



Stride Bus Rapid Transit S3 Line

Historic and Cultural Preservation Technical Report –
Additional Analysis

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Prepared by the

STRIDE

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Summary

The State Route (SR) 522/NE 145th Bus Rapid Transit (BRT) Project (project) is part of a new BRT system that would provide fast, frequent, and reliable bus service along the SR 522/NE 145th project corridor, with interconnections to light rail and other bus service in the region.

Sound Transit has retained Jacobs to prepare this *Historic and Cultural Preservation Technical Report – Additional Analysis*, which adds to the 2021 Historic and Cultural Preservation Technical Report prepared by Historical Resources Associates (HRA) (Sound Transit 2021). This report addresses project design refinements since 2021.

The 2021 cultural study was based on 30 percent design. Due to project design refinements and availability of the 90 percent design, Sound Transit is now conducting additional analysis to assess potential changes to cultural and built environment resources in the original and expanded area of impacts (AI). Design refinements include a mitigation site in Lake Forest Park to minimize the project's permanent impacts identified in the 2021 State Environmental Policy Act (SEPA) Checklist, as well as additional property acquisition, changes in right-of-way needs and retaining wall modifications along the project corridor in King County and in the cities of Seattle, Shoreline, Lake Forest Park, Kenmore, and Bothell.

This *Historic and Cultural Preservation Technical Report – Additional Analysis*, conducted by Jacobs, adds to the 2021 HRA report by identifying and evaluating cultural resources within the expanded AI, as well as the evaluation of potential new project impacts within the original AI. The additional evaluation includes a record search through the Washington Information System for Architectural and Archeological Records Data (WISAARD) database to identify any recorded, determined, or listed resources in the expanded AI and any newly recorded, determined, or listed resources since the 2021 evaluation in the original AI; review of national, state, and local historic register lists; background archival research for built environment resources in the expanded AI; a pedestrian and subsurface archaeological survey; and a built environment survey.

The revised project footprint resulted in the addition of 38 historic built environment resources within the expanded AI, constructed in or before 1975, and evaluated for NRHP and WHR eligibility. Of these, two are recommended eligible for listing in the NRHP and the WHR: a single-family residence in Seattle at 14343 19th Avenue NE (WISAARD #731667) and a one-story commercial building, Kenmore Tavern in Kenmore at 18017 68th Avenue NE (WISAARD #731635). The survey process included preparation of Historic Property Inventory (HPI) forms for all properties within the expanded AI. All HPI forms for surveyed built environment resources are recorded in WISAARD, Project Number 2020-06-03928, and attached in **Appendix A**. In addition, one built environment resource within the original AI, Sheridan Market, 15348 Bothell Way NE, Lake Forest Park, previously recommended as not eligible for listing in the NRHP/WHR (WISAARD # 339247), was listed in the WHR in 2022. This evaluation provides additional analysis to assess potential project impacts to this resource.

The 2021 SEPA Checklist had a finding of adverse effect to historic properties as the result of the proposed demolition of the Washington Federal Savings and Loan building at 14360 15th Avenue NE in Seattle. Under the design refinements this building is no longer planned for demolition or alterations. The project, including the design refinements, would not adversely impact any historic built environment resources within the original AI or expanded AI footprints.

The archaeological field survey within the expanded AI included a pedestrian and subsurface survey with five shovel probes, placed in locations of anticipated higher probability for containing archaeological resources. The pedestrian and subsurface surveys confirmed that areas within the expanded AI are heavily disturbed from development and very few locations exhibit any evidence of intact native sediments, the exception being near McAleer Creek, in the Pfingst Animal Acres Park Mitigation Site, where intact alluvium was observed. There were

no precontact or historic-period archaeological resources identified during the field survey. However, as recommended in the 2021 HRA report, further investigation, including archaeological trenching at the Lake Forest park-and-ride location, is recommended during the project.

This study further demonstrated that much of the AI has low-to-moderate archaeological potential; however, archaeological monitoring is recommended during ground-disturbing construction activities in Pfingst Animal Acres Park Mitigation Site. Additional archaeological investigations are recommended prior to the construction of project related facilities at the Lake Forest park-and-ride location. In the event archaeological resources or buried remains are discovered during project construction, the Inadvertent Discovery Plan (**Appendix B**) will be employed by Sound Transit and the appropriate authorities.

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Acronyms and Abbreviations

ADA	Americans with Disabilities Act
AI	area of impacts
BE	built environment
BRS	Sound Transit Right-of-way ID
BRT	Bus Rapid Transit
COBRHL	City of Bothell Register of Historic Landmarks
cmbs	centimeter(s) below surface
HPI	Historic Property Inventory
HRA	Historical Resources Associates
KCRHP	King County Register of Historic Places
NRHP	National Register of Historic Places
SR	State Route
SP	shovel probe
SCL	Seattle City Landmarks
SEPA	State Environmental Policy Act
SHPO	State Historic Preservation Office
SOI	Secretary of the Interior
TBD	to be determined
WAC	Washington Administrative Code
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archeological Records Data

1. Introduction

The State Route (SR) 522/NE 145th Bus Rapid Transit (BRT) Project (project) is part of a new BRT system that would provide fast, frequent, and reliable bus service along the SR 522/NE 145th project corridor, with interconnections to light rail and other bus service in the region.

Sound Transit has retained Jacobs to prepare this *Historic and Cultural Preservation Technical Report – Additional Analysis*, which adds to the 2021 cultural resources technical report prepared by Historical Resources Associates (HRA). This report addresses project design refinements since 2021.

This technical report reviews historic and cultural resources located within the project area, as identified through desktop research and archaeological and architectural surveys. The archaeological survey included pedestrian survey, subsurface archaeological survey, shovel probe survey and archaeological coring. The architectural survey reviewed properties located within the area of impacts (AI).

1.1 Background

In March 2021, Sound Transit completed the *Historic and Cultural Preservation Technical Report* (hereafter referred to as the 2021 Historic and Cultural Preservation Technical Report) for SR 522/NE 145th Project (project) based on the 30 percent design (Sound Transit 2021). Due to design refinements to the project and availability of the 90 percent design, Sound Transit is conducting additional analysis to assess potential environmental impacts to cultural resources in the expanded AI.

This *Historic and Cultural Preservation Technical Report – Additional Analysis* for the SR 522/NE 145th Project adds to the 2021 Historic and Cultural Preservation Technical Report.

The 2021 SEPA Checklist defined four project segments from west to east of the project corridor: Seattle/Shoreline (Segment 1), Lake Forest Park (Segment 2), Kenmore (Segment 3), and Bothell (Segment 4). The overall project description remains unchanged since that time. The project would include access and bypass lanes, signal upgrades, 3 new park-and-ride garages, 12 BRT stations, constructing or reconstructing sidewalks, constructing retaining walls, and right-of-way acquisitions and easements. Refer to Figure 1-1 for project overview and segment locations.

Since 2021, the following design refinements have been made and are reflected in the 90 percent design:

- New property acquisitions throughout the corridor
- Changes in right-of-way needs throughout the corridor
- Retaining wall modifications throughout the corridor
- Addition of the Pfingst Animal Acres Park in Lake Forest Park as a mitigation site for the project's permanent impacts to stream, wetland, plant, and animal resources

These design refinements are the focus of this additional evaluation and have been included in the revised AI. Proposed parking garages are not included in the 90 percent design and will be implemented in the future (2034-44); therefore, they are not discussed further in this analysis.

Other elements not included in this document as they have not meaningfully changed from the 2021 Historic and Cultural Preservation Technical Report include the criteria for listing in the national, state, and local registers; the seven aspects of integrity; and the cultural and environmental contexts. This information is included in Chapters 3 and 4 (cultural and environmental contexts) and Chapter 6.3 (national, regional, and local register criteria and integrity discussion) in the 2021 Historic and Cultural Preservation Technical Report.

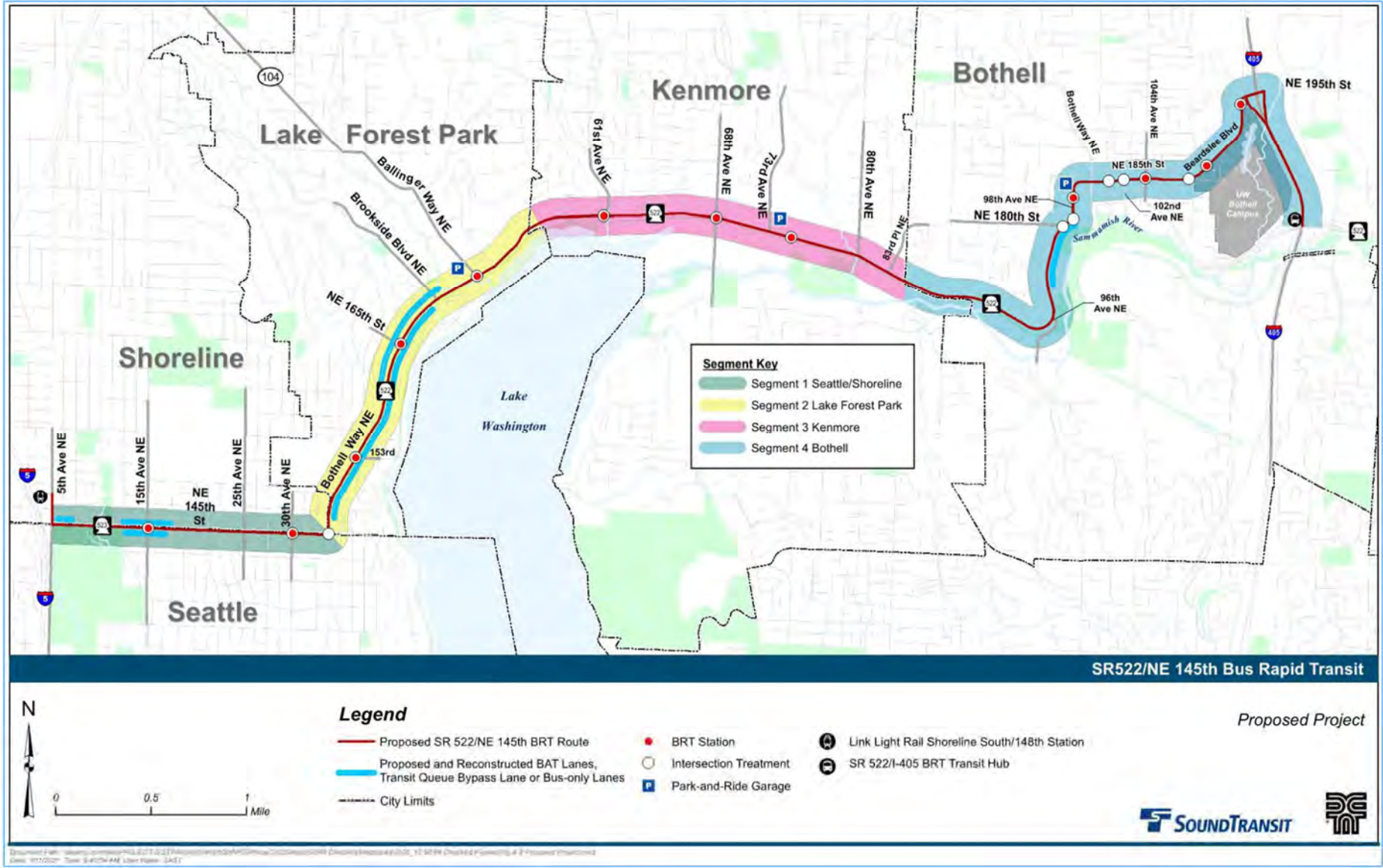
This additional analysis includes an archaeological and built environment survey of seven expanded sections of the original AI and one discontinuous expanded AI section. The discontinuous section falls in Lake Forest Park within Segment 2 and includes the Pfingst Animal Acres Park, a site identified for compensatory mitigation for the adverse impacts to earth/water/plant/animal resources described in the 2021 SEPA Checklist. As such, the site is added to the expanded AI and included in the following analysis. The entire revised AI was subject to a built environment survey while only two sections, one along Park at Bothell Landing in Segment 4 and one at Pfingst Animal Acres Park, were included in the archaeological pedestrian survey and subsurface testing.

1.2 Report Organization

The additional analysis and organization of this report is as follows:

- Project description, including the design refinements in the segments within the expanded AI and how the AI has changed from its original footprint to its expanded footprint.
- Background research consisting of a cultural resources record search of the original AI through the Washington Information System for Architectural and Archeological Records Data (WISAARD) database of any cultural resources or studies documented following the 2021 Historic and Cultural Technical Report survey activities.
- A records search using the WISAARD database of cultural resources within and in vicinity of the expanded AI segments; review of national, state, and local historic registers; and background archival research.
- The cultural resource survey methodology including the pedestrian and subsurface archaeological survey and testing and a built environment survey.
- Results of the cultural resource survey within the expanded AI, including the pedestrian survey, subsurface testing, and results of the evaluation of built environment resources, built in or before 1975, for listing in the National Register of Historic Places (NRHP), the Washington Heritage Register (WHR), and other applicable local registers such as the King County Register of Historic Places (KCRHP), Seattle City Landmarks (SCL), and the City of Bothell Register of Historic Landmarks (COBRHL).
- An impact assessment of the project on the eligible/listed cultural resources identified in the additional analysis.
- A summary of the additional analysis and recommendations for the project.

Figure 1-1. Project Location - Segments Overview



2. Project Description

The project description contained in the March 2021 SEPA Checklist is provided here for reference:

The project would provide BRT service (to be called "Stride") along about 9 miles of roadway between the Sound Transit Shoreline South/148th Station link light rail station and the SR 522/I-405 Transit Hub. The project would include business access and transit (BAT) lanes, transit queue bypass lanes, signal upgrades and transit signal priority (TSP) for transit speed and reliability, three new park-and-ride garages (Lake Forest Park, Kenmore and Bothell), and twelve BRT stations between the Shoreline South/148th Link light rail station and the SR 522/I-405 Transit Hub.

The project would also include constructing or reconstructing sidewalks where BAT lanes and transit queue bypass lanes are constructed and at some intersections in the immediate vicinity of BRT stations. Some transit queue bypass lanes and BAT lanes would result in roadway widening. Intersection and sidewalk construction includes upgrading curb ramps to current Americans with Disabilities Act (ADA) standards.

Right-of-way (ROW) acquisitions and easements would occur to allow for construction and operation of the BRT service and related access improvements. Stormwater management would be provided as needed to comply with pertinent law and codes. Utility connections would be provided as necessary.

The overall project description remains unchanged apart from the design refinements described in Section 2.1.

2.1 Design Refinements

As design has progressed from conceptual design (used in the 2021 SEPA Checklist and the 2021 Historic and Cultural Preservation Technical Report) to 90 percent, refinements have been made, mainly due to new property acquisitions, changes in right-of-way needs, and retaining wall modifications throughout the corridor. The design refinements are outlined for each jurisdiction in the following subsections organized by segments defined in the 2021 SEPA Checklist as they relate to the expanded AI for cultural resources (see Figure 2-1 to Figure 2-5 for Project Location overview of the original AI and expanded AI). The design elements in areas of refinement are depicted together with the survey results in the built environment results maps in Section 6.2. Any new right-of-way needs for parcels covered in the original AI were re-visited if they reached 50 years of age or were not included in the previous analysis.

2.1.1 Seattle/Shoreline (Segment 1)

Right-of-way Needs

- Partial acquisition of BRS (Sound Transit Right-of-way ID #)-143 (Parcel 3670500529) needed for slope grading, site restoration, and retaining wall construction.
- Partial new acquisition of BRS-144 (Parcel 6632300200), BRS-204 (Parcel 7663700390) needed for slope grading and site restoration.
- New temporary construction easement of BRS-199 (Parcel 3500100130) needed for ADA ramp construction and site restoration.

Retaining Wall Modifications

A new wall will be constructed at 12th Avenue NE and another at 17th Avenue NE.

Station Changes

The 30th Avenue westbound station at 2818 NE 145th Street in Shoreline (Parcel 6649300250) will be changed from pass behind to pass through, requiring revisions to the sidewalk on the private property connecting to the public sidewalk.

2.1.2 Lake Forest Park (Segment 2)

Right-of-way Needs

- Partial acquisition of vacant parcels BRS-246.1 (Parcel 6744700063) and BRS-246.2 (Parcel 6744700064) are needed for parking and driveway restoration.
- Partial acquisition of BRS-250.1 (Parcel 6744701588) needed for slope grading and site restoration.
- Partial acquisition of BRS-306.1 (Parcel 7738500320) and BRS-308.1 (Parcel 7738500170) needed for slope grading, site restoration, and sidewalk construction.
- Partial acquisition of vacant parcel BRS-336 (6744700103) and partial new acquisition of BRS-337 (7738500005) needed for site restoration, and construction of retaining walls, and a pedestrian bridge, ramp, and stairs connecting NE Bothell Way through 41st Avenue NE to the Burke-Gilman Trail.

