Attachment 4B

Historic Property Inventory Forms for Properties Surveyed for the Final EIS

Property ID Nos. 239 through 599

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2625 Boyer Ave E

Property Address: 2625 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700670

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle Stories: 1

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Balloon Frame

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch clipped front-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of original and non-original wood windows throughout the residence. An attached garage is arranged below the residence.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

South and East Elevations, Looking Northwest

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2625 Boylston Ave E

Property Address: 2625 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700255

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Moderate

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Extensive

Other (specify): Porch

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1912	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1912 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence has poor integrity, due to substantial changes to its exterior wall cladding, porch, and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman and Colonial Revival styles. It has a medium pitch front-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with non-original aluminum siding, flagstone and original wood shingles, such that it has lost its ability to convey historical significance. The primary facade is asymmetrically divided and three bays wide. The fenestration primarily consists of non-original aluminum sliding doors and windows throughout the residence.

Major Bibliographic References:

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.

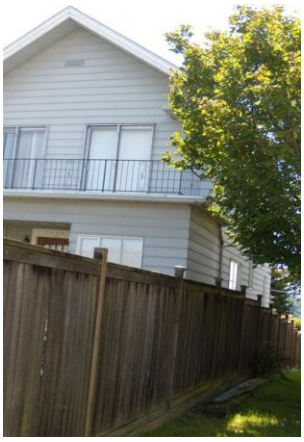
Woodbridge, Sally B. and Roger Montgomery. A Guide to Architecture of Washington State: An Environmental Perspective. University of Washington Press, Seattle and London. 1980.

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

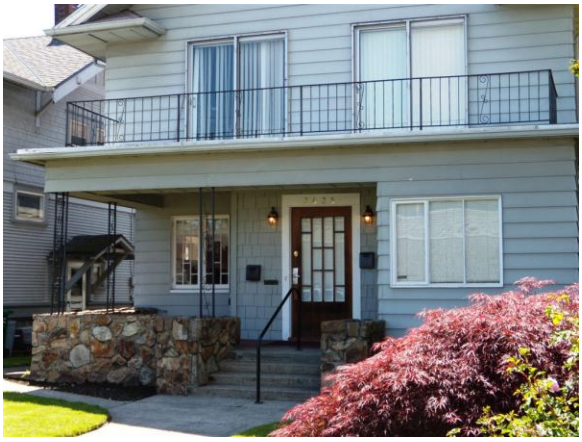
Photos

East Elevation, Looking West

South and East Elevations, Looking Northwest



East and North Elevations, Looking West



East Elevation (detail), Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2629 Boyer Ave E

Property Address: 2629 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700680

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Balloon Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

East Elevation, Looking West

East Elevation showing Rear Garage, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2631 Boylston Ave E

Property Address: 2631 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700260

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2.5

Structural System: Platform Frame

Changes to Plan: Moderate

Changes to Interior: Unknown

Changes to Original Cladding: Slight

Changes to Windows: Extensive

Changes to Other: Extensive

Other (specify): Porch/Addition

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Shed

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1914	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1914 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Craftsman style and has poor integrity, due to substantial changes to its exterior wall cladding, primary facade, and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch front-gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with wood siding and wood shingles. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original vinyl windows throughout the residence. The residence features a second story addition that spans the entire façade.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

South and East Elevations, Looking Northwest

East Elevation, Looking West

East Elevation (detail), Looking West

East and North Elevations, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2633 Boyer Ave E

Property Address: 2633 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700690

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. The individual property, however, does embody the distinctive characteristics of the Craftsman style and could be the design of a master architect. Based on our evaluation, the property is outside the boundaries of the Roanoke historic district, but does appear individually eligible for listing in the NRHP under Criterion C for its architectural design.

Description of Physical Appearance:

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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

East Elevation, Looking West

South and East Elevations, Looking Northwest

East and North Elevations, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2637 Boyer Ave E

Property Address: 2637 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700695

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

East Elevation (detail), Looking West

East Elevation, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2637 Boylston Ave E

Property Address: 2637 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959700270

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Extensive

Other (specify): Second Story Fa

Style: Arts & Crafts - Craftsman

Form/Type: Multi-Family - Duplex

Cladding: Shingle - Concrete/Asbestos

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1906	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1906 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence has poor integrity, due to substantial changes to its exterior wall cladding, fenestration, and primary facade, such that it no longer has the ability to convey historical significance. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence that has been converted for use as a duplex. It has a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch hip roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with non-original asbestos shingles. The primary facade is symmetrically divided and three bays wide. The fenestration consists of non-original vinyl windows throughout the residence. A detached garage stands to the south of the residence.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

South and East Elevations, Looking Northwest

East Elevation (detail), Looking West

East Elevation, Looking West

building front (eastern elevation) southern half detail, facing southwest

East Elevation (detail), Looking Northwest

East Elevation (detail), Looking West

East Elevation (detail), Looking West

East Elevation (detail), Looking Northwest

East Elevation (detail), Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2703 Boyer Ave E

Property Address: 2703 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800065

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Slight

Other (specify): New Entry Porch

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1924	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

