Site ID #26

Roanoke Park Historic District
Sands - Stowell/Russell House
2833 Broadway Ave E
Seattle, King Co, Wash

Facing West
By Lee O'Connor
4/10/2008

Photo #17/54

Site ID #21

Roanoke Park Historic District

Denny-Jesuit House
2838 Broadway Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor
4/10/2008

Photo #18/54

Site ID #31

Roanoke Park Historic District
Jacobs - Hongladarom House
817 E Hamlin St
Seattle, King Co, Wash

Facing Southwest

By Lee O'Connor
4/10/2008

Photo #19/64

Site ID #32

Roanoke Park Historic District
Elliott-Christotheulon House
918 E Hamlin St
Seattle, King Co, Wash

Facing North

By Lee O'Connor
4/10/2008

Photo #20/54

Site ID # 35

Roanoke Park Historic District

Clemmer-Holdridge House

2612 Harvard Ave E

Seattle, King Co, Wash

Facing East

By Lee O'Connor

4/10/2008

Photo # 21/54

Site ID #39

Roanoke Park Historic District
King-Friedman-Mesher House
2616 Harvard Ave E
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo #22/54

Site ID #39

William H. Parsons House - Harvard Mansion
Historic Landmark Number (31)
2706 Harvard Ave E

Seattle, King Co, Wash
Facing Northeast

By Lee O'Connor
4/10/2008

Photo #23/54

Site ID #40

Roanoke Park Historic District
Chisholm - Carroll/Triplett House
2712 Harvard Ave E
Seattle, King Co, Wash

Facing East
By Lee O'Connor 4/10/2008

Photo # 24/54

Site ID #44

Roanoke Park Historic District
Gleason-Mitchell House
2728 Harvard Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor 4/10/2008

Photo #25/54

Site ID #50

~~Harvard~~ Roanoke Park Historic District
Dawson-Baird House
2836 Harvard Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor
4/10/2008

Photo #26/54

Site ID #52

Roanoke Park Historic District
Gates - Bass/Denny Mansion
1018 E Roanoke St
Seattle, King Co, Wash

Facing Northeast
By Lee O'Connor
4/10/2008

(#28 a duplicate) Photo #27/54

Site ID #53

Roanoke Park Historic District

808 E Shelby St

Seattle, King, WA

Sutherland - O'Donnell House

Facing Northwest

By Lee O'Conner
4/10/2008

Photo # 29/54

Site ID # 55

Roanoke Park Historic District

Anderson-Neuzil House
816 E. Shelby St.
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 30/54

Site ID #58

Roanoke Park Historic District

Hylvoic - Groothuizen House

900 E Shelby St

Seattle, King, Wash

Facing North

By Lee O'Connor

4/10/2008

Photo #31/54

Roll B

Site ID #58

~~Harvard~~ Roanoke Park Historic District

Crawford-Beck-Owen House

906 E Shelby St.

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo # 32/54

Roll B Site ID# 61

~~Harvard~~ Roanoke Park Historic District

Prosser - Dowling - Hayano House

912 E Shelby St

Seattle, King Co, Wash

Facing North

By Lee O'Connor 4/10/2008

Photo # 33/54

Roll B

Site ID#62

Harvard-Roanoke Historic District

Olson-Moore House
920 E Shelby St
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/10/2008

Photo #34/54

Roll B

Site ID #65

~~Harvard~~ Roanoke Park Historic District

Dalley - Stokke House

2608 Tenth Ave E

Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/10/2008

Photo # 35/54

Site ID # 66

Roanoke Park Historic District

Gifford - O'Connor House
2612 Tenth Ave E
Seattle, King, Wash

Facing East

By Lee O'Connor
4/10/2008

Photo # 36/54

Site ID #68

Roanoke Park Historic District

Bogue - Alvarez House

2622 Tenth Ave E

Seattle, King, Wash

Facing East

By Lee O'Connor
4/10/2008

Photo #37/54

Site ID # 70

Roanoke Park Historic District
Bloxom Buchanan House
2432 Tenth Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 38

Roll B Site ID# 71

~~Harvard~~ Roanoke Park Historic District

Horner-Conley House
2636 Tenth Ave E
Seattle, King Co, Wash

Facing Southeast

By Lee O'Connor 4/11/2008

Photo# 39/54

Roanoke Park Historic District
Site # 14

Johanson-Anderson House
2800 Broadway Ave E
Seattle, King, Wash

Facing Northeast

By Lee O'Connor
4/10/2008

Photo # 40/54

Roll B

Park Site ID # 72

~~Harvard~~ Roanoke Historic District

Saunders - Celio House

2701 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo #41/54

Roll B Park Site ID # 74

~~Harvard~~-Roanoke Historic District

Parshall - Siegl - Todaro House

2706 Tenth Ave E
Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo #42/54

Roll B

Site ID # 79

~~Harvard~~ Roanoke Park Historic District

Caldwell-Boardman-Mankoff House

2717 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo # 43/54

Roll B Site ID # 81

~~Harvard~~ Roanoke Park Historic District
Barker - Satterberg - Carlstrom House
2122 Tenth Ave E
Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo # 44/54

Roll B

Site ID # 85

~~Harvard~~ Roanoke Park Historic District

Finley - Huffed - Kavalam/Brooke House

2781 Tenth Ave E

Seattle, King Co, Wash

Facing Southwest

By Lee O'Connor 4/11/2008

Photo # 45/54

Roll B

Park Site ID #86

~~Harvard~~ Roanoke Historic District

Mayer - Spangler/Renfro House

2802 Tenth Ave E

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/11/2008

Photo #46/54

Roll B Park Site ID # 88

~~Harvard~~ - Roanoke Historic District

Bardshar - Allen House

2809 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 47/54

Roll B

Site ID #90

~~Harvard~~ Roanoke Park Historic District

Collins-Lyons-Fisk House

2813 Tenth Ave E

Seattle, King Co, Wash

Facing Northwest

By Lee O'Connor 4/11/2008

Photo #48/50

Roll B

Park Site ID # 91

~~Harvard~~ Roanoke Historic District

Waldo Richardson - Smiley/Bennett House

2816 Tenth Ave E

Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor 4/11/2008

Photo #49/54

2917

Roll B

Park Site ID # 92

~~Harvard~~ Roanoke, Historic District

Burke House
2817 Tenth Ave E
Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2007