Retaining Wall Modifications

A new wall will be constructed at 41st Avenue NE for the sidewalk connection work at NE Bothell Way and 41st Avenue NE to the Burke-Gilman Trail.

Offsite Mitigation

A portion of Pfingst Animal Acres Park at Brookside Boulevard NE and NE 178th Street will be used for compensatory mitigation work to minimize the project's permanent impacts to stream, and wetland buffers, plants, and animals identified in the 2021 SEPA Checklist. Proposed work will include restoring the stream buffer area, clearing invasive plants, and adding new plantings. Existing soils will be maintained and soil disturbance during planting will be minimized due to the high groundwater table.

2.1.3 Kenmore (Segment 3)

Right-of-way Needs

- Full acquisition of BRS-437 (Parcel 7946300115), BRS-438 (Parcel 7946300110), and partial acquisition of BRS-439 (Parcel 7946300101) are needed due to the proposed bus station work and landscaping, and for staging use at BRS-439. Buildings on these parcels are proposed for demolition.
- Partial acquisition of BRS-403 and BRS-440 (Burke-Gilman Trail) near 68th Avenue NE in Kenmore for minor electrical service connections to proposed bus stations.

2.1.4 Bothell (Segment 4)

2.1.4.1 Right-of-way Needs

- Partial acquisitions of BRS-515 (Parcel 7349450000) and BRS-518 (Parcel 0726059436) needed for underground electrical work and sidewalk construction.

- Partial acquisition of BRS-521 (Parcel 0726059032) needed for driveway grading and paving and retaining wall construction.
- Partial acquisition of vacant parcels BRS-524 (Parcel 0726059245) needed for driveway slope grading.
- Partial new acquisition of vacant parcel BRS-526 (0726059145) and acquisition of BRS-528 (Parcel 0726059096) needed for sidewalk and retaining wall construction.
- Partial acquisition of BRS-590 (Parcel 0526059286), BRS-591 (Parcel 3067600050), and BRS-594 (Parcel 3067600060) needed for sidewalk widening.
- Partial new acquisition of BRS-592 (Parcel 0826059159) and acquisition of BRS-595 (Parcel 0826059281) needed for sidewalk and retaining wall construction.
- Partial new acquisitions of BRS-604 (Parcel 3906100005) and BRS-605 (Parcel 6057700010) needed for sidewalk construction and driveway matching.

2.1.4.2 Retaining Wall Modifications

- The retaining wall along the east side of SR 522 near Park at Bothell Landing will be shifted to the east.
- Retaining wall modifications will be needed at Beardslee Boulevard between Beardslee Place and NE 185th Street.

2.2 Area of Impacts

The AI is the area in which the project would directly or indirectly impact archaeological and/or built environment resources. Figure 2-1 shows the project location and vicinity with full extent of the AI, combining the original AI developed in the 2021 Historic and Cultural Preservation Technical Report (Sound Transit 2021), and the AI resulting from the design refinements. Figures 2-2 to 2-5 show in more detail the segments with areas of the expanded AI resulting from project refinements. The expanded AI for built resources was delineated using the same methodology used in the 2021 Historic and Cultural Preservation Technical Report for the project as follows:

- In locations where the project elements are below 15 feet in height, the expanded AI includes one parcel buffer in all directions; if the added parcel is a right-of-way acquisition, the next adjacent parcel (up to 200 feet) is also included.
- Where activities have no potential to impact viewsheds (that is, at-grade improvements or improvements not exceeding 1 foot in height), the AI is limited to the right-of-way or area of project element.

Figure 2-1. Project Location and Vicinity Map – Original and Expanded Area of Impacts, King County

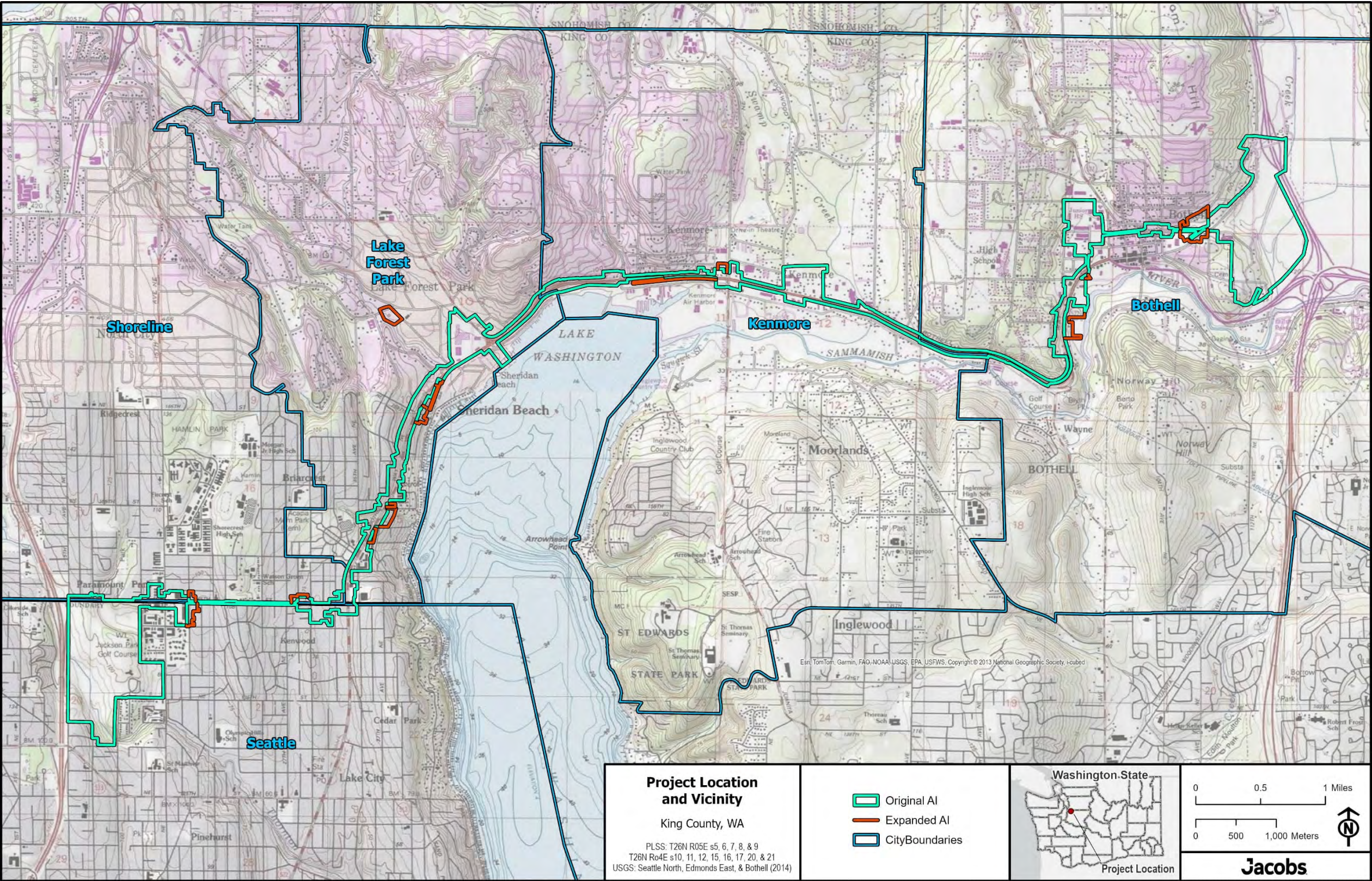
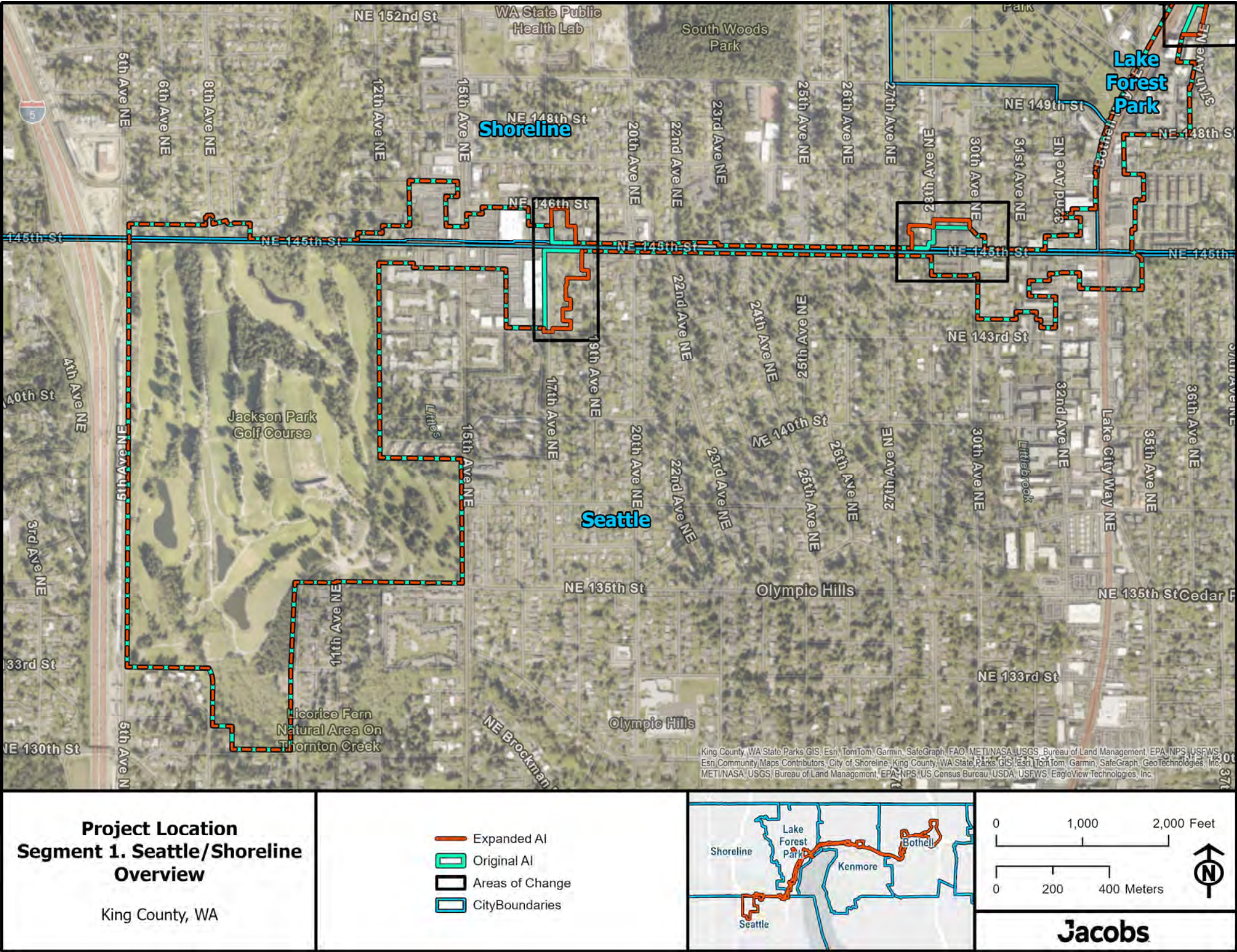


Figure 2-2. Project Location Map – AI Segment 1 Seattle/Shoreline



**Project Location
Segment 2. Lake Forest Park
Overview**

King County, WA

- Expanded AI
- Original AI
- Areas of Change
- City Boundaries

0 1,000 2,000 Feet
0 200 400 Meters

King County, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, King County, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS, EagleView Technologies, Inc.

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Figure 2-4. Project Location Map – AI Segment 3 Kenmore

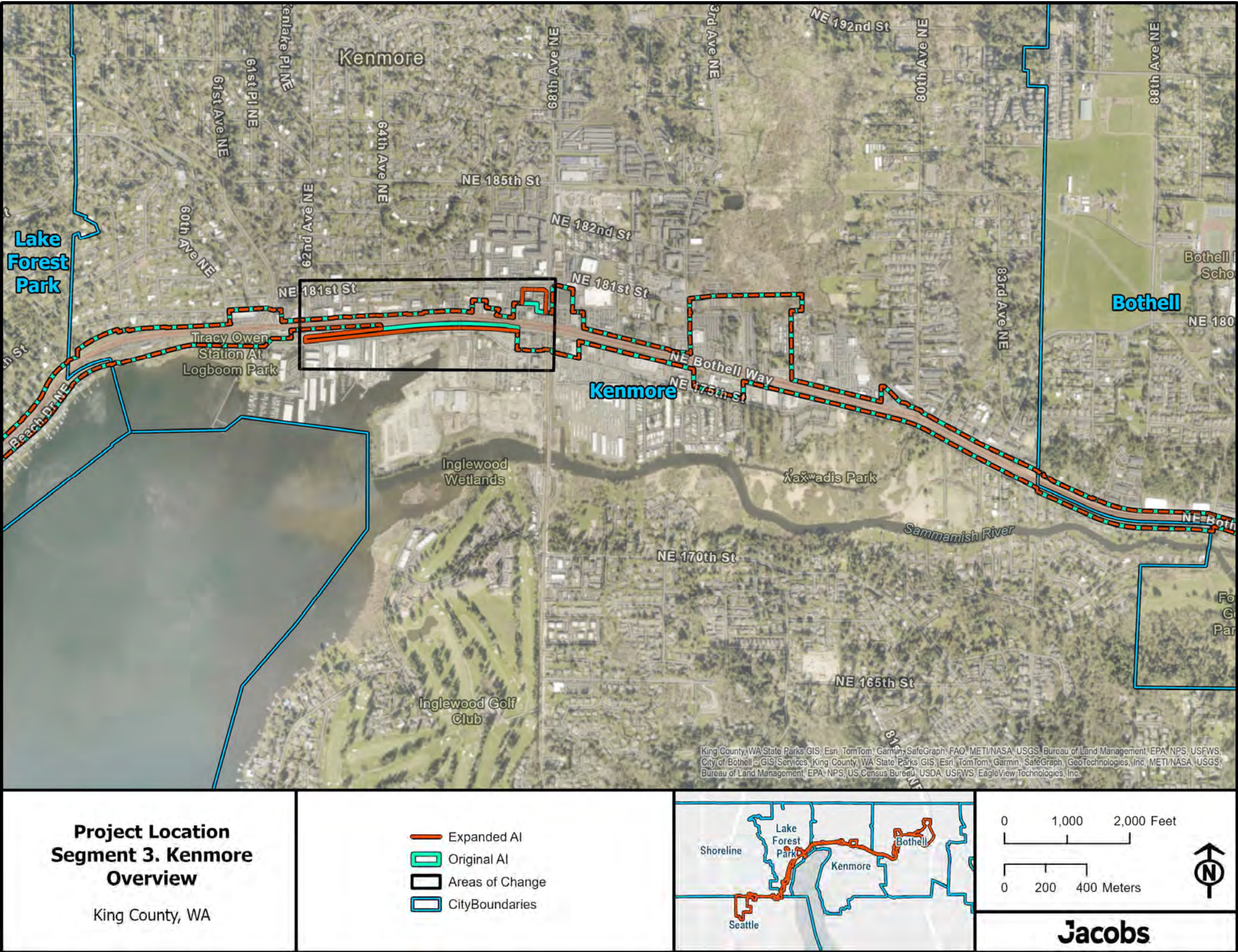
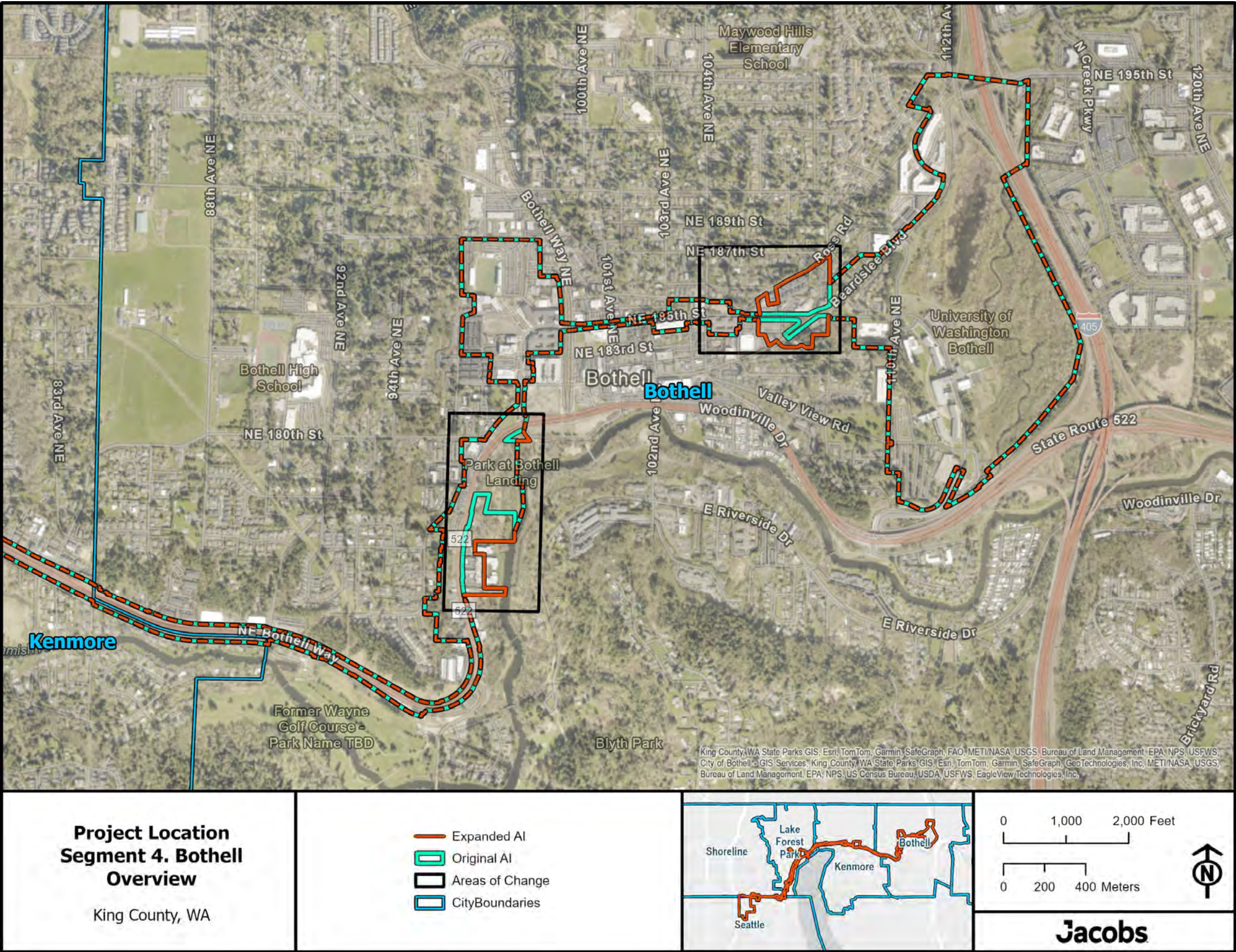


