

**Historic Property  
Inventory Report for**

at 2160 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W274

OAHP No.:

Historic Name:

Common Name: 2160 E. Hamlin St.

Property Address: 2160 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552424 Northing: 5277161

Tax No./Parcel No.  
5605000525

Plat/Block/Lot  
Montlake Park Addition, Block 5, Lot 12

Supplemental Map(s)

Acreege  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Jajewski, David

Owner Address:  
2160 E. Hamlin St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Extensive

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify): One façade window



View of front elevation

taken 6/4/2009

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

Comments:

**Historic Property  
Inventory Report for**

at 2160 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Flat with Parapet</u> <u>Shed</u> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1920

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Colonial Revival residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Colonial Revival style architecture, it has suffered loss of integrity from rear and side additions, as well as the removal of a façade window. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a two story, single family, Colonial Revival style residence from 1920. The original house has a rectangular plan with a bowed bay on the rear. It has had a rear addition and a west side garage added, giving it the current irregular footprint. The main body of the house is under a hipped roof of composition shingle with deep boxed eaves. The roof extends out to cover the bay on the rear under a shed. The exterior of the house is clad in wood clapboards. The façade is symmetrical with a center entry. The entry portico has a flat roof with a molded cornice, supported on two Doric columns, and a brick porch and steps. The entry door is paneled and flanked by a pair of 5-light sidelights. Above the entry is a three-sided bay with narrow, 2/1 wood windows. There is a small square window on either side of this bay. On the first floor, the entry is flanked by tripartite windows composed of a center single-light window with a 5-light transom, flanked by two single-light sash with 3-light transoms. Above these on the second floor is a pair of single-light sash with 4-light transoms. On the west side of the façade, one of these windows has been removed. On the east elevation, first floor windows are paired single-light with 4-light transoms, and there is a pair of multi-light french doors in the center of this elevation. The second floor here has two banks of four casement windows. The house has a rear addition and an attached garage with a hipped roof on the west elevation. There is a large exterior chimney on the rear elevation, east of the rounded bay.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2160 E Hamlin St, Seattle, WA 98112



View of Front elevation taken 3/7/2004

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

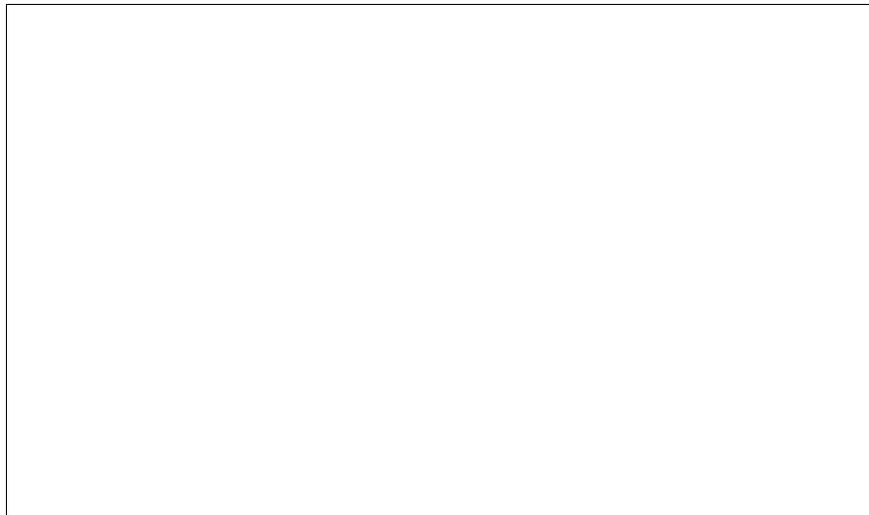
Comments:



View of taken

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

Comments:



View of taken

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

Comments:



View of taken

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

Comments:



**Historic Property  
Inventory Report for**

Museum of History and Industry

at 2720 Lake Washington Blvd E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W15

OAHP No.:

Historic Name: Museum of History and Industry

Common Name: MOHAI (aka 2720 24th Avenue E)

Property Address: 2720 Lake Washington Blvd E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 552464 Northing: 5277099  
Sequence: 0 Easting: 552464 Northing: 5277099

Tax No./Parcel No.

4116100015

Plat/Block/Lot

Union City Add, Lk Wash Shore Lands suppl, B11A, L3

Supplemental Map(s)

Acreage

.36

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name: City of Seattle Parks Dept Owner Address: Property Mgmt, 800 Maynard Ave S, 3rd fl City/State/Zip: Seattle, WA 98134

Classification: Building Resource Status Survey/Inventory Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/10/2004

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Recreation and Culture - Museum

Current Use: Recreation and Culture - Museum

Plan: Irregular No. of Stories: 2

Structural System: Balloon Frame

**Historic Property  
Inventory Report for**

Museum of History and Industry

at 2720 Lake Washington Blvd E, Seattle, WA 98112

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Modern - International Style

Other

Changes to windows: Moderate

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Veneer - Stucco

Concrete - Poured

Asphalt / Composition - Built Up

Flat with Parapet

**NARRATIVE SECTION**

Date Of Construction: 1950-52

Study Unit

Other

Architect: Paul Thiry; NBBJ; J. Lister Holmes

Builder: Kuney Johnson Company

Engineer: Unknown

Arts

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

Designed by architect Paul Thiry and built 1950-52, the Museum of History and Industry (MOHAI), as originally designed, was an excellent example of an International style public building. Additions by other architects are numerous. The museum building has suffered from unsympathetic alterations, most notably changes to the original entrance. The multiple additions and unsympathetic alterations to the building are too significant to allow MOHAI to be eligible for the NRHP, either individually or as a contributing element to the historic district.

Architect Paul Thiry (1904-93) is known for introducing Modernism to the Pacific Northwest in the 1930s, for his work on the Seattle Planning Commission from 1952 to 1961, and for his role as principal architect for the Seattle World's Fair in 1962. His international reputation is for modern houses and churches, and for his contributions to preservation of the United States Capitol building from 1963 to 1975. He became an AIA Fellow in 1951, and was granted a national AIA citation for community design in 1965 (Ochsner 1998). His design for MOHAI was a successful interpretation of his signature Modern style brought to a public building.

MOHAI opened to the public on February 15, 1952. Founded by the Seattle Historical Society, it displayed artifacts, documents, and photographs collected since the 1910s. The Seattle Historical Society was incorporated in 1914 and encouraged members to donate artifacts and documents related to Seattle history. For many years their collection was housed in temporary quarters. In 1945, the Society began to negotiate with the US Army Corps of Engineers, successfully persuading them to donate the land of the present site of the museum to King County, who then donated it to the City of Seattle. "Ultimately, the Seattle Parks and Recreation Department acquired the site and offered the Society an inexpensive long-term lease for its new museum" (Stein 2002). The museum was formally named the Spirit of Seattle building. After many years of evolution as the local history museum of Seattle, MOHAI is now home to the collection of the Black Heritage Society of Washington State, the Puget Sound Maritime Historical Society, and a large collection of Seattle Post-Intelligencer press photos. The museum is actively involved in educational and community outreach programs, and has sponsored exhibits on Native American history and Asian American history. It has been a major force over the last fifty years for culture and the arts in the community, and as the local repository for history and artifacts, has had a strong influence on the way Seattle views itself and its storied past.

Unfortunately, the construction of SR 520 resulted in loss of acreage from the MOHAI site, and caused the entrance of the building to be relocated to what had been the rear elevation. The dramatic front entry and its surrounding landscape, part of the old Portage Canal land, were lost, and the Paul Thiry architectural design was diminished. Because of this loss of integrity of design, feeling and setting, MOHAI is not eligible for the NRHP.

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

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

completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

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

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

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

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

**Description of  
Physical  
Appearance**

This is a two story building of reinforced concrete construction with a flat roof and stucco exterior. Its original design was a strong International style statement which has unfortunately been heavily altered and added on to. The entrance is now on what was the rear of the building. Many of the large glass windows have been removed. The building's original ornamentation was a selection of abstract reliefs in the stucco reflecting northwest elements, such as fish. There is now a large Native American sculpture attached to the front façade, near the entry. The building originally had an L-shaped footprint, but that has been expanded and the footprint is now irregular. The main floor is the second level, and entry to the building is via a raised platform, as it was originally, but the current design is much less successful.

The building's earliest addition in 1958, as well as a later addition in 1971, appears to have been done by the noted local firm of Naramore, Bain, Brady & Johanson, while the 1961 addition was designed by J. Lister Holmes. (Woodbridge 1980)

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



View of original building entry taken

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

Comments: Building under construction, 1951 - photo courtesy of MOHAI



View of MOHAI entrance taken 6/10/2004

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

Comments:



View of original entry on south elevation taken 4/16/2009

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

Comments: view west



View of original entry with extant overhang taken 4/16/2009

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

Comments:



View of rear (south) wall showing shadow lines of infilled ori taken 4/16/2009

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

Comments:



View of southwest corner, showing infilled original windows taken 4/16/2009

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

Comments:



View of fish incised ornament over door on rear east elevati taken 4/16/2009

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

Comments:



View of log under original entry ramp

taken 4/16/2009

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

Comments:



**Historic Property  
Inventory Report for**

at 2151 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W283

OAHP No.:

Historic Name:

Common Name: 2151 E Hamlin St.

Property Address: 2151 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552400 Northing: 5277116

Tax No./Parcel No.  
5605000445

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 10

Supplemental Map(s)

Acreage  
.12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Salogga, Richard

Owner Address:  
11527 35th Ave. NE

City/State/Zip:  
Seattle, WA 98125

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: U-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Beaux Arts - Neo-Classical

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2151 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Side Gable</u> <u>Gable - Front Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1923

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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This residence from 1923 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. It retains good integrity, and does embody some characteristics of NeoClassical style architecture, such as a full-width front porch supported on classical columns and a symmetrical façade with a center entry under a side gable roof, it is a very modest example and is not distinctive. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2151 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family dwelling from 1923 with elements of the NeoClassical style. It has a U-shaped plan with the main body of the house under a front gable roof, and the front section of the house under a side gable roof that extends out on the east elevation. The rear section also projects out to the east and is under a separate side gable roof that dies at the ridgeline of the main roof. The front gable end peak of the main roof is visible in the center of the front section side gable. The roof is clad in composition shingles with boxed eaves. There are also two gabled dormers with louvered vents on the front elevation. The exterior walls are wood clapboard. The house has two chimneys, both ornamented with two colors of brick - one small interior chimney on the east slope of the main roof near the center of the house, and a prominent, elaborately detailed, exterior chimney on the east elevation, just south of the front section gable end. The front porch extends the full length of the façade under the main roof, and is supported by four Tuscan columns with a wide cornice. The façade is symmetrical with a center entry door flanked by full-length, multi-light sidelights. On either side of the door are two pair of 8-light casements. Side elevation windows are primarily 6/1. There is a side entry in the recessed section of the U-shaped plan on the east elevation.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2151 E Hamlin St, Seattle, WA 98112



View of east elevation

taken 6/4/2009

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2147 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W282

OAHP No.:

Historic Name:

Common Name: 2147 E. Hamlin St.

Property Address: 2147 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Other  
Sequence: 0 Easting: 552386 Northing: 5277117

Tax No./Parcel No.  
5605000440

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 9

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Ochs, Oliver and Molly

Owner Address:  
2147 E. Hamlin St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of northeast corner

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman  
Colonial - Colonial Revival

Single Family - Bungalow

**Historic Property  
Inventory Report for**

at 2147 E Hamlin St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Wood - Clapboard

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Clipped Gable/Jerkinhead

**NARRATIVE SECTION**

Date Of Construction: 1924

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1924 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. It embodies the characteristics of both Craftsman and Colonial Revival style architecture, and although it retains good integrity, it is modest in design and it not a distinctive example of either style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2147 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family dwelling from 1924 with elements of both the Craftsman and Colonial Revival styles. It has a rectangular plan with the main body of the house under a clipped gable roof that runs perpendicular to the street, and the front section of the house under a side clipped gable roof. The roof is composition shingle with boxed eaves. The center of the front roof slope has a shed-roofed dormer with cornice returns on the side. The dormer has a rectangular, single-light window flanked by two 4-light windows. There is an exterior chimney on the front slope of the east elevation. Exterior walls are wood clapboard. The façade has a bank of five wood windows, single-light with 6-light transoms. All windows are behind storm windows. The entry porch is located on the west end of the façade and has a rounded-arch roof of standing seam copper with dentil molding, supported by two Tuscan columns. The entry door is slightly recessed. Windows on the side elevations are mainly 4/1.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2147 E Hamlin St, Seattle, WA 98112



View of Front elevation

taken 3/7/2004

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2141 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W281

OAHP No.:

Historic Name:

Common Name: 2141 E. Hamlin St.

