and transom windows in a common wood frame. The raised entrance is accessed by a projecting, poured concrete landing with a wood plank floor and opposing sets of stairs. The landing has a stylized metal-pipe balustrade and supports angled metal-pipe columns, which in turn support a projecting, flat-roofed canopy over the entrance. The arrangement of the columns forms a "W" and the canopy has a simple, multiple coursed, battered frieze.

Photos

North and West Elevations, Looking Southeast
2010

North Elevation, Looking Southeast
2010

North Elevation, Looking Southwest
2010

View of 1952 addition.
North Elevation, Looking South
2010
View of 1950 addition.
North Elevation, Looking South
2010

View of 1947-1948 building and 1950 addition.
North Elevation, Looking Southwest
2010

View of 1952/1953 addition.
North and East Elevations, Looking Southwest
2010

View of 1952/1953 addition.
East Elevation, Looking Northwest
2010

View of 1953 addition.

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West and South Elevations, Looking Northeast
2010

View of original 1947-1948 building and 1950 addition.
South Elevation, Looking North
2010

Original entrance to 1947-1948 building.
West Elevation, Looking East
2010

South and West Elevations, Looking Northeast
2010

View of original 1947-1948 building.
West Elevation, Looking Northeast
2010

View of original 1947-1948 building.
West Elevation, Looking Southeast
2010
Location

Field Site No.  DAHP No.

Historic Name:  1160 Thorne RD

Common Name:  1160  Thorne Rd, Tacoma, WA 98401

Property Address:  1160 Thorne Rd, Tacoma, WA 98401

Comments:  

Tax No./Parcel No.  6965000515

Plat/Block/Lot  

Acreage  

Supplemental Map(s)  

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Coordinate Reference

Easting:  1166538

Northing:  709736

Projection:  Washington State Plane South

Datum:  HARN (feet)

Identification

Survey Name:  SR 520 I-5 to Medina: Additional Pontoon Site Survey

Date Recorded:  09/27/2010

Field Recorder:  Hetzel, Christopher

Owner’s Name:  Z V Co Inc

Owner Address:  Therese Wooding, P.O. Box 64686

City:  University Place  State:  WA  Zip:  98464-0686

Classification:  Building

Resource Status:  Survey/Inventory

Comments:  

Within a District?  No

Contributing?  No

National Register:  

Local District:  

National Register District/Thematic Nomination Name:  

Eligibility Status:  Not Determined - SHPO

Determination Date:  1/1/0001

Determination Comments:  

Monday, September 27, 2010  Page 1 of 4
**Description**

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**Narrative**

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<td>Engineer:</td>
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Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No
Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It contains an industrial warehouse building, which consists of an original building constructed in 1968 and a large addition erected in 1978. The original building was constructed for owner Leo Gallagher by the Jardeen Brothers Company. The property has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). The building has been altered with changes to its fenestration, but otherwise appears to retain much of its original integrity. The building’s integrity is considered fair. The reconnaissance-level survey revealed no evidence to suggest that the property is eligible under NRHP Criteria A or B. It does not appear to be associated with events that have made a significant contribution to the broad patterns of history, nor with the lives of persons significant in the development of Tacoma, Washington State, or the Pacific Northwest region. Under NRHP Criterion C, the building does not appear to embody characteristics or a method of construction that would warrant special recognition, and it is not located in a cohesive district. Furthermore, there is no evidence to suggest that it is associated with a significant designer or craftsman. The building is also not considered to be, or have been, the principal source of important information. Therefore, it is not considered significant, pursuant to Criterion D. Based on our review, the property has fair integrity and does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance: The property contains a one to two-story industrial warehouse building originally constructed in 1968 with a large addition erected in 1978. It has a north-south orientation, fronting Thorne Road on the north. The building and addition form a single structure that has rectangular plan and consists of concrete block construction on a poured concrete foundation. The building has a flat roof with a parapet clad with corrugated metal siding. The exterior walls are clad with a smooth concrete finish. The north, east, and west elevations are similarly design, containing series of freight door openings with raised loading docks. Each opening is fit with a paneled metal overhead garage door. The primary pedestrian entrance is located at the building’s northwest corner and consists of a single door opening. Flanking the entrance on the west elevation, banks of metal-frame ribbon windows characterize the building’s first and second story offices in that location. The second story windows appear to consist of original tripartite windows, while the first story windows have been replaced with non-original sliding windows.