Figure 2-5. Project Location Map – AI Segment 4 Bothell



3. Regulatory Overview

Sound Transit is the lead agency under SEPA and is responsible for identifying and evaluating the potential adverse environmental impacts of the project, including impacts to cultural, archaeological, and historical resources. The SEPA regulations as they relate to cultural resources include Washington Administrative Code (WAC) 197-11-330(3): “in determining an impact’s significance, the responsible official shall take into account the following, that: (e) A proposal may to a significant degree: (i) Adversely affect environmentally sensitive or special areas, such as loss or destruction of historic, scientific, and cultural resources.” Question 13 on the SEPA environmental checklist addresses “historic and cultural preservation” of archaeological and historical resources (WAC 197-11-960[B13]).

The project must also comply with local regulations related to cultural resources, including King County Code 20.62.040, Seattle Municipal Code 25.12.350, and Bothell Municipal Code 22.16.010. The local regulations for the jurisdictions in the AI are detailed in the 2021 Historic and Cultural Preservation Technical Report (Sound Transit 2021).

The cultural resources in the expanded AI have been evaluated based on criteria established for the NRHP by the National Park Service (1997). The NRHP criteria and aspects of integrity as well as other applicable local registers and their criteria for listing cultural resources including WHR, KCRHP, SCL, and COBRHL are detailed in the 2021 Historic and Cultural Preservation Technical Report for the project.

4. Background Research

Background research was performed to determine if national, state, and local register-eligible or listed archaeological and built environment resources would be impacted by the project in the expanded AI. Research was conducted by archaeologists that meet the Secretary of the Interior (SOI)'s Professional Qualifications Standards for archaeology and historians that meet the SOI's Professional Qualifications Standards for history and architectural history.

Archival research for the project was first conducted by HRA in 2018 (Stevenson et al. 2018), with confirmation of no changes during the composition of the 2021 Historic and Cultural Preservation Technical Report (Sound Transit 2021).

4.1 Archaeological Records Search

The desktop analysis of archaeological resources within and adjacent to the expanded AI was conducted through a WISAARD database record search using similar methods to the previous study (Sound Transit 2021). The WISAARD online database contains all cultural resource documents submitted to DAHP since 1995. The archaeological records search included review of archaeological site records, cultural resources studies, cemetery records, ethnographic histories, and a review of the statewide archaeological predictive model for probability estimates for archaeological resources. The records search for archaeological resources covered the original and expanded AI footprint, including a 0.5-mile around each footprint. The original AI was included in the research to account for any recorded archaeological sites or cultural studies completed following the 2021 Historic and Cultural Preservation Technical Report. The expanded AI research included any past archaeological sites or completed cultural studies (both combined in Table 4-1). The search results were reviewed and analyzed to help develop expectations and objectives for archaeological and/or ethnographic resources in the original and expanded AI footprint.

There are six previously cultural resources identified and 12 cultural studies (Table 4-1) that were conducted within 0.5-mile radius of the original and expanded AI footprint - between the survey date of the previous report (2019) (Sound Transit 2021) and the date of this report. Of the six cultural resources, two overlap with the AI footprint. The two overlapping resources consist of archaeological materials including a lithic scatter (45KI769) and a segment of a previously recorded historic railroad grade (45KI451).

Site 45KI769

There has been no determination made of site eligibility for listing on the NRHP, although because the archaeological resources are within a secondary depositional context and not intact, the site was recommended not eligible for listing by the investigators (Kretzler 2023).

The segment of historic railroad grade (45KI451) overlapping the AI is approximately 700 linear feet and consists of the current Burke-Gilman Trail alignment (Rinck 2022). The overall segment was determined not eligible for listing on the NRHP by DAHP in 2018. The segment itself as described primarily as benched to banked and carved into the nearby hillside. There were no associated separate archaeological materials associated with the railroad grade.

Only five of the 12 cultural studies that have been conducted are within the AI. Of the five studies, three have identified resources, with two having resources within the boundary of the AI (See Kretzler 2023 and Kopperl 2019 in Table 4-1).

Table 4-1. Previous Cultural Studies Conducted within 0.5 Mile of the AI

NADB	Year	Author	Title	Distance from AI (miles)	Resources
1692483	2019	Kopperl, Robert	Cultural Resources Assessment for Burke-Gilman Trail Repairs Between 91st Avenue NE and Red Brick Road Park, King County, Washington	Within/Adjacent	Unrecorded segment of railroad grade (45KI451) within AI
1692789	2019	Baldwin, Garth	Cultural Resources Review of the Juanita Drive NE Pedestrian and Bicycle Improvements Project, Kenmore, King County, Washington	0.43	None
1693060	2019	Colón, Justin	Cultural Resources Review for the Bothell Downtown Lot D Project, Bothell, Washington	Within/Adjacent	None
1693371	2019	Valentino, Alicia	68th Avenue NE Pedestrian Bicycle Improvements Project, Cultural Resources Assessment, Kenmore, King County, Washington	0.13	None
NA	2021	Anderson, Erik	Samma Senior Apartment Project	Within	One pre-contact isolate (45KI769) within AI
1694239	2020	Breidenthal, Matt	Technical Memo - Cultural Resources Survey of the Log Boom Park, City of Kenmore, Washington	Within/Adjacent	None
1694340	2020	Breidenthal, Matt	Technical Memo - Cultural Resources Survey of the Squire's Landing Park, City of Kenmore, Washington	0.03	None
1694761	2020	Johnson Humphries, Sarah	Archaeological Investigation Report: North 148th Street Non-Motorized Bridge Project, Shoreline, King County, Washington	0.25	None
1694209	2020	Ives, Ryan	I-405, SR 522 Vicinity to SR 527 Express Toll Lanes Improvement Project Cultural Resources Survey Addendum	0.48	None

NADB	Year	Author	Title	Distance from AI (miles)	Resources
1695521	2021	Viloudaki, Andrew	Cultural Resource Assessment for the SR 523 (N/NE 145th Street) Improvement Project, Shoreline, King County, WA	Within/Adjacent	Six Structures, two recommended eligible for the NRHP
1695954	2021	Bush, Kelly	Archaeological Survey for City of Kenmore Culvert Replacement	0.5	None
1697554	2022	Elliott, Patrick	Cultural Resources Inventory Sammamish River and Waynita Creek Restoration Design Project	0.21	None

NADB = National Archaeological Database Number

4.2 Built Environment Background Research

Background research was conducted for the built environment resources constructed in or prior to 1975 in the expanded AI. This consisted of a records search of the WISAARD database. Three previously recorded resources within the expanded AI were determined not eligible for listing in the NRHP by the State Historic Preservation Office (SHPO) in 2012 (WISAARD #88465, #88464, and #718091), and have been field checked with updated inventories completed under the current study. One resource in the expanded AI previously determined eligible by SHPO in 2020 (WISAARD #336886, The Tack Shack), was demolished in 2022 and is not included in this analysis. Additionally, one built environment resource within the original AI was listed in the WHR in October 2022. The Sheridan Market (1953) at 15348 Bothell Way NE was listed for its direct connection to the growth and development of the Lake Forest Park community and as a rare example of a mid-century neighborhood market (Goode 2022; Sound Transit 2021).

Additional background research consisted of reviewing the King County Assessor Real Property Record Cards for the newly recorded and evaluated built environment resources in the expanded AI, obtained from the Puget Sound Archives, a Washington State Archives facility in Bellevue, Washington. Desktop archival research consisted of historic maps, aerials, newspapers, and genealogy sites for evaluation of built environment resources. References for these sources are included for each recorded resource in Appendix A.

5. Field Methods

Field investigations to address project design refinements were performed to determine if NRHP-eligible or listed archaeological and built environment resources may be affected by the project. Fieldwork was conducted by SOI-qualified archaeologists and historians. The following sections describe the methods used for conducting the field investigations.

5.1 Archaeological Field Survey

Jacobs conducted a pedestrian and subsurface survey of the AI on July 26, 2023, and August 18, 2023. Both were conducted in areas where ground disturbance is planned and or where native sediments may remain intact.

The pedestrian survey consisted of walking surface transects that were spaced at intervals of approximately 20 meters (65.62 feet) across the expanded AI. During the pedestrian survey, the ground surface was thoroughly examined, and the local topography and any indications of historic and modern development were documented. The visible ground surfaces were examined to confirm the presence of fill and the extent of modern disturbances that have occurred. Where visibility was poor due to overgrowth of vegetation, any observed rodent holes or cut ground were investigated.

In addition to the pedestrian survey, subsurface testing was conducted at two locations within the expanded AI, including undeveloped wetland areas in Park at Bothell Landing in the Bothell Segment and at Pfingst Animal Acres Park mitigation site in the Lake Forest Park Segment. Five shovel probes (shovel probe [SP] 7 through SP 11) were advanced across the two locations, both being the least developed of the expanded AI, retaining their potential to contain previously undisturbed native sediments. These locations were also considered to have moderate- to high-sensitivity for precontact or historical-period archaeological resources due to their proximity to McAleer Creek and the previously recorded nearby archaeological site (45KI769). The shovel probes are a continuation of the previous survey (Sound Transit 2021) and are sequenced as such. Each shovel probe measured approximately 45 centimeters in diameter and extended up to 82 centimeters in depth. Following each excavation, the shovel probe's contents were examined and the shovel probe photographed and documented. The shovel probe was then backfilled and its location taken by global positioning system.

5.2 Built Environment Survey

Jacobs architectural historians conducted a field survey of the expanded AI for all built environment resources built in or before 1975, or those resources that will reach the age of 50 years by the start of project construction in 2025. This field survey was conducted on July 26, 2023, September 5, 2023, and December 15, 2023. Each resource was visually evaluated, photographed from the public right-of-way, and noted for its character-defining features. The following information was collected on each built environment resource: location, type and materials of distinctive features, quantity and types of alterations, overall physical integrity, and the potential to contribute to a historic district.

The survey process included preparation of Historic Property Inventory (HPI) forms for all properties within the expanded AI built on or before 1975. Each inventory was prepared using information on the physical description of each resource collected in the field. A statement of significance was prepared based on historic research into the project vicinity and neighborhood. Jacobs historians completed the identification of built environment resources by evaluating the surveyed properties in the expanded AI in accordance with NRHP/WHR and local register evaluation criteria and made recommendations for eligibility for listing in the NRHP on each property surveyed. All HPI forms for surveyed built environment resources are recorded in WISAARD, Project Number 2020-06-03928, and attached in **Appendix A**.

6. Field Survey Results

Archaeological and built environment field investigations were conducted to identify any potentially significant cultural resources within the expanded AI. Results of field investigations in the original AI can be found in the 2021 Historic and Cultural Preservation Technical Report.

6.1 Archaeological Survey Results

The purpose of the field survey conducted on July 26, 2023, and August 18, 2023, was to identify any potential surface or subsurface cultural resources that may be present within the expanded AI prior to project construction. No archaeological resources were identified during the field investigation; however, the potential for deeply buried archaeological materials still exists.

6.1.1 Pedestrian Survey Results

The pedestrian survey encompassed the entire expanded AI; however, much of it is highly developed. The undeveloped portions that were surveyed were covered by dense grasses or thick blackberry vines and other low laying bushes creating poor visibility (less than 10 percent visibility). Any exposed ground surface was due to rodent holes and vehicle tracks. No archaeological resources were observed during the pedestrian survey and because of the level of development of the expanded AI, the potential to encounter above ground intact archaeological resources is very low.

6.1.2 Subsurface Survey Results

The subsurface survey included the excavation of five SPs throughout the expanded AI. Three shovel probes (SP 7, SP 8, SP 9) were dug in Park at Bothell Landing in the Bothell Segment, along the east side of SR 522 (Figure 6-1). Two shovel probes were excavated at Pfingst Animal Acres Park, in an undeveloped area along McAleer Creek in the Lake Forest Park Segment (Figure 6-2). No archaeological materials (historical or precontact) were identified during subsurface survey. Table 6-1 includes detailed survey results.

The three shovel probes (SP 7, SP 8, SP 9) excavated in Park at Bothell Landing were all located at a high point on the east side of SR 522 just south of archaeological site 45KI769. The investigation site is where mitigation for the project is planned. The landform where the probes were placed appears to be built up by fill materials and grades gently towards the Sammamish River floodplain. The SPs generally consisted of disturbed brown or gray brown fine sandy loam or clay loam surface sediments with 20–30 percent well sorted pebbles and cobbles (for example, SP 7 on Figure 6-3). All but one probe excavated terminated at a compacted cobble impasse likely indicating the level of fill emplaced. Each shovel probe contained trash or woody debris, most of which was found in SP 7 and consisted of melted glass of various colors and plastic fragments. These observed sediments within the SPs along this segment of the expanded AI indicate extensive surface disturbance such as cut and fill events, likely from artificial landform development associated with construction of nearby SR 522.

The remaining two shovel probes (SP 10 and SP 11) were excavated in Pfingst Animal Acres Park in an undeveloped area bordering the developed park. Despite the total park area being approximately 4 acres, the undeveloped area is significantly less at approximately one acre. The probes were planned in this location as it was most probable to be included in wetland mitigation. The probes generally consisted of a disturbed surface layer of brown sandy loam with mixed in woody debris grading to a gray coarse sand with pebbles and cobbles (for example, SP 10 on Figure 6-4). The coarse-grained sediments observed in the shovel probes are likely creek bank flood deposits or channel deposits of McAleer Creek. The termination of SP 10 at inundated sediments and

the gray coloring of the intact alluvial sediments indicate that the water table may be higher at this location due to its proximity to the current creek channel. The coarse-grained shovel probe deposits observed may also indicate a former meander of the creek. The probability for encountering deeply buried archaeology remains high at this location of the expanded AI; however, channel deposits are generally lower in probability to contain archaeological resources or deposits based on their source environments being highly active and unstable.