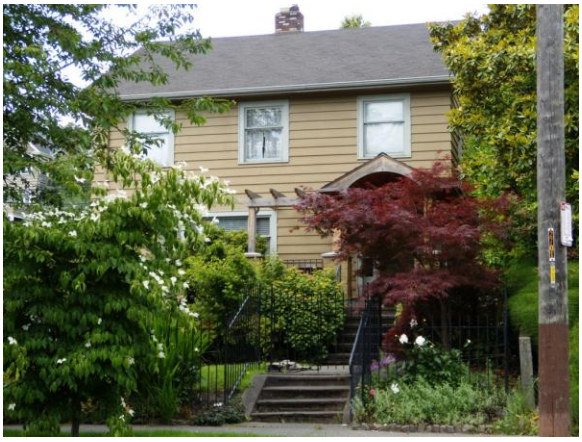
"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

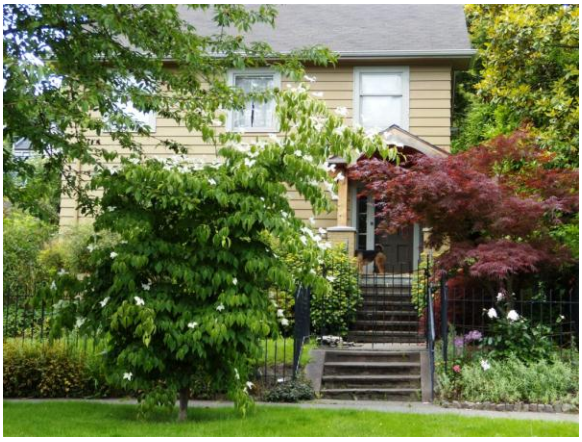
Photos

South Elevation, Looking Northwest

South and East Elevations, Looking Northwest



East Elevation, Looking West



East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2703 Boylston Ave E

Property Address: 2703 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 7633650000

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 3

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Modern

Form/Type: Multi-Family - Multi-Story Apartment Block

Cladding: Veneer - Brick

Foundation:

Roof Type: Flat with Parapet

Roof Material: Unknown

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1960	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1960 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The apartment building is a modest example of the Modern style and has fair integrity, due to substantial changes to its fenestration. The building's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a three-story apartment building with a rectangular plan and platform frame wood construction. The building was originally designed in the Modern style. It has a flat roof. The exterior walls are clad in a rough textured stucco finish and a brick veneer. The primary facade is asymmetrically divided and multiple bays wide. The window fenestration is composed of non-original vinyl windows.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

North Elevation, Looking Southwest

East Elevation, Looking Northwest

East Elevation, Looking West

East Elevation, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2706 Boyer Ave E

Property Address: 2706 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800015

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Modern - Minimal Traditional

Form/Type: Single Family

Cladding: Stone

Foundation:

Roof Type: Hip

Roof Material: Clay Tile

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1951	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1951 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed with elements of the Minimal Traditional style. It has a medium pitch hip roof with non-original clay tiles and overhanging eaves. The exterior walls are clad with non-original vertical T-1-11 wood siding with an applied fieldstone veneer. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original wood and non-original windows throughout the residence. A detached garage stands in front of the residence.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking East

West and South Elevations of Garage, Looking Northeast

North Elevation, Looking Southeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2707 Boyer Ave E

Property Address: 2707 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800070

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Form/Type: Single Family - Cross Gable

Cladding: Veneer - Stucco

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1926	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1926 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

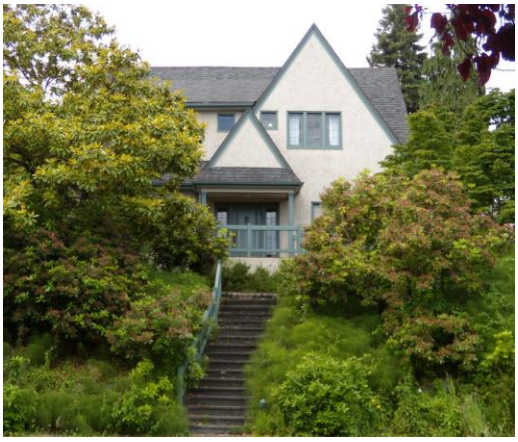
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles. The exterior walls are clad with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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

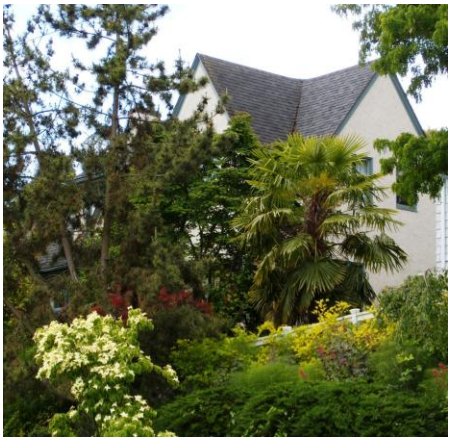
Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." www.historylink.org/output.CFM?file_ID=3682. January 30, 2002.
The City of Seattle 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.