Property Address: 2141 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Other  
Sequence: 0 Easting: 552374 Northing: 5277117

Tax No./Parcel No.  
5605000435

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 8

Supplemental Map(s)

Acreege  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Sheehan, James

Owner Address:  
2141 E. Hamlin St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 3/7/2004

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2141 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Wood - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1923  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This Craftsman style residence from 1923 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Craftsman style architecture and retains good integrity, it is a modest example and lacks distinction. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2141 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family dwelling from 1923 in the Craftsman style. It has a T-shaped plan with a rear "L." The main body of the house is under a clipped side gable roof of wood shingle, with open eaves and exposed rafter tails. Gable ends have exposed beam ends. There is a central, projecting front section under an intersecting clipped gable. The entry porch has a pergola supported by one Tuscan column at the corner. The pergola members have bird's mouth ends. The entry door is a multi-light french door, and it has two small 4-light windows next to it. The exterior of the house is clad in wood clapboards. Windows in the house are mainly vertical 4/6 wood windows. The front gable section has a row of five of these windows on the façade. The east end of the façade has a row of three. There is an center, interior chimney near the ridgeline on the south slope of the main roof.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2137 E Hamlin St, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W280

OAHP No.:

Historic Name:

Common Name: 2137 E Hamlin St.

Property Address: 2137 E Hamlin St, Seattle, WA 98102

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552357 Northing: 5277116

Tax No./Parcel No.  
5605000430

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 7

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Casarella, Michael

Owner Address:  
2137 E. Hamlin St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

American Foursquare - Prairie

Single Family - American Foursquare

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2137 E Hamlin St, Seattle, WA 98102

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1925  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2137 E Hamlin St, Seattle, WA 98102

**Description of  
Physical  
Appearance**

This is a two-story, single family dwelling from 1925 with an American Foursquare plan and elements of the Prairie style. It has a rectangular plan under a hipped roof of composition shingle with deep boxed eaves. Exterior walls are wood clapboard. There is a prominent exterior chimney on the west elevation towards the front of the house. Each eave corner has six shallow brackets (three on each side). The first floor of the façade projects out under a hipped roof with detailing that matches the main roof. This section has a row of six 4/1 wood windows. Above it on the second floor are two pair of 4/1 windows. The entry is on the east elevation, under a hipped roof supported on paneled boxed columns, also with boxed eaves with flat brackets. There is a one story section on the rear elevation under a hipped roof with the same eave details. The house was renovated in 2000.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2137 E Hamlin St, Seattle, WA 98102



View of front elevation taken 3/7/2004

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

Comments: northwest corner

View of taken

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2133 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W279

OAHP No.:

Historic Name:

Common Name: 2133 E Hamlin St.

Property Address: 2133 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552341 Northing: 5277118

Tax No./Parcel No.  
5605000425

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 6

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Beton, Morris

Owner Address:  
2133 E Hamlin

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Cross/Cruciform No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Dutch Colonial

Single Family - Cross Gable

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2133 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Wood - Shingle</u>	<b>Roof Type</b> <u>Gambrel</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1919  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

This Dutch Colonial Revival style residence from 1919 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Dutch Colonial Revival style architecture, and the only apparent change is to the wooden porch railings. Its cruciform plan and cross-gambrel roof make in a noteworthy example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2133 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family, Dutch Colonial Revival style dwelling from 1919 with a cruciform plan. Exterior walls are wood clapboard. The roof is a gambrel, with a cross-gable plan, and is wood shingle. There is an exterior brick chimney on the west elevation at the ridgeline. The façade is symmetrical with a center entry. The front porch has two Tuscan columns supporting the flat roof of the entry portico, which has a wooden picket railing on top around a balcony. This railing has been changed from the original diagonal cross-pattern railing. The same wooden picket railing surrounds the porch and goes down the stairs, with square wood newel posts. The entry door is recessed. The balcony is accessed by a central door flanked by two small rectangular windows in the front-facing gambrel end. On either side of the entry on the first floor is a pair of single-light wood windows with multi-light transoms. The property is heavily landscaped with many mature trees, making visibility difficult.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2127 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W278

OAHP No.:

Historic Name:

Common Name: 2127 E Hamlin St.

Property Address: 2127 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552320 Northing: 5277116

Tax No./Parcel No.  
5605000420

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 5

Supplemental Map(s)

Acreege  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name: Bosch, Jerome and Carolyn Owner Address: 2127 E. Hamlin St.

City/State/Zip: Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 3/7/2004

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2127 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Shingle</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Gable - Front Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1924  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

This Colonial Revival style residence from 1924 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master. However, it does embody the distinctive characteristics of Colonial Revival style architecture, and displays excellent workmanship and details such as the brickwork in the chimney and the delicate door surround and transom. Therefore, it is also individually eligible for the NRHP under Criterion C.

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2127 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two-story, single family dwelling in the Colonial Revival style from 1924. It has an L-shaped plan with a front gable roof that extends the east slope out to cover the short side of the "L." The roof is clad in composition shingle, with wide raking molding and boxed eaves. Exterior walls are natural wood shingle. The foundation is covered in brick veneer below a wood drip mold. The façade is dominated by an exterior brick chimney at the ridgeline, with brick laid in a Flemish bond. Façade windows are 2/2 wood windows, with one on each floor on each side of the chimney, and first floor windows are topped by wood cornices. The entry is located in the "L" projection on the east side of the house and faces north. It has a separate gable over it that steps out just slightly. There is a 6-light round-arched window above the door on the second floor. The entry portico has a shallow hipped roof supported on a pair of slender turned columnettes. The cornice features dentil molding, and the surround has square molded pilasters. The door has two panels with a leaded glass transom. The rear section of the side "L" steps down to a single story. Side elevation windows are 2/2, either paired or single. There is a separate, detached, wood-shingled garage under a front gable roof at the rear of the property that appears to be new construction.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2121 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W277

OAHP No.:

Historic Name:

Common Name: 2121 E Hamlin St.

Property Address: 2121 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552309 Northing: 5277118

Tax No./Parcel No.  
5605000415

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 4

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Janie and John Norton

Owner Address:  
2121 E. Hamlin St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 3/7/2004

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2121 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1927  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

This Colonial Revival style residence from 1927 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Colonial Revival style architecture and is a good example of the style. Therefore, it is also individually eligible for the NRHP under Criterion C.

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2121 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two-story, single family dwelling in the Colonial Revival style from 1927. It has a rectangular plan with a rear addition that gives it the current L-shaped footprint. The roof is hipped, clad in composition shingle, with a wide cornice with modillions. Exterior walls are red brick veneer. There is an exterior chimney on the east elevation. The façade is symmetrical with a center entry, which has a low hipped roof, supported by two Tuscan columns, with a wide cornice with modillions that matches the main roof. The entry door is wood with six panels. On either side of the entry is a single-light, plate glass window with a 12-light leaded transom. The second floor has these same windows. All windows have non-original, inoperable, louvered shutters. Above the entry is a pair of single-light, plate glass windows with 8-light leaded transoms. Windows have brown brick sills and headers.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2117 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W276

OAHP No.:

Historic Name:

Common Name: 2117 E Hamlin St.

Property Address: 2117 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552293 Northing: 5277116

Tax No./Parcel No.  
5605000410

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 3

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Altman, Leonard and  
Gaylene

Owner Address:  
1015 Belmont Place East

City/State/Zip:  
Seattle, WA 98102

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

**Historic Property  
Inventory Report for**

at 2117 E Hamlin St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Shingle  
Wood - Clapboard  
Brick

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition

**Roof Type**

Flat with Parapet  
Hip  
Gable - Front Gable  
Shed

**NARRATIVE SECTION**

Date Of Construction: 1914

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This Craftsman style residence from 1914 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent

the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Craftsman style architecture, it has suffered loss of integrity from multiple additions. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a one story, single family dwelling in the Craftsman style. It appears to have had a rectangular footprint originally, but has had multiple additions and now has an irregular plan. The main body of the house is under a roof that is a hip in front and a gable on the rear, with a projecting front gable over the full-width front porch. The gable end has two, small, rectangular windows. The roof is clad in composition shingle with open eaves and decorative knee brackets in the front gable end. Exterior walls are wood clapboard and shingles. There is an exterior chimney on the east elevation, just north of the ridge line. The front porch has a low brick wall around the sides in place of railing, and is accessed by cement steps with metal pipe rails. It is supported by two wide square posts mounted on top of brick pedestals at the corners. The entry door is obscured by a storm door. To the east of the door is a large plate glass window topped by a multi-light transom. The house features an unusual octagonal bay on the west side elevation that appears to be an addition from the historic period. It has a flat roof topped by a simple wood railing. Each side of the bay has a large plate glass window with a multi-light transom that matches the one on the façade. The house also has gabled dormers on each side elevation, a shed-roofed addition with a secondary entry on the east elevation, and at least one shed-roofed rear addition.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

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Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2111 E Hamlin St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W275

OAHP No.:

Historic Name:

Common Name: 2111 E Hamlin St.

Property Address: 2111 E Hamlin St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 0 Easting: 552270 Northing: 5277120

Tax No./Parcel No.  
5605000405

Plat/Block/Lot  
Montlake Park Addition, Block 4, Lot 2

Supplemental Map(s)

Acreage  
.12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/27/2009

Owner's Name:  
Pechmagre, Ines

Owner Address:  
2740 Montlake Blvd. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front elevation

taken 6/4/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2111 E Hamlin St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Gable - Cross Gable</u> <u>Gable - Clipped Gable/Jerkinhead</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1925

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This Craftsman style residence from 1925 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of Craftsman style architecture and retains good integrity, it is a modest example of the style and lacks distinction. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2111 E Hamlin St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a Craftsman style, one story, single family dwelling from 1925. It has a rectangular footprint and a cross gable roof of composition shingle with a partial width, central front porch. Exterior walls are wood clapboard. There is an exterior chimney on the east elevation. The front porch has a clipped gable roof with a cornice return and a flat arched opening and underside. It is supported on two simple round columns. The structure extends out on both sides as a wood pergola, with two more round columns at the far ends. The entry door is obscured by a storm door; it is flanked by sidelights. Porch access is concrete steps with concrete kneewalls and iron railings. On either side of the entry are fixed plate glass windows with leaded glass transoms.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2740 Montlake Blvd NE, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W12

OAHP No.:

Historic Name:

Common Name: 2740 Montlake Boulevard NE

Property Address: 2740 Montlake Blvd NE, Seattle, WA 98102

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 552240 Northing: 5277135  
Sequence: 0 Easting: 552240 Northing: 5277135

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5605000400

Montlake Park Addition, Block 4, Lot 1

.15

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/27/2009

Owner's Name:

Owner Address:

City/State/Zip:

Ines Pechmagre

2740 Montlake Blvd. NE

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of northwest corner

taken 6/28/2008

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other: Extensive

Arts & Crafts - Craftsman

Single Family

**Historic Property  
Inventory Report for**

at 2740 Montlake Blvd NE, Seattle, WA 98102

**Changes to windows:** Slight                      **Other (specify):** Full second floor ad

<b>Cladding</b> <u>Brick - Common Bond</u> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

**Date Of Construction:** 1920

<b>Study Unit</b>	<b>Other</b>
<u>Community Planning/Development</u>	
<u>Architecture/Landscape Architecture</u>	

**Architect:** unknown

**Builder:** unknown

**Engineer:** unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1920 is located in the Montlake potential historic district. However, alterations to the building, including the removal of the original roof structure and the addition of a full second story to the house have resulted in a loss of integrity of design, feeling, materials and workmanship. Although it retains integrity of location, setting and association, it no longer retains sufficient integrity to convey its history. Due to this loss of integrity, the house is not considered a contributing element to the Montlake potential historic district

**Historic Property  
Inventory Report for**

at 2740 Montlake Blvd NE, Seattle, WA 98102

and is not eligible for the NRHP, either as a contributing element to the district nor individually.