Table 6-1. Shovel Test Results

SP	Depth (cmbs)	Color – Munsell color	Texture	Notes
<i>Park at Bothell Landing</i>				
SP 7	0 to 51	Brown – 10YR 4/3	Fine Sandy Loam	30% rounded pebbles and cobbles poorly sorted, melted glass slag in green, clear, and brown, plastic fragments thick roots to depth. Terminated at root impasse in compacted gravels – FILL
SP 8	0 to 52	Gray Brown – 10YR 5/2	Clay Loam	20% rounded pebbles and cobbles poorly sorted, one fragment of clear glass, large pieces of green plastic. Terminated at compacted cobble impasse – FILL
SP 9	0 to 18	Brown – 10YR 4/3	Fine Sandy Loam	30% rounded pebbles and cobbles poorly sorted, one clear glass fragment – FILL
	18 to 25	Gray Brown – 10YR 4/3	Fine Sandy Loam	20% rounded pebbles and cobbles poorly sorted, buried woody debris, medium roots – FILL
	25 to 58	Brown – 10YR 4/3 Brown - 7.5YR 4/4	Fine Sandy Loam	Some color mottling in the west wall at 35 cmbs; Terminated at compacted cobble impasse – FILL
<i>Pfingst Animal Acres Park</i>				
SP 10	0 to 15	Brown – 10YR 3/2	Sandy Loam	20% rounded pebbles and cobbles semi-sorted, buried woody debris, fine to medium roots – DISTURBED ALLUVIUM
	15 to 82	Gray – 10YR 5/1	Coarse Sand	Terminated at inundation – INTACT ALLUVIUM
SP 11	0 to 26	Brown – 10YR 3/2	Sandy Loam	20% rounded pebbles and cobbles semi-sorted, buried woody debris, fine to medium roots – DISTURBED ALLUVIUM
	26 to 57	Mottled Brown – 10YR 3/2 and Red – 2.5YR 5/8	Sandy Loam	Buried woody debris – DISTURBED ALLUVIUM
	57 to 62	Gray – 10YR 5/1	Coarse Sand	20% rounded pebbles and cobbles semi-sorted. Terminated at cobble impasse – INTACT ALLUVIUM

cmbs = centimeter(s) below surface

Figure 6-1. Subsurface Survey Location Map, Bothell Segment at Park at Bothell Landing

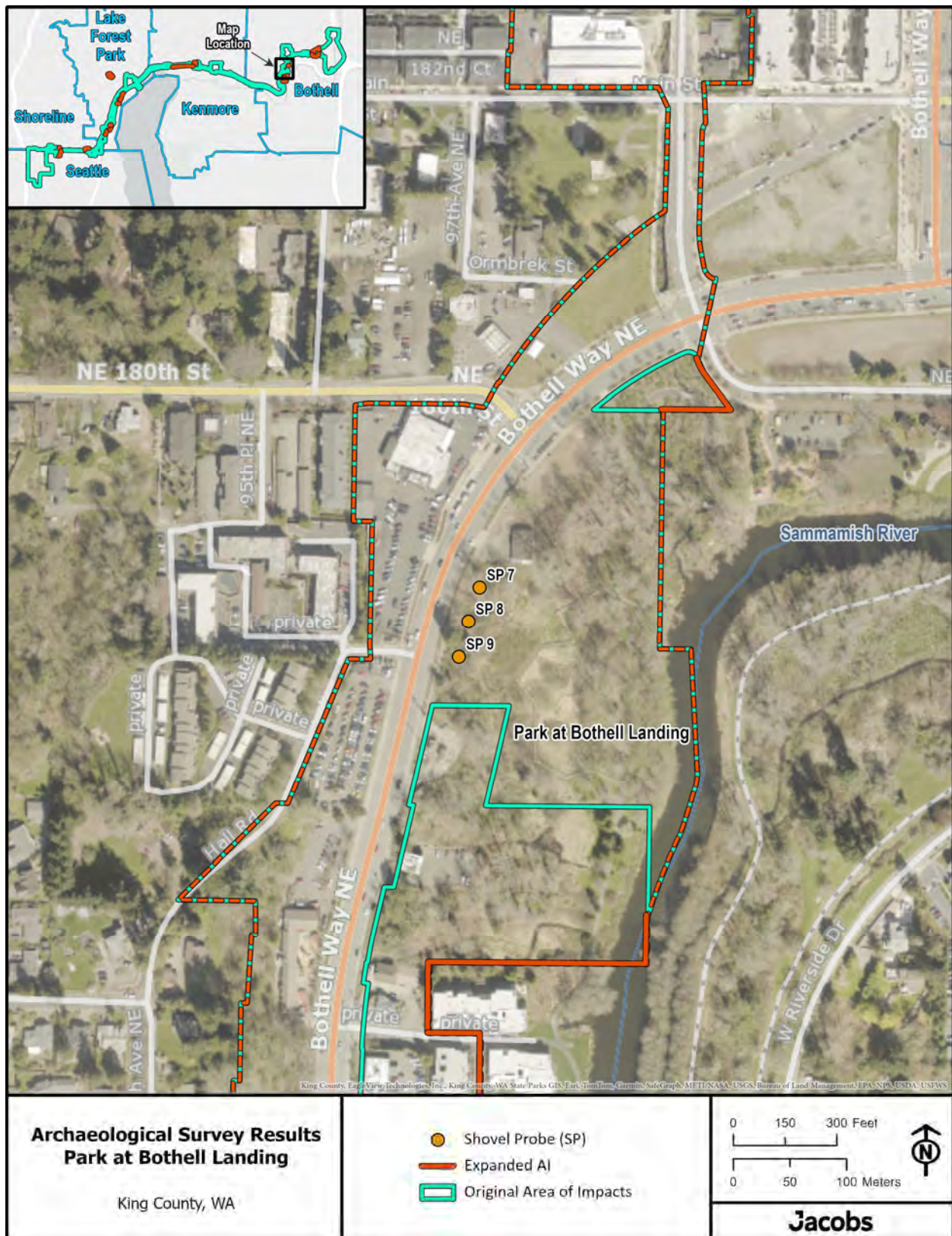


Figure 6-2. Subsurface Survey Location Map, Lake Forest Park Segment at Pfingst Animal Acres Park

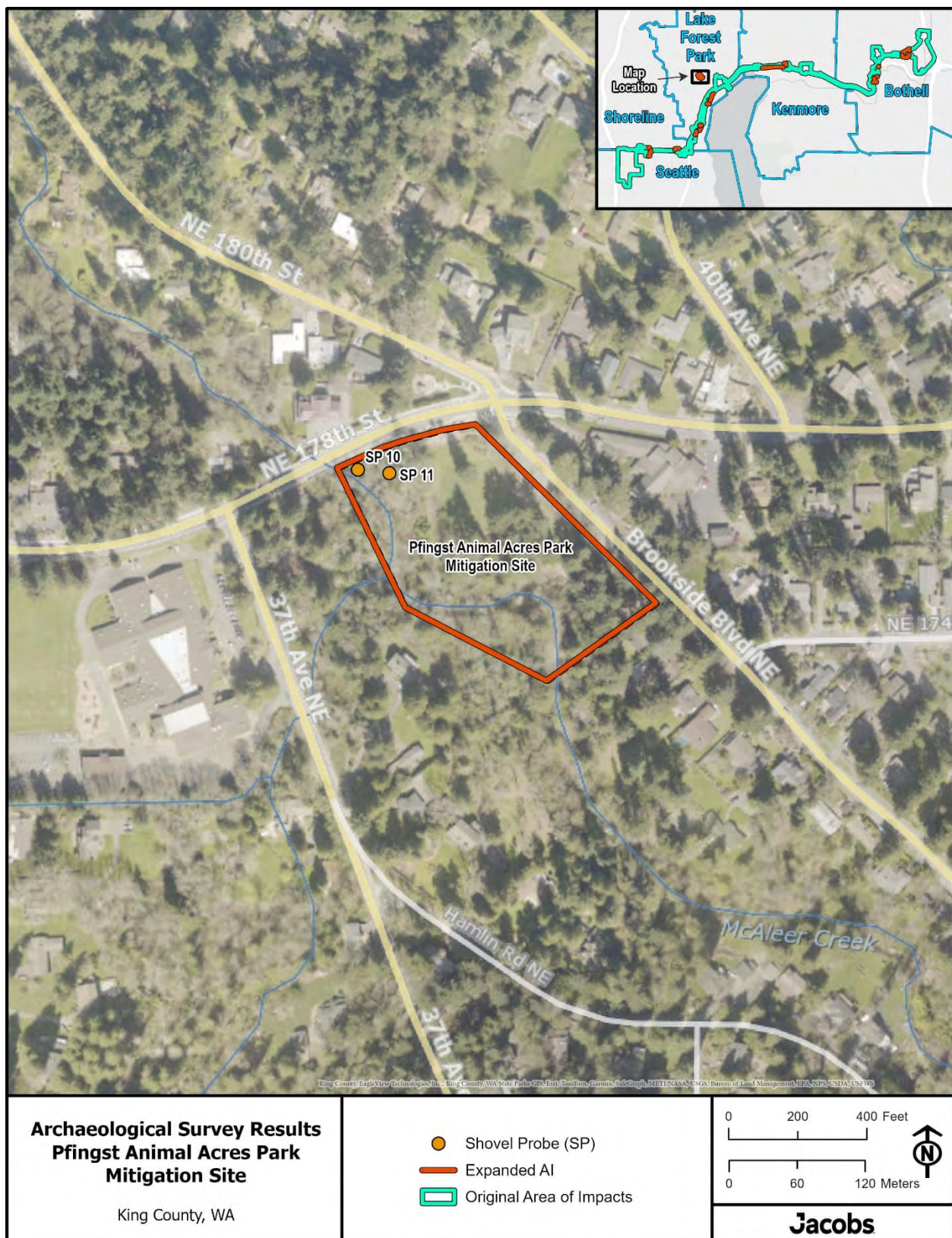


Figure 6-3. SP 7 Characterizing Sediments Observed During Testing in Park at Bothell Landing



Figure 6-4. SP 10 Characterizing Sediments Observed During Testing In Pfingst Animal Acres Park



6.2 Built Environment Survey Results

Jacobs SOI-qualified architectural historians conducted a built environment survey of the expanded AI on July 26, 2023, September 5, 2023, and December 15, 2023. In total, 38 resources located on 36 parcels were recorded (Table 6-2). Vacant parcels with no buildings and properties built after 1975 in the expanded AI were not included in the survey. Locations of surveyed and recorded properties are noted by field number on the built environment survey results map series pages for the expanded AI (Figures 6-5 through 6-13) and correspond to Table 6-2. Of the 38 built environment resources recorded and evaluated in the expanded AI, two are recommended eligible for listing in the NRHP (BE 05 and BE 22). **Appendix A** includes the HPI forms recorded in the WISAARD database, Project Number 2020-06-03928, for the built environment resources in the expanded AI. Physical description, summary of the NRHP/WHR/applicable local register evaluations (including KCRHP, SCL, and the COBRHL) for all built environment resources identified in the expanded AI are detailed in the subsections following, organized by project segments, and built environment field numbers.

Table 6-2. Newly Recorded Built Environment Resources in the Expanded AI

BE Field Number	WISAARD Number	Parcel Number/BRS Number	Address	Resource Type/Name	Built	National/State/Local Eligibility Recommendation
<i>Segment 1 – Seattle/Shoreline</i>						
BE 01	454056	6632300171	1700 NE 143rd Street Seattle	Single-Family Residence	1961	Not Eligible
BE 02	460252	6632300181	14318 17th Avenue NE Seattle	Single-Family Residence	1942	Not Eligible
BE 03	450611	6632300183	14326 17th Avenue NE Seattle	Single-Family Residence	1954	Not Eligible
BE 04	731662	6632300191	14334 17th Avenue NE Seattle	Single-Family Residence	1950	Not Eligible
BE 05	731667	6632300192	14343 19th Avenue NE, Seattle	Single-Family Residence	1936	Eligible NRHP/WHR (Criterion C)/SCL (Criterion D)
BE 06	407719	3670500529/ BRS-143	1700 NE 145th Street Shoreline	Single-Family Residence	1929	Not Eligible
BE 07	470125	3670500440	1713 NE 146th Street Shoreline	Single-Family Residence	1939	Not Eligible
BE 08	451278	6649300010	14520 28th Avenue NE Shoreline	Single-Family Residence	1961	Not Eligible
BE 09	364873	6649300240	14519 30th Avenue NE Shoreline	Single-Family Residence	1962	Not Eligible
BE 32	732696	3500100130/ BRS-199	2722 NE 145th Street Shoreline	Single-Family Residence	1949	Not Eligible

BE Field Number	WISAARD Number	Parcel Number/BRS Number	Address	Resource Type/Name	Built	National/State/Local Eligibility Recommendation
BE 33	732704	3500100132	2716 NE 145th Street Shoreline	Single-Family Residence	1950	Not Eligible
BE 34	732715	3500100126	14513 28th Avenue NE Shoreline	Single-Family Residence	1962	Not Eligible
Segment 2 – Lake Forest Park						
BE 10	340110	6744701581	15300 Bothell Way NE	Office Building	1960	Not Eligible
BE 11a	731463	6744701588/ BRS-250.1	3803 NE 155th Street	Single-Family Residence	1923	Not Eligible
BE 11b	731471	6744701588/ BRS-250.1	3801 NE 155th Street	Single-Family Residence	1939	Not Eligible
BE 12	731505	6744700400	3804 NE 155th Street	Single-Family Residence	1947	Not Eligible
BE 13	731506	6744700402	3810 NE 155th Street	Single-Family Residence	1951	Not Eligible
BE 14	731511	6744700403	3818 NE 155th Street	Single-Family Residence	1949	Not Eligible
BE 15	731518	7738500330	16433 41st Avenue NE	Single-Family Residence	1937	Not Eligible
BE 16	731519	7738500535	16238 41st Avenue NE	Single-Family Residence	1936	Not Eligible
BE 17	731520	7738500320/ BRS-306.1	16245 41st Avenue NE	Single-Family Residence	1941	Not Eligible
BE 18	731522	7738500170/ BRS-308.1	16505 41st Avenue NE	Single-Family Residence	1946	Not Eligible
BE 19	731526	7738500085	16502 41st Avenue NE	Single-Family Residence	1946	Not Eligible
BE 20	731527	7738500155	16521 41st Avenue NE	Single-Family Residence	1935	Not Eligible
Segment 3 – Kenmore						
BE 21	724894	1126049008/ BRS-403	Burke-Gilman Trail from 61st Avenue NE to 80th Avenue NE	Seattle, Lake Shore & Eastern Railroad Segment (Burke-Gilman Trail extension)	1887	Not Eligible
BE 22	731635	7946300105	18017 68th Avenue NE	Kenmore Tavern	1957	Eligible NRHP/WHR (Criterion C)/KCRHP (Criterion 3)

BE Field Number	WISAARD Number	Parcel Number/BRS Number	Address	Resource Type/Name	Built	National/State/Local Eligibility Recommendation
Segment 4 – Bothell						
BE 23	88465	0726059203	17324 Bothell Way NE	Bothell Wood Manufacturing	1946	Previously Determined Not Eligible
BE 24	88464	0726059436/ BRS-518	17422 Bothell Way NE	Commercial Building	1958	Previously Determined Not Eligible
BE 25	339656	0726059428	17522 Bothell Way NE	Office Building	1963	Not Eligible
BE 26	718091	6057700010	10706 Beardslee Place	Single-Family Residence	1975	Previously Determined Not Eligible
BE 27	334361	0826059277	18325 108th Avenue NE	Apartment Building	1967	Not Eligible
BE 28	731615	0826059166	10733 Beardslee Boulevard	Apartment Building	1965	Not Eligible
BE 29	334449	0826059281/ BRS-595	10719 Beardslee Boulevard	Apartment Building	1967	Not Eligible
BE 30	337377	0526059248	10527 Ross Road	Single-Family Residence (former)	1952	Not Eligible
BE 31	731616	3067600010	10721 Ross Road	Single-Family Residence	1951	Not Eligible
BE 35a	88463	0726059032/ BRS-521	17510 Bothell Way NE	Anderson Property	1948	Previously Determined Not Eligible
BE 35b	733169	0726059032/ BRS-521	17514 Bothell Way NE	Commercial Building	1973	Not Eligible
BE 36	386816	3067600010/ BRS-604	10621 Beardslee Boulevard	Single-Family Residence	1959	Not Eligible

Figure 6-5. Built Environment Survey Results Map Series Page for Expanded AI, King County, WA