Photo # 50/54

Roll B

Park Site ID # 93

~~Harvard~~ Roanoke, Historic District

William C. Phillips/Hyde-Stout House

2822 Tenth Ave E
Seattle, King Co, Wash

Facing East

By Lee O'Connor 4/11/2008

Photo # 51/54

Roll B

Park Site ID # 94

~~Harvard~~ Roanoke, Historic District

Mason - Chapman House

2823 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 52/54

Roll B

Park

Site ID #98

~~Harvard~~ Roanoke Park Historic District

Peterson - Kohl/Crickmer House

2833 Tenth Ave E

Seattle, King Co, Wash

Facing West

By Lee O'Connor 4/11/2008

Photo # 53/54

Roll B

Park Site ID # 99

~~Harvard~~—Roanoke Historic District

Patten-Weber House
2836 Tenth Ave E
Seattle, King Co, Wash

Facing Northeast

By Lee O'Connor
4/11/2008

Photo #54/54

Landmark Preservation Board Report on Designation: Montlake Community Center

The City of Seattle

Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

REPORT ON DESIGNATION LPB 37/05

Name and Address of Property: **Montlake Community Center**
1618 E. Calhoun St.

Legal Description:

All that part of the NE1/4 of Section 20 and the NW1/4 of Section 21, township 25 North, Range 4 East described as follows:
All of Lots 1,2, part of Lots 3,4, lying southwesterly of a line drawn from the most northerly corner of Lot 16 in Block 41, Pike's Second Addition to Union City, to the most northerly corner of Lot 2 in Block 1, all of Blocks 2,3,4,5,7,8, Lake Union Shore Lands less right of way of State Highway 520;

Also,
Lot 4, Block 9-A, Lots 1,2, Block 6-A, Block 2-A, Second Supplemental maps of Lake Union Shore Lands less right of way of State Highway 520;

Also,
Blocks 41,42,43,48,49,50,52 of Pikes Second Addition to Union City, less right of way of State Highway 520;

Also,
That portion of Block 10 of Union City Addition lying westerly of a line described as follows:
Beginning at a point on the north line of South Louisa Street a distance of 69.51 feet east of 19th Avenue East; thence northeasterly to a point on the north line of the south 70 feet which is 113.09 feet east of the east line of 19th Avenue East; thence easterly along said north line 10 feet; thence northeasterly to a point on the north line of the south 140 feet which is 28.74 feet west of the east line of the west half; thence easterly along said north line to the east line of the west half, thence northerly along said east line to the southerly right of way line of State Highway 520
Together with the following vacated avenues and streets adjoining:
15th Avenue East from East Louisa to a line drawn southeasterly from the most southerly corner of Block 7, Lake Union Shore Lands
16th Avenue East from the north line of East Calhoun Street to the South line of East Louisa Street
18th Avenue East from the north line of Calhoun Street to the northwesterly line of Block 1, Lake Union Shore Lands

19th Avenue East from the production west of the north line of East Louisa Street to the southerly right of way line of State Highway 520
East Louisa Street from the production northwesterly of the northeasterly line of Fuhrman Avenue East to the westerly boundary of 19th Avenue East
East Miller Street from the northeasterly line of Fuhrman Avenue East to the westerly boundary of 19th Avenue East

At the public meeting held on January 19, 2005, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Montlake Community Center as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

DESCRIPTION

Montlake Playfield is situated on a large waterfront parcel bounded by East Calhoun Street to the south, West Montlake Place East to the east, and Portage Bay to the north and west. State Route 520 follows the shoreline immediately north of the playfield. Completed in 1935, the brick field house occupies a site near the street within the southwest corner of the playfield where most of the facilities are clustered. The Tudor Revival building is part of the Montlake Community Center complex that also includes a prefabricated steel structure located some five feet to the north and a large freestanding gymnasium and recreation center located to the northwest across a small plaza. The gable roof steel structure was erected in 1948 as a temporary addition to the field house before the construction of the modern brick clad gymnasium and recreation center in 1976.

The children's play area is located northeast of the field house along the east elevation of the gymnasium, and two tennis courts are located to the west. A small parking area with an entrance aligned with 16th Avenue East borders the tennis courts. Athletic fields located east and northeast of the play area cover the majority of the 27-acre site that is mostly flat and low-lying and surrounded by a residential neighborhood of well-kept homes and yards. A baseball diamond fills the southeast corner. Closer to the water, a combination football/soccer field lies within a large oval running track at the northeast corner of the playfield. Trees and mature landscaping line the perimeter of the largely open playfield. The Montlake Bike Path runs along the eastern margin of the playfield, which backs onto a row of single-family homes facing West Montlake Place East.

Measuring approximately 84 feet by 40 feet and known as the "Tudor Annex," the 1½-story side gable building has wide projecting cross gables east of center on the north and south elevations. The

cross gables as well as the eastern side gable have distinctive clipped gable or jerkin head roofs. The western side gable has a large brick chimney, which rises up the center of the west elevation. All four of the gable ends feature decorative bargeboards incorporated into the ornamental half-timbering, which overhangs the lower walls clad with variegated brick veneer. The vertical members within the half-timbering end in drop pendants below the scalloped lower edge of the horizontal beam across the bottom. On the north and south elevations, the cross gable ends also feature a multi-paned casement window centered between wooden louvers of the same size. On the east elevation, the side gable end has two multi-paned casement windows in a similar configuration.