**Description of  
Physical  
Appearance**

At one time this building was used by Psi Omega residents (national dental fraternity). Originally one and 1/2 stories, a story was added to it in 2003 and it is now two stories, with a full basement, and one rear hipped dormer. Foundation is concrete. Exterior walls are brick veneer, common, with brick corner joints on the first floor, and cedar siding on the second floor. It has two fireplaces with tile faces and brick stems. Roof is hipped, of composition shingle with deep eaves. Front porch runs the full width of the house and is supported on square brick posts. First floor front façade is not visible due to fencing. This residence was heavily altered by the removal of the original roof and dormers and the addition of a second full story. The footprint of the house was not altered. A change in materials clearly delineates the line between original and new construction, and the new design is complementary to the original. However the alterations resulted in a loss of integrity of design, feeling, materials and workmanship. Due to this loss of integrity, the house is not considered a contributing element to the Montlake potential historic district and is not eligible for the NRHP.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

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Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2740 Montlake Blvd NE, Seattle, WA 98102



View of North elevation, from across Hamlin St. taken 3/7/2004

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

Comments: Second floor is new construction



View of front elevation taken 6/28/2008

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

Comments:



View of front elevation taken 6/29/2008

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

Comments:



View of northwest corner taken 10/28/2002

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

Comments: photo taken before renovation, showing original one and a half story house

**Historic Property  
Inventory Report for**

at 2734 Montlake Blvd NE, Seattle, WA 98102

**LOCATION SECTION**

Field Site No.: SR520W11

OAHP No.:

Historic Name:

Common Name: 2734 Montlake Boulevard NE

Property Address: 2734 Montlake Blvd NE, Seattle, WA 98102

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Unknown  
Sequence: 0 Easting: 552245 Northing: 5277115  
Sequence: 0 Easting: 552245 Northing: 5277115

Tax No./Parcel No.

Plat/Block/Lot

Supplemental Map(s)

Acreage

5605000395

Montlake Park Addition, Block 4, Lot 1

.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 3/27/2009

Owner's Name:

Owner Address:

City/State/Zip:

Stephen F. Davis

2734 Montlake Blvd. NE

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front façade

taken 6/28/2008

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

**Historic Property  
Inventory Report for**

at 2734 Montlake Blvd NE, Seattle, WA 98102

Changes to windows: Slight

Other (specify):

**Cladding**

Wood - Clapboard  
Veneer - Stucco

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition

**Roof Type**

Gable - Parallel Gables

**NARRATIVE SECTION**

Date Of Construction: 1919

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Community Planning/Development  
Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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**Historic Property  
Inventory Report for**

at 2734 Montlake Blvd NE, Seattle, WA 98102

Washington Park Arboretum that borders the neighborhood.

This residence from 1919 is a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not particularly architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design integrity from the porch enclosure and side addition. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the Montlake potential historic district.

**Description of  
Physical  
Appearance**

This is a Craftsman style bungalow. It is one story, single family dwelling with basement. Roof is a gable on hip, with a parallel front gable over the front porch, and is lined with decorative wood fascia and beaded board soffits. Roof material is composition shingle. There are decorative elbow brackets at peaks and edges of gable ends. Exterior walls are horizontal cedar siding. Foundation is concrete. Most windows are original one-over-one with decorative lights in the upper sash. The front porch is recessed under a gable roof supported on slender paired square posts and has cement steps. The front gable end over the porch has half-timbering, and the main roof gable end has a multi-light gable window. There is an exterior chimney on the south elevation. The house has a side addition and a small section of the front porch has been enclosed. The front of the house is largely obscured by fencing and landscaping.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

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Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2734 Montlake Blvd NE, Seattle, WA 98102



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

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

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

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

**Historic Property  
Inventory Report for**

Flying A Gasoline Station

at 2625 E Montlake PI E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W200

OAHP No.:

Historic Name: Flying A Gasoline Station

Common Name: Union 76 Service Station

Property Address: 2625 E Montlake PI E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552255.08 Northing: 5276917.8

Tax No./Parcel No.  
8805901085

Plat/Block/Lot  
Union City Add/Res/Por Canal

Supplemental Map(s)

Acreage  
.24

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name: BTF Enterprises

Owner Address: 26209 SE 162nd Pl.

City/State/Zip: Issaquah, WA 98027

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: Transportation - Road-Related (vehicular)

Current Use: Transportation - Road-Related (vehicular)

Plan: Irregular

No. of Stories: 1

Structural System: Steel

Changes to plan: Unknown

Changes to interior: Unknown

Style

Changes to original cladding: Extensive

Changes to other:

Modern

Changes to windows: Extensive

Other (specify):

Form/Type

Commercial



View of Northeast corner

taken 4/16/2009

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

Comments:

**Historic Property  
Inventory Report for**

Flying A Gasoline Station

at 2625 E Montlake PI E, Seattle, WA 98112

<b>Cladding</b> <u>Metal</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Built Up</u>	<b>Roof Type</b> <u>Flat with Parapet</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1952  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

Although this building is located within the boundaries of the potential Montlake historic district, it no longer retains integrity of setting, design, materials, feeling, or workmanship. Its setting has been impacted by the construction of SR 520 immediately to the north, including off and on ramps at the front of the property. The building has been substantially renovated, resulting in a typical, modern-day service station appearance. No visual elements remain of the historic gas station that previously occupied the property. Therefore, this building is not eligible for the NRHP, either individually or as a contributing element to the Montlake historic district.

**Historic Property  
Inventory Report for**

Flying A Gasoline Station

at 2625 E Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a service station from 1952. It has an irregularly shaped footprint, which is rectangular with a diagonally clipped northeast corner. It has a flat roof with a wide, flat parapet that steps out from the building. The building is clad in metal panels with a vertical pattern. The east end of the building has several large plate glass windows in aluminum frames and a single glass door, and contains the office and retail functions. The center section of the building has two automobile service bays, while the west end of the building has another, slightly wider service bay. There is one window on the west elevation. The building is surrounded by paving, with two large metal canopies on steel supports over the fuel pumps, and a large backlit plastic monument sign on a metal frame.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

Safeway Grocery

at 2605 22nd Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W123

OAHP No.:

Historic Name: Safeway Grocery

Common Name: Hop In Market

Property Address: 2605 22nd Ave E, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R4na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552269.65 Northing: 5276900.93

Tax No./Parcel No.  
8805901090

Plat/Block/Lot  
Union City Addition/Block RES/Lot POR CANAL

Supplemental Map(s)

Acreege  
0.37

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/5/2009

Owner's Name:  
Montlake LLC

Owner Address:  
575 Bellevue Square

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:



View of East elevation

taken 2/29/2004

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Commerce/Trade - Specialty Store

Current Use: Commerce/Trade - Specialty Store

Plan: Square No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other: Unknown

Vernacular

Other

Commercial

**Historic Property  
Inventory Report for**

Safeway Grocery

at 2605 22nd Ave E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

**Cladding**

Brick  
Metal - Corrugated

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Built Up

**Roof Type**

Flat with Eaves

**NARRATIVE SECTION**

Date Of Construction: 1937

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This brick veneer commercial building was originally a Safeway (in 1937-38) and later a Thriftway grocery (in the 1960s). It was remodeled and enlarged in 1954 and further remodeled in 1965. These alterations, including removal of character-defining shop windows and bulkheads, replacement of remaining doors and windows, and change of footprint have resulted in a loss of integrity of design, materials, workmanship, and feeling. Its setting has been impacted by the construction of SR 520 and major entrance and exit ramp immediately to the north. The building is located in the potential Montlake historic district, but due to its lack of integrity, the building is not eligible for the NRHP as a contributing element to the district nor individually.

**Description of  
Physical  
Appearance**

This is a one story commercial building with a square footprint. It is wood frame construction clad in painted brick veneer, with corrugated metal around the upper portion. This metal cladding projects out slightly and is scalloped on the top and bottom edges. It holds the primary signage for the building on the east and west elevations. On the front elevation facing east, the original plate glass windows with transoms above and tile bulkheads below have been removed. Two large front window openings have been bricked in. The other two openings have been altered and replaced with an aluminum-framed storefront system, with a recessed entry and smaller windows. A flat metal awning remains over the entry. An addition has been added to the south elevation, and this section does not have the upper metal cladding that the original building has. On the west elevation are double-leaf glass doors under a canvas awning that serve as a secondary entry. Multiple cell towers have been mounted on the roof of the building, and on a large pole immediately to the rear of the building. A concrete block gas station from 1952 has been attached to north elevation of the building. The building has paved parking surrounding it on both the east and west sides.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

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Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

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Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2575 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W232

OAHP No.:

Historic Name:

Common Name: 2575 W Montlake Pl E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552153.26 Northing: 5276871.88

Tax No./Parcel No.  
8805900445

Plat/Block/Lot  
Union City Add/10/POR

Supplemental Map(s)

Acreege  
.25

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/21/2009

Owner's Name:  
Johnson, Walt & Nancy

Owner Address:  
2575 W Montlake Pl E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Ranch

Changes to windows: Moderate

Other (specify):

Form/Type

Single Family



View of Front elevation

taken 6/29/2008

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

Comments:

**Historic Property  
Inventory Report for**

at 2575 W Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1951  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2575 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

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Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2571 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W232

OAHP No.:

Historic Name:

Common Name: 2571 W Montlake Pl E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552140.65 Northing: 5276855.67

Tax No./Parcel No.  
8805900455

Plat/Block/Lot  
Union City Add/10/POR

Supplemental Map(s)

Acreage  
.19

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/21/2009

Owner's Name:  
Nakamichi, Karin & Laurie

Owner Address:  
2571 W Montlake Pl E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Vernacular

Changes to windows: Intact

Other (specify):



View of Front elevation

taken 6/29/2008

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

Comments:

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2571 W Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable</u> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1938

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1938 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, possess high artistic value, nor embody distinctive characteristics. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2571 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence built in 1938. It has an L-shaped footprint, with the front projection of the "L" formed by the garage on the front elevation. The main house is under a side gable roof of composition shingle with flush eaves. There is band of wood clapboard forming a cornice band below the eaves. The garage has a hipped roof at a much lower height than the primary roof, but it shares the cornice band. This is a single car garage with a paneled roll-up door with three horizontal windows. The exterior of the house is clad in brick veneer. On the façade of the main body of the house, just south of the garage, is a long, narrow, 8-light window with leaded muntins that extends up above the roofline into a hipped wall dormer, clad with wood clapboards. Next to this is the entry, which is slightly recessed under the main roof. The entry door is obscured behind a storm door. To the south of the entry are two 8-light leaded muntin windows. There is an exterior chimney at the ridgeline on the south elevation. Dense landscaping obscures much of the house from public view. A wooden trellis pergola marks the entry from the street, and another one frames the entry from the driveway.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

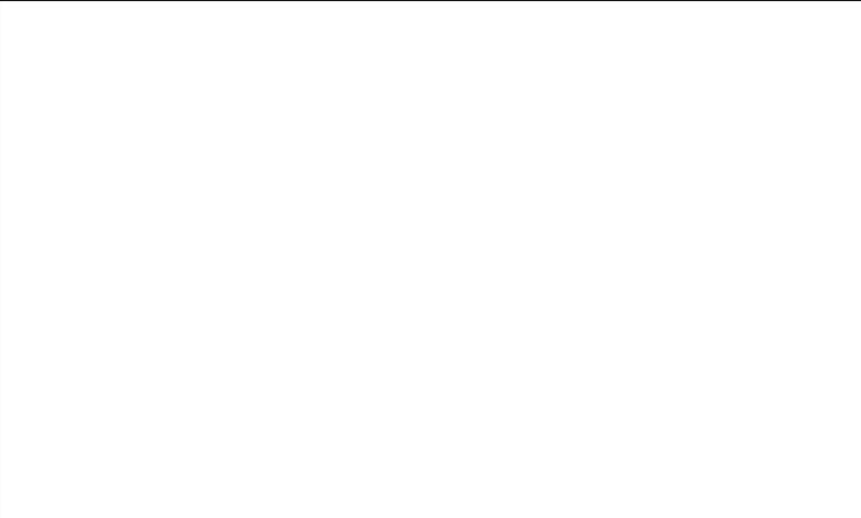
Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

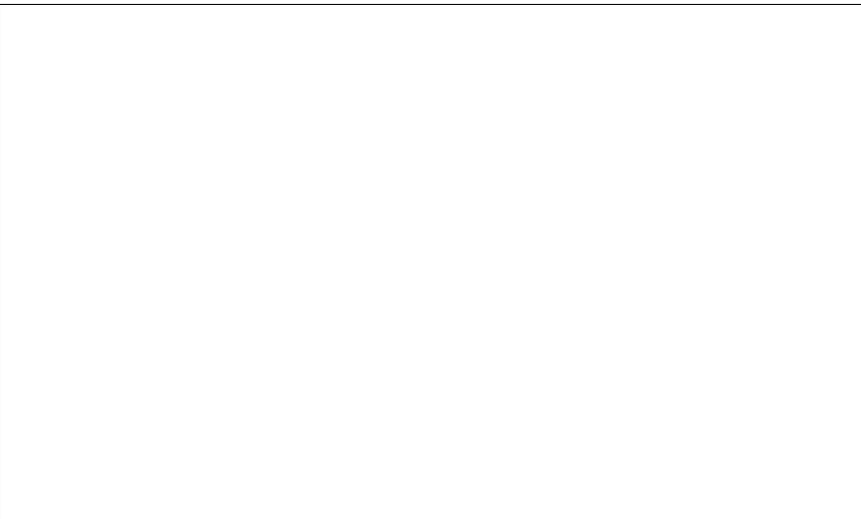
at 2571 W Montlake Pl E, Seattle, WA 98112