Photos



East Elevation, Looking West

East Elevation, Looking Southwest



East and North Elevations, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2710 Boyer Ave E

Property Address: 2710 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800010

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1936	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1936 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has poor integrity, due to substantial alterations to its exterior wall cladding, windows, and the connection between the house and garage. It is located outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with an L-shape plan and platform frame wood construction. The residence was originally designed in the Colonial Revival style, but has been substantially altered with changes to its exterior wall cladding and windows, and the connection between the house and garage. It has a low pitch hip roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with non-original asbestos siding on the second story and a brick veneer on the first story. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of non-original windows throughout the residence. An attached garage stands in front of the residence, creating the L-shape plan.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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

Photos

West Elevation, Looking Northeast

West and South Elevations of Garage, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2711 Boyer Ave E

Property Address: 2711 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800075

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Slight

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Wood - Board-and-Batten

Foundation:

Roof Type: Gable - Clipped Gable/Jerkinhead

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1926	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1926 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

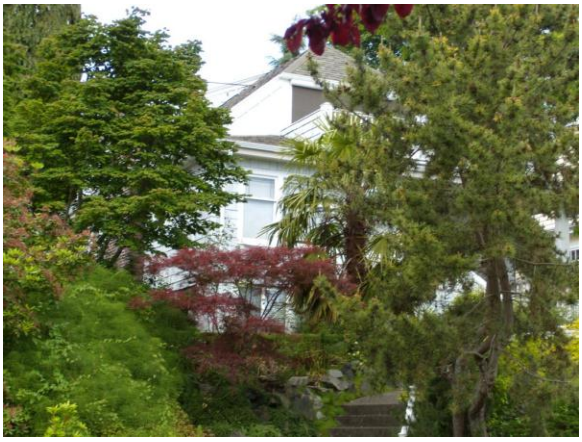
The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch clipped gable roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with wood shingles and board and batten siding is located within the front gable end. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of original wood windows throughout the residence.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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

Photos



East Elevation, Looking Northwest

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2712 Boyer Ave E

Property Address: 2712 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800005

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Modern

Form/Type: Single Family

Cladding: Wood - Board-and-Batten

Foundation:

Roof Type: Flat with Eaves

Roof Material: Asphalt / Composition - Built Up

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1953	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1953 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. The individual property, however, does embody the distinctive characteristics of the Modern style and could be the design of a master architect. Based on our evaluation, the property is outside the boundaries of the Roanoke historic district, but does appear individually eligible for listing in the NRHP under Criterion C for its architectural design.

Description of Physical Appearance:

The property contains a one-story single-family residence with an L-shape plan and platform frame wood construction. The residence was originally designed in the Modern style. It has a flat roof with metal coping. The exterior walls are clad with reverse wood board and batten siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original metal windows.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking East

West Elevation (detail) at Entrance, Looking East

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2717 Boyer Ave E

Property Address: 2717 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 3720800080

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Balloon Frame

Changes to Plan: Rectangle

Changes to Interior: Balloon Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family - Side Gable

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1919	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1919 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. The individual property, however, does embody the distinctive characteristics of the Colonial Revival style. Based on our evaluation, the property is outside the boundaries of the Roanoke historic district, but does appear individually eligible for listing in the NRHP under Criterion C for its architectural design.

Description of Physical Appearance:

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

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

South and East Elevations, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2717 Boylston Ave E

Property Address: 2717 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701145

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/11/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Dutch Colonial

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gambrel

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1919	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1919 in the Eastlake neighborhood, and now stands a few parcels west of SR 520. The residence is a modest example of the Dutch Colonial Revival style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

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

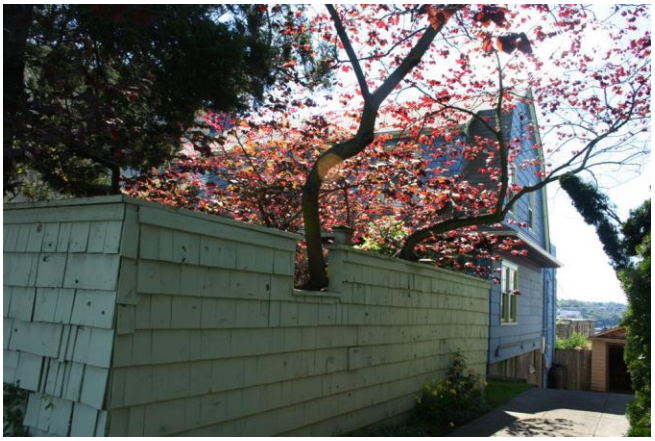
Major Bibliographic References:

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.
Woodbridge, Sally B. and Roger Montgomery. A Guide to Architecture of Washington State: An Environmental Perspective. University of Washington Press, Seattle and London. 1980.
Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking Northwest



East and North Elevations, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2722 Eastlake Ave E

Property Address: 2722 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701170

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Commerce/Trade - Business

Historic Use: Commerce/Trade - Business

Current Use:

Plan: Rectangle

Stories: 3

Structural System: Unknown

Changes to Plan: Rectangle

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Modern - Contemporary

Form/Type: Commercial

Cladding: Veneer - Brick

Foundation:

Roof Type: Mansard

Roof Material: Metal - Standing Seam

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1970	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1970 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The building is a good example of the contemporary Modern style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The building's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a three-story commercial building with a rectangular plan. The building was originally designed in the Contemporary style. It has a flat roof with a seamed metal mansard parapet. The exterior walls are clad with brick veneer. The primary facade is symmetrically divided and multiple bays wide. The fenestration consists of original wood windows throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

North and West Elevations, Looking Southeast

West Elevation, Looking East

West and South Elevations, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2723 Boylston Ave E

Property Address: 2723 Bolyston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701150

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/11/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Slight

Changes to Windows: Moderate

Changes to Other: Moderate

Other (specify): rear addition

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Shingle

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1908	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