On the principal south elevation, the projecting cross gable of the Annex contains a shallow arched entrance within a corbelled recessed opening at the western end adjacent to a large multi-paned window towards the center. The brick wall to west of the entrance flares out at the base. Beyond this window, the eastern half of the structure has a small boarded over window opening adjoining two multi-paned horizontal windows. A single door entrance to the men's restroom is located on the narrow eastern side of the cross gable. West of the projecting cross gable, the side gable main block has two large multi-paned windows at the western end and a shed roof wall dormer with a large opening near the eastern end. This large opening contains three multi-paned windows under a fascia embellished with a scalloped edge. East of the cross gable, the main block has two multi-paned horizontal windows within the upper wall below the roofline. The east elevation has a shallow arched entrance within a corbelled recessed opening centered between four multi-paned horizontal windows. On the west elevation, large multi-paned windows flank the chimney at the center.

The "Butler" brand prefabricated steel shed obscures much of the Annex building's rear north elevation, which features a design nearly identical to the south elevation. The projecting cross gable contains an entrance door near the western end adjacent to a large multi-paned window towards the center. A smaller modern replacement door has been framed within the larger original opening. The brick wall to west of the entrance flares out at the base. Two horizontal multi-paned windows are situated at the eastern end of the cross gable and one is situated at the western end. A single door entrance to the women's restroom is located on the narrow eastern side of the cross gable. Immediately west of the projecting cross gable, the side gable main block has an additional entrance door. Beyond this door, the western end of the main block contains two large multi-paned windows, while the eastern end has a shed roof wall dormer with a large opening. This large opening contains three multi-paned windows under a fascia embellished with a scalloped edge. East of the cross gable, the main block has two multi-paned horizontal windows within the upper wall below the roofline.

Dense plantings and mature trees almost completely conceal this attractive building. Although relatively well maintained, this Tudor style building shows signs of deferred maintenance and of a deterioration of the wood elements, especially the distinctive half-timbering. Nonetheless, this architecturally distinctive building retains excellent physical integrity.

STATEMENT OF SIGNIFICANCE

Montlake Neighborhood Historical Context

The Montlake neighborhood occupies a relatively low-lying area of land at the base of the northern end of Capitol Hill. Originally, this area was part of a larger hourglass-shaped strip of land that connected north and south Seattle and separated the waters of Lake Union's Portage Bay to the west and Lake Washington's Union Bay to the east. A small brook flowed west across this narrow isthmus roughly following the route of today's SR520 and emptied into the southern end of Portage Bay, forming a shallow natural portage between the two bodies of water. The high bluffs of Capitol Hill terminated in a deep wooded ravine that extended along the southwestern margin of the area. Along the eastern margin, a wider but shallower ravine contained a stream that originated in the vicinity of today's East Madison Street and flowed north before discharging into the southern end of Union Bay. Never developed, these ravines eventually became Interlaken Park and the Washington Park Arboretum. Although the area was easily accessible by water and first platted in the late 1860s, these natural features restricted overland access from adjoining areas, delaying significant residential development until the 1910s and 1920s.

From the earliest days of Euro-American settlement in Seattle, the narrow neck of land between Lake Union and Lake Washington was seen as a logical location for a canal uniting these two major inland bodies of water. Previously, Duwamish Indians, an Original Peoples of the area, had used the brook across the isthmus as a canoe portage in order to travel between seasonal campsites and villages established in the area and points beyond. As envisioned by settlers, the construction of additional canals to the west would link the two lakes with Puget Sound, facilitating the development of industry and commerce. In anticipation of this, pioneer settler Thomas Mercer proposed the "Lake Union" and "Union Bay" names to those gathered for Independence Day celebrations on July 4, 1854. In the late 1860s, it also inspired Harvey L. Pike to name his newly platted town on the low neck of land "Union City." Earlier that decade, Pike had acquired a large tract of land across the isthmus and to the south as payment for painting the Territorial University Building completed in the fall of 1861. His father, John H. Pike, a carpenter, had designed and constructed the university's first building on its original downtown campus, a ten-acre site roughly bounded by Third and Fifth Avenues and Union and Seneca Streets. The elder Pike had arrived in Seattle in 1858 after living in Corvallis, Oregon since the early 1850s. His son followed him to Seattle a few years later and obtained the commission of painting the stately Classical Revival building.

Once he took possession of the land, Harvey Pike attempted to excavate a canal across the lower portion of the isthmus, using only a pickaxe, shovel and wheelbarrow and the assistance of his father. Ultimately unsuccessful, Pike then turned his sights towards real estate development despite the fact that this area was considered far from the center of town in Pioneer Square and located just outside the Seattle city limits with a northern boundary at Galer and McGraw Streets in 1869. In the summer of that same year, Pike recorded his first plat of "Union City," sixteen blocks located to the north and south of a strip of land designated as the "Canal Reserve." Two hundred feet wide, the Canal Reserve followed a curved route through the center of Union City, cutting through several blocks fronting onto it. Laid without regard to topography, the eleven full blocks each contained twelve lots, measuring 60 feet by 100 feet. Unlike other outlying areas where larger parcels were platted to serve as farms, Union City's small lots anticipated denser residential development that would not commence for almost forty years.