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



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



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



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

**Historic Property  
Inventory Report for**

at 2563 W Montlake PI E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W231

OAHP No.:

Historic Name:

Common Name: 2563 W Montlake PI E

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

Comments:

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

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

Tax No./Parcel No.  
8805900475

Plat/Block/Lot  
Union City Add/10/POR

Supplemental Map(s)

Acreage  
.26

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/21/2009

Owner's Name:  
Moon, Daniel & Leah Nelson

Owner Address:  
2563 W Montlake PI E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/29/2008

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Other

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Vernacular

Single Family

**Historic Property  
Inventory Report for**

at 2563 W Montlake Pl E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

**Cladding**

Wood - Clapboard  
Vertical - Board-and-Batten

**Foundation**

Unknown

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable

**NARRATIVE SECTION**

Date Of Construction: 1937

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2563 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2563 W Montlake Pl E, Seattle, WA 98112



**View of** Garage - view of property visible from public right of way **taken** 6/29/2008

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

**Comments:**

**View of** **taken**

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

**Comments:**

**View of** **taken**

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

**Comments:**

**View of** **taken**

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

**Comments:**

**Historic Property  
Inventory Report for**

at 2553 W Montlake PI E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W230

OAHP No.:

Historic Name:

Common Name: 2553 W Montlake PI E

Property Address: 2553 W Montlake PI E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552108.93 Northing: 5276814.64

Tax No./Parcel No.  
8805900470

Plat/Block/Lot  
Union City Add/10/POR

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/21/2009

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

Owner Address:  
2553 W Montlake PI E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 6/29/2008

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor

Single Family

**Historic Property  
Inventory Report for**

at 2553 W Montlake Pl E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Veneer - Brick

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable

**NARRATIVE SECTION**

Date Of Construction: 1936

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2553 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2521 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W207

OAHP No.:

Historic Name:

Common Name: 2521 W Montlake Pl E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552084.67 Northing: 5276779.6

Tax No./Parcel No.  
8805900505

Plat/Block/Lot  
Union City Add/11/POR

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Phillips, V. Ellen

Owner Address:  
2521 W. Montlake Pl. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other:

Colonial - Colonial Revival

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2521 W Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u> <u>Shingle</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1937

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1937 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Colonial Revival style architecture, it has suffered loss of integrity from a large rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2521 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2521 W Montlake Pl E, Seattle, WA 98112



View of Front entry

taken 4/16/2009

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

Comments:



View of Fence along front of property

taken 4/16/2009

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2511 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W206

OAHP No.:

Historic Name:

Common Name: 2511 W Montlake Pl E

Property Address: 2511 W Montlake Pl E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10    Spatial Type: Point            Acquisition Code: Digitized Source  
Sequence:    1 Easting: 552067.42            Northing: 5276759.23

Tax No./Parcel No.  
8805900515

Plat/Block/Lot  
Union City Add/11/POR

Supplemental Map(s)

Acreege  
.12

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
Burns, William

Owner Address:  
2511 W. Montlake Pl. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2511 W Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u> <u>Gable - Clipped Gable/Jerkinhead</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1931

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

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

**Historic Property  
Inventory Report for**

at 2511 W Montlake Pl E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2507 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W205

OAHP No.:

Historic Name:

Common Name: 2507 W Montlake Pl E

Property Address: 2507 W Montlake Pl E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10    Spatial Type: Point            Acquisition Code: Digitized Source  
Sequence:    1 Easting: 552059.69            Northing: 5276749.55

Tax No./Parcel No.  
8805900510

Plat/Block/Lot  
Union City Add/11/POR

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
Lee, Rand William

Owner Address:  
2507 W. Montlake Pl. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Irregular

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other: Unknown

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family - Cross Gable

**Historic Property  
Inventory Report for**

at 2507 W Montlake Pl E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Parallel Gables</u> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Shed</u> <u>Gable - Cross Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1929

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1929 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from a large addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family house in the Tudor style from 1929. It has an irregular shaped footprint and is clad in brick veneer. It has a steeply pitched cross gable roof of composition shingle with a clipped front gable. There is an exterior chimney on the north elevation. The front façade is asymmetrical, with the front gable section projecting forward, and the entry located at the north end in the side gable section, recessed under a shed roof. The entry door is wooden with exaggerated iron strap hinges and a small colored glass window in the pattern of a shield, behind metal bars. The bottom of the brick walls that surround the entry have an extension that curves out - the south side wall curves to the north, and the north side wall curves to the east. Above the entry is front gabled, wall dormer with a 6-light metal casement window. On the first floor next to the entry are two long narrow, fixed windows of colored, "bull's eye" patterned glass, joined under a wide, brick, segmental arch with a rough stucco panel. To the south of these windows is larger window opening with a heavy stucco lintel, flanked by wood plank shutters. Above this opening on the second floor is a 6-light metal casement window flanked by fixed 3-light sash and wood plank shutters. The house is surrounded by a modern fence of metal pickets with brick pillars between. It appears that the house originally had a somewhat "L" shaped plan, but it has had a large rear addition, giving it the current irregular plan, with another side gable roof running parallel to the original one in front of it, and what appears to be a flat roof infill between them.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2501 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W204

OAHP No.:

Historic Name:

Common Name: 2501 W. Montlake Pl E

Property Address: 2501 W Montlake Pl E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552052.79 Northing: 5276738.93

Tax No./Parcel No.  
8805900520

Plat/Block/Lot  
Union City Add/11/POR

Supplemental Map(s)

Acreege  
.08

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Borcich, Vincent

Owner Address:  
PO Box 1403

City/State/Zip:  
Edmonds, WA 98020

Classification: Building

Resource Status  
Survey/Inventory

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: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Slight

Changes to other:

Tudor

Changes to windows: Slight

Other (specify):

Form/Type

Single Family - Cross Gable



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property  
Inventory Report for**

at 2501 W Montlake Pl E, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Wood - Clapboard</u> <u>Shingle</u> <u>Veneer - Brick</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Cross Gable</u> <u>Shed</u>

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1931

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1931 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has very good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of 1930s Tudor style architecture, and although it has had minor changes such as the addition of a small shed-roofed section on the second floor front façade, it still retains very good integrity. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family house in the Tudor style from 1931. It has a rectangular footprint and a steeply pitched cross gable roof of composition shingle. An exterior chimney is found on the south elevation. The exterior of the house is clad in brick veneer with a diagonal pattern. The front façade is dominated by the assymmetrical gable end. The entry is slightly recessed within a round arched opening outlined in stepped brick molding and cast concrete trim. The wooden door is arched and has a small rectangular window behind a decorative metal grill. Adjacent to the entry is a long narrow window of colored, "bull's eye" patterned glass. To the north of this is a large opening with a pair of metal casement style windows, each composed of an operable center sash of 6 lights flanked by two fixed 3-light panes. On the second floor, above the large window opening, is an identical single window. To the north of the large window opening is a small triangular vent of half-round tiles. The peak of the front gable end is clad in wood weatherboards. Behind the front gable, running parallel to the side gable, a small shed-roofed area has been added to the north of the front gable. The wall section of this addition is clad in wood shingle, and on the front elevation it has a modern metal 2-light casement window. On the south side of the front gable, part of the wall section is clad in wood shingle, and there is a 6-light casement window.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

Montlake Field House

at 1618 E Calhoun St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W24

OAHP No.:

Historic Name: Montlake Field House

Common Name: Montlake Community Center

Property Address: 1618 E Calhoun St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 551843.14 Northing: 5276667.78

Tax No./Parcel No.  
6788202280

Plat/Block/Lot  
Pike's 2nd Add to Union City/41-43, 48-52/lots unk

Supplemental Map(s)

Acreage  
17.43

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
City of Seattle Parks  
Department

Owner Address:  
800 Maynard Ave S 3rd Fl

City/State/Zip:  
Seattle, WA 98134

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: Social - Clubhouse

Current Use: Social - Clubhouse

Plan: Cross/Cruciform No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Tudor - Tudor Revival

Other

View of southeast corner

taken 6/28/2008

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

Comments:

**Historic Property  
Inventory Report for**

Montlake Field House

at 1618 E Calhoun St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Brick  
Veneer - Stucco

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Clipped Gable/Jerkinhead

**NARRATIVE SECTION**

Date Of Construction: 1935

**Study Unit**

**Other**

Architect: Unknown

Builder: Civil Works Admin. (CWA)

Engineer: Unknown

Architecture/Landscape Architecture  
Community Planning/Development  
Entertainment/Recreation

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

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

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

**Statement of  
Significance**

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

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

completed by 1950, 1952 was selected as the end of the period of significance because that was the initial date of construction for the Museum of History and Industry (MOHAI), which was the last major project in the historic era of the district.

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

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

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

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

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

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

King County Assessor's Records

Seattle.gov Department of Neighborhoods - Historical Sites "Summary for 1618 E Calhoun ST E / Parcel ID 6788202280 / Inv # DPR063."  
<http://web1.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=935821135>

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2552 20th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W202

OAHP No.:

Historic Name:

Common Name: 2552 20th Ave E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552183.79 Northing: 5276819.65

Tax No./Parcel No.  
8805900400

Plat/Block/Lot  
Union City Add/9/7

Supplemental Map(s)

Acreege  
.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/8/2009

Owner's Name:  
Choi, Theodore & Joan

Owner Address:  
2552 20th Ave. E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Art Deco

Single Family

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2552 20th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1937  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

This residence from 1937 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It is a representative example of the early twentieth century houses that make up the district and retains very good integrity. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2552 20th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two story, single family house in a late Art Deco style. It has a rectangular footprint and a hipped roof of composition shingle with a wide interior brick chimney placed off-center and running perpendicular to the ridgeline. The exterior of the house is clad in wide wood clapboards that wrap around the corners with no cornerboards, resulting in a clean, streamlined appearance. The house has a symmetrical façade with a center entry. The entry is composed of a pair of wood doors ornamented with diagonal trim forming a chevron pattern. The doors are contained within a wide surround with a narrow inset panel above the doors and reeded panels on each side of the doors with a patera above each. A non-original shed awning supported on metal braces and covered in corrugated metal shields the front entry. An elongated octagonal window is found on the second floor above the entry. On the first floor, the entry is flanked by a pair of tripartite windows. These windows are full length and have a center section of five horizontal panes between side sections of five smaller, square panes. On the second floor above these tripartite windows are two 4/4 windows with a diagonal cross pattern metal railing across the lower sash. At the top of the wall, just below the roofline, is a band of wave molding that wraps all the way around the house. Windows on the side elevations are 4/6 on the first floor and 4/4 on the second floor. There is a below-grade garage on the south elevation, accessed from E. Louisa Street.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2552 20th Ave E, Seattle, WA 98112



View of Southeast corner taken 4/16/2009

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2564 W Montlake Pl E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W122

OAHP No.:

Historic Name:

Common Name: 2564 W Montlake Place E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552193.02 Northing: 5276852.87

Tax No./Parcel No.  
8805900340

Plat/Block/Lot  
Union City Addition, Block 9, Lot 1-2

Supplemental Map(s)

Acreage  
0.21

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/21/2009

Owner's Name:  
Stoppels, Sara

Owner Address:  
2564 W Montlake Pl E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation from the street

taken 12/20/2005

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other: Unknown

Other

Ranch

Form/Type

Single Family

Other

**Historic Property  
Inventory Report for**

at 2564 W Montlake Pl E, Seattle, WA 98112

Vernacular

Changes to windows: Intact

Other (specify):

Cladding

Foundation

Roof Material

Roof Type

Brick

Concrete - Poured

Asphalt / Composition

Hip

**NARRATIVE SECTION**

Date Of Construction: 1947

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Study Unit

Other

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2009 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W100

OAHP No.:

Historic Name:

Common Name: 2009 E Roanoke St

Property Address: 2009 E Roanoke St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552334.27 Northing: 5276853.24

Tax No./Parcel No.  
8805900370

Plat/Block/Lot  
Union City Addition, Block 9, Lot 3

Supplemental Map(s)

Acreage  
0.14

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
PEARSON, MICHAEL  
L.+DIANNE M.