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

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

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking West

South Elevation, Looking Northwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2724 Boyer Ave E

Property Address: 2724 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 2025049104

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Veneer - Stucco

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1924	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a low pitched hipped roof with composition asphalt shingles, a clipped gabled porch shelter, a gabled dormer, and slightly overhanging eaves. The exterior walls are clad with a smooth stucco finish. The dormer is clad with wood shingle. The primary facade is asymmetrically divided and four bays wide. The window fenestration is composed of original wood windows.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking Northeast

West Elevation, Looking East

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2727 Boylston Ave E

Property Address: 2727 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701155

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/11/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Slight

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Veneer - Stucco

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1909	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

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

Description of Physical Appearance:

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

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East and North Elevations, Looking Southwest

East Elevations, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2730 Boyer Ave E

Property Address: 2730 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 2025049112

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Moderate

Changes to Windows: Slight

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Form/Type: Single Family - Cross Gable

Cladding: Veneer - Stucco

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1924	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Tudor Revival style. It has a steeply pitched cross-gable roof with composition asphalt shingles, shed roof dormers and slightly overhanging eaves. The exterior walls are clad with a stucco finish. The dormers are clad in wood shingles. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original wood windows.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

North and West Elevations, Looking Southeast

West Elevation, Looking East

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2730 Franklin Ave E

Property Address: 2730 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701075

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Colonial - Dutch Colonial

Form/Type: Single Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Gambrel

Roof Material: Wood - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1926	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1926 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The residence is a modest example of the Dutch Colonial Revival style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The residence's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Dutch Colonial Revival style. It has a medium pitch gambrel roof with wood shingles. The exterior walls are clad with brick veneer on the first story and rough textured stucco on the second story. The primary facade is asymmetrically divided and two bays wide. The fenestration consists of non-original windows throughout the residence.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking East

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2733 Franklin Ave E

Property Address: 2733 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701230

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 1

Structural System: Platform Frame

Changes to Plan: Cross/Cruciform

Changes to Interior: Balloon Frame

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Ranch

Form/Type: Single Family - Cross Gable

Cladding: Wood - Vertical

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1950	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1950 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The residence is a modest example of the Ranch style and has fairintegrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a L-shaped plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a medium pitch cross gable roof with composition asphalt shingles. The exterior walls are clad with clad with a cultured stone veneer, as well as vertical and horizontal wood siding. The primary facade is asymmetrically divided and four bays wide. The fenestration consists of both original metal and non-original metal windows throughout the residence.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

North Elevation, Looking Southeast

East Elevation, Looking Southwest

East Elevation, Looking Northwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2800 Franklin Ave E

Property Address: 2800 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701495

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 4

Structural System: Steel

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Modern

Form/Type: Multi-Family - Multi-Story Apartment Block

Cladding: Veneer - Brick

Foundation:

Roof Type: Flat with Eaves

Roof Material: Unknown

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1959	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1959 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The building is a modest example of the Modern style and has fair integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The building's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a four-story apartment building with a rectangular plan and platform frame construction. The residence was originally designed in the Modern style. It has a flat roof with metal coping and overhanging eaves. The exterior walls are clad with a rough textured stucco finish and brick veneer. The primary facade is asymmetrically divided and multiple bays wide. The fenestration is composed of original and non-original metal windows.

Major Bibliographic References:

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.
Woodbridge, Sally B. and Roger Montgomery. A Guide to Architecture of Washington State: An Environmental Perspective. University of Washington Press, Seattle and London. 1980.
Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking Northwest

South and East Elevations, Looking North

West and South Elevations, Looking Northeast

West Elevation, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2802 Boyer Ave E

Property Address: 2802 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702065

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Dutch Colonial

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gambrel

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

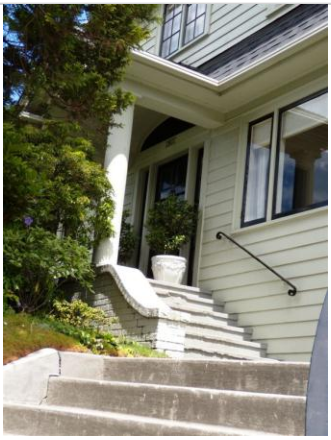
Photos

West Elevation, Looking East

West and South Elevations, Looking Northeast

North and West Elevations, Looking Southeast

West Elevation (detail), Looking East



West Elevation (detail), Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2803 Boylston Ave E

Property Address: 2803 Boylston E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701496

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/11/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Moderate

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1909	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

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

Description of Physical Appearance:

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame construction. The residence was originally designed in the Craftsman style. It has a medium pitched front-gable roof with composition roofing, exposed structural elements, a shed roof dormer, and overhanging eaves. The exterior walls are clad with wood siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of non-original aluminum and vinyl windows.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking West

East and North Elevations, Looking Southwest

South Elevation, Looking Northwest

West and South Elevations, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2805 Boyer Ave E

Property Address: 2805 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701945

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Connie Gray

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Gable - Parallel Gables

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1925	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1925 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. The individual property, however, does embody the distinctive characteristics of the Colonial Revival style. Based on our evaluation, the property is outside the boundaries of the Roanoke historic district, but does appear individually eligible for listing in the NRHP under Criterion C for its architectural design.