Over the next two years, Pike filed two additional town plats, "H.L. Pike's First Addition to Union City" in December of 1870 and "Pike's 2nd Addition to Union City" in January of 1871. Located north of the original plat, the smaller "First Addition" comprised eight blocks in a narrow strip of land that was later replatted as the "Montlake Park" addition in 1909. The substantially larger "2nd Addition" contained thirty-two blocks and covered an area south of the original plat between Portage Bay on the west and the Arboretum ravine on the east to the north of present-day East Lynn Street. Harvey Pike then sold the rights to develop the canal in 1871 to the Lake Washington Canal Company, of which he was one of the incorporators. Pike probably anticipated that he would benefit from both the construction of the canal and real estate development in his town site. After failing to obtain federal support for the project, the firm built a narrow gauge railway to transfer coal extracted from east side mines between Lake Washington barges and Lake Union barges. An 1874 map of the city of Seattle published by A. Mackintosh shows the routes of the "R.R. Portage" across the isthmus and the "Seattle Coal Co. Steamer line" across Lake Washington. Within a few years, this railway was abandoned when a rail outlet via Renton became available, and the tracks were removed in 1878.

Five years later, a second attempt was made to excavate a canal across the isthmus. However, this effort proved more successful as the Lake Washington Improvement Company managed to construct a canal deep enough to float logs and small boats between the two lakes. Organized in 1883 by Judge Thomas Burke and pioneer entrepreneur David Denny among others, the company hired Chinese labor to complete the project by the mid-1880s. Logs transported through what came to be called "The Portage" were stored in the millpond at the southern end of Portage Bay before being transferred to the sawmills at the south end of Lake Union, including one owned by David Denny. Historic photographs from the 1890s show a largely bare low-lying ridge covered with grasses, bushes and scattered trees that slope down from the Lake Washington side to the Lake Union side. Dams and sluice gates regulated water flow through the narrow channel bordered by steep banks. Later, this channel was deepened and widened. Shortly after the completion of the canal, Judge Burke joined with entrepreneur Daniel J. Gilman and others to organize the Seattle Lake Shore & Eastern Railway line, which reached Union Bay in 1887. Now the route of the Burke-Gilman Trail, this railroad skirted the northern shoreline of Lake Union and looped around Union Bay before heading north to continue along the western shore of Lake Washington.

Although it proved to be a successful venture, construction of the canal failed to spur the real estate development that Harvey Pike envisioned when he platted Union City and its subsequent additions. Annexation of the area by the city of Seattle also did little to encourage residential or commercial growth. The North Seattle Annexation in May of 1891 encompassed the northern ends of Capitol and Queen Anne Hills as well as Magnolia, Fremont, Wallingford, Green Lake, Latona, and Brooklyn, which later became known as the University District. The annexed area included Union Bay and its marshlands west of 35th Avenue NE and south of NE 55th Street and the Montlake and Madison Park neighborhoods. Limited access to the area remained a primary obstacle to its development. Although a wagon road connected the area to Capitol Hill and the new University of Washington campus by the mid-1890s, no streetcar or cable car lines served the Montlake neighborhood until 1909, well after the city's first lines were developed in the late 1880s and early 1890s. As is apparent on maps of the era, growth progressed in a linear fashion along the routes of these public transportation lines, accelerating the trend for residential and commercial development outside the city's original downtown core.

Prior to the development of the streetcar line, the area's first major transportation improvement came in the form of a ten-mile cinder bicycle path that linked downtown Seattle with Lake Washington. Completed in the summer of 1897 by the Queen City Good Roads Club, the immensely popular Lake Washington Path roughly followed the route of today's Lakeview and Interlaken Boulevards and eventually became part of a larger 25-mile system of bicycle paths. Assistant City Engineer George F. Cotterill had developed this system with the assistance of volunteers by walking about and surveying the city. In 1903, the Olmsted Brothers landscape firm of Brookline, Massachusetts utilized some of Cotterill's existing bicycle routes, including the portion now comprising Interlaken Boulevard, as part of their plans for a comprehensive park and boulevard system for Seattle. The city had hired the illustrious firm that same year to prepare a report detailing their plans for such a system as well as suggestions for improvements to existing parks.

As a result of the Olmsted Brothers' recommendations, the city acquired much of the deep wooded ravine along the northern end of Capitol Hill for Interlaken Park in 1905 and subsequently developed Interlaken Boulevard. This occurred five years after the city acquired the larger ravine to the east from Union Bay to East Madison Street through donation and purchase and named it "Washington Park" after the nearby Lake Washington. The first phase of Lake Washington Boulevard was largely completed through Washington Park in 1904. However, it was not until the mid-1930s that most of the land was developed into the Washington Park Arboretum in association with the University of Washington and the Arboretum Foundation.

The development of these parks and parkways may have been the stimulus needed to increase the rate of residential development in the Montlake neighborhood, for in December of 1905, the Interlaken Land Company filed the area's first plat in more than thirty years. Recognizing the need for such an amenity, the company's president, John E. Boyer, had exerted great influence in the creation of Interlaken Park prior to the development of the company's "Interlaken" addition. 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. The addition's curvilinear streets included a short portion of Interlaken Boulevard. Unlike the earlier Union City plats, the blocks and streets of the Interlaken Addition were laid out with close regard to the topography, following principles espoused by the Olmsted Brothers. In addition to being more scenic and picturesque, this type of design allowed for better use of the land, maximizing the number of building lots. In order to attract affluent buyers, predominately Euro-Americans, the company placed restrictive covenants on the lots sold, requiring minimum costs for the homes constructed on them that were substantially above average prices at the time. Furthermore, all deeds contained restrictions against businesses and apartment houses, an early means of enforcing single-family zoning. Boyer, a lawyer, built his own 1907 mansion on a choice parcel located between Interlaken Boulevard and Boyer Avenue East overlooking Washington Park.