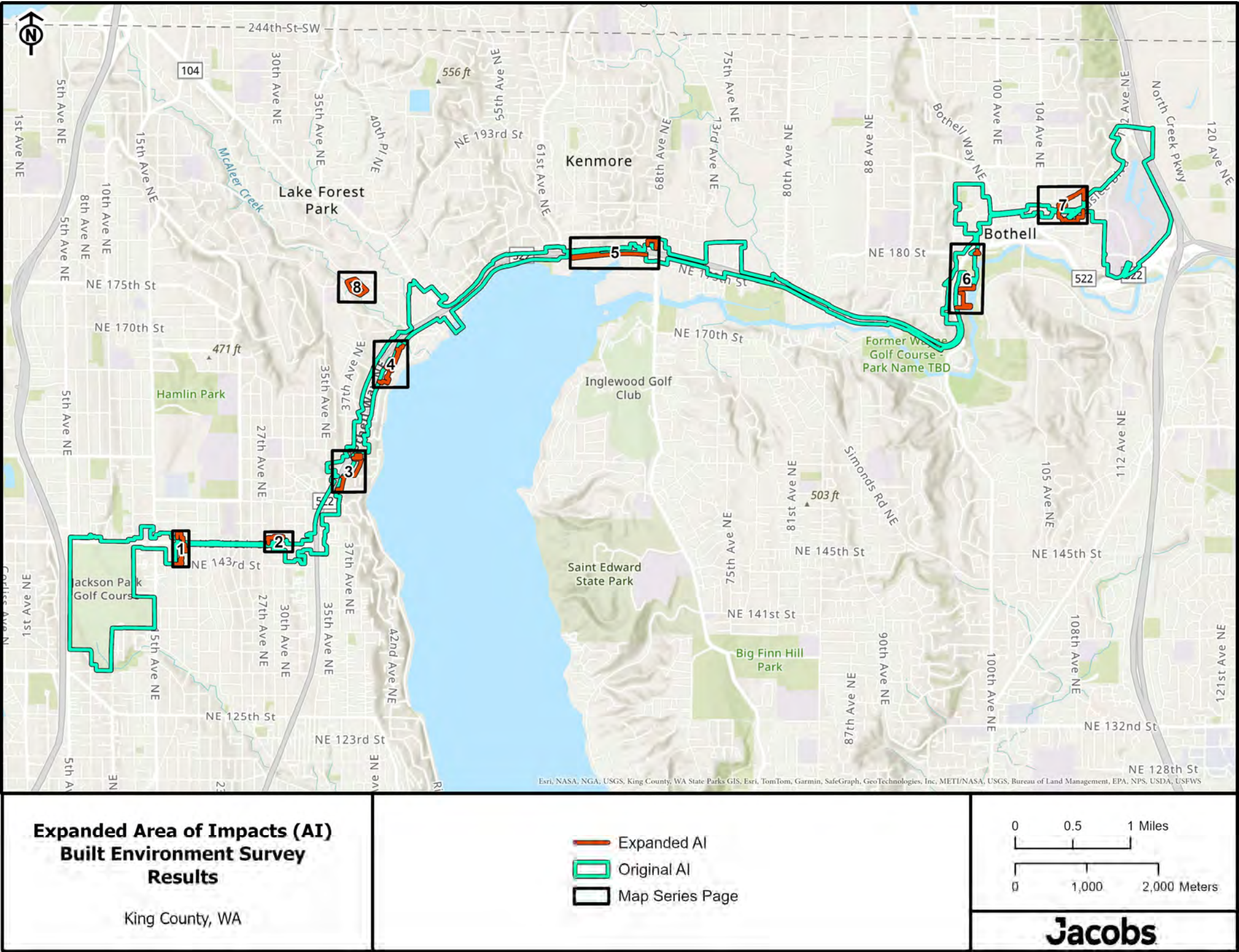


Figure 6-6. Expanded AI, Page 1: Segment 1 Seattle/Shoreline

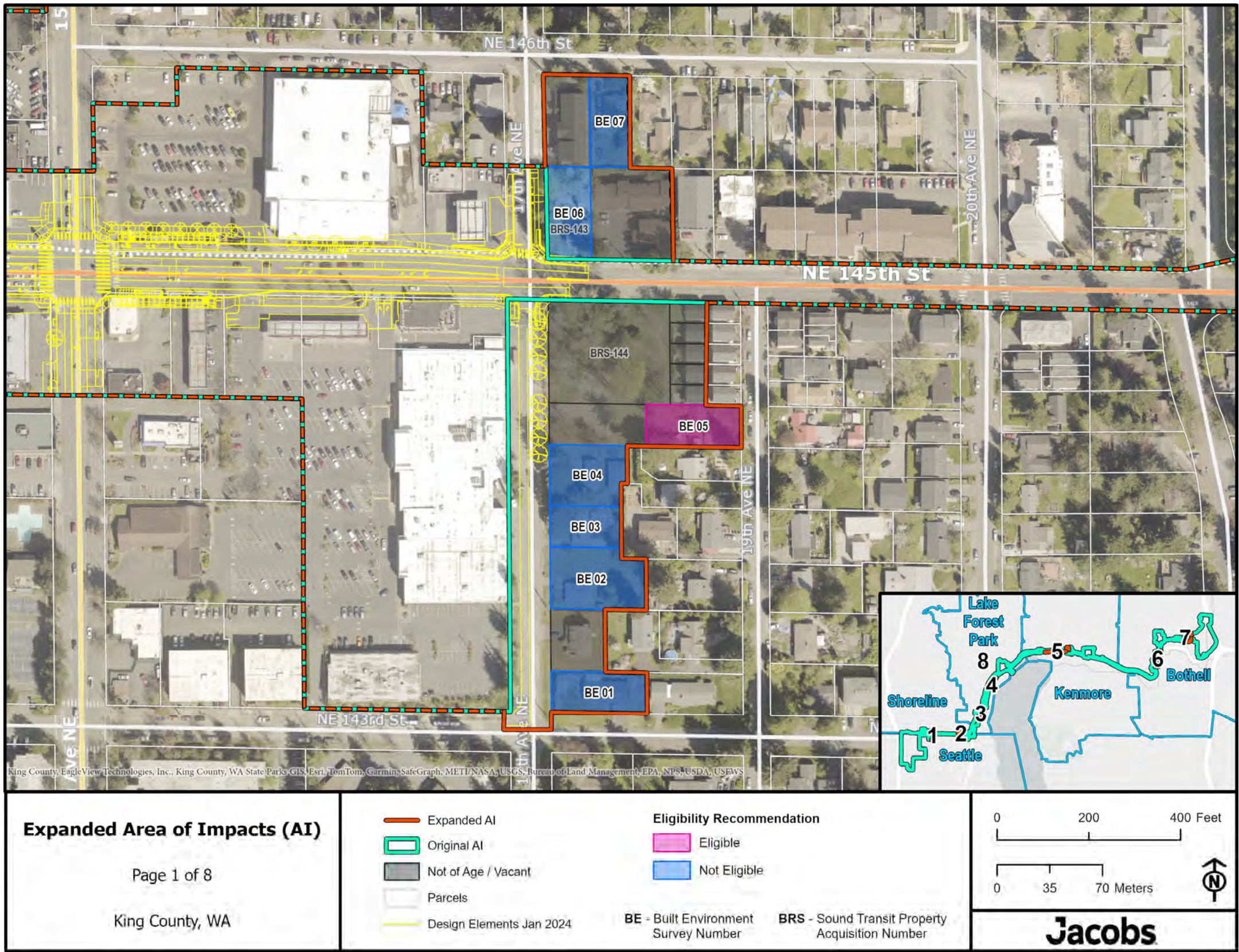


Figure 6-7. Expanded AI, Page 2: Segment 1 Seattle/Shoreline

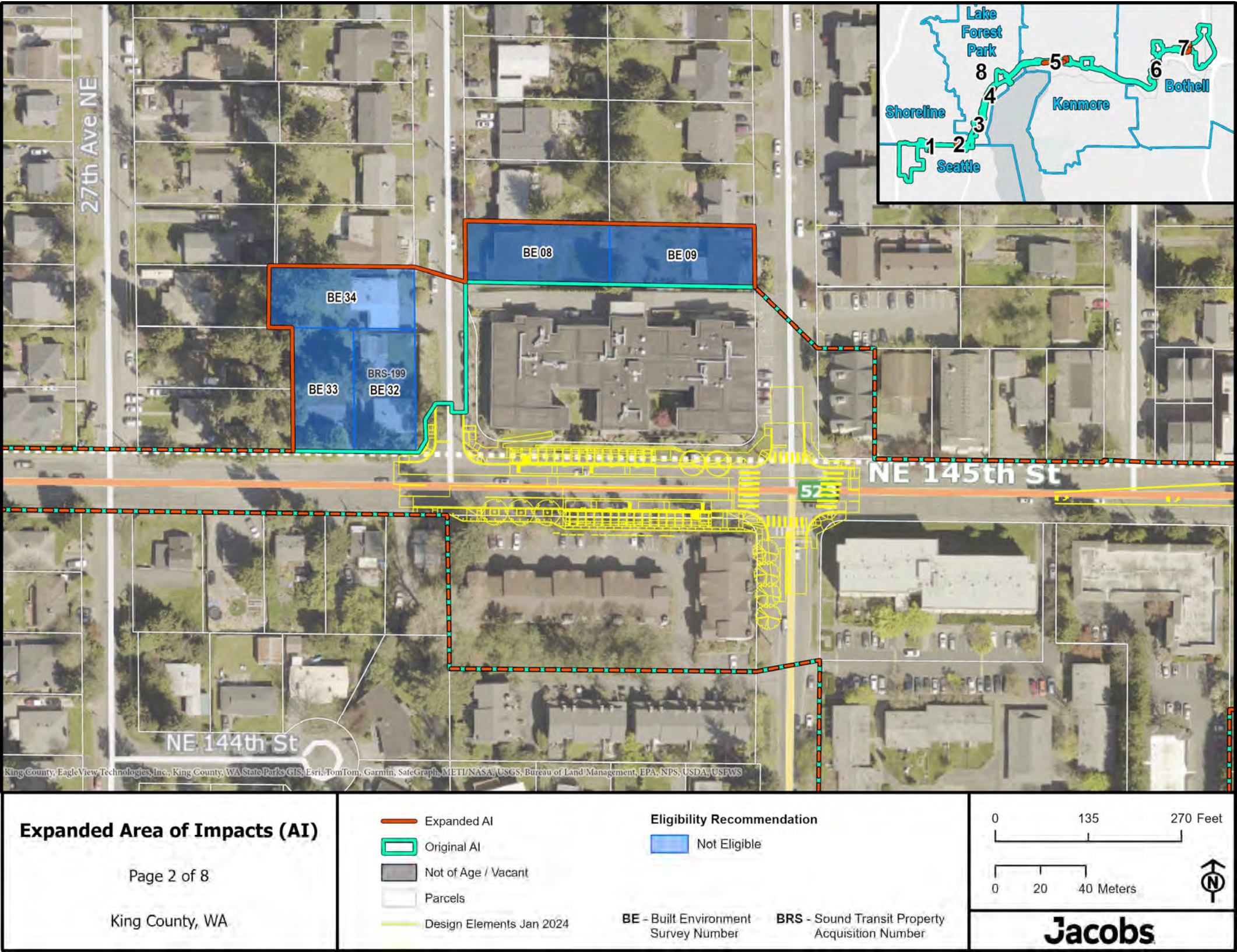
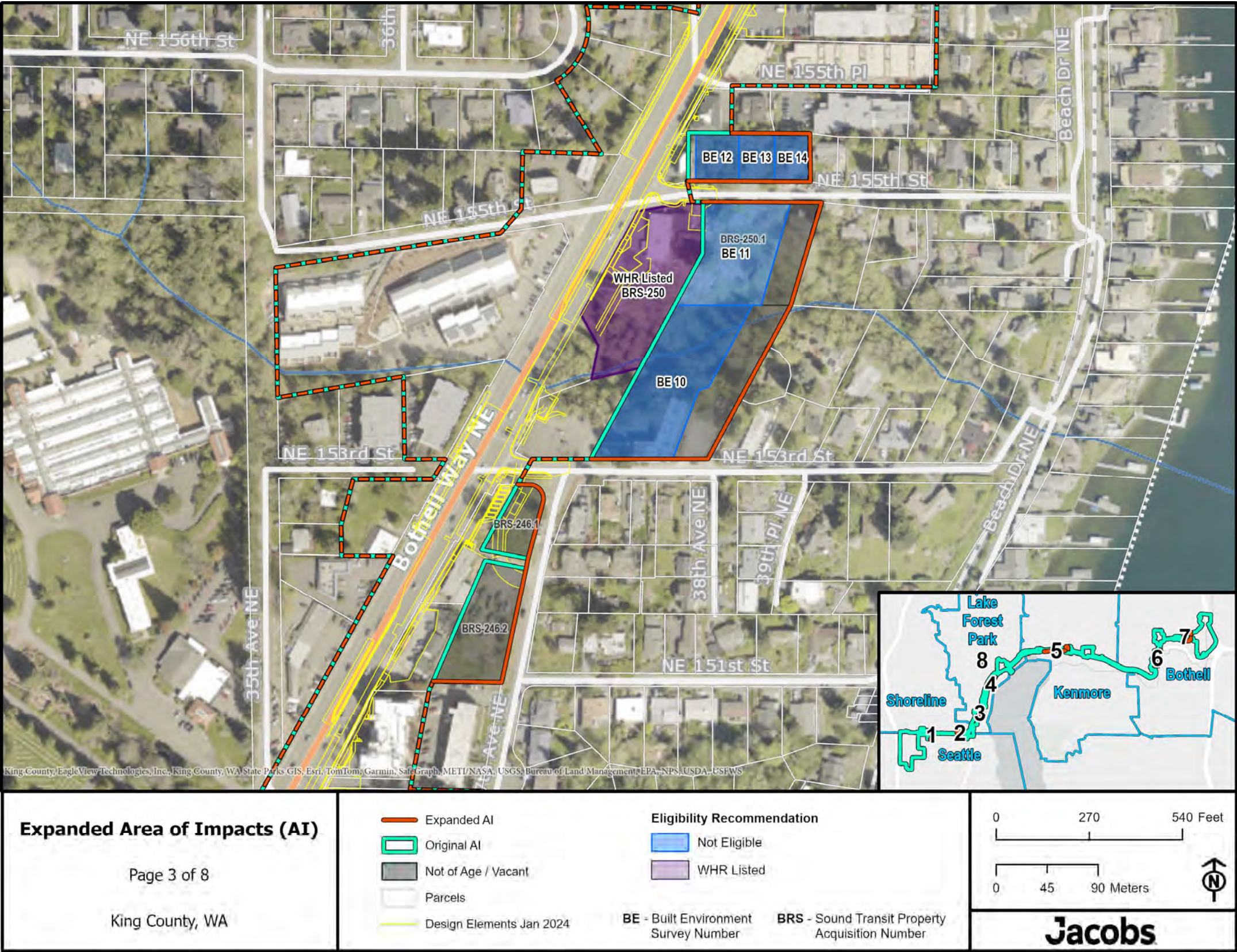


Figure 6-8. Expanded AI, Page 3: Segment 2 Lake Forest Park



Expanded Area of Impacts (AI)

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King County, WA

Legend:

- Expanded AI (Orange outline)
- Original AI (Green outline)
- Not of Age / Vacant (Grey fill)
- Parcels (Thin white lines)
- Design Elements Jan 2024 (Yellow lines)
- Eligibility Recommendation: Not Eligible (Blue fill)

BE - Built Environment Survey Number
BRS - Sound Transit Property Acquisition Number

Scale: 0 to 540 Feet / 0 to 90 Meters

Jacobs

Expanded Area of Impacts (AI)

Page 5 of 8

King County, WA

Legend:

- Expanded AI (Blue line)
- Original AI (Pink line)
- Not of Age / Vacant (Grey fill)
- Parcels (White fill)
- Design Elements Jan 2024 (Yellow line)

Eligibility Recommendation

- Eligible (Pink fill)
- Not Eligible (Blue fill)

BE - Built Environment Survey Number
BRS - Sound Transit Property Acquisition Number

0 337.5 675 Feet
 0 55 110 Meters

Jacobs

Expanded Area of Impacts (AI)

Page 6 of 8

King County, WA

Legend:

- Expanded AI (Orange outline)
- Original AI (Green outline)
- Not of Age / Vacant (Grey fill)
- Parcels (White fill)
- Design Elements Jan 2024 (Yellow line)

Eligibility Recommendation

- Not Eligible (Blue fill)
- Previously Determined Not Eligible (Light Blue fill)

Scale:

0 405 810 Feet

0 65 130 Meters

North Arrow

Jacobs

BE - Built Environment Survey Number

BRS - Sound Transit Property Acquisition Number

Map Labels: NE 180th St, NE 170th St, NE 160th St, NE 150th St, NE 140th St, NE 130th St, NE 120th St, NE 110th St, NE 100th St, NE 90th St, NE 80th St, NE 70th St, NE 60th St, NE 50th St, NE 40th St, NE 30th St, NE 20th St, NE 10th St, NE 1st St, NE 2nd St, NE 3rd St, NE 4th St, NE 5th St, NE 6th St, NE 7th St, NE 8th St, NE 9th St, NE 10th St, NE 11th St, NE 12th St, NE 13th St, NE 14th St, NE 15th St, NE 16th St, NE 17th St, NE 18th St, NE 19th St, NE 20th St, NE 21st St, NE 22nd St, NE 23rd St, NE 24th St, NE 25th St, NE 26th St, NE 27th St, NE 28th St, NE 29th St, NE 30th St, NE 31st St, NE 32nd St, NE 33rd St, NE 34th St, NE 35th St, NE 36th St, NE 37th St, NE 38th St, NE 39th St, NE 40th St, NE 41st St, NE 42nd St, NE 43rd St, NE 44th St, NE 45th St, NE 46th St, NE 47th St, NE 48th St, NE 49th St, NE 50th St, NE 51st St, NE 52nd St, NE 53rd St, NE 54th St, NE 55th St, NE 56th St, NE 57th St, NE 58th St, NE 59th St, NE 60th St, NE 61st St, NE 62nd St, NE 63rd St, NE 64th St, NE 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Figure 6-12. Expanded AI, Page 7: Segment 4 Bothell

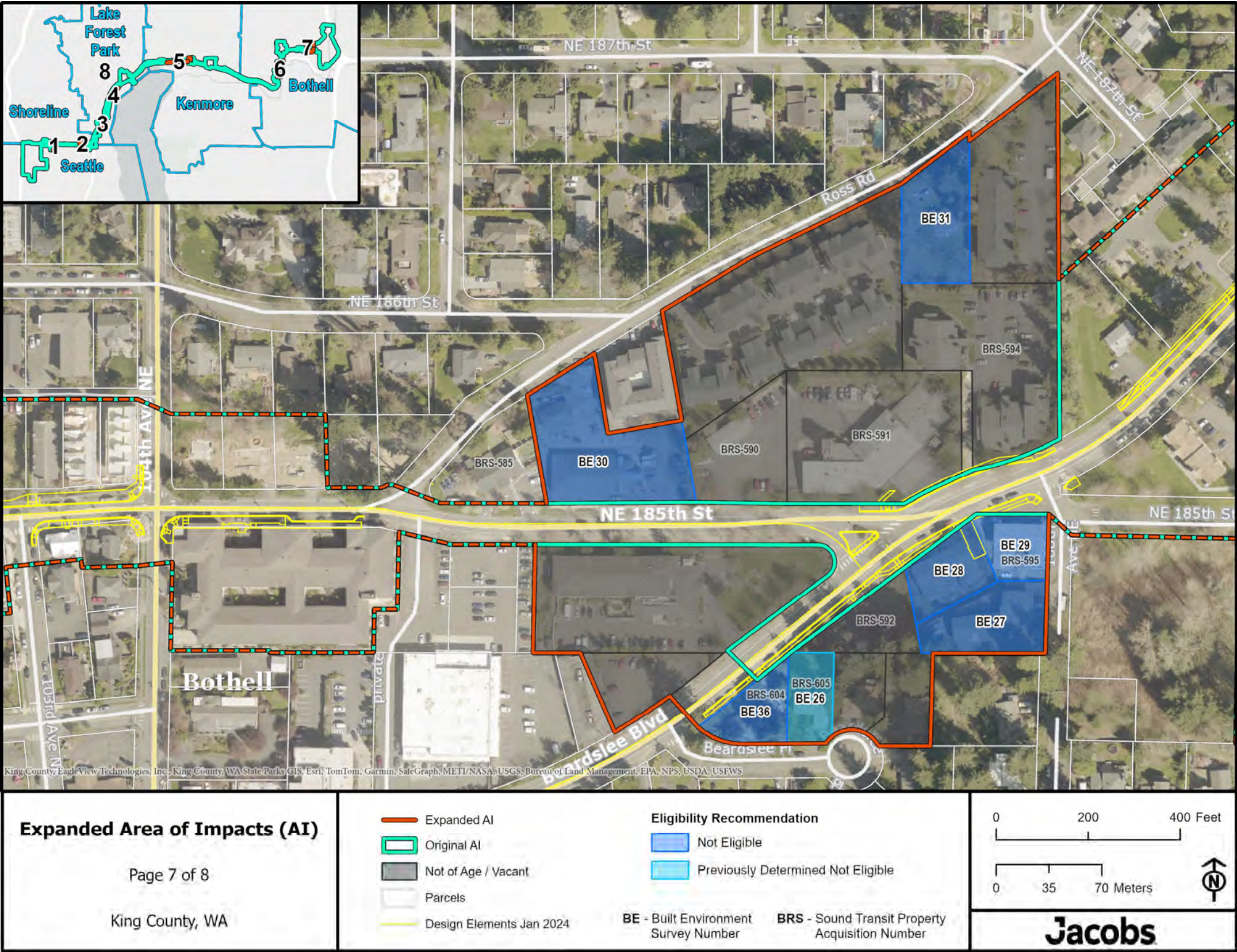
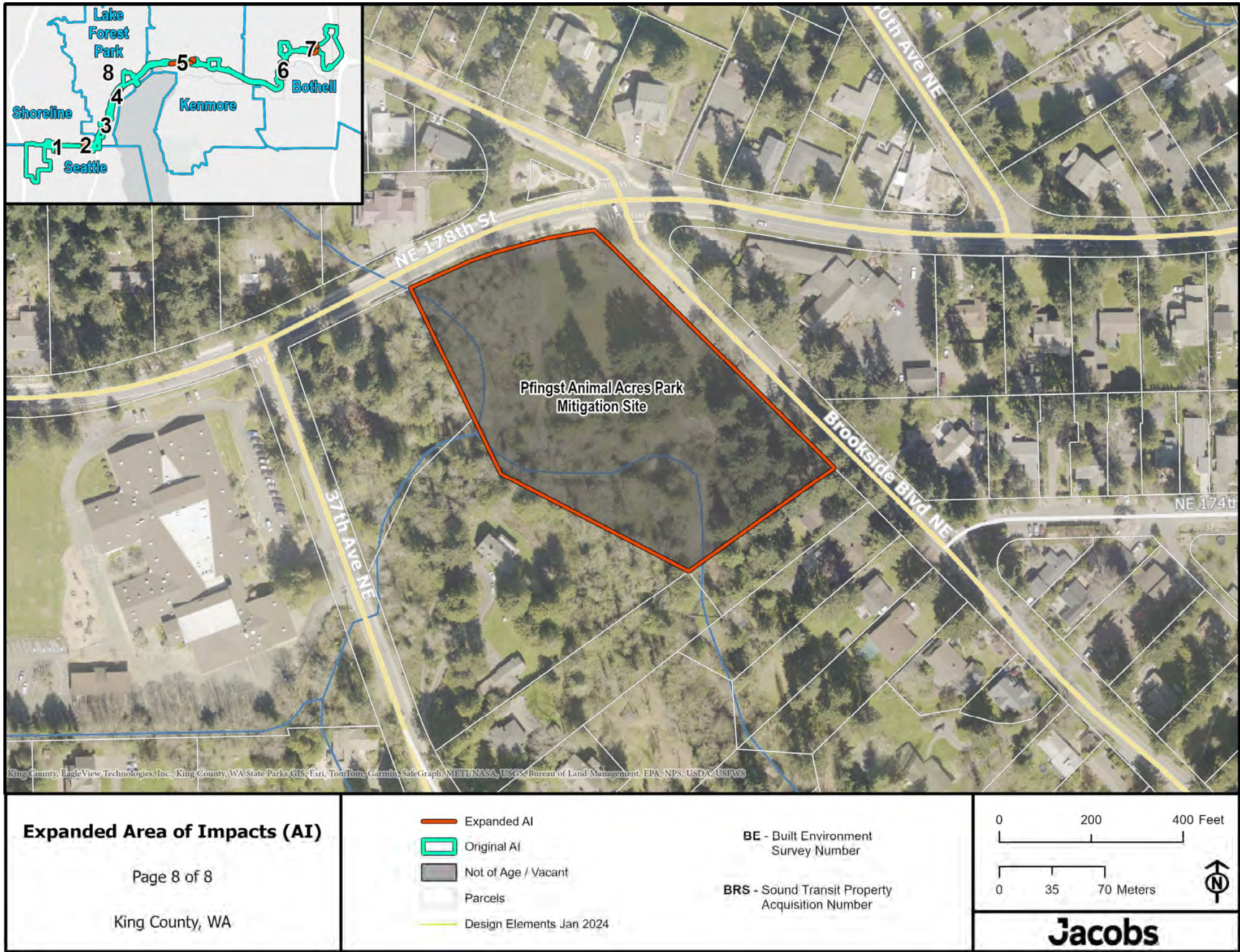


Figure 6-13. Expanded AI, Page 8: Pfingst Animal Acres Park Mitigation Site, Lake Forest Park



6.2.1 Segment 1 Seattle/Shoreline

BE 01 – Single-family Residence, 1700 NE 143rd Street

Physical Description

This parcel holds a single-story, single-family Ranch house constructed in 1961 (Figure 6-14). It has a rectangular plan, concrete foundation, and is topped with a side-gable roof that is clad in composite shingles. The house is sheathed in lap siding with a diagonal pattern at the gable ends. The windows on the façade are replacement vinyl units. Other visible windows are aluminum sliders. The primary entrance is set with a single-entry door. The attached two-car garage has replacement roll-up doors. The yard is enclosed by a wood fence that obscures part of the house and a shed in the northwest corner of the lot.

Figure 6-14. Single-family Residence, 1700 NE 143rd Street, Seattle



Integrity

The building retains its integrity of location, but commercial development dating to the 1960s and the presence of altered residential buildings in the neighborhood have diminished its integrity of setting. Based on historic photographs from 1961 when the house was first recorded by King County Assessor, photographs from a 2021 real estate listing, and historic aerials, the house has undergone the following alterations: replacement of wood awning to the rear (ca. 1980), a detached shed/garage (ca. 1982), aluminum-framed windows with vinyl units on main façade (ca. 2021), replacement front door, replacement garage doors, and the addition of a fence at the façade and corner elevations (before 2008). These changes have altered its integrity of design, materials, and workmanship, as well as diminished its integrity of feeling and association as a mid-century Ranch house.

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and integrity.

The property is an area of the city and within the Paramount Park Addition that did not see a lot of growth until the early 1960s. However, it does not meet NRHP/WHR Criterion A because it does not have a direct association or play a significant role within the context of community development or residential development. Research did not reveal that the Bauers, the first owners and the longest occupants of the house, played an important role in the history of the region. Therefore, it does not meet NRHP/WHR Criterion B. While it displays some features of the Ranch style (rectangular plan, gable roof, lap siding and an attached garage), it is a modest example and it lacks distinction. The house does not possess high artistic value nor was it designed by a master architect. Therefore, it does not meet NRHP/WHR Criterion C. As a built environment resource, it is not nor was it the principal source of information, therefore it does not meet NRHP/WHR Criterion D.

Likewise, the resource does not meet the criteria for listing in the SCL under any criteria (Criteria A-F), or the KCRHP under any criteria (Criteria 1-5).

BE 02 – Single-family Residence, 14318 17th Avenue NE

Physical Description

This parcel contains a single-story, single-family residence that was originally constructed in 1942 and according to historic County Assessor photographs, re-designed in ca. 1955 in a Minimal Traditional style (Figure 6-15). It has a rectangular plan, a wood post concrete block foundation, and is topped by a hipped and gable roof clad in composition shingles with closed eaves and narrow fascia boards at the gables. A brick chimney pierces the center of the roof. The walls are sheathed in asbestos siding and the windows are replacement vinyl-framed units. The single-entry front door is recessed and set with a replacement paneled door with a sunburst. A narrow concrete walkway leads to a small concrete porch with side stairs and the entrance, which is on the north elevation. The parcel is enclosed by a chain-link fence, except on the south side, where there is a wood fence shared with the residence next door. There is a chain-link double gate and narrow gravel paths for cars. Landscaping is limited to grass, shrubs, and large trees in the back end of the parcel (northeast corner).

Figure 6-15. Single-family Residence, 14318 17th Avenue NE, Seattle



Integrity

The residence at 14318 17th Avenue NE, retains integrity of location, but has lost integrity of design, materials, workmanship, feeling, and association because of significant alterations, including an addition constructed in 1953, a change from a side-gable to a hip and gable roof, the removal of window openings, and the reconfiguration of window openings. The integrity of setting has been diminished due to the presence of 1960s commercial development and altered residential buildings in the neighborhood.

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and integrity. The property was built in 1942 in an area of the city that developed in the late 1930s and did not see a lot of growth until the early 1960s. However, this property does not have a direct association with the development trends of the 1940s, nor does it play a significant role within other important events or trends in history. Research did not reveal the house to be associated with any individuals who played an important role in the history of the region. Therefore, it does not meet Criterion B. Architecturally, it is an altered Minimal Traditional style building and lacks high artistic value. Research did not reveal that a master architect designed the house. For these reasons, it does not meet Criterion C requirements for the NRHP/WHR. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D requirements for the NRHP/WHR.

Likewise, the resource does not meet the eligibility criteria for listing in the SCL under any criteria (Criteria A-F), or the KCRHP under any criteria (Criteria 1-5).

BE 03 – Single-family Residence, 14326 17th Avenue NE

Physical Description

A single-family Ranch residence, constructed in 1954, occupies this parcel (Figure 6-16). An addition and patio give the property an L-shape. This single-story house with an attached one-car garage, has a concrete foundation and a side-gable roof that is clad in asphalt shingles. A brick chimney pierces the roofline. The house features cast stone veneer at the front façade (west elevation), and concrete block at the north and south exterior walls with replacement wood siding at the gable ends. The windows are vinyl units and the front entrance is set with replacement wood paneled door. A concrete driveway leads to the garage, with a replacement tilt-up door. The property has a wood fence, mature trees, and a lawn.

Figure 6-16. Single-family Residence, 14326 17th Avenue NE, Seattle



Integrity

The residence at 14326 17th Avenue NE, retains integrity of location, feeling, and association as a mid-century Ranch house, but has diminished integrity of design, materials, and workmanship because of significant alterations, including an addition constructed in 1973, the replacement of historic windows, and the replacement of the front door. The integrity of setting has been diminished due to the presence of 1960s commercial development and altered residential buildings in the neighborhood.

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and diminished integrity. The house was constructed in the mid-1950s during a period of growth for Seattle. However, within the context of community and residential development, this property has no direct associations with significant trends or events in history and the neighborhood where it is located was established in the early 1920s. The house is also not associated with individuals who played important roles in the history of the region. Therefore, it does not meet Criteria A and B requirements for the NRHP/WHR. Under Criterion C, this Ranch house is a modest and altered example of its type, period, and method of construction. It lacks distinction and high artistic values and is not the work of a known master architect/builder. Thus, the house does not meet Criterion C requirements for the NRHP/WHR. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D requirements for the NRHP/WHR.

Likewise, the resource does not meet the eligibility criteria for listing in the SCL under any criteria (Criteria A-F), or the KCRHP under any criteria (Criteria 1-5).

BE 04 – Single-family Residence, 14334 17th Avenue NE

Physical Description

Located at 14334 17th Avenue NE is a single-family Minimal Traditional style residence originally constructed in 1950 in a rectangular shape, with a carport and north wing added in 1957 giving it its L-shaped Ranch form (Figure 6-17). The house has a concrete foundation and a gable roof clad in composite shingles. The siding is a

combination of horizontal lap siding and wood shingles. All the windows are replacement vinyl units. The entrance was not visible from the public right-of-way. The parcel features mature trees, a lawn, and gravel and dirt driveway. A second building, a detached workshop and garage, of nearly equal size as the residence was constructed between 1992 and 1993 at the rear of the property.

Figure 6-17. Single-family Residence, 14334 17th Avenue NE, Seattle



Integrity

The residence at 14334 17th Avenue NE, retains integrity of location, but has diminished integrity of design, workmanship, materials, feeling, and association because of significant alterations, including the replacement of historic windows and doors and the addition of the carport on the north wing of the building. The integrity of setting is diminished due to the construction of the detached workshop space (constructed ca. 1993) and the presence of a large commercial property across the street (constructed 1952-1968).