Owner Address:  
12904 94th Ave E

City/State/Zip:  
PUYALLUP, WA 98373

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of north elevation

taken 10/28/2002

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

Comments:

**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 interior: Intact

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Unknown

Ranch

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2009 E Roanoke St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Veneer - Stucco

Veneer - Brick

**Foundation**

Concrete - Poured

**Roof Material**

Wood - Shake

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1950

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

This residence from 1950 retains good integrity and is eligible for the NRHP as a contributing element to the Montlake potential historic district. It is a representative example of those mid-twentieth century houses that were constructed near the end of the neighborhood's historic development. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. Therefore, it is not

**Historic Property  
Inventory Report for**

at 2009 E Roanoke St, Seattle, WA 98112

individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.

**Description of  
Physical  
Appearance**

This residence from 1950 is a modest Ranch-style house with a side gable roof of wood shingle. It has boxed eaves and a prominent exterior chimney on the west elevation. The house is clad in brick veneer with horizontal siding in the gable ends, and stucco on the ground floor where the walls are exposed. The house sits on a lot that is raised above street level, and has a below-grade garage. It has limited visibility due to heavy vegetation. The windows are 6 lights, aluminum-framed, flanked by fixed, non-operable louvered shutters. The garage has a wood, paneled, tilt-up door. The house is accessed via concrete stairs with a metal pipe handrail. The house appears to have good integrity.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2015 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W101

OAHP No.:

Historic Name:

Common Name: 2015 E Roanoke St

Property Address: 2015 E Roanoke St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552240.03 Northing: 5276851.41

Tax No./Parcel No.  
8805900380

Plat/Block/Lot  
Union City Addition, Block 9, Lot 4-5

Supplemental Map(s)

Acreage  
0.18

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/23/2009

Owner's Name:  
MANN, JOAN &  
BOTTCHEER ELKE

Owner Address:  
2015 E ROANOKE ST

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of east elevation

taken 4/16/2009

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

Comments: This is how the house is accessed, via a long, shared driveway from 22nd Ave.

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape

No. of Stories: 1.5

Structural System: Platform Frame

Changes to plan: Extensive

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other: Unknown

Vernacular

Single Family - Cross Gable

**Historic Property  
Inventory Report for**

at 2015 E Roanoke St, Seattle, WA 98112

Changes to windows: Slight

Other (specify):

**Cladding**

Concrete - Block  
Veneer - Stucco  
Vertical - Boards

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Cross Gable

**NARRATIVE SECTION**

**Study Unit**

**Other**

Architecture/Landscape Architecture

**Date Of Construction:** 1949

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2015 E Roanoke St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

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Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

at 2015 E Roanoke St, Seattle, WA 98112



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

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

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

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

**Historic Property  
Inventory Report for**

at 2023 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W102

OAHP No.:

Historic Name:

Common Name: 2023 E Roanoke St.

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

Comments:

County King Township/Range/EW Section T25R4na 1/4 Sec 21 1/4 1/4 Sec NW Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552261.85 Northing: 5276859.4  
Sequence: 1 Easting: 552261.85 Northing: 5276859.4

Tax No./Parcel No.  
8805900385

Plat/Block/Lot  
Union City Addition, Block 9, Lot 5-6

Supplemental Map(s)

Acreage  
0.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
PATTERSON, JAMES A+RIE

Owner Address:  
2023 E ROANOKE St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of south elevation

taken 3/10/2004

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

Comments:

**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

**Historic Property  
Inventory Report for**

at 2023 E Roanoke St, Seattle, WA 98112

<b>Changes to plan:</b> <u>Intact</u>	<b>Changes to interior:</b> <u>Unknown</u>	<b>Style</b>	<b>Form/Type</b>
<b>Changes to original cladding:</b> <u>Intact</u>	<b>Changes to other:</b> <u>Unknown</u>	<u>Vernacular</u>	<u>Single Family - Side Gable</u>
<b>Changes to windows:</b> <u>Moderate</u>	<b>Other (specify):</b>		
<b>Cladding</b>	<b>Foundation</b>	<b>Roof Material</b>	<b>Roof Type</b>
<u>Vertical - Board-and-Batten</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition</u>	<u>Gable</u>
<u>Wood - Clapboard</u>		<u>Concrete - Tile</u>	

**NARRATIVE SECTION**

<b>Study Unit</b>	<b>Other</b>
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1952

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

**Historic Property  
Inventory Report for**

at 2023 E Roanoke St, Seattle, WA 98112

not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered loss of design integrity from the window replacements and possible additions. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2565 22nd Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W201

OAHP No.:

Historic Name:

Common Name: 2565 22nd Ave E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552273.77 Northing: 5276855.04

Tax No./Parcel No.  
8805900390

Plat/Block/Lot  
Union City Add/9/6

Supplemental Map(s)

Acreege  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/7/2009

Owner's Name:

Owner Address:

City/State/Zip:

Ford, Debra K.

2565 22nd Ave. E

Seattle, WA 98112

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of southeast corner and front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 2

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Moderate

Changes to other:

Modern

Changes to windows: Moderate

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2565 22nd Ave E, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Metal</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Built Up</u>	<u>Flat with Eaves</u>
<u>Veneer - Stucco</u>			
<u>Vertical - Boards</u>			

**NARRATIVE SECTION**

**Date Of Construction:** 1962

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This house was constructed in 1962, which is outside the period of significance for the potential Montlake historic district, so it is not eligible for the NRHP as a contributing element to the district. It has been substantially renovated, including new windows, siding, entry awning, and decks. This has impacted its integrity of design, materials, feeling, and workmanship. While the present appearance of the house is well designed, it is not the known work of a master, and does not possess high artistic value. Available research did not reveal any associations with significant persons or events. Due to the lack of integrity and the failure to meet NRHP criteria, the house is not individually eligible for the NRHP.

**Description of  
Physical  
Appearance**

This is a two story, single family residence with a rectangular footprint. It was built in 1962. It has a flat roof with projecting eaves, and the roof steps down over the northern quarter of the house. The exterior is clad in smooth stucco on the second floor, with a band of molding separating the stucco from the vertical wood siding on the first floor. Strips of this same molding separate the front façade into four vertical sections. The two sections on the southern end of the building are identical. Each has a pair of 1/1 metal-framed sliding sash windows symmetrically aligned on the first and second floors. These windows are set in a band of metal panels that reach from the bottom of the wall to the top, terminating at the eave, giving the house a strong vertical emphasis. The next section of the façade contains the entry, which is a pair of unadorned doors. A row of metal panels runs from the top of the doors to the top of the wall, encompassing a large 8-light fixed sash window on the second floor above the doors. The entry is shielded by a contemporary-style metal awning frame with glass panels. The final section of the front façade is the section on the north end, which is lower in height than the rest of the building. This section has two small narrow windows set in a very narrow strip of metal panels. The north elevation has a 3-light window on the second floor, set in a row of metal panels that is three panels wide in the center of the wall, again running from the top to the bottom of the wall. The south elevation has the same three-wide metal panels in the center of the wall, with three 1/1 windows on the second floor, and three modern glass doors on the first floor that open onto a fenced deck. A wooden fence also surrounds the front elevation, and behind this fence, the entry is accessed by a front deck with horizontal wood railing.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

**Additional Photos for:**

**at 2565 22nd Ave E, Seattle, WA 98112**



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

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

**Comments:**

**View of taken**

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

**Comments:**

**View of taken**

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

**Comments:**

**View of taken**

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

**Comments:**

**Historic Property  
Inventory Report for**

at 2201 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W103

OAHP No.:

Historic Name:

Common Name: 2201 E Roanoke St.

Property Address: 2201 E Roanoke St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552311.36 Northing: 5276855.38

Tax No./Parcel No.  
8805900235

Plat/Block/Lot  
Union City Addition, Block 8, Lot 1

Supplemental Map(s)

Acreage  
0.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
NICKLES, LAURELLE A

Owner Address:  
2201 E ROANOKE ST.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of West elevation from 22nd Ave. E

taken 10/28/2002

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Square

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Moderate

Changes to other: Unknown

Vernacular

Changes to windows: Moderate

Other (specify):

Form/Type

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2201 E Roanoke St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u> <u>Veneer - Vinyl Siding</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1910

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1910 is located in the Montlake potential historic district. However, alterations to the siding, windows, and front porch have impacted its integrity of design, feeling, materials and workmanship. Although it retains integrity of location, setting and association, it no longer retains sufficient integrity to convey its history, either individually or as part of the neighborhood. Therefore it is not eligible for the NRHP.

**Historic Property  
Inventory Report for**

at 2201 E Roanoke St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a two-story residence with a rectangular footprint over a full basement. It has a side gable roof of composition shingle with shallow boxed eaves on the front and back elevations, but is flush on the side elevations. The poured concrete foundation is visible along the basement level, and the first floor is clad in brick (clinker type) veneer, while the second floor is vinyl siding (which was originally stucco, according to the assessor's records). The soffits are also vinyl. On the front elevation, the entry porch has a hipped roof on replacement metal supports with metal railing. The porch is concrete block. The second floor has a shallow projecting bay on the east side of the front elevation. On the western elevation, there is another projecting bay under a shed roof which wraps around the rear corner of the house to form a gable over a rear entry. There is a small shed-roofed addition on the rear of the house, and a separate two-car garage has been added at the rear of the property. All windows in the house have been replaced with vinyl sash, mostly one-over-one. However, on the front elevation and the first floor western elevation, the openings have been changed to accommodate large fixed, plate glass windows with smaller one-over-one sash on each side. The house retains a clinker brick chimney on the east side. A brick retaining wall has been built across much of the front elevation to form a large planting bed, and the lot is surrounded on the front and west sides by a concrete block retaining wall.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2205 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W117

OAHP No.:

Historic Name:

Common Name: 2205 E Roanoke St

Property Address: 2205 E Roanoke St, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R4na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552322.6 Northing: 5276854.75

Tax No./Parcel No.  
8805900240

Plat/Block/Lot  
Union City Addition/Block 8/Lot 1-2

Supplemental Map(s)

Acreege  
0.06

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
GOGGIN PATRICK J

Owner Address:  
2205 E ROANOKE ST

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of front façade

taken 10/28/2002

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

Comments:

**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 interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other: Unknown

Vernacular

Single Family

Changes to windows: Extensive

Other (specify):

**Historic Property  
Inventory Report for**

at 2205 E Roanoke St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Vinyl Siding</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition</u>	<b>Roof Type</b> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1947  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1947 is located in the Montlake potential historic district. However, alterations to the siding and windows have impacted its integrity of design, feeling, materials and workmanship. Although it retains integrity of location, setting and association, it no longer retains sufficient integrity to convey its history, either individually or as part of the neighborhood. Therefore it is not eligible for the NRHP.

**Historic Property  
Inventory Report for**

at 2205 E Roanoke St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This residence is a simple vernacular house built in 1947 with no identifiable style. It has a rectangular footprint, and is clad in vinyl siding. It has a front gable roof of composition shingle with a small metal louvered vent in the gable end. The first room of the house has overhanging eaves on the side elevations, while the remaining rooms to the rear have no eaves. The two-bay façade contains the main entry and a large, single pane, fixed, plate glass window flanked by inoperable shutters. This window is not original and the opening has been altered to accommodate its large size. The main entry door is not visible behind a storm door and is located under a small metal awning. The foundation is poured concrete and the entry is reached by concrete steps with metal railings.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

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Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2209 E Roanoke St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W118

OAHP No.:

Historic Name:

Common Name: 2209 E Roanoke St

Property Address: 2209 E Roanoke St, Seattle, WA 98112

Comments:

County King Township/Range/EW T25R4na Section 21 1/4 Sec NW 1/4 1/4 Sec SEATTLE NORTH Quadrangle SEATTLE NORTH

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552334.27 Northing: 5276853.24

Tax No./Parcel No.  
8805900245

Plat/Block/Lot  
Union City Addition, Block 8, Lot 2

Supplemental Map(s)

Acreage  
0.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 4/1/2009

Owner's Name:  
KERL KLAUS

Owner Address:  
PO BOX 45174

City/State/Zip:  
Seattle, WA 98145

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of northeast corner

taken 10/28/2002

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other: Unknown

Arts & Crafts  
Vernacular

Single Family

**Historic Property  
Inventory Report for**

at 2209 E Roanoke St, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Shingle - Concrete/Asbestos