The Interlaken Addition represented the neighborhood's first platted lands south of the original Union City additions. Less than two years later, the H.S. Turner Investment Company, under the direction of A.B. Graham, recorded the "H.S. Turner Park Addition" in January of 1907. Located immediately north of the Interlaken Addition and west of Washington Park, this plat covered seven blocks east of 24th Avenue East and south of East Lynn Street. Four years later in 1911, most of the remaining unplatted lands south of Pike's 2nd Addition to Union City and west of 24th Avenue East were recorded as "H.S. Turner's Interlaken, An Addition to the City of Seattle." Owners John and

Louise Boyer once again developed a subdivision with irregularly shaped blocks and curvilinear streets that followed the topography rather than a rectilinear street grid. In naming their additions, the Boyers hoped that the entire neighborhood would come to be known as Interlaken. However, that name went to the real estate developers who platted "Montlake Park, An Addition to the City of Seattle" in July of 1909.

By this time, the Federal Government had taken over the old canal right-of-way originally designated by Harvey Pike and had largely completed plans to construct a navigable canal within a new right-of-way located further north on the isthmus. The new canal, which later became known as the "Montlake Cut," would be the easternmost portion of the Lake Washington Ship Canal, a series of locks and canals that would finally connect Puget Sound with Lake Union and Lake Washington. The waterway's northern route through Ballard's Salmon Bay, Fremont, and the Montlake isthmus was chosen after decades of debate over alternative routes, including one through Beacon Hill. After numerous delays, construction finally began in the fall of 1911. When the Montlake Cut opened in 1916, the level of Lake Washington eventually dropped by almost nine feet, draining low-lying marshes and exposing new land all around Union Bay. The old portage canal was also left high and dry. The entire waterway opened to ship traffic the following year with formal dedication ceremonies held on July 4, 1917. However, it was another eight years before the present Montlake Bridge was finally completed to replace a temporary wooden bridge.

The 1909 Montlake Park Addition occupied the narrow strip of land between the two canal right-of-ways and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The addition's developers, James M. Corner and Calvin H. Hagen, completely reconfigured the earlier plat's grid plan in order to better accommodate the site and to include a wide boulevard through the middle and public parks at each end. It is no coincidence that development of the plat coincided with plans to hold the Alaska-Yukon-Pacific Exposition on the lower half of the of the University of Washington campus for four and a half months in 1909, especially since it required construction of a new streetcar line. Built to serve the southeast entrance of the fair, the new line opened in 1909 and ran along the eastern flank of Capitol Hill and through the Montlake neighborhood before terminating at the campus.

As a result of this real estate activity and with the completion of these transportation improvements, the pace of residential development in the Montlake neighborhood increased exponentially in the 1910s and 1920s as lots filled with a variety of single-family homes. This growth continued until houses covered most of the neighborhood's vacant lots by the 1940s but included almost no commercial development with the exception of a short strip along 24th Avenue East and a few other scattered sites. Young families with small children occupied many of these new homes. Initially, neighborhood children attended Stevens Elementary School located a significant distance up Capitol Hill at 18th Avenue East and East Galer Street. In 1914, the Seattle School District purchased the present school site; a single block bounded by 20th and 22nd Avenues East and East McGraw and East Calhoun Streets, and installed a one-room portable that housed students in grades one to three. The Portage School, as it was originally called, eventually offered first through sixth grades after the installation of three additional portables on the grounds. In 1924, the present two-story Georgian Revival brick structure was completed and was designed to accommodate all grades from one to eight. A planned auditorium/lunchroom addition was never constructed however. It was at this time that the name changed to the present Montlake Elementary School.

Montlake Playfield

The establishment of the Montlake Elementary School and the subsequent construction of the permanent brick building resulted from heavy campaigning by the community, which sought to improve the neighborhood's public amenities. After advocating for a new school building, local residents, under the organization of the Montlake Community Club, were instrumental in the acquisition and development of a public park for the neighborhood. Although Interlaken and Washington Parks bordered the Montlake neighborhood on two sides, the main features of these parks were the boulevards that meandered through them, making them unsuitable places for children to play. As the number of residents increased and the amount of vacant land decreased in the first decades of the twentieth century, it became apparent that an additional public park would be a desirable and needed improvement. However, neither the original 1903 Olmsted Brothers plan nor their 1908 supplemental report recommended the siting of a park or playground within the Montlake neighborhood. The 1908 report had advocated for the creation of playgrounds located near schools so teachers could direct the children's activities. The idea of public recreation facilities in parks had only become popular late in the 19th and early in the 20th centuries, and the Olmsted Brothers were at the forefront of the movement. Because Montlake had no public school in 1908, the Olmsted Brothers did not identify the need for a playground in the neighborhood. As a result, no parks or playgrounds were developed in Montlake for many years as the Seattle Parks Department focused on implementing the Olmsted plan elsewhere in the city.

The issue gained greater urgency in the later 1920s when Montlake parents heard the Garfield High School principal talk about the problems of petty crime and juvenile delinquency in the community. In response, local residents concluded that a neighborhood playfield and field house would solve many of the problems by providing a place for recreational pursuits. Mrs. Russell Brackett, president of the Montlake PTA, enlisted the assistance of her husband, a realtor, to identify a site and obtain the acreage necessary for a playfield. A large vacant site fronting on the southern shore of Portage Bay seemed the perfect location, especially since it was only a block away from the Montlake Elementary School. The 15.8-acre site comprised some six blocks within Pike's 2nd Addition to Union City located north of East Calhoun Street between 16th and 19th Avenues East as well as additional offshore blocks within the Lake Union Shore Lands. Spearheaded by the Montlake Community Club, local residents twice collected signatures for petitions requesting the acquisition of a playfield in the district and presented them to the Board of Park Commissioners in 1929 and 1930. After referring the matter to the City Council, the Park Board approved the petition on August 21, 1930. The following January, the City Council passed Ordinance No. 60590 that condemned the property and stipulated the potential funding mechanisms for its acquisition. These possibilities included a special assessment levied within a Local Improvement District (L.I.D.) approved by a majority of its residents, a City Council appropriation, or a combination of the two. However, condemnation proceedings remained stalled for almost two years due to strong opposition on several fronts.