Description of Physical Appearance:

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

Major Bibliographic References:

Gould, James W. “Montlake History.” 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. n/d.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2806 Boyer Ave E

Property Address: 2806 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702050

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: American Foursquare - Craftsman

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1906	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1906 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, due to alterations to the fenestration, and is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally as an American Foursquare in the Craftsman style. It has a medium pitched hip roof with composition asphalt shingles and wide overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of non-original vinyl windows. An attached one-car basement garage stands below the residence.

Major Bibliographic References:

Gould, James W. “Montlake History.” 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. n/d.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

North and West Elevations, Looking Southeast

West Elevation, Looking East

West Elevation, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: The Joyce Apartment

Property Address: 2807 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701435

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Mixed

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Beaux Arts - Italian Renaissance Revival

Form/Type: Multi-Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Flat with Parapet

Roof Material: Asphalt / Composition

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1928	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1928 in the Eastlake neighborhood. The residence has good integrity and embodies the distinctive characteristics of the Renaissance Revival style with Beaux Arts style elements. Its setting has been somewhat impacted by the construction of I-5 to the east, but it is one of a dwindling few historic apartment buildings that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design.

The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

Description of Physical Appearance:

The property contains a two-story apartment building with a rectangular plan and unreinforced masonry construction. The building was originally designed in the Renaissance Revival style with Beaux Arts style elements. It has a flat roof with a parapet and decorative terra cotta cornice. The exterior walls are clad with brick. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood frame window windows with leaded glass panes throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking Northwest

East Elevation, Looking West

East Elevation (detail), Looking West

East Elevation (detail), Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2809 Boyer Avenue E

Property Address: 2809 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701955

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Moderate

Other (specify): Porch

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Shingle - Concrete/Asbestos

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has poor integrity, due to changes to the windows and exterior wall cladding. It is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one and a half-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Colonial Revival style. It has a medium pitch clipped gable roof with composition asphalt shingles and overhanging eaves. The exterior walls are clad with applied asbestos siding and T1-11 siding. The primary facade is asymmetrically divided and two bays wide. The window fenestration is composed of non-original wood windows.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: Westlake Associates Inc.

Property Address: 2810 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701400

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Commerce/Trade - Business

Historic Use: Commerce/Trade - Business

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Modern - Contemporary

Form/Type: Commercial

Cladding: Veneer - Brick

Foundation:

Roof Type: Mansard

Roof Material: Metal - Standing Seam

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1939	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1939 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The building is a modest example of the Contemporary Modern style and has poor integrity, due to substantial changes to its exterior wall cladding and fenestration. The building's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a one-story commercial building with a rectangular plan and platform frame construction. The building has been substantially altered and appears to have been rehabilitated in the Contemporary Modern style. It has a flat roof with a large seamed metal mansard parapet. The exterior walls are clad with brick and clay tile veneer. The primary facade is asymmetrically divided and three bays wide. The fenestration consists of original windows throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking Southeast

West and South Elevations, Looking East

West Elevation, Looking Southeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2811 Franklin Ave E

Property Address: 2811 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701440

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1.5

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family - Side Gable

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1924	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in the Eastlake neighborhood. The residence has good integrity and embodies the distinctive characteristics of the Colonial Revival style as constructed in the Eastlake neighborhood in the early twentieth century. Its setting has been somewhat impacted by the construction of I-5 to the east , but it is one of a dwindling few historic residences that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design.

The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

Description of Physical Appearance:

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

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking Northwest

East Elevation, Looking West

East Elevation, Looking West

South and East Elevations, Looking Northwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2812 Boyer Ave E

Property Address: 2812 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702045

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 1

Structural System: Platform Frame

Changes to Plan: L-Shape

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Unknown

Changes to Other: Extensive

Other (specify): Facade

Style: Ranch

Form/Type: Single Family

Cladding: Wood

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1954	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1954 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. It was originally designed with elements of the Ranch style. It has a side gable roof clad with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and three bays wide. A non-original porch addition has been added to the primary facade.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

West Elevation, Looking East

West Elevation, Looking Southeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2813 Boyer Ave E

Property Address: 2813 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701965

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Connie Gray and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Moderate

Changes to Windows: Unknown

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1922	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1922 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with an irregular plan and platform frame wood construction. It has a low-pitched hip roof with composition asphalt shingles, overhanging eaves, and pent dormers. The exterior walls are clad with wood shingles. Vegetation obscures the majority of the facade, so additional observations were difficult to make.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2817 Boyer Ave E

Property Address: 2817 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701975

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Connie Gray and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Spanish - Spanish Colonial Revival

Form/Type: Single Family - Side Gable

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Colonial Revival style. It has a medium pitch side-gable roof with composition shingles, two eyebrow dormers, and overhanging eaves. The exterior walls are clad with wood siding. The primary facade is symmetrically divided and three bays wide. A full width deck spans the façade. The window fenestration is composed of original wood windows.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2818 Boyer Ave E

Property Address: 2818 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702040

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Vernacular

Form/Type: Single Family - Side Gable

Cladding: Wood - Vertical

Foundation:

Roof Type: Shed

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1965	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1965 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, is outside the suggested historic district boundaries, and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in a vernacular Modern style. It has a medium pitch side-gable roof and a shed roof with composition asphalt shingles, exposed rafter tails, and overhanging eaves. The exterior walls are clad with vertical wood siding. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original metal windows. A detached one-story garage of wood construction stands on the property.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

North and West Elevations of Garage, Looking Southeast

North Elevation, Looking Southeast

West Elevation, Looking Northeast

East Elevation, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2819 Franklin Ave E

Property Address: 2819 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701445

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: T-Shape

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Moderate

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Queen Anne

Form/Type: Single Family - Cross Gable

Cladding: Wood - Drop Siding

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1901	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1901 in the Eastlake neighborhood. The residence has good integrity and embodies the distinctive characteristics of the Queen Anne style as constructed in the Eastlake neighborhood in the early twentieth century. Its setting has been somewhat impacted by the construction of I-5 to the east , but it is one of a dwindling few historic residences that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design.