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and integrity. The house was constructed in 1950 within the Paramount Park Addition that did not see a lot of growth until the early 1960s. However, it does not meet Criterion A requirements for the NRHP/WHR because it lacks a direct association with significant events or trends in history. Research did not reveal that the owners and occupants of the house played important roles in the history of the region. Therefore, the property does not meet Criterion B requirements for the NRHP/WHR. Under Criterion C, this house is not a significant example of the Minimal Traditional style. Rather, it is a modest example of its type, period, and method of construction, evidenced in its plan, roofline, siding, and fenestration. The house lacks distinction and high artistic value and research also did not reveal that it was designed by a master architect. Therefore, it does not meet Criterion C requirements for the NRHP/WHR. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D requirements for the NRHP/WHR.

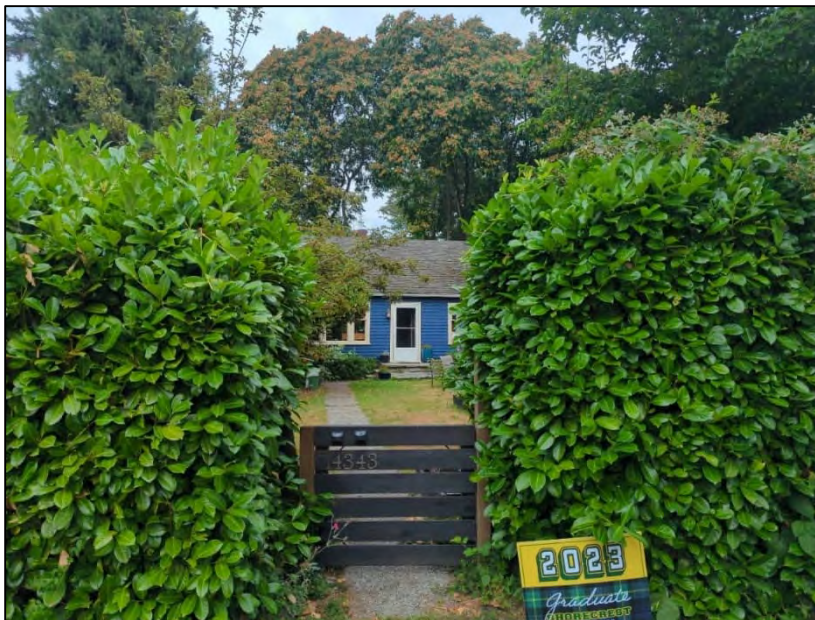
Likewise, the resource does not meet the eligibility criteria for listing in the SCL under any criteria (Criteria A-F), or the KCRHP under any criteria (Criteria 1-5).

BE 05 – Single-family Residence, 14343 19th Avenue NE, Seattle (ELIGIBLE)

Physical Description

The property contains a single-family, single-story Cape Cod style house with constructed in 1936 (Figure 6-18). It has a rectangular plan, concrete foundation, and is topped with a side-gable roof. The house has lap siding. Windows are wood-framed units that are 6/1 and 1/1 sash. The main entrance is set with a single-entry door, covered by a screen door, and accessed by a concrete stoop with side and center steps. The property is heavily landscaped with mature trees, bushes, and a lawn.

Figure 6-18. Single-family Residence, 14343 19th Avenue NE, Seattle



Integrity

Based on historic photographs taken in 1938 and 1943 (Assessor 1938), historical street view images and aerials, and the field survey, the house has undergone only minimal alterations, including the resized window at the south gable wall, removal of the original porch awning in 1943, and addition of a screen door at the entry. It retains integrity of location, design, workmanship, materials, and feeling and association as a 1930s Cape Cod Revival. Integrity of setting is affected by the cluster of two-story houses, constructed circa 2006, to the north of the residence and the loss of the viewshed of the façade from property landscape changes. However, the area remains residential and with most neighboring houses dating to the 1930s and 1940s, the integrity of setting is only somewhat diminished from these changes.

Evaluation

The single-family residence is recommended eligible for the NRHP/WHR under Criterion C. Although there was limited visibility of the house during the survey, the house retains its character-defining features (single-story, rectangular plan, side-gable roof, double-hung wood-frame window, lap siding, single-entry door at the center of the symmetrical façade, and minimal detailing) of a Cape Cod Revival style (Figure 6-19). Variants built after 1935 are also referred to as the side-gabled roof subtype of the Minimal Traditional style. The Cape Cod Revival was popular in the 1920s through the 1940s for its conservative style, detailing, and quick construction (DAHP n.d). Although the building is a modest design lacking in high artistic value and is not associated with a

known master architect/builder, it is an early, intact, and characteristic example of the style and meets NRHP Criterion C.

Likewise, the resource meets the eligibility criteria for listing in the KCRHP under Criterion 3, and the SCL under Criterion D, for embodying the characteristics of the Cape Cod Revival style. The period of significance is 1936, the built year of the resource. Character-defining features include its small massing, side-gable roof, lap siding, and wood-frame windows with 6/1 and 1/1 sash in double-hung units.

Figure 6-19. Photograph of 14343 19th Avenue NE, taken in 1938 by King County Assessor

Source: Assessor 1938



In summary, this property meets the criteria for listing in the national, state and local register and retains integrity. Therefore, it is recommended eligible for listing in the NRHP/WHR/KCRHP/SCL under Criterion C/C/3/D, respectively.

BE 06 – Single-family Residence, 1700 NE 145th Street

Physical Description

This property, which consists of a single-family residence and a detached garage, is located on the northeast corner of NE 145th Street and 17th Avenue NE in the City of Shoreline (Figure 6-20). Overgrown vegetation and privacy hedges along the property's southern border completely obstructs the view of the property from the right-of-way on NE 145th Street, and the property is only visible through a break in the trees from the alleyway along the property's western border. Irregular in plan, the single-story residence has a cross-gabled roof covered in composite shingles, and an addition that is topped by a gently-sloping shed roof covered in composite sheathing. Cladding consists of vinyl clapboard. Windows are not visible because they have been boarded up. The residence has minimal Craftsman style features, such as the roof shape and overall massing, but more were likely evident when the windows were visible. A detached garage is located on the northeast corner of the property. It has both a front-gable roof and a lean-to shed roof. Cladding is vinyl clapboard, done in the same style as the main residence. A wood paneled garage door is located on the front-gabled portion's west elevation; the lean-to shed roof portion is open on its west elevation.

Figure 6-20. Single-Family Residence, 1700 NE 145th Street, Shoreline



Integrity

The residence at 1700 NE 145th Street retains integrity of location and association, but has diminished integrity of materials, design, and workmanship because of significant alterations, including the presence of additions and inclusion of vinyl cladding. The integrity of setting and feeling are also diminished due to modern development surrounding the property.

Evaluation

Built in 1929, this single-family residence is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. It is situated within Shoreline's Jardin El Norte addition, platted in 1927 and consisting of 164 lots between NE 145th and NE 150th Streets and 15th and 18th Avenues NE. Available archival and cartographic research did not indicate this property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A requirements for the NRHP/WHR. Background research did not reveal that the property held a strong association with the lives of historically significant persons, and thus it does not meet Criterion B requirements for the NRHP/WHR. Under Criterion C, the house is a modest and altered example of a vernacular 1920s residence featuring few character-defining features. It does not embody the distinctive characteristics of a particular type, period, or method of construction; does not represent the work of a master; does not possess high artistic values; and does not represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, it does not meet Criterion C requirements for the NRHP/WHR. Finally, the property is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D requirements for the NRHP/WHR. Likewise, the resource does not meet the criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 07 – Single-family Residence, 1713 NE 146th Street

Physical Description

This property, which consists of a single-family residence and a detached garage, is located on the south side of NE 146th Street, between 17th and 20th Avenues NE in the City of Shoreline (Figure 6-21). The small front yard features mature trees that partially obstruct the residence from view from the right-of-way. A paved driveway on the west side of the lot leads to a detached garage behind the main residence. Rectangular in plan, the single-story World War II Era Cottage has a hipped roof covered in composite shingles, with very shallow overhanging eaves. Cladding consists of wood clapboard. Fenestration layout is typical for the WWII Era Cottage, with two large wraparound corner windows at each end of the façade. However, the window material has been changed, now consisting of vinyl fixed panes on the façade and aluminum single-hung windows on the secondary elevations. A detached garage is located on the southwest corner of the property. Similar to the primary residence, it is rectangular in plan and has a hipped roof. Cladding appears to be wooden clapboard, and the garage door is wood paneled.

Figure 6-21. Single-family Residence, 1713 NE 146th Street, Shoreline



Integrity

The residence at 1713 NE 146th Street retains integrity of location, association, and setting. The integrity of materials, design, and workmanship have been diminished due to the replacement of original wood windows, which were important characteristic features. While the current windows retain the same layout as the original windows, the loss of the original character detracts from the overall integrity of feeling of the residence as a strong and authentic example of a WWII Era Cottage.

Evaluation

Built in 1939, this WWII Era Cottage is recommended as not eligible for listing in the NRHP/WHR due to a lack of integrity. It is situated within Shoreline's Jardin El Norte addition, platted in 1927 and consisting of 164 lots between NE 145th and NE 150th Streets and 15th and 18th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that

made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A requirements for the NRHP/WHR. Background research did not reveal that the property held a strong association with the lives of historically significant persons, and thus it does not meet Criterion B requirements for the NRHP/WHR. Under Criterion C, the house displays distinctive characteristics of a WWII Era Cottage with its rectangular plan and horizontal massing, hipped roof, minimal eaves, and façade layout; however, it has diminished integrity due to the loss of its historic fabric and as such, does not meet Criterion C of the NRHP/WHR. Finally, the property is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D. Likewise, the resource does not meet the criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 08 – Single-family Residence, 14520 28th Avenue NE

Physical Description

Built in 1961, this Raised Ranch house is located on the east side of 28th Avenue NE, just north of NE 145th Street in Shoreline (Figure 6-22). The front of the house features a small front yard and a paved driveway that leads to a two-car garage. The Raised Ranch consists of a two-story main living area and a single-story attached two-car garage. The attached garage has a wider footprint than the main living portion of the house, giving the residence an irregular plan. The Raised Ranch has a poured concrete foundation and is topped by parallel side-gable roofs on the single-story garage and two-story living area, both covered in composite shingles. Cladding consists primarily of wooden clapboard with brick accents around the entrance. Fenestration consists of sliding vinyl windows framed by false wooden shutters. The façade, which faces west, features a central entry area that serves as the link between the garage and the main living area of the house. The garage's overhang creates a sheltered breezeway for the entry area, which is also accented by brick veneer. The door appears to be the original wood and glass door. On the two-story living portion, the second story overhangs slightly over the ground story, and each story features a pair of sliding windows. The single-story garage features two painted paneled garage doors.

Figure 6-22. Single-family Residence, 14520 28th Avenue NE, Shoreline



Integrity

The residence at 14520 28th Avenue NE retains integrity of location, association, setting, and feeling. Integrity of design, materials, and workmanship have been diminished due to the replacement of all the original aluminum windows with vinyl windows, the replacement garage doors, and replacement accent cladding below the ground story windows.

Evaluation

Built in 1961, this Ranch house is recommended as not eligible for listing in the NRHP/WHR due to a loss of integrity. It is situated within Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consisting of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A requirements for listing in the NRHP/WHR. Available research did not reveal that the property is associated with individuals who made significant contributions to history and thus it does not meet Criterion B requirements for the NRHP/WHR. Under Criterion C, the house displays distinctive characteristics of a Raised Ranch type house, featuring the two-story version of the Ranch type horizontal massing, central entry, attached garage, and wood clapboard cladding with brick veneer accents. It is also an example of the work of a local master builder, Harry Pryde. Although the house has significance under Criterion C, it lacks key aspects of integrity to convey its significance and does not meet Criterion C. Finally, this residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D requirements for listing in the NRHP/WHR.

In summary, although this property has significance under Criterion C of the NRHP/WHR, and Criteria 3 and 5 of the KCRHP as a characteristic example of the Raised Ranch type house built by Harry Pryde, it lacks integrity to convey its significance due to the loss of original fabric including replacements of the prominent windows and garage door, and removal of the original cladding under the primary façade windows. As such, it is recommended not eligible for national, state, or local listing.

BE 09 – Single-family Residence, 14519 30th Avenue NE

Physical Description

Built in 1962, this split-entry house is located on the west side of 30th Avenue NE, just north of NE 145th Street in Shoreline (Figure 6-23). The front of the house features a small front yard with overgrown vegetation and a paved driveway on the north side. The two-story house has poured concrete foundation and a rectangular plan. It is topped by a gently-sloping side-gable roof with exaggerated overhanging eaves and exposed rafter beams. Cladding consists of horizontal wooden clapboard, thin vertical wood cladding, and T1-11 paneling. Fenestration consists of a combination of original aluminum sliders and replacement vinyl sliders. The façade, which faces east, features a two-story central entry that is sheltered underneath the deep overhanging eaves. The entry unit consists of a wooden door with a modern vinyl screen, a similarly sized textured glass sidelight, and a tall textured glass transom that spans the width of both the door and the sidelight. North of the entry, the second story is cantilevered over the former integrated garage and features a pair of aluminum sliding windows framed by false shutters. The ground story, where the garage doors used to be, features a modern secondary entry door and two vinyl sliders. South of the entry are two steel slider windows on the second story. The rear (west) elevation features a modern screened in porch addition with a flat roof.

Figure 6-23. Single-family Residence, 14519 30th Avenue NE, Shoreline



Integrity

The residence at 14519 30th Avenue NE retains integrity of location, setting, association, and feeling. The integrity of design, materials, and workmanship are diminished due to the conversion of the integrated garage, which involved removing the original garage doors and replacing them with sliding vinyl windows. The addition of unsympathetic cladding surrounding the windows also diminishes integrity. The alterations have rendered the house unable to convey its significance under Criterion C.

Evaluation

Built in 1962, this split-entry type residence is recommended as not eligible for listing in the NRHP/WHR due to a loss of integrity. It is situated within Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consisting of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history; therefore, this property does not meet Criterion A requirements for listing in the NRHP/WHR. Available research did not reveal that the property is associated with individuals who made significant contributions to history and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the house displays distinctive characteristics of a split-entry type house in the Contemporary style. It is also an example of the work of a local master builder, Harry Pryde. Although the house has significance under this criterion, it lacks key aspects of integrity to convey its significance and does not meet Criterion C. Finally, this residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR.

In summary, although this property has significance under Criterion C of the NRHP/WHR, and Criteria 3 and 5 of the KCRHP as a characteristic example of the Raised Ranch type house built by Harry Pryde, it lacks integrity to convey its significance due to the loss of original fabric including replacements of the prominent windows and garage door, and removal of the original cladding under the primary façade windows. As such, it is recommended not eligible for national, state, or local listing.

BE 32 – Single-family Residence, 2722 NE 145th Street

Physical Description

The single-family house at 2722 NE 145th Street in Shoreline is on the northwest corner of 28th Avenue NE and NE 145th Street (Figure 6-24). The one-story Minimal Traditional style residence was built in 1949. The building is largely square-shaped in plan with a slight projection at the south facing façade. It rises from a concrete foundation and is capped by a hip roof with moderately overhanging eaves clad in composition shingles. The walls are sheathed in clapboard cedar siding and an exterior blond brick chimney is at the east elevation. Windows consist of varying sizes of replacement vinyl frames set in corners and asymmetrically placed on the exterior walls. The visible west elevation contains a secondary entrance reached by side-facing concrete steps and wood railing. A wood-frame detached garage with a front facing gable roof and shed roof carport extension, originally built in ca. 1971, is at the rear of the property. A tall wood fence surrounds much of the property, partially obscuring the view of the residence and property.

Figure 6-24. Single-family Residence, 2722 NE 145th Street, Shoreline



Integrity

The residence at 2722 NE 145th Street retains integrity of location, feeling, and association, but has diminished integrity of materials, design, and workmanship because of the replacement of all original wood windows with vinyl frames. The integrity of setting is diminished by the recent residential and commercial development southwest of the property and the changes and alterations to the residences in the neighborhood.