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition

**Roof Type**

Gable - Clipped Gable/Jerkinhead

**NARRATIVE SECTION**

Date Of Construction: 1921

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1921 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not particularly architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design integrity from alterations to the siding and the footprint. Therefore, it is not individually eligible for the NRHP, but is eligible as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2209 E Roanoke St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This residence is a bungalow built in 1921 with some Craftsman style elements. The overall roof configuration is cross gable, clad in composition shingle. The façade and side projection roofs have clipped gables. The exterior is sheathed in replacement asbestos shingle siding. Some of the original, wood-frame windows remain. These windows have Craftsman styling, including sets of paired, 1/1 windows with Craftsman-styled upper pane configurations, and single hung sashes with multi-light, fixed transoms above. The original front porch has been enclosed and the front door replaced. A metal awning now shields the main entry. A brick exterior chimney remains on the east elevation. The foundation is poured concrete. The building sits on a bluff surrounded by mature vegetation, which obscures a full view of the building. At ground level, below the front elevation, is a concrete block 2-car garage building with 1960s era detailing on the doors. The garage openings are wide plank, roll-up wood doors, and the wall above the doors is clad in wood siding.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2209 E Roanoke St, Seattle, WA 98112



View of Garage taken 3/10/2004

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2571 E Montlake PI E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W202

OAHP No.:

Historic Name:

Common Name: 2571 E. Montlake PI E

Property Address: 2571 E Montlake PI E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552348 Northing: 5276847.66  
Sequence: 1 Easting: 552348 Northing: 5276847.66

Tax No./Parcel No.  
8805900255

Plat/Block/Lot  
Union City Add/8/3-4

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
lhnnot, James

Owner Address:  
610 Market St. #100

City/State/Zip:  
Kirkland, WA 98033

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Moderate

Changes to other: Moderate

Ranch

Single Family

**Historic Property  
Inventory Report for**

at 2571 E Montlake Pl E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify): Garage door remov

**Cladding**

Veneer - Brick

Veneer

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

Hip

**NARRATIVE SECTION**

Date Of Construction: 1951

**Study Unit**

**Other**

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1951 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. In addition, it has suffered some loss of design and materials integrity from window and siding replacements, as well as the removal and infill of the garage door. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Description of  
Physical  
Appearance**

This is a single family, Ranch-style residence from 1951. It is one story over a full basement and has an "L" shaped footprint. The main body of the house containing the entry is under a side gable roof, while the front projecting portion that originally housed the garage is under a hipped roof. The roof is clad in composition shingle and has deep boxed eaves, with an exterior brick chimney on the northwest elevation, centered in the gable end. The main house is clad in masonite siding, while the basement level is clad in narrow brick veneer. The entry to the house is located at the interior apex of the "L" plan, and is accessed by concrete steps with metal railings. The entry contains a 6-panel door surrounded by very wide frosted glass sidelights and a frosted glass transom. Below the sidelights is a brick bulkhead on one side and a brick landscaping planter on the other. Adjacent to the entry, the façade has three replacement, plate glass windows in vinyl frames. The southeast section of the house projects forward towards the street, and originally contained a garage door on the ground floor. That opening is now filled with a pedestrian door, a small sliding sash, vinyl window, and masonite siding, and the driveway is fenced off with a wooden fence. Another small sliding sash vinyl window is adjacent to the former garage opening. On the second floor above the former garage are two large, plate glass, fixed sash on either side of a smaller window opening that has been boarded over.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2216 E Louisa St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W208

OAHP No.:

Historic Name:

Common Name: 2216 E Louisa St

Property Address: 2216 E Louisa St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552353.83 Northing: 5276815.81

Tax No./Parcel No.  
8805900305

Plat/Block/Lot  
Union City Add/8/9-10

Supplemental Map(s)

Acreege  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Dameron, Cassandra

Owner Address:  
2216 E. Louisa St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other: Extensive

Arts & Crafts - Craftsman

Single Family - Side Gable

Changes to windows: Extensive

Other (specify): Door added to side

**Historic Property  
Inventory Report for**

at 2216 E Louisa St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Vinyl Siding</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1922  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

**Historic Property  
Inventory Report for**

at 2216 E Louisa St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2216 E Louisa St, Seattle, WA 98112



View of Southeast corner taken 4/16/2009

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

View of taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2220 E Louisa St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W209

OAHP No.:

Historic Name:

Common Name: 2220 E Louisa St.

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552369 Northing: 5276817.88

Tax No./Parcel No.  
8805900315

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

Supplemental Map(s)

Acreage  
.07

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Gray, Frances Estelle

Owner Address:  
1200 Lakeshore Ave #3A

City/State/Zip:  
Oakland, CA 94606

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor - Cottage

Changes to windows: Intact

Other (specify):



View of Front elevation

taken 4/16/2009

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

Comments:

Form/Type

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2220 E Louisa St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1930

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2220 E Louisa St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2226 E Louisa St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W208

OAHP No.:

Historic Name:

Common Name: 2226 E Louisa St.

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552379.36 Northing: 5276814.73

Tax No./Parcel No.  
8805900320

Plat/Block/Lot  
Union City Add/8/10-12

Supplemental Map(s)

Acreage  
.06

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Fleischmann, Sybille

Owner Address:  
2226 E. Louisa St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Southeast elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Tudor

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2226 E Louisa St, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Vinyl Siding</u> <u>Veneer - Stucco</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Front Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1926

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood.

This residence from 1926 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of 1920s Tudor style architecture, it has suffered loss of integrity from a rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2226 E Louisa St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family residence from 1926 in the Tudor style. It has an "L" shaped footprint and is clad in pebbled stucco. The roof over the main body of the house is a steeply pitched front gable with projecting eaves. The section of the house on the north elevation is covered by another steeply pitched front gable that projects up from the same ridgeline as the main gable but is set further back. Each of these gables has a large shed-roofed dormer on the side. The roof is clad in composition shingle. The front elevation faces east toward E. Montlake Place E., even though the address of the property is E. Louisa Street. The façade has an entry under a front gable roof supported on two large curved brackets covered in stucco. The entry door is paneled and glazed, and accessed by concrete steps with a metal railing. Next to the entry is a tripartite window composed of a center 8/1 window, flanked by two 4/1 windows. All windows have leaded muntins and wood frames. In the gable end of the façade is a pair of 6/1 windows. The south elevation faces E. Louisa Street and is dominated by a stuccoed exterior chimney in the center of the elevation, topped by two terra cotta chimney pots. The chimney breast is flanked by two tripartite windows, each composed of a center 6/1 window, flanked by two 4/1 windows. Above these windows in the shed dormer is a pair of 6/1 windows on the east side of the chimney, and a smaller 6/1 window on the west side. The rear (north) elevation is mostly obscured by a fence, but a paneled, roll-up garage door is visible to a partially below-grade garage, as is a pair of 6/1 windows in the shed dormer. There is also a small, shed-roofed addition on this elevation clad in vinyl siding.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2515 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W222

OAHP No.:

Historic Name:

Common Name: 2515 24th Ave E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552399.99 Northing: 5276772.26

Tax No./Parcel No.  
8805900835

Plat/Block/Lot  
Union City Add/13/6 & 12

Supplemental Map(s)

Acreege  
.15

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Thomas, Isidore Michael

Owner Address:  
2515 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: T-Shape

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Ranch

Changes to windows: Intact

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2515 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Hip</u> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1933

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1933 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity despite its rather poor physical condition and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. It is an undistinguished example of a common architectural style. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2515 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family, Ranch style house built in 1933. It has a T-shaped footprint. The roof is clad in composition shingle and has a hip on the north elevation and a gable on the south elevation. The section of the house that projects forward on the façade and gives the house its "T" shape has a front gable. The roof has flush eaves with raked molding and a cornice return on the front gable end. A prominent exterior chimney is located at the entry, on the north side of projecting "T." The exterior of the house is clad in painted brick veneer. The entry, located in the main body of the house just north of the projecting "T," is recessed and shielded under an extension of the main roof. The door is not visible due to a large accumulation of debris in the entry, piled in front of the door. The front elevation of the projecting section has a large window with 42 small panes separated by leaded glass muntins, with a colored glass shield in the center of the second row of panes. Above this window in the gable end are three round, terra cotta vents. Windows have unpainted brick or terra cotta sills. The two other windows on the façade are a single-light sash, and a 1/1 sash, each flanked by inoperable wood plank shutters. Both of these windows are obscured by window screens. To the south of the projecting section is what appears to be an addition with a side gable and a roof ridgeline that is lower than the main roof. On the north elevation is a below-grade garage with concrete retaining walls. There are two 1/1 windows on this elevation, each flanked by the same inoperable wood plank shutters that are on the front. Although the house retains integrity, it is in a deteriorated condition, with a hole in the roof covered by a tarp, a large television antenna laying over on the roof, and the entry filled with debris. Vegetation is high, partially obscuring the façade.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2230 E Miller St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W211

OAHP No.:

Historic Name:

Common Name: 2230 E Miller St

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552403.03 Northing: 5276739.73

Tax No./Parcel No.  
8805900850

Plat/Block/Lot  
Union City Add/13/12

Supplemental Map(s)

Acres  
.11

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name:  
Kennedy, Patrick & S.  
Michelle Rie

Owner Address:  
923 16th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Platform Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Ranch

Form/Type

Single Family



View of Front elevation

taken 4/16/2009

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

Comments:

**Historic Property  
Inventory Report for**

at 2230 E Miller St, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

**Cladding**

Vertical - Boards

**Foundation**

Unknown

**Roof Material**

Asphalt / Composition - Built Up

**Roof Type**

Gable - Front Gable

**NARRATIVE SECTION**

Date Of Construction: 1954

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2230 E Miller St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2233 E Miller St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W212

OAHP No.:

Historic Name:

Common Name: 2233 E Miller St

Property Address: 2233 E Miller St, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552401.07 Northing: 5276693.73

Tax No./Parcel No.  
6788200305

Plat/Block/Lot  
Pike's 2nd Add to Union City/18/6

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/12/2009

Owner's Name:  
Wilkins, Perry

Owner Address:  
6336 Hampton Rd. S.

City/State/Zip:  
Seattle, WA 98118

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 2

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Spanish - Eclectic

Single Family - Gable Front and Wing

Changes to windows: Moderate

Other (specify):

**Historic Property  
Inventory Report for**

at 2233 E Miller St, Seattle, WA 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Vertical - Board-and-Batten</u> <u>Veneer - Brick</u>	<u>Concrete - Poured</u>	<u>Clay Tile</u>	<u>Gable - Front Gable</u> <u>Gable - Side Gable</u>

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1934

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1934 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1930s Spanish Eclectic style architecture, it is not a distinctive or excellent example. In addition, it appears to have suffered loss of integrity from replacement of the large front window and from a second floor rear addition. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2233 E Miller St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2233 E Miller St, Seattle, WA 98112



View of East elevation

taken 4/16/2009

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2459 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W222

OAHP No.:

Historic Name:

Common Name: 2459 24th Ave E

Property Address: 2459 24th Ave E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552402.35 Northing: 5276675.23

Tax No./Parcel No.  
6788200306

Plat/Block/Lot  
Pike's 2nd Add to Union City/18/6 & 12

Supplemental Map(s)

Acreage  
.08

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Krantz, Karen

Owner Address:  
4509 Interlake Ave. N. #126

City/State/Zip:  
Seattle, WA 98103

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Slight

Changes to other:

Tudor

Changes to windows: Moderate

Other (specify):

Form/Type

Single Family

**Historic Property  
Inventory Report for**

at 2459 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Veneer - Brick</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Wood - Shingle</u>	<b>Roof Type</b> <u>Gable</u> <u>Hip</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1934

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1934 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of 1930s Tudor style architecture, it has suffered loss of integrity from some window replacement and from recent alterations, including a new entry porch where there were only steps and a concrete porch apron originally. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2459 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence with elements of the Tudor style. Constructed in 1934, it has an L-shaped footprint. The roof has a gable on the south elevation and a hip on the north elevation, and the projecting front section that forms the "L" has a front gable. The roof has flush eaves in the front gable and is clad in wood shingle. There is a wide, interior, red brick chimney on the rear roof slope near the north end. The house is clad in brick veneer that has been painted. The entry is contained in the front projecting section and has a round arched opening and an arched wooden door with eight panels. To the north of the entry is a pair of 8-light casement windows with leaded muntins. It is flanked by inoperable wood plank shutters. Above this window is a small louvered vent in the gable end. On the façade of the main body of the house is a small diamond-paned casement window and a pair of 10-light vinyl replacement casement windows. The casement windows are flanked by inoperable wood plank shutters. Below the casements is a partially below-grade garage with a paneled tilt-up garage door. At the time of survey, the house was undergoing renovation, and brick retaining walls had been added to the driveway, new brick entry steps had been added, a new brick entry with multiple arches was being constructed, and a new brick fence was being built across the front of the property.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2455 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W224

OAHP No.:

Historic Name:

Common Name: 2455 24th Ave E

Property Address: 2455 24th Ave E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552401.49 Northing: 5276656.6