Despite the support of neighborhood residents, there was substantial opposition from the property owners of the proposed site and from the nearby houseboat owners illegally moored along the shore facing eviction. Several members of the Park Board also objected to the acquisition of any additional property for playground purposes on the grounds that the City Council had not provided sufficient funds to maintain and develop park property already owned. Mrs. Alta M. Wheeler, the owner of most of the site, cultivated dahlias on her property to supply her flower shop, Dahlialand

Gardens, which was located several blocks to the south on Boyer Avenue East. Mrs. Wheeler's primary objection was the low purchase price offered by the city. After a heated City Council hearing was held on the matter in the latter part of 1932, an appeal was made to the State Supreme Court, which said it had no jurisdiction over playgrounds. Subsequently, the City Council passed Ordinance No. 63275 on December 27, 1932, which finally approved condemnation of the property for park and playground purposes. Unfortunately, by this time, the city was reeling from the effects of the nationwide economic Depression that had begun several years earlier and did not have any funds to appropriate for the park's acquisition. As a result, Montlake residents paid the entire $25,000 purchase price after approving the establishment of a L.I.D. However, the city did agree to appropriate $10,000 towards improvements at the new playfield, using money from a Seattle Park Bonds 1932 Construction Fund. These included construction of a drainage and water system and shelter house as well as necessary grading.

Montlake Playfield Field House and Depression-era Relief Agencies

During this period, the Seattle Parks Department followed a standard development program for newly acquired playfields that staged active construction over a five to ten year period. The first step was to complete the clearing, grading, surfacing and fencing of the site. At this point, general play areas could be laid out and used immediately by neighborhood children. Next, water and drainage systems were installed prior to planting and landscaping. The last and the most costly phase included the construction of shelter houses, the laying out of athletic fields, the building of courts and wading pools, and the installation of play equipment. At times, a temporary wood frame structure was built to satisfy an immediate need before a permanent masonry shelter house could be built to replace it. By the early 1930s, the Parks Department had completed extensive improvements within the existing park system but needed to determine a plan of action for the future, especially in an era of dwindling financial resources. In 1931, Park Engineer Eugene R. Hoffman prepared a report entitled *A Ten Year Program for the Seattle Park Department* that inventoried facilities and provided cost estimates of the needs of each park and playground in Seattle. Based upon a projected population for the Seattle metropolitan area in 1940, the program of development aimed at making better use of existing properties, adding to those properties that needed more space, and acquiring new properties in those areas of the city that were experiencing growth. The 1931 report noted the "urgent need" for a playfield in the Montlake district and recommended development of one on the site already under consideration.

This 1931 report became the basis for the projects included in the Seattle Park Bonds 1932 Construction Fund, which budgeted a $10,000 allowance for Montlake Playfield out of its $370,000 total despite the fact that the property had yet to be acquired. Once this obstacle had been overcome, the Montlake Community Club began lobbying the city to construct a field house despite the fact that this contrasted with the Parks Department's standard policy of building shelter houses at the city's playfields. At that time, there were six large field houses spread widely throughout the city at Hiawatha, Ballard, Collins, South Park and Rainier Playfields and Green Lake Park. These recreational facilities functioned as community centers, and most included combination gymnasiums and auditoriums with stages, clubrooms, quiet game rooms, showers, locker rooms and lockers, toilets, rest rooms, refreshment kitchens, drinking fountains, offices, and store rooms. The smaller shelter houses featured more limited facilities, including a large room for organized recreation activities, public restrooms, and office space for recreation instructors. It appears, though, that the Montlake Community Club was successful in its efforts to persuade the Park Board to build a larger

structure than the prevailing standard. Perhaps a shelter house seemed inadequate for the community's needs in the absence of other similar public facilities, particularly the lack of an auditorium or large assembly hall at the nearby elementary school.

Although money from the Seattle Park Bonds 1932 Construction Fund was available, city government was experiencing significant financial difficulties, requiring that nearly all its capital improvement projects be halted. It was not until the fall of 1933 that the first federal relief agency, the Civil Works Administration (CWA), began to provide the city with assistance. Created on November 9, 1933, the CWA was intended to be a short-term program designed to carry the nation over a critical winter while other programs of the Federal Emergency Relief Administration (FERA) were being planned and developed. With the federal government paying most of the wages, the CWA aimed to put four million unemployed to work during the winter of 1933-34 on public works projects sponsored primarily by local state governments, which furnished the materials. Governor Clarence D. Martin and Director Charles F. Ernst headed the CWA program in Washington State. In King County, 3,500 were immediately put to work under the CWA during the Fall of 1933. By January, 17,173 were employed in a variety of public works projects, including road, bridge and airport construction and flood repairs on the Cedar River.

In December of 1933, the Board of Park Commissioners met to decide the Seattle Parks Department projects that would use labor furnished by the CWA and materials purchased with appropriations from the 1932 Bond Construction Fund. Green Lake Park received the largest expenditure, $24,000, to pay for a water system, a tool house, and plantings. The Park Board also approved new shelter houses at the Laurelhurst and Montlake Playfields, the only recreational structures funded at this time, with $8,340 earmarked for Laurelhurst and $6,700 for Montlake. In early December of 1933, the Montlake Community Club had sent the Park Board a letter supporting the use of CWA labor to build the field house as well as to develop the playfield. Although it was the middle of winter, work on both shelter houses began immediately in January of 1934, and construction proceeded simultaneously over the next three months. By early March, the brick veneered exteriors of both buildings were largely complete as evidenced in historic photographs. However, construction was halted at the end of March when CWA operations came to a close. In a letter dated March 27, 1934, Chief Engineer Arrigo M. Young of the CWA's King County Division informed W.C. Hall, Junior Park Engineer, of the planned shutdown on March 29. Young also noted that the Parks Department would need to reapply in the future for assistance on completing the unfinished projects.