The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

Description of Physical Appearance:

The property contains a two-story single-family residence with a T-shaped plan and platform frame wood construction. The residence was originally designed in the Queen Anne style. It has a medium pitch cross -gable roof with composition asphalt shingles and decorative fascia boards. The exterior walls are clad with wood shingles. The primary facade is three bays wide and features a wrap around porch. The fenestration consists of original wood windows throughout the residence. A non-original addition was added to the rear of the property.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation (detail), Looking Northwest

East Elevation, Looking Northwest

South Elevation, Looking Northwest

East Elevation, Looking North

South Elevation, Looking Northwest

West Elevation, Looking Northeast

West Elevation, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2820 Eastlake Ave E

Property Address: 2820 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701395

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Platform Frame

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Vernacular

Form/Type: Single Family

Cladding: Brick

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1918	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1918 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The residence has a vernacular design and good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The residence's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed in the Vernacular style. It has a medium pitch side-gable roof with composition roofing, supportive wood brackets and overhanging eaves. The exterior walls are clad with brick. The primary facade is asymmetrically divided and three bays wide. The fenestration is composed of both original wood and non-original metal windows. A detached one-story garage of wood construction stands on the property.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking Southeast

East Elevation, Looking Northwest

North Elevation, Looking West

South Elevation, Looking West

South Elevation Garage, Looking Northwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2821 Boyer Ave E

Property Address: 2821 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701980

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Connie Gray

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Unknown

Changes to Windows: Unknown

Changes to Other: Unknown

Other (specify):

Style: Other

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1922	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1922 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, and is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance: The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The exterior walls are clad with coursed wood shingles. The primary facade is asymmetrically divided and characterized by a projecting wood deck.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name: Franklin Arms Apartments

Common Name: Franklin Arms Apartments

Property Address: 2821 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701450

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 3

Structural System: Unreinforced Masonry

Changes to Plan: Intact

Changes to Interior: Unreinforced Ma

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Beaux Arts - Italian Renaissance Revival

Form/Type: Multi-Family - Multi-Story Apartment Block

Cladding: Veneer - Brick

Foundation:

Roof Type: Flat with Parapet

Roof Material: Unknown

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1926	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1926 in the Eastlake neighborhood. The residence has good integrity and embodies the distinctive characteristics of the Renaissance Revival style with Beaux Arts style elements as constructed in the Eastlake neighborhood in the early twentieth century. Its setting has been somewhat impacted by the construction of I-5 to the east , but it is one of a dwindling few historic apartment buildings that continue to remain intact in the neighborhood. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design. The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

Description of Physical Appearance:

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

Major Bibliographic References:

Photos

East Elevation, Looking West

East Elevation, Looking Northwest

East Elevation (detail), Looking Northwest

East Elevation (detail), Looking Northwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: Buena Vista Apartments

Property Address: 2822 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701390

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Rectangle

Changes to Interior: Balloon Frame

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style: Spanish - Spanish Colonial Revival

Form/Type: Multi-Family

Cladding: Veneer - Stucco

Foundation:

Roof Type: Flat with Parapet

Roof Material: Clay Tile

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1925	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

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

Description of Physical Appearance:

The property contains a two-story multiple-family residence with a rectangular plan and platform frame wood construction. The residence, called the Buena Vista Apartments, was originally designed in the Spanish Colonial Revival style. It has a flat roof with a stepped parapet and clay tile coping. The exterior walls are clad with a smooth stucco finish. The primary facade is symmetrically divided and three bays wide. The fenestration primarily consists of original wood windows with several non-original window replacements.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking Southeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2827 Boyer Ave E

Property Address: 2827 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701985

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Connie Gray

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Arts & Crafts - Craftsman

Form/Type: Single Family

Cladding: Shingle - Coursed

Foundation:

Roof Type: Hip

Roof Material: Unknown

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1922	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1922 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, due to changes to the fenestration, and is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with an L-shaped plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a hip roof with overhanging eaves. The exterior walls are clad with wood shingles. The primary facade is asymmetrically divided. The window fenestration is composed of non-original metal windows.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name: Coronado Apartments

Common Name: Coronado Apartments

Property Address: 2828-2840 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701365

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 8

Structural System: Steel

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Slight

Changes to Other: Unknown

Other (specify):

Style: Modern - International Style

Form/Type: Multi-Family - Multi-Story Apartment Block

Cladding: Concrete - Poured

Foundation:

Roof Type: Flat with Parapet

Roof Material: Asphalt / Composition - Built Up

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1958	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1958 in the Eastlake neighborhood. The building has good integrity and embodies the distinctive characteristics of the International style as constructed in the Eastlake neighborhood in the mid twentieth century. It is an uncommon example of this style and could be the design of a master architect. Based on our evaluation, the property appears individually eligible for listing in the NRHP under Criterion C for its architectural design.