Tax No./Parcel No.  
6788200360

Plat/Block/Lot  
Pike's 2nd Add to Union City/18/12

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Webb, Allison and Ronald  
Wilson

Owner Address:  
2455 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: L-Shape

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Moderate

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family - Side Gable



View of Front elevation

taken 6/4/2009

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

Comments:

**Historic Property  
Inventory Report for**

at 2455 24th Ave E, Seattle, WA 98112

Changes to windows: Intact

Other (specify):

**Cladding**

Shingle  
Wood - Clapboard

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable - Side Gable

**NARRATIVE SECTION**

Date Of Construction: 1939

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2415 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W226

OAHP No.:

Historic Name:

Common Name: 2415 24th Ave E

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

Comments:

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

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source  
**Sequence:** 1 **Eastings:** 552401.58 **Northing:** 5276617.05  
**Sequence:** 1 **Eastings:** 552401.58 **Northing:** 5276617.05

**Tax No./Parcel No.**  
6788200781

**Plat/Block/Lot**  
Pike's 2nd Add to Union City/23/5 - 6

**Supplemental Map(s)**

**Acreage**  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

**Owner's Name:** Dwyer, Timothy & Amelia deBie  
**Owner Address:** 2415 24th Ave E

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

**Classification:** Building

**Resource Status**  
Survey/Inventory

**Comments**

**Within a District?** No

**Contributing?**

**National Register Nomination:**

**Local District:**

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



View of northeast corner

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

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

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

**Plan:** L-Shape **No. of Stories:** 1

**Structural System:** Balloon Frame

**Historic Property  
Inventory Report for**

at 2415 24th Ave E, Seattle, WA 98112

<b>Changes to plan:</b> <u>Intact</u>	<b>Changes to interior:</b> <u>Unknown</u>	<b>Style</b>	<b>Form/Type</b>
<b>Changes to original cladding:</b> <u>Intact</u>	<b>Changes to other:</b>	<u>Tudor</u>	<u>Single Family</u>
<b>Changes to windows:</b> <u>Intact</u>	<b>Other (specify):</b>		
<b>Cladding</b>	<b>Foundation</b>	<b>Roof Material</b>	<b>Roof Type</b>
<u>Wood - Clapboard</u>	<u>Concrete - Poured</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Side Gable</u>
<u>Veneer - Stucco</u>			<u>Hip</u>
			<u>Shed</u>

**NARRATIVE SECTION**

**Date Of Construction:** 1924

<b>Study Unit</b>	<b>Other</b>
<u>Architecture/Landscape Architecture</u>	

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1924 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house

**Historic Property  
Inventory Report for**

at 2415 24th Ave E, Seattle, WA 98112

does not represent the work of a master, nor possess high artistic value. Although it does embody some of the characteristics of Tudor style architecture, it is not a distinctive example of the style or type. In addition, the front door is obscured by a solid metal security door, and the entrance to the porch has been altered. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2402 24th Ave E, 98112

**LOCATION SECTION**

Field Site No.: SR520W227

OAHP No.:

Historic Name:

Common Name: 2402 24th Ave E

Property Address: 2402 24th Ave E, 98112

Comments:

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

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

Tax No./Parcel No.  
6788200900

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

Supplemental Map(s)

Acreeage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Hara, Dick

Owner Address:  
2402 24th Ave E

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Slight

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

Changes to windows: Intact

Other (specify):

**Historic Property  
Inventory Report for**

at 2402 24th Ave E, 98112

Cladding	Foundation	Roof Material	Roof Type
<u>Veneer - Stucco</u>	<u>Unknown</u>	<u>Asphalt / Composition - Shingle</u>	<u>Gable - Front Gable</u>
<u>Wood - Clapboard</u>			
<u>Shingle</u>			
<u>Wood - Plywood</u>			

**NARRATIVE SECTION**

Study Unit	Other
<u>Architecture/Landscape Architecture</u>	

**Date Of Construction:** 1920

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Smith n.d.) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity and is a representative example of the early twentieth century houses that make up the district. Available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. However, it does embody the distinctive characteristics of Arts and Crafts/Craftsman style architecture, and although it has had minor changes such the replacement of some stucco panels in the half-timbering with plywood and the addition of a sliding glass door at the basement level, it still retains good

integrity. Although it is in rather poor physical condition, it retains its details and is one of the more distinctive examples of this style in the area. Therefore, it is also individually eligible for the NRHP under Criterion C.

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family residence from 1920 in the Arts and Crafts/Craftsman style. It has a rectangular footprint under a front gable roof of composition shingle. The roof has projecting eaves with exposed rafter tails, and decorative carved ends on the gable end vergeboards. The front gable features half-timbering, some of which has had the stucco replaced with plywood. In the center it has three double hung wood windows with a single light below and 6-lights above, in a typical Craftsman style pattern of a large center pane surrounded by five smaller panes on the top and sides. All the windows in the house appear to be original, and most share this light pattern. The front gable roof extends out to cover the full-width front porch, where it is supported by two sets of three battered, wood, boxed columns. These likely sit on stuccoed plinths, but this was not visible due to dense vegetation. The front spandrel between them is peaked. The porch is accessed by wooden steps, and it retains remnants of wood railing. The entry door is obscured behind a storm door. On either side of the door is a pair of 6/1 windows. The main body of the house is clad in wood clapboards of two alternating widths, resulting in a strong horizontal pattern. In the center of the north elevation is a large, shed roofed, wall dormer. The east and west sides of the dormer are clad in wood shingle. It has a 6/1 window set off-center. A small interior brick chimney is on the east side of this dormer. A sliding glass door has been added to the basement level near the center of this elevation. On the south elevation is a 6/1 window next to an exterior chimney that pierces the roof, located near the front. Beyond the chimney a side gable dormer extends down to become a projecting bay. The dormer has a pair of 6-light windows, and there is a pair of 6/1 windows below it in the bay section of the wall. Next to this pair is a single 6-light sash. There is a small detached garage at the rear of the property, accessed by a driveway on E. McGraw Street. A larger modern garage has been built in front of and attached to the older garage.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2402 24th Ave E, 98112



View of southwest corner

taken 4/16/2009

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

Comments:



View of northwest corner

taken 4/16/2009

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

Comments:

View of

taken

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

Comments:

View of

taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2412 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W227

OAHP No.:

Historic Name:

Common Name: 2412 24th Ave E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552447.92 Northing: 5276602.57  
Sequence: 1 Easting: 552447.92 Northing: 5276602.57

Tax No./Parcel No.  
6788200861

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

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
Berho, Rodrigo

Owner Address:  
542 NE 94th St.

City/State/Zip:  
Seattle, WA 98115

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Vernacular

Single Family - Side Gable

**Historic Property  
Inventory Report for**

at 2412 24th Ave E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

Cladding  
Shingle - Concrete/Asbestos

Foundation  
Concrete - Poured

Roof Material  
Asphalt / Composition - Shingle

Roof Type  
Gable - Side Gable

**NARRATIVE SECTION**

Study Unit Other

Architecture/Landscape Architecture

Date Of Construction: 1919

Architect: Unknown

Builder: Unknown

Engineer: Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1919 is located in the Montlake historic district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. It retains no discernible architectural style, and has suffered loss of integrity from siding and window replacements as well as alterations to the front porch. Therefore, it is not eligible for the NRHP, either individually or as a contributing element to the historic district.

**Historic Property  
Inventory Report for**

at 2412 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one story, single family residence with a rectangular footprint, constructed in 1919. It has a side gable roof with flush eaves, clad in composition shingle. There is an interior chimney of painted brick in the center of the front roof slope. The house is clad in asbestos or cement shingles. The façade is symmetrical with a center entry. It has a Craftsman style front door with two leaded glass windows. It is flanked by two reeded glass sidelights. The porch is concrete, with concrete steps and metal railings. It is covered by a metal shed roof with a rounded, scalloped front edge, supported on a pair of metal grid posts with a floral pattern. On either side of the entry is a non-original plate glass window with a retractable metal or vinyl awning above. There is a three-sided projecting bay on the north elevation. A small detached garage is on the south side of the house and is in deteriorated condition.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2416 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W225

OAHP No.:

Historic Name:

Common Name: 2416 24th Ave E

Property Address: 2416 24th Ave E, Seattle, WA 98112

Comments:

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

**Coordinate Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** Digitized Source  
**Sequence:** 1 **Eastings:** 552447.94 **Northing:** 5276616.22  
**Sequence:** 1 **Eastings:** 552447.94 **Northing:** 5276616.22

**Tax No./Parcel No.**  
6788200860

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

**Supplemental Map(s)**

**Acreage**  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 9/14/2009

Owner's Name:  
Clementz, Jason

Owner Address:  
2416 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Slight

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

**Historic Property  
Inventory Report for**

at 2416 24th Ave E, Seattle, WA 98112

Changes to windows: Extensive

Other (specify):

**Cladding**

Wood - Hardiplank  
Shingle

**Foundation**

Concrete - Poured

**Roof Material**

Asphalt / Composition - Shingle

**Roof Type**

Gable  
Shed

**NARRATIVE SECTION**

Date Of Construction: 1919

**Study Unit**

Other

Architect: Unknown

Builder: Unknown

Engineer: Unknown

Architecture/Landscape Architecture

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2416 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.

Additional Photos for:

at 2416 24th Ave E, Seattle, WA 98112



View of north elevation taken 4/16/2009

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

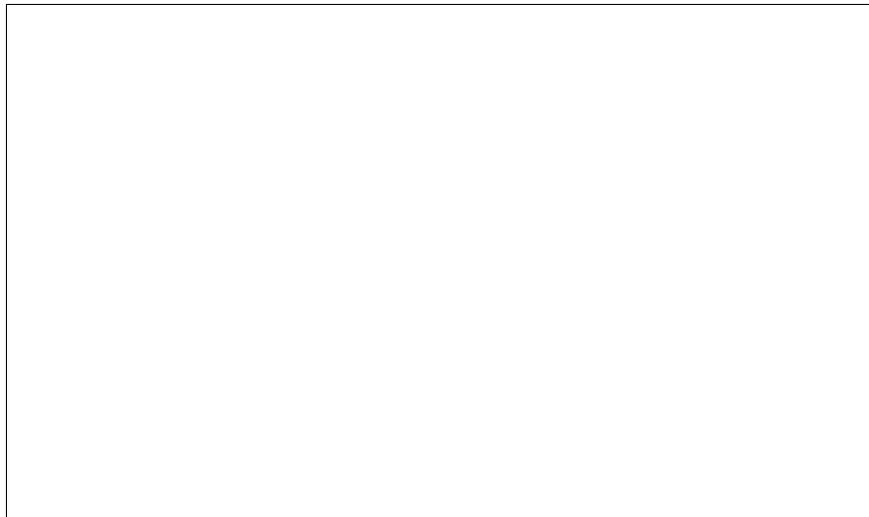
Comments: northwest corner from E Calhoun St



View of taken

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

Comments:



View of taken

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

Comments:

View of taken

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

Comments:

**Historic Property  
Inventory Report for**

at 2406 E Calhoun St, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W203

OAHP No.:

Historic Name:

Common Name: 2406 E Calhoun St.