After the CWA program ended in the spring of 1934, these projects were eventually continued and completed under the auspices of the Washington Emergency Relief Administration (WERA), a relief agency operated by the Washington State government from 1933-37. In addition to creating work for the unemployed, WERA also provided other public welfare assistance, including aid to the aged, the homeless, and the impoverished. In August of 1934, W.C. Hall wrote a letter to WERA District Engineer A.M. Young on behalf of the Park Board, detailing the Parks Department list of projects to be completed in order of their importance. The "Laurelhurst Fieldhouse" was at the top of the list and the "Montlake Fieldhouse" was second. As the letter notes, some time over the course of 1934, the buildings began to be identified as field houses, replacing the earlier designation as shelter houses. This change reflected the fact that the new structures provided more spacious recreational facilities than the smaller shelter houses although they were not as large as the earlier field houses.

Although the Park Board Annual Report for 1934 stated that the two new field houses were nearly completed at the end of 1934, the Laurelhurst Field House was not dedicated until the spring of 1935, and the Montlake Field House was not dedicated until the fall of that year. By the time they were completed, both projects were substantially over budget, possibly indicating that the finished structures were larger and more elaborate than originally planned. Although both buildings were designed with Tudor Revival stylistic features, the Laurelhurst Field House displays a more modern and restrained interpretation of the style that lacks the half-timber embellishments found on the more traditional Montlake Field House. The use of the Tudor Revival style for Seattle park buildings was very popular in the 1920s and 1930s, mirroring its dominance in the residential architecture of the time. The eight shelter houses built in playfields throughout the city during the later 1920s and early 1930s display a simplified Tudor Revival style in their design. Construction of these shelter houses followed a policy to build only structures that would be pleasing in design and permanent in nature. Several comfort stations constructed during the same period employed a more finely detailed version of the style, reflecting their location in prominent parks in fashionable residential neighborhoods. In addition, the Tudor Revival style lent itself well to the use of brick veneer in the buildings' masonry exteriors.

The Montlake Community Club assisted the Park Board in arranging the dedication ceremony, which took place at the new $20,000 field house on October 23, 1935 at 8:00pm. President John L. Harris represented the club and presided over the evening's program. Honored guests included Mayor Charles L. Smith, Park Board Chairman Harry M. Westfall; City Councilmen James Scavotto and Austin E. Griffiths, as well as other civic and religious leaders. More than two hundred citizens attended the informal exercises, described in a newspaper article as a "neighborhood party," and enjoyed a program of entertainment, refreshments and dedicatory addresses. Set at the southern edge of the playfield and fronting on East Calhoun Street, the one-story brick structure contained a spacious social room equipped with a large fireplace and a small kitchenette, an instructor's office and a caretaker's room. Separate locker rooms and restroom facilities were provided for men and women, but they shared a single shower room. Designated as a "B" type field house, the only major feature that it lacked was a gymnasium. Although Lloyd J. Lovegren has been identified as the architect of the Laurelhurst Playfield Field House, the architect of the Montlake Playfield Field House is not known at this time. It may have been an employee of the Parks Department or one of the draftsmen employed by the CWA.

In the year following the completion of the field house, the Parks Department developed the rest of the playfield. This included grading and seeding three acres of athletic fields, the installation of water and drainage systems, the construction of paths and a rock wall, and the construction of two asphalt tennis courts and an archery course. Although the estimated value of the improvements totaled nearly $18,000, the Parks Department paid less than $1,100 through the use of additional federal relief workers. This time, the Works Progress Administration (WPA) provided the laborers for the project. Created in May of 1935, the WPA consolidated and superseded several earlier programs, including the FERA. The Seattle Parks Department relied heavily on WPA labor to implement the recommendations of their 1931 report in the later 1930s and early 1940s. In contrast to this relatively small WPA project at Montlake Playfield, one of the largest was the development of the West Seattle Recreation Area, which included the West Seattle Golf Course, the West Seattle Stadium, and Camp Long. This massive undertaking comprised approximately one-third of the $1.1 million allotted. In addition to these improvements, the area of usable land at the playfield increased by two and a half acres when the Engineering Department hauled 40,000 cubic yards of dirt from the

construction of the Delmar Drive East arterial. This began a process of filling the playfield's wetlands when "free" fill material became available. While the Parks Department was happy to accommodate the Engineering Department's need to dispose of excavated material from Delmar Drive, it turned down a request by the Department of Health and Sanitation to use the playfield as a sanitary landfill.

Montlake Community Club

The completion of the field house not only provided a recreational facility for area residents; it finally gave Montlake neighborhood groups a place to hold their meetings. This included Boy Scouts, Girl Scouts, Camp Fire Girls, the Montlake PTA, the Music and Art Foundation, and the Montlake Community Club, which continues to meet there to the present day. With this base of operations, the Montlake Community Club then turned its attentions to additional neighborhood improvements. One of the club's first tasks after the successful completion of the playfield improvements was the eviction of the illegally moored houseboats along the shore. After the Parks Department was unsuccessful in the removal of the last remaining houseboats, it asked the club for assistance when the city attorney's office advised against taking legal action. The club's efforts lasted several years before the situation was finally resolved. During the 1940s, one of the club's primary goals was the establishment of a Seattle Public Library branch in the neighborhood. When the club first asked the library board for a local branch in 1943, they were told that the funds were not available. However, the library promised to supply staff and books if the community supplied the space. Under the club's leadership and in conjunction with the Montlake PTA, the community campaigned to raise funds by citing the need to prevent juvenile delinquency and collected more than $2,000 within six months. After a former grocery store was leased, volunteers completed the necessary improvements before the Montlake Station opened on September 1, 1944 with 1,500 books and its own librarian. Eventually the Seattle Public Library formally took over the lease on the station on January 1, 1947.