The Eastlake neighborhood was first developed in the 1880s. It contains an interesting mixture of apartment buildings, single family residences, houseboats, and commercial structures. Its current boundaries – east of Lake Union, south of University Bridge, west of I-5, and north of Mercer Street - were defined by the construction of I-5, which cut off Eastlake from adjacent Roanoke Park and the rest of Capitol Hill. Much of the history of the Eastlake neighborhood centers on Lake Union and maritime development and industry. In 1916, Boeing's first factory was located on the shores of Lake Union at the foot of Roanoke Street. However, since 1960s and 1970s, with the construction of I-5, the neighborhood has suffered numerous demolitions, less than sensitive infill construction, and substantial renovations of its older building stock. Many intact historic buildings still remain from the early twentieth century through the 1920s, but these are intermixed with examples of newer construction and extensive remodels mixed. While the Eastlake neighborhood has strong physical boundaries and is a cohesive community, the area of the neighborhood adjacent to I-5 appears unlikely to be eligible as an NRHP or local historic district due to the high number of intrusions and loss of integrity.

Description of Physical Appearance:

The property contains a eight-story apartment building, Coronado Apartments, with a rectangular plan and steel frame construction. The residence was originally designed in the International style. It has a flat roof and exterior hallways. The exterior walls are clad with concrete and a wood siding veneer. The primary facade is asymmetrically divided and multiple bays wide. The fenestration consists of original metal windows throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking Southeast

West Elevation, Looking East

West Elevation, Looking Southeast

West Elevation, Looking Southeast

West Elevation, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2828 Boyer Ave E

Property Address: 2828 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702030

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Ranch

Form/Type: Single Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1950 (c.)	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed circa 1950 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Ranch style. It has a low pitched hip roof with composition shingles and slightly overhanging eaves. The exterior walls are clad with a brick veneer. The primary facade is asymmetrically divided and multiple bays wide. The window fenestration is composed of original wood windows. The residence features an attached one-car garage.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking East

West Elevation Garage and Entry, Looking East

West Elevation, Looking Northeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2830 Boyer Ave E

Property Address: 2830 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702025

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/12/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Modern - Minimal Traditional

Form/Type: Single Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Hip

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1947	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1947 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Minimal Traditional style. It has a steeply pitched hip roof with composition asphalt shingles and slightly overhanging eaves. The exterior walls are clad with a brick veneer. The primary facade is asymmetrically divided and three bays wide. The window fenestration is composed of original wood windows. An attached one-car is sheltered by the roof line.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking East

West Elevation, Looking East

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2831 Boyer Ave E

Property Address: 2831 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701995

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Colonial - Colonial Revival

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Front Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has good integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East Elevation, Looking Northwest

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2835 Boyer Ave E

Property Address: 2835 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702005

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Moderate

Other (specify): porch

Style: Arts & Crafts - Craftsman

Form/Type: Single Family - Side Gable

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Side Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1923	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1923 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Craftsman style. It has a medium pitch side-gable roof with composition asphalt shingles, decorative wood brackets, and overhanging eaves. The exterior walls are clad with wood clapboard siding. The primary facade is asymmetrically divided and two bays wide. The fenestration is composed of original wood windows.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East and North Elevations, Looking Southwest

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2836 Boyer Ave E

Property Address: 2836 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702020

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 1

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Ranch

Form/Type: Single Family - Cross Gable

Cladding: Veneer - Brick

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Other

Architecture/Landscape Architecture

Year Constructed	Work Type Description
1945	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1945 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, due to changes to the windows. It is outside the suggested historic district boundaries and its age is beyond the period of significance for that district (1900 to 1940), which would qualify it as an intrusion if it were included within the boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a one-story single-family residence with an L-shaped plan and platform frame construction. The residence was originally designed in the Ranch style. It has a medium pitch cross-gable roof with composition shingles and slightly overhanging eaves. The exterior walls are clad with a brick veneer. The primary facade is asymmetrically divided and four bays wide. The window fenestration is composed of original wood and non-original windows.

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

West Elevation, Looking East

North and West Elevations, Looking Southeast

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2837 Franklin Ave E

Property Address: 2837 Franklin E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701465

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	17			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Durio Price, Lori and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Intact

Changes to Other: Extensive

Other (specify): Cornice

Style: Vernacular

Form/Type: Multi-Family

Cladding: Veneer - Brick

Foundation:

Roof Type: Flat with Parapet

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1942	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1942 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The building has a vernacular design. Its integrity is fair, due to alterations to the building's cornice. The building's setting has also been impacted by the construction of I-5 to the east. It is not located in a cohesive neighborhood and does not appear to embody characteristics or a method of construction that would warrant special recognition. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance:

The property contains a two-story apartment building with a rectangular plan and platform frame wood construction. The building has a vernacular design. It has a flat roof. The exterior walls are clad with brick. The primary facade is symmetrically divided and three bays wide. The fenestration consists of original wood windows throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. "Eastlake: A Neighborhood History." http://www.eastlakeseattle.org/Home/about

Photos

East Elevation, Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2839 Boyer Ave E

Property Address: 2839 Boyer E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702015

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	20			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 07/06/2010

Field Recorder: Schwab, Leslie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: Rectangle

Stories: 2

Structural System: Platform Frame

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style: Colonial - Dutch Colonial

Form/Type: Single Family

Cladding: Wood - Clapboard

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1924	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1924 in an area located adjacent (to the east) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

The property contains a two-story single-family residence with a rectangular plan and platform frame wood construction. The residence was originally designed with elements of the Dutch Colonial Revival style. It has a medium pitch, clipped cross-gable roof with composition asphalt shingles, exposed rafter tails, and overhanging eaves. The exterior walls are clad with wood clapboard siding. The window fenestration is composed of original wood and non-original windows.