Major Bibliographic References: City of Tacoma Land Use Permit History Records; Tacoma Public Library Tacoma-Pierce County Buildings Index; and Tacoma Public Library Image Archives.
Photos

North Elevation, Looking Southwest
2010

East Elevation, Looking Southwest
2010

West Elevation, Looking Southeast
2010

Corner Detail, Looking Southwest
2010
### Location

**Field Site No.**

**DAHP No.**

**Historic Name:**

**Common Name:** Tacoma Rail Spur

**Property Address:** XXX Milwaukee WY, Tacoma, WA 98401

**Comments:**

**Tax No./Parcel No.** 2275200650

**Plat/Block/Lot**

**Acreage**

**Supplemental Map(s)**

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### Coordinate Reference

**Easting:** 1165867

**Northing:** 709990

**Projection:** Washington State Plane South

**Datum:** HARN (feet)

### Identification

**Survey Name:** SR 520 I-5 to Medina: Additional Pontoon Site Survey

**Date Recorded:** 09/27/2010

**Field Recorder:** Hetzel, Christopher

**Owner's Name:** Tacoma Rail

**Owner Address:** Property Management, P.O. Box 11007

**City:** Tacoma **State:** WA **Zip:** 98411-0007

**Classification:** Structure

**Resource Status:**

**Comments:**

**Within a District?** No

**Contributing?** No

**National Register:**

**Local District:**

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

**Eligibility Status:** Not Determined - SHPO

**Determination Date:** 1/1/0001

**Determination Comments:**
Historic Inventory Report

Description

Historic Use: Transportation - Rail-Related  
Current Use: Transportation - Rail-Related

Plan: None  
Stories: 0  
Structural System: None

Changes to Plan: Not Applicable  
Changes to Interior: Not Applicable

Changes to Original Cladding: Not Applicable  
Changes to Windows: Not Applicable

Changes to Other: 

Other (specify):

Style:  
Cladding:  
Roof Type:  
Roof Material:

None  
None  
None  
None

Foundation:  
Form/Type:

None  
None

Narrative

Study Unit  
Transportation

Date of Construction: 1947 Built Date  
Builder: 
Engineer:  
Architect:

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

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

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

Statement of Significance:
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It consists of a segment of rail line that is a portion of the railroad system through the Port of Tacoma maintained and operated by Tacoma Rail. Tacoma Rail is a shortline railroad operated as a public utility and owned by the city of Tacoma, Washington as part of the municipally-owned Tacoma Public Utilities service. It provides rail services for freight switching and is one of the largest short-line railroad systems in the United States. Tacoma Rail was first established in the early twentieth century as the Municipal Street Railway, which provided trolley passenger service from the city to the industrial tide flats. The railway became a common carrier in 1914 and, within four years, doubled its lines. In 1918, voters approved the creation of the Port of Tacoma and rail lines were extended to the new port facilities. In the 1920s and 1930s, the railroad established a streetcar system that provided passenger service throughout the city, and soon after changed its name to the Tacoma Municipal Belt Line Railway. It became a public utility in the 1950s. After World War II, Tacoma Rail's bus and passenger operations were transferred to the Tacoma Transit Company, and Tacoma Rail retained only the freight switching operations. The agency formerly became known as Tacoma Rail in 1998 to better communicate its rail freight services. This segment of the railroad line was constructed circa 1945 when the tide flats in the area were first developed. It is likely that the rail spur line first served Washington Steel Products, Inc., which constructed the existing warehouse building at 1940 E. 11th Street in 1947, in part because of the rail service the location provided. The segment of rail line has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). As is typical, the line has been subject to continuing maintenance, upkeep or replacement as necessary since its installation, including the replacement of ties, rails, and ballast. The reconnaissance-level survey revealed no evidence to suggest that the rail line is eligible under the NRHP. Although it is associated with the early establishment of rail service in the industrial tide flats and at the Port of Tacoma, the rail line segment is a secondary spur constructed in the 1940s long after the rail system was well established. It is not part of a railroad main line and does not appear to be associated with events earlier in the century for which other portions of the Tacoma Rail system might be considered significant. Based on our review, the property has fair integrity and does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:
The property consists of a segment of rail line that runs southeast-northwest along Milwaukee Way through the Port of Tacoma and turns eastward to run parallel to E. 11th Street. The alignment is a portion of the Tacoma Rail system, which services facilities throughout the Port of Tacoma. The rail line segment consists of a five track alignment that merges to become a double track alignment at the eastward curve onto E. 11th Street. The spur line consists of standard gauge railroad track. The track is comprised of parallel flat-bottomed steel rails, which are laid upon timber sleepers embedded in course ballast. The rails are fastened to the ties with rail spikes and tie plates. Road crossings at E. 11th Street are formed from asphalt paving.

Major Bibliographic References:
City of Tacoma Land Use Permit History Records; Tacoma Public Library Tacoma-Pierce County Buildings Index; Tacoma Public Library Image Archives; and "Tacoma Rail." Electronic source, accessed 24 September 2010: http://www.mytpu.org/tacomarail/about/history.htm.
Photos

Tacoma Rail Spur at E. 11th Street, Looking Northwest 2010

Tacoma Rail Spur at E. 11th Street, Looking Southeast 2010
Location

Field Site No. DAHP No.