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552448.52 Northing: 5276654.59

Tax No./Parcel No.  
6788200186

Plat/Block/Lot  
Pikes 2nd Add to Union City/177-8

Supplemental Map(s)

Acreage  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/11/2009

Owner's Name:  
Fisher, Ana

Owner Address:  
2406 E. Calhoun St.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other: Slight

Colonial - Cape Cod

Single Family - Side Gable

Changes to windows: Intact

Other (specify): Replacement front d

**Historic Property  
Inventory Report for**

at 2406 E Calhoun St, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Concrete - Poured</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1939

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1939 is eligible for the NRHP as a contributing element to the Montlake potential historic district. It has good integrity and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house is not architecturally distinctive, does not represent the work of a master, nor possess high artistic value. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2406 E Calhoun St, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one-story, single family Colonial Revival Cape Cod style house from 1939. It is wood framed on a poured concrete foundation with a rectangular footprint, and has a below-grade garage. The roof is a side gable of composition shingle with flush eaves. It retains two red brick chimneys - one exterior chimney in the west gable end, and one interior chimney near the center of the house on the rear slope of the roof. The plan of the house has a center section that projects out slightly on the front elevation, flanked by two side wings that have a lower roofline. The exterior is clad in wide wood weatherboards. The entry is contained in the west side of the center section and is accessed by concrete steps with metal railings. It is recessed under the main roof, supported on a slender square boxed column with a simple molded capital on the west side, with a matching pilaster on the east side. The entry has segmentally arched spandrels, and the front door is a metal, six-panel replacement door. The front elevation of the west wing of the house has an 8/8 wooden double-hung window. To the east of the entry is a projecting, 3-sided bay window under a metal hipped roof with a 12-light fixed wooden window in the center and 4-light fixed windows on each side. Below this bay is a small sliding sash window in the basement. The east elevation has a small 3/6 wood window, and below this, the wall steps out with a shed roof of composition shingle to accommodate the garage entry. The garage entry is below-grade and has a replacement paneled, roll-up garage door. To the east of this, the façade steps back and has a secondary entry with a concrete porch and metal railing. This area has a 12-light door and a 12-light wooden casement window. A large round wooden pendant ornaments the corner of the roof overhang here.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2456 24th Ave E, 98112

**LOCATION SECTION**

Field Site No.: SR520W223

OAHP No.:

Historic Name:

Common Name: 2456 24th Ave E

Property Address: 2456 24th Ave E, 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552448.99 Northing: 5276667.16

Tax No./Parcel No.  
6788200185

Plat/Block/Lot  
Pike's 2nd Add to Union City/17/7 - 8

Supplemental Map(s)

Acreege  
.10

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
Barkley, Alex

Owner Address:  
3428 37th Ave. SW

City/State/Zip:  
Seattle, WA 98126

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Extensive

Changes to other:

Arts & Crafts - Craftsman

Single Family - Bungalow

Changes to windows: Extensive

Other (specify):

**Historic Property  
Inventory Report for**

at 2456 24th Ave E, 98112

<b>Cladding</b> <u>Shingle - Concrete/Asbestos</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1922  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

This residence from 1922 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody the distinctive characteristics of Arts and Crafts/Craftsman style architecture, it has suffered loss of integrity from window and siding replacements, as well as alterations to the front porch. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2456 24th Ave E, 98112

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family residence in the Arts and Crafts/Craftsman style, constructed in 1922. It has a rectangular footprint under a side gable roof of composition shingle. The roof has deep eaves, with exposed rafter tails on the sides and knee braces in the gable ends. There is a red brick, exterior chimney on the north elevation. The exterior of the house is clad in concrete or asbestos shingle, and all the windows have been replaced with vinyl. The façade features a half-width front porch on the southern end with a projecting front gable roof. Porch supports are replacement metal sitting on stacked stone plinths, and the porch has metal railing. The porch is clad in stacked stone and accessed by concrete steps with metal railing. On the porch is the entry door and a tripartite window composed of an 8/1 center window flanked by two narrow 4/1 windows. The gable end has 6-light sash. On the façade to the north of the entry is another tripartite window that matches the one on the porch. Above this window is a large gable front dormer with a tripartite window composed of a 6/1 center window flanked by two narrow 4/1 windows. There is a shed dormer on the rear roof slope. The property has a concrete retaining wall along the front and a driveway on the north side. A low wood fence sits on top of the retaining wall, with a trellis marking the entry to the steps that access the front porch.

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2466 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W214

OAHP No.:

Historic Name:

Common Name: 2466 24th Ave E

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

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552446.23 Northing: 5276690.19

Tax No./Parcel No.  
6788200140

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

Supplemental Map(s)

Acreage  
.13

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/20/2009

Owner's Name:  
White, Christopher

Owner Address:  
2466 24th Ave. E.

City/State/Zip:

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments: northwest corner

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle No. of Stories: 1

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Colonial - Colonial Revival

Single Family - Side Gable

Changes to windows: Intact

Other (specify): One window change

**Historic Property  
Inventory Report for**

at 2466 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Side Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1920  
**Architect:** Unknown  
**Builder:** Unknown  
**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

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

**Historic Property  
Inventory Report for**

at 2466 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2502 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W217

OAHP No.:

Historic Name:

Common Name: 2502 24th Ave E

Property Address: 2502 24th Ave E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552446.24 Northing: 5276735.03

Tax No./Parcel No.  
8805900915

Plat/Block/Lot  
Union City Add/14/7-8

Supplemental Map(s)

Acreeage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/15/2009

Owner's Name:  
Johnson, David

Owner Address:  
2502 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of southwest corner

taken 4/16/2009

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

Comments:

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Square

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Changes to original cladding: Intact

Changes to other:

Other

Changes to windows: Extensive

Other (specify):

Form/Type

Single Family - Cross Gable

**Historic Property  
Inventory Report for**

at 2502 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Clipped Gable/Jerkinhead</u> <u>Gable - Cross Gable</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1921

**Architect:** Unknown

**Builder:** Unknown

**Engineer:** Unknown

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

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

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

**Statement of  
Significance**

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

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

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

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

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

This residence from 1921 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does have some distinctive architectural characteristics, it has suffered loss of integrity from all of its windows being replaced. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2502 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

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

**Major  
Bibliographic  
References**

Gould, James W. "Montlake History." [http://montlake.net/mcc/mcc\\_history\\_Jim\\_Gould.htm](http://montlake.net/mcc/mcc_history_Jim_Gould.htm). January 21, 2000.

King County Assessor's Records

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture, A Historical Guide to the Architects*. University of Washington Press, Seattle and London. 1998.

Smith, E. "Montlake: One of Seattle's Treasures." [http://montlake.net/mcc/mcc\\_history\\_Eugene\\_Smith.htm](http://montlake.net/mcc/mcc_history_Eugene_Smith.htm). n/d.

Stein, Alan J. "Museum of History and Industry - A Snapshot History." [www.historylink.org/output.CFM?file\\_ID=3682](http://www.historylink.org/output.CFM?file_ID=3682). January 30, 2002.

The City of Seattle Landmarks Preservation Board - Report of Designation "Montlake Community Center." January 31, 2005.

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture of Washington State: An Environmental Perspective*. University of Washington Press, Seattle and London. 1980.



**Historic Property  
Inventory Report for**

at 2506 24th Ave E, Seattle, WA 98112

**LOCATION SECTION**

Field Site No.: SR520W218

OAHP No.:

Historic Name:

Common Name: 2506 24th Ave E

Property Address: 2506 24th Ave E, Seattle, WA 98112

Comments:

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

Coordinate Reference  
Zone: 10 Spatial Type: Point Acquisition Code: Digitized Source  
Sequence: 1 Easting: 552445.14 Northing: 5276747.84

Tax No./Parcel No.  
8805900910

Plat/Block/Lot  
Union City Add/14/7-8

Supplemental Map(s)

Acreage  
.09

**IDENTIFICATION SECTION**

Survey Name: SR 520 Bridge Replacement and HOV Project

Field Recorder: Lori Durio

Date Recorded: 5/15/2009

Owner's Name:  
Obermeyer, Kathryn

Owner Address:  
2506 24th Ave. E.

City/State/Zip:  
Seattle, WA 98112

Classification: Building

Resource Status  
Survey/Inventory

Comments

Within a District? No

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:



View of Front elevation

taken 4/16/2009

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

Comments: southwest corner

**DESCRIPTION SECTION**

Historic Use: Domestic - Single Family House

Current Use: Domestic - Single Family House

Plan: Rectangle

No. of Stories: 1.5

Structural System: Balloon Frame

Changes to plan: Intact

Changes to interior: Unknown

Style

Form/Type

Changes to original cladding: Intact

Changes to other:

Arts & Crafts - Craftsman

Single Family - Side Gable

Changes to windows: Moderate

Other (specify):

**Historic Property  
Inventory Report for**

at 2506 24th Ave E, Seattle, WA 98112

<b>Cladding</b> <u>Wood - Clapboard</u>	<b>Foundation</b> <u>Unknown</u>	<b>Roof Material</b> <u>Asphalt / Composition - Shingle</u>	<b>Roof Type</b> <u>Gable - Side Gable</u> <u>Shed</u>
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**NARRATIVE SECTION**

<b>Study Unit</b> <u>Architecture/Landscape Architecture</u>	<b>Other</b>
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**Date Of Construction:** 1920

**Architect:** unknown

**Builder:** unknown

**Engineer:** unknown

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

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

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

**Statement of  
Significance**

The Montlake area is generally from the Washington Park Arboretum to Portage Bay, with the northern boundary at the Montlake Cut and the southern boundary often listed as Interlaken Park or Interlaken Boulevard. The name "Montlake" frequently appears on maps such as the Thomas Guide as the label for this entire neighborhood. The Montlake neighborhood appears to meet the eligibility criteria for a NRHP historic district under Criterion C. Taken as a whole, the area represents a significant, cohesive collection of residential architecture typical of early 20th century Seattle, with a combination of distinctive builder's houses, high-style, architect-designed residences, and impressive non-residential structures. There is a very low level of intrusion. The period of significance is 1905 to 1952. The area of the neighborhood south of SR 520, originally known as "Interlaken," was developed separately from, though basically concurrently with, the northern part of the neighborhood. John Boyer of the Interlaken Land Company filed his plat in December 1905. Bordered on the west by Interlaken Park and on the east by Washington Park, the plat featured twenty irregularly shaped blocks located on either side of 24th Avenue East to the north of East Galer Street. Boyer imposed restrictive covenants requiring that homes constructed east of 24th Avenue had to cost not less than \$3,000, and those west of 24th not less than \$5,000, ensuring above average construction. The area now north of SR 520 was originally known as Union City, so named by Harvey Pike in 1861. It was incorporated into the City of Seattle in 1891. With the Alaska-Yukon Pacific Exposition in 1909 at the University of Washington campus, the area received extensive exposure and benefited from increased public transit to the area. Two brothers, Calvin and William Hagan, with partner James Corner (Sherwood, August 1974) originated the name "Montlake" as they developed "Montlake Park, An Addition to the City of Seattle" in July of 1909. This development occupied the area between the present day Montlake Cut and SR 520, and encompassed the eight blocks originally platted as H.L. Pike's First Addition to Union City in 1870. The main era of construction in what is now known as Montlake was from 1910 to the 1940s, and the side streets appear to have been paved in 1926 (Gould 2000). Three parks were incorporated into the neighborhood development, in addition to the Arboretum and Interlaken, and in time the neighborhood had schools, churches, a library, a museum, and two small business areas. While Boyer had preferred the name "Interlaken" for the neighborhood he helped develop, he later agreed to "Montlake" as the name for the entire neighborhood (Gould 2000), which is generally accepted today. In spite of the intrusion of SR 520 in the 1960s on the old Portage Canal site, and the failed R. H. Thomson Expressway (and associated demolitions), the Montlake neighborhood remains essentially intact. The styles in this potential historic district are cohesive, mainly Craftsman, Tudor Revival, and Colonial Revival, but the houses are "individually distinctive" (Gould 2000). Several high-style, distinctive houses along Lake Washington Boulevard include turreted Tudor Revivals and stuccoed California Mediterraneans. Noteworthy non-residential structures in the area include the Montlake Bridge (1925 - NRHP, WHR and City of Seattle Landmark), MOHAI, NOAA NW Fisheries Science Center, the Seattle Yacht Club (1920 - NRHP, WHR and City of Seattle Landmark), and the gateways, gardens, pavilions, Arboretum Aqueduct (1910 - NRHP, WHR and City of Seattle Landmark) and other components of the Washington Park Arboretum that borders the neighborhood. This residence from 1920 is eligible for the NRHP as a contributing element to the Montlake potential historic district and is a representative example of the early twentieth century houses that make up the district. However, available research did not reveal any associations with significant persons or events, and the house does not represent the work of a master, nor possess high artistic value. Although it does embody some characteristics of the Arts and Crafts style, it has suffered loss of integrity from alterations to the primary façade openings, removing the original windows and enlarging the openings to accommodate paired french doors. Therefore, it is not individually eligible for the NRHP, but is eligible only as a contributing element to the potential historic district.

**Historic Property  
Inventory Report for**

at 2506 24th Ave E, Seattle, WA 98112

**Description of  
Physical  
Appearance**

This is a one-and-a-half story, single family, Arts and Crafts style residence from 1920. It has a rectangular footprint and a side gable roof of composition shingle. The roof has deep eaves with knee-braces in the gable ends, and a ridgeline, red brick chimney. The exterior of the house is clad in narrow wood clapboard. The front roof slope has a large central shed dormer with a tripartite window composed of a 4/1 sash in the center flanked by two narrower 4/1 sash. The façade is symmetrical with a center shed-roofed entry porch. The porch is supported on two rectangular wood posts that sit on top of a clapboard wall. The entry door is a typical Arts and Crafts style wood door, with 6 lights above 3 vertical panels. The openings on either side of the entry have been altered to accommodate pairs of fixed 12-light french doors. A shed roof covers a secondary entry on the south elevation. Side elevation windows are mostly 4/1, paired or single. A solid wood fence surrounds the property, partially obscuring the view of the house from the public right-of-way. A pergola sits over the front gate, marking the front entry to the property.

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