Major Bibliographic References:

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

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. Museum of History and Industry - A Snapshot History. 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.

Photos

East and North Elevations, Looking Southwest

West and North Elevations, Looking Southwest

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name: Valencia Apartments

Common Name: Valencia Apartments

Property Address: 2852 Eastlake E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959701355

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	17			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/10/2010

Field Recorder: Walker Gray, Connie and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Multiple Family House

Historic Use: Domestic - Multiple Family House

Current Use:

Plan: L-Shape

Stories: 5

Structural System: Steel

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Slight

Changes to Other: Unknown

Other (specify):

Style: Modern - International Style

Form/Type: Multi-Family - Multi-Story Apartment Block

Cladding: Concrete - Poured

Foundation:

Roof Type: Flat with Parapet

Roof Material: Asphalt / Composition - Built Up

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1957	Built Date

Architect:	Builder:
Landscape Architect:	Engineer:

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

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

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

Statement of Significance: The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1957 in the Eastlake neighborhood, and now stands a few parcels west of I-5. The building is a modest example of the International style and has good integrity. However, it does not appear to embody characteristics or a method of construction that would warrant special recognition. The building's setting has also been impacted by the construction of I-5 to the east, and it is not located in a cohesive neighborhood. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributing element to a historic district.

Description of Physical Appearance: The property contains a five-story apartment building with an L-shape plan and steel frame construction. The building was originally designed in the International style. It has a flat roof with metal coping. The exterior walls are finished in concrete. The primary facade is asymmetrically divided and multiple bays wide. The fenestration consists of original metal windows throughout the building.

Major Bibliographic References:

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.

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

Leman, Chris. Eastlake: A Neighborhood History. http://www.eastlakeseattle.org/Home/about

Photos

West Elevation, Looking Southeast

West Elevation (detail), Looking Southeast

West Elevation (detail), Looking West

Historic Property Inventory Report

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: 2900 Fuhrman Ave E

Property Address: 2900 Fuhrman E,Seattle, WA 98102

Comments:

Tax No./Parcel No. 1959702194

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T25R04E	17			King	SEATTLE NORTH

Coordinate Reference

Easting:

Northing:

Zone:

Spatial Type:

Acquisition Code:

Sequence:

Identification

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

Date Recorded: 06/13/2010

Field Recorder: Orton, Sara and Christopher Hetzel

Owner's Name:

Owner Address:

City: State: Zip:

Classification: Building

Resource Status: Survey/Inventory

Comments: Not Eligible

Within a District? No

Contributing? No

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status:

Determination Date:

Determination Comments:

Description

Domestic - Single Family House

Historic Use: Domestic - Single Family House

Current Use:

Plan: L-Shape

Stories: 2

Structural System: Platform Frame

Changes to Plan: L-Shape

Changes to Interior: Balloon Frame

Changes to Original Cladding: Slight

Changes to Windows: Intact

Changes to Other: Unknown

Other (specify):

Style: Tudor - Tudor Revival

Form/Type: Single Family - Cross Gable

Cladding: Brick

Foundation:

Roof Type: Gable - Cross Gable

Roof Material: Asphalt / Composition - Shingle

Narrative

Study Unit

Architecture/Landscape Architecture

Other

Year Constructed	Work Type Description
1919	Built Date

Architect:

Builder:

Landscape Architect:

Engineer:

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

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

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

Statement of Significance:

The property was evaluated at a reconnaissance level in a cultural resources survey completed for the SR520 I-5 to Medina: Bridge Replacement and HOV Project in the City of Seattle, King County, Washington. It was constructed in 1919 in an area located adjacent (to the northeast) of the potential Roanoke historic district. The residence has fair integrity, but is outside the suggested historic district boundaries. The area where this house is located is separated from the historic district by abrupt changes in the topography, and tends to contain much more new construction. Few of the extant houses in the immediate area that date from before 1971 are architecturally distinguished, and this house and its immediately neighboring structures do not form a cohesive grouping that conveys the historic significance of the community. Based on our evaluation, the property appears ineligible for listing in the NRHP individually or as a contributor to a potential historic district.

Description of Physical Appearance:

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

Major Bibliographic References:

"Historic Property Inventory Form, Inv #B17 - Roanoke Park Historic District," nd. On file at the Washington State Office of Archaeology and Historic Preservation.
King County Assessor's Records

Ochsner, Jeffrey Karl, ed. Shaping Seattle Architecture, A Historical Guide to the Architects. University of Washington Press, Seattle and London. 1998.
Stein, Alan J. "Museum of History and Industry - A Snapshot History." 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.

Photos

North and West Elevations, Looking East

West Elevation, Looking Northeast

West and South Elevations, Looking North