Historic Name:
Common Name: Port of Olympia Shipping Wharf

Property Address: 915 Washington St NE, Olympia, WA 98501

Comments:
Tax No./Parcel No. 66130000100

Plat/Block/Lot

Acreage

Supplemental Map(s)

<table>
<thead>
<tr>
<th>Township/Range/EW</th>
<th>Section</th>
<th>1/4 Sec</th>
<th>1/4 1/4 Sec</th>
<th>County</th>
<th>Quadrangle</th>
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</thead>
<tbody>
<tr>
<td>42</td>
<td></td>
<td></td>
<td></td>
<td>Thurston</td>
<td>OLYMPIA</td>
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</tbody>
</table>

Coordinate Reference

Easting: 1040865
Northing: 636483
Projection: Washington State Plane South
Datum: HARN (feet)

Identification

Survey Name: SR 520 I-5 to Medina: Additional Pontoon Site Survey
Date Recorded: 09/27/2010

Field Recorder: Hetzel, Christopher
Owner’s Name: Port of Olympia

Owner Address: 915 Washington Street NE
City: Tacoma State: WA Zip: 98501

Classification: Structure

Resource Status: Survey/Inventory
Comments:

Within a District? No
Contributing? No

National Register:
Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001
Determination Comments:
### Description

<table>
<thead>
<tr>
<th>Historic Use:</th>
<th>Transportation - Water-Related</th>
<th>Current Use:</th>
<th>Transportation - Water-Related</th>
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</thead>
<tbody>
<tr>
<td>Plan: None</td>
<td></td>
<td>Structural System:</td>
<td>Other</td>
</tr>
<tr>
<td>Changes to Plan:</td>
<td>Not Applicable</td>
<td>Changes to Interior:</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Changes to Original Cladding:</td>
<td>Not Applicable</td>
<td>Changes to Windows:</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Changes to Other:</td>
<td>Extensive</td>
<td></td>
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</table>

**Other (specify):** Decking paved w

<table>
<thead>
<tr>
<th>Style:</th>
<th>Cladding:</th>
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</thead>
<tbody>
<tr>
<td>None</td>
<td>None</td>
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</table>

<table>
<thead>
<tr>
<th>Foundation:</th>
<th>Form/Type:</th>
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<tbody>
<tr>
<td>Other</td>
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### Narrative

<table>
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<tr>
<th>Study Unit</th>
<th>Other</th>
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<tbody>
<tr>
<td>Manufacturing/Industry</td>
<td>Builder:</td>
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<tr>
<td></td>
<td>Engineer:</td>
</tr>
<tr>
<td></td>
<td>Architect:</td>
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</table>

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

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

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

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Monday, September 27, 2010 Page 2 of 4
The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It consists of a long shipping wharf first constructed in 1940 and later extended and modified in 1988 and 1999 to accommodate the loading and unloading of cargo and container ships at the Port of Olympia. The Port of Olympia was first established in 1922, following a long history of industrial and shipping use of the area. The creation of the public utility facilitated the expansion of existing port facilities and improvements for better navigation of the harbor. By 1923, the Port began construction on 22 berths and thereafter maintained a constant routine of dredging, filling, bulk heading, and wharfing. In 1939, the Port saw the highest volume of cargo since it began operations. This was in large part due to the significant quantities of lend-lease cargo destined for Russia. World War II also brought renewed interest in shipbuilding, and Prefabricated Ships Inc. was established at the Port in 1942. The sudden growth in cargo loads during the war demanded additional facilities. During the 1940s, channel dredging continued, rail lines were expanded, and new buildings erected, including what are now the Port of Olympia administration building, a cold storage facility, and the existing shipping wharf. The overall volume of cargo passing through the Port of Olympia continued to increase in the 1960s, as efforts were made to diversify both the Port’s cargo and use. The Port again updated its facilities in the 1980s by replacing older timber piers and expanding the shipping wharf and berths, including the addition of concrete decking. The shipping wharf has been evaluated according to the eligibility criteria for listing in the National Register of Historic Places (NRHP). Originally constructed in 1940, it has been substantially updated and improved with the addition of a heavy concrete deck and other structural improvements. Due to these alterations the wharf’s physical integrity is considered poor. The reconnaissance-level survey revealed no evidence to suggest that the wharf is eligible under the NRHP. Although it is associated with the long history of the Port of Olympia, the wharf no longer retains sufficient physical integrity to convey historical significance and original components that remain do not appear to represent a type or method of construction that would warrant special recognition. Based on our review, the property has poor integrity and does not appear eligible for listing in the NRHP individually or as a contributor to a potential historic district.

The property consists of a long shipping wharf first constructed in 1940 and later extended and modified in 1988 and 1999 to accommodate the loading and unloading of cargo and container ships at the Port of Olympia. The wharf extends north-south along the west side of the Port and consists of heavy asphalt and concrete decking on top of a structure of vertical, heavy timber piles. The deck provides a continuation of the paving that characterizes much of the Port property, and supports two container cranes that navigate the length of the wharf on iron tracks. On the north, the wharf ends with a long pier that extends into the bay.

Photos

Shipping Wharf, Looking Northwest
2010

Shipping Wharf, Looking North
2010

Shipping Wharf, Looking Northwest
2010