Montlake Playfield Improvements

Although pleased to have the recreational facility, area residents still desired amenities found at the larger field houses, especially a gymnasium, and continued to lobby the Parks Department for such improvements. In the later 1940s, the possibility became more of a certainty when new funding for parks became available. In 1946, the State provided $1,000,000 for developments in Seattle parks and playgrounds. Two years later in 1948, Seattle voters approved a $2,500,000 Park Bond, the first in almost two decades and almost entirely programmed to improve the worn out park system. Unfortunately, little was allocated to the Montlake Playfield as the Parks Department directed its efforts elsewhere in the city. The $3,500 funded went towards the construction of a prefabricated steel building to the north of the existing field house in 1948 to house the operations of the Montlake Cooperative Play Group. In a December 1948 letter to the Park Board, the Montlake Community Club expressed its appreciation for the erection of the temporary building as it provided additional facilities. However, the club also reiterated its desire to have it replaced with a permanent structure that would "harmonize with the existing structure and be a credit to the community." Although the Parks Department did not have the funding available to make permanent improvements to the field house during this period, it did seek to develop a public boat moorage basin on Portage Bay with funding from a private concessionaire. Ultimately, this ambitious plan was rejected because it was

determined that there was not enough public shoreline at Montlake, but a new facility was eventually developed at Lake Washington's Leschi Park in 1949.

Plans for a Portage Bay public moorage resurfaced in the 1950s despite the expansion of private facilities nearby. They remained viable until the later 1950s when the State announced plans to construct a new floating bridge across Lake Washington with access roads along the southern shores of Portage and Union Bays linking it to Interstate 5. At the same time, the state planned to build a new north-south freeway, the R.H. Thomson Expressway. This limited access highway would run parallel to Interstate 5 through the Rainier and Madison Valleys and along the eastern side of Montlake before heading north to Bothell through a tunnel under Union Bay. Although the Montlake community was unsuccessful in stopping construction of State Route 520 through their neighborhood, residents succeeded in defeating the north-south expressway, primarily through the organizing efforts of the Montlake Community Club.

As a result of highway construction, much of the northern end of the Montlake Playfield was inaccessible in the early 1960s due to its use as staging area for contractors. Disruptions continued for much of the decade as new fill was brought in to increase the usable land area and improve drainage conditions. The playfield was also used as a transfer site for dirt excavated from area engineering projects, including the Ravenna sewer tunnel. Once these operations ceased, the playfield was regraded, and new drainage and sprinkler systems were installed. However, soil and drainage problems persisted, making the newly filled land unusable for long periods of time. New bond issues provided funds to purchase additional land at the playfield, but no additional improvements were funded, further frustrating neighborhood residents. Fortunately, funding became available in the late 1960s through the Forward Thrust program, a massive countywide bond measure that allocated $65 million for parks and recreation projects in Seattle. At the Montlake Playfield, the Forward Thrust program funded long awaited improvements. Almost $225,000 was spent on the development of a new baseball diamond and a new combination football/soccer field within a large oval running track. Another $350,000 was spent on the construction of the present gymnasium and recreation center completed in 1976 from designs by Seattle architect Harry B. Rich. The project also included the relocation and improvement of the children's play area and the expansion of the off-street parking area to the west of the tennis courts. The Montlake Community Club closely monitored the entire process and actively participated in the Parks Departments planning and development efforts.

Since the completion of the gymnasium addition and the new athletic facilities in the mid-1970s, there have been few additional improvements at the Montlake Playfield. In the mid-1980s, interior modifications to the field house reconfigured the eastern end of the building by removing the showers and locker rooms and creating a pottery facility. However, this resulted in few alterations to the exterior. With its distinctive Tudor Revival detailing, this building remains significant for its design and for its associations with the CWA and the WERA and the development of Montlake Playfield.

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Folder 39/3 Montlake (West) Park/Yacht Club, Newspaper Clippings 1965-1978
Folder 39/4 Montlake Playfield 1930-1949
Folder 39/5 Montlake Playfield 1950-1974
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CURRENT PHOTOGRAPHS

1. **Montlake Playfield**, View Northwest of Montlake Community Center and Children's Play Area
2. **Montlake Field House**, South Elevation
3. **Montlake Field House**, South Elevation
4. **Montlake Field House**, South Elevation, Detail
5. **Montlake Field House**, South Elevation, Detail
6. **Montlake Field House,** West Elevation, Gable Detail
7. **Montlake Field House,** West Elevation, Chimney Detail
8. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
9. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
10. **Montlake Field House,** North Elevation and Prefabricated Steel Addition
11. **Montlake Field House,** North Elevation, Window Details
12. **Montlake Field House,** North Elevation, Center Entrance Detail
13. **Montlake Field House,** North Elevation, Women's Restroom Entrance Detail
14. **Montlake Field House**, East Elevation
15. **Montlake Field House**, East Elevation, Gable Windows Detail
16. **Montlake Field House**, East Elevation, Gable Windows Detail
17. **Montlake Community Center**, Gymnasium & Recreation Center
18. **Montlake Community Center**, Gymnasium & Recreation Center
19. **Montlake Community Center**, Gymnasium & Recreation Center and Children's Play Area

The features of the Landmark to be preserved, include:

- the exterior of the building;
- the interior of the Shelter Room; and
- the site within 10 feet of the exterior walls of the building

Issued: January 31, 2005

Karen Gordon
City Historic Preservation Officer

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National Register of Historic Places Registration Form: Seattle Yacht Club – Main Station