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and diminished integrity. It was built in 1949, during the period of postwar economic boom when compact economic houses such as the subject residence were being built in large numbers on sprawling subdivisions. Archival research did not indicate this property to have any specific association with this trend in history, nor is it associated with a significant tract and postwar residential development, or any other events or trends that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the listing

requirements for inclusion in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the Minimal Traditional style residence building features a WWII Era Cottage form with a single-story, square-shaped, and boxy plan, small interior rooms situated around a core, and capped by a hip roof. However, it is not a characteristic example of this type, as they frequently included a small hip wing, and wrap around windows with divided lights. Further, the building does not possess high artistic value nor represent the work of a known master architect or building. Thus, it does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion D. Likewise, the resource does not meet the eligibility criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 33 – Single-family Residence, 2716 NE 145th Street

Physical Description

The single-family residence at 2716 NE 145th Street is on the north side of NE 145th Street and east of 28th Avenue NE in Shoreline (Figure 6-25). Heavy vegetation, mature trees, and the high grade of the lot obscure the viewshed of the residence and property from the sidewalk. The one-story Minimal Traditional style residence was built in 1950. It is rectangular shaped in plan, rises from a concrete foundation and is capped by a side-facing gable roof hip roof with moderately overhanging eaves and covered in composition shingles. The walls are sheathed in shake siding and vertical wood siding at the east and west gable ends. The windows appear to be the original wood frames; however, many are not visible from street view. A metal sliding glass door is at the east portion of the south facing façade. A slightly projecting bedroom bay is at the west portion of the façade and a single-entry door at the central recessed portion.

Figure 6-25. Single-family Residence, 2716 NE 145th Street, Shoreline



Integrity

The residence at 2716 NE 145th Street retains integrity of location. Integrity of setting has been diminished by the recent residential and commercial development southwest of the property and the changes and alterations

to the residences in the neighborhood. Integrity of design, materials, and workmanship have been diminished due to the enclosure of the original carport, replacement of the wood windows with aluminum, and a detached garage addition to the property. Integrity of feeling and association as a postwar minimal house have been diminished due to these changes.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in 1950, during the period of postwar economic boom when compact economic houses such as the subject residence were being built in large numbers on sprawling subdivisions. Archival research did not indicate this property to have any specific association with this trend in history, nor is it associated with a significant tract and postwar residential development, or any other events or trends that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the postwar minimal house does not embody distinctive characteristics of its type, period or method of construction, nor does it possess high artistic value. Further, the building does not represent the work of a known master architect or builder. Thus, it does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, the property is not the principle source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion D. Likewise, the resource does not meet the eligibility criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 34 – Single-family Residence, 14513 28th Avenue NE

Physical Description

The single-family residence at 14513 28th Avenue NE is on the west side of 28th Avenue NE and north of NE 145th Street in Shoreline (Figure 6-26). It is a one-story Contemporary style residence built in 1962 with a broad one-story, low-pitched, front-gable form. It rises from a concrete foundation with a daylight basement, giving it a split-level form. It is L-shaped in plan and capped by a wide gable roof with exposed beams and shallow eaves. The façade (east) is divided vertically with a recessed section containing the entrance including a paneled entry door at the center, sidelight, and wide transom, accessed by side-facing concrete steps. The south half of the façade projects out in separate levels and contains a canted bedroom bay with two window units above the ground floor garage level featuring two wooden garage doors decorated with a triple diamond shape design. The walls are sheathed in wide composite clapboard with vertical flush siding at the projecting bedroom bay and concrete block at the basement/garage. The windows are replacement vinyl frames with sliding sashes. The front yard is landscaped with a grass lawn, trees and bushes, and a rock side wall.

Figure 6-26. Single-family Residence, 14513 28th Avenue NE, Shoreline



Integrity

The residence at 14513 28th Avenue NE retains integrity of location, feeling, and association. Integrity of setting has been diminished by the recent residential and commercial development southwest of the property, and the changes and alterations to the residences in the neighborhood. Integrity of design, materials, and workmanship are diminished due to the changes to the plan and materials of the building, including the 1988 addition to the rear elevation of the building, replacement of the aluminum-frame windows with vinyl, and replacement of the original flush door and frosted glass in the sidelight and transom.

Evaluation

Built in 1962, this single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and diminished integrity. It is situated directly adjacent to Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consists of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history; therefore, this property does not meet Criterion A requirements for listing in the NRHP/WHR. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B requirements for inclusion in the NRHP/WHR. Under Criterion C, the Contemporary style split-level residence has a broad low-pitched roof and asymmetrical façade, and its wide front-gabled form was the most popular choice with builders and may have been built by local developer and builder, Harry Pryde. However, these elements alone do not convey sufficient significance for NRHP/WHR listing, and the alterations have diminished its integrity and ability to convey its significance. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important in history or prehistory; therefore, it does not meet Criterion D requirements for listing in the NRHP/WHR. Likewise, the resource does not meet the eligibility criteria for listing in the KCRHP under any criteria (Criteria 1-5).

6.2.2 Segment 2 Lake Forest Park

BE 10 – Office Building, 15300 Bothell Way NE

Physical Description

This Lake Forest Park property is a large 1-acre parcel that contains a three-story, commercial office and laboratory building facing NE 153rd Street (Figure 6-27). It was initially constructed in ca. 1960 and expanded with several additions through the 1990s. The building is L-shaped in plan and rises from a concrete foundation with a flat roof. The walls are sheathed in rows of regularly placed aluminum windows, separated by marblecrete horizontal spandrel panels, reflecting the Corporate Modern style. Other cladding consists of vertical sections of fieldstone, cut stone cladding. The southeast corner is slightly recessed in a triangular shape and contains a two-story cantilevered bay with metal utility pipes on the exterior. The east façade contains the main entrance under a two-story cantilevered bay. This entrance is accessed behind a raised concrete wall for the wheelchair ramp and front patio.

A one-story addition (ca. 1995) extends from the west wall facing NE 153rd Street and consists of a flat roof with eaves, vinyl horizontal siding and vinyl-frame window units. Paved parking lots for the property are on the adjacent parcels to the east of the building and west towards Bothell Way NE, and the rest of the parcel going north is heavily wooded with no other structures visible on the property from the streets or aerial images. A low metal fence and gate surrounds the south and west sections of the property.

Figure 6-27. Office Building, 15300 Bothell Way NE, Lake Forest Park



Integrity

The property at 15300 Bothell Way NE retains integrity of location and setting. The integrity of design, materials, workmanship, feeling, and association have been diminished due to the ca. 1975 remodel and the ca. 1975 and ca. 1995 additions to the building.

Evaluation

This property is recommended not eligible for the NRHP/WHR because of a lack of significance and integrity. Under Criterion A, this building was initially developed during the mid-twentieth century period when the Seattle area experienced increased commercial development. However, the building does not have a direct and specific association with the mid-century commercial development of Lake Forest Park or the larger region, nor is the property directly associated with other significant events and trends in history, and thus does not meet the listing requirements under Criterion A for the NRHP/WHR. Research did not demonstrate that this building is associated with individuals who made significant contributions to history and therefore it does not meet Criterion B listing requirements for the NRHP/WHR. As a Corporate Modern-designed building the property features elements such as rows of regular fenestration with aluminum-frame windows, marblecrete spandrel panels, additional asymmetrically placed cladding of stone sections, and flat roof. However, these features do not confer sufficient significance to the building nor do the design and materials used in its remodel represent high artistic value. It is not a distinctive or characteristic example of its style type, period, or method of construction. Mandeville & Berge are considered masters, having designed many significant buildings during the mid-twentieth century in Seattle and the Spokane areas. However, this building does not represent a specific phase in the development of their careers. This is also true of the Ray Solie Construction Company who were prolific builders in the Seattle region. As such, it does not meet Criterion C requirements for listing in the NRHP/WHR. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, the resource does not meet the eligibility criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 11a – Single-family Residence, 3803 NE 155th Street

Physical Description

The single-family residence building at 3803 NE 155th Street was constructed in ca. 1923 (Figure 6-28). Overgrown vegetation and two large trees at the front of the property obscure much of the main residence's façade. The two-story, rectangular-shaped building is an early twentieth century vernacular residence with some Craftsman style elements. It features a daylight basement and is capped by a side-facing, clipped gable roof, and a shed roof extension at the rear elevation. A concrete foundation is not visible, which may still be post-and-pier as noted in the historic King County Assessor cards. The roof has moderately overhanging eaves, exposed rafters, and is covered in replacement asphalt shingles. The walls are sheathed in wide rustic clapboard siding. The main façade (north) contains an enclosed porch with a gable roof, replacement narrow clapboard siding, and a side-facing main entrance with a replacement door. Windows consist primarily of paired, wood-frame, single-hung windows, and replacement aluminum sliding window at the front porch. A second enclosed porch with a shed roof is at the northeast corner of the building and contains replacement siding, a paneled door and square-shaped, wood-frame, multi-pane casement windows.

Figure 6-28. Single-family Residence, 3803 NE 155th Street, Lake Forest Park



Integrity

The property at 3803 NE 155th Street retains integrity of location. The integrity of setting has been diminished due to the modern residential development surrounding the property. The integrity of materials, design, workmanship, feeling, and association have been diminished by the enclosed and altered front porch and side porch, replacement windows and doors, and replaced siding.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of integrity. It was built in ca. 1923, when a residential growth shift was taking place outside of the City of Seattle area. However, research did not indicate this property to have any specific association with this trend or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A listing requirements for the NRHP/WHR. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the house is a modest example of a vernacular, 1920s residence, with a side-gable and saltbox roof, rustic wood siding, and some Craftsman influences featuring rustic clapboard siding, exposed rafters at the façade, and the remaining wood-frame, multi-pane windows. These features alone do not confer sufficient significance to the dwelling because it has been heavily altered and does not meet Criterion C of the NRHP/WHR. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, the resource does not meet the eligibility criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 11b – Single-family Residence, 3801 NE 155th Street

Physical Description

The secondary residence/former garage building at 3801 NE 155th Street was constructed in ca. 1939 (Figure 6-29). This building was converted to office use in 1986 and currently appears to be a secondary

residence. The building does not exhibit a discernable architectural style. A historic photograph taken by the King County Assessor in ca. 1972 indicates it was designed in a similar style as the main residence with Craftsman influences. The one-and one-half-story building rises from a concrete foundation and is capped by a front facing clipped gable roof with shallow eaves, exposed rafters, and covered in asphalt shingles. The main façade faces north and contains a set of paired, wood-frame, single-hung windows at the gable half-story with two former garage door openings altered with two single-entry doors. The walls are sheathed in replacement asbestos siding and windows visible on the west side wall are replacement aluminum-frames with sliding sashes.

Figure 6-29. Single-family Residence, 3801 NE 155th Street, Lake Forest Park



Integrity

The property at 3801 NE 155th Street retains integrity of location. The integrity of setting has been diminished due to the modern residential development surrounding the property. The integrity of materials, design, workmanship, feeling, and association have been lost by the converted garage doors at the main façade, replaced siding, and replaced windows.

Evaluation

Built in ca. 1939, this former garage/secondary residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. Available research did not indicate this property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A listing requirements for the NRHP/WHR. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the building does not represent a discernable architectural style as it has been heavily altered. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, it does not meet the NRHP/WHR listing requirements for Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, the property does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 12 – Single-family Residence, 3804 NE 155th Street

Physical Description

The property consists of a single-family residence at 3804 NE 155th Street in the City of Lake Forest Park (Figure 6-30). The one-and half-story building was constructed in 1947 in the Ranch style with a split-entry form. It is L-shaped in plan, rises from a concrete foundation with a daylight basement, and is capped by a cross-gable roof, with little to no eaves covered in composition shingles. The main façade faces south with a recessed shallow entry bay at the east wall, obscured with vegetation. The walls are sheathed in wood shakes, as well as replacement stucco at the west wall daylight basement level. The windows are a combination of large fixed, wood frames, and smaller multi-pane sashes. An altered and replacement box window ca. 1990 is above the garage. The garage opening contains the original wood door with a design of rectangular lines. Overgrown vegetation and mature trees at the front of the property obscures much of the residence's side elevations and east entry bay of the façade.

Figure 6-30. Single-family Residence, 3804 NE 155th Street, Lake Forest Park



Integrity

The property at 3804 NE 155th Street retains integrity of location, feeling, and association. The integrity of setting has been diminished due to the recent residential and commercial development around the property. The integrity of design, materials, and workmanship have been diminished by the alteration of the prominently visible window above the garage in ca. 1990 and the replacement cladding at the daylight basement level.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and diminished integrity. It was built in 1947 during the early years of the postwar economic boom period that would continue through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the NRHP/WHR listing requirements for Criterion A. Background research did not reveal the property to be associated with the lives of

any known historically significant persons; thus, it does not meet the NRHP/WHR listing requirements for Criterion B. Under Criterion C, the building is a modest example of a vernacular mid-century Ranch house in a split-entry form and features some common elements of its type, such as a cross-gable roof, daylight basement and garage at the ground level, shake siding, and wood-frame windows. These features alone, however, do not confer sufficient architectural distinction for NRHP/WHR listing. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet the NRHP/WHR listing requirements under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 13 – Single-family Residence, 3810 NE 155th Street

Physical Description

The property consists of a single-family residence at 3810 NE 155th Street in the City of Lake Forest Park (Figure 6-31). The one-story building was constructed in ca. 1951 in a Minimal Traditional style with a hipped roof and inset corner porch. It is rectangular shaped in plan, rises from a concrete foundation with a daylight basement and garage level. The roof has closed, moderately hanging eaves and is covered in composition shingles. The walls are sheathed in replacement vinyl siding. The main façade faces south with asymmetrically placed features. A small inset porch is at the west end of the façade containing a side-facing replacement flush door, iron railing, and concrete steps. Asymmetrically placed replacement vinyl-frame windows are to the west of the entry. Below the first story, the daylight basement level is the exposed concrete construction with a replacement garage door. The west wall of the building contains three single-hung vinyl windows.

Figure 6-31. Single-family Residence, 3810 NE 155th Street, Lake Forest Park



Integrity

The property at 3810 NE 155th Street retains integrity of location, feeling, and association. The integrity of setting has been diminished by the recent residential and commercial development around the property. The

integrity of design, materials, and workmanship have been diminished by the replacement of the roof, windows, and siding.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in 1951 during the post-World War II (WWII) economic boom period of the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the NRHP/WHR listing requirements under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons; thus, it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the building is a late example of the Minimal Traditional style with a single hip roof; however, it is not a characteristic example of the style nor does it possess high artistic value. Further, the building does not represent the work of a known master architect or builder. Thus, it does not meet the NRHP/WHR listing requirements under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet the NRHP/WHR listing requirements under Criterion D. Likewise, the resource does not meet the criteria for listing in the KCRHP under any criteria (Criteria 1-5).

BE 14 – Single-family Residence, 3818 NE 155th Street

Physical Description

The property consists of a single-family residence at 3818 NE 155th Street in the City of Lake Forest Park (Figure 6-32). The two-story building was constructed in 1949, in the Contemporary style and in a bi-level split-entry form. It is rectangular shaped in plan, rises from a concrete foundation, and is capped by a flat roof with wide eaves. The walls are sheathed in replacement vertical T1-11 siding. The main façade faces south with asymmetrically placed features. The façade contains a wide, brick clad chimney with a stepped section near the roof, to the west of which are fixed, narrow, wood-frame windows placed perpendicular at the second story. A replacement flush wood door and one-car garage with a replacement tilt-up door is at the ground floor. The east exterior wall contains two floors of large, wood-frame windows of varied sizes, with fixed and sliding sashes, some with decorative shutters. An inset porch is at the rear (north) end of the east exterior wall.

Figure 6-32. Single-family Residence, 3810 NE 155th Street, Lake Forest Park



Integrity

The property at 3818 NE 155th Street retains integrity of location, feeling, and association. The integrity of setting is diminished by recent residential and commercial development around the property. The integrity of design, materials, and workmanship are significantly diminished by the replacement T1-11 siding and replacement doors.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in 1949 during the post-WWII economic boom period. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the NRHP/WHR listing requirements under Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B listing requirements for inclusion in the NRHP/WHR. Under Criterion C, the building is a characteristic example of split-entry form of the Contemporary style with a flat roof, wide eaves, asymmetrical façade, and wood-frame windows in varied sizes and sashes. As such, the residence has significance under NRHP/WHR Criterion C. However, as it does not retain integrity it is not eligible under this listing. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D listing requirements for the NRHP/WHR.

Furthermore, the resource does not meet the requirements for inclusion in the KCRHP under Criteria 1, 2, 4, or 5.

BE 15 – Single-family Residence, 16433 41st Avenue NE

Physical Description

The property at 16433 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-33). The 1.5-story, rectangular-shaped building was constructed in ca. 1937 and received a complete

façade remodel in 1996. It rises from a concrete foundation and daylight basement and is capped by a side-facing gable roof, stepped at the west garage bay, and three gable dormers at the south facing façade, covered in asphalt shingles. The walls are sheathed in replacement wood siding. A full-length porch contains the recessed entry with a replacement paneled and glazed door. A full-length patio is above the garage. All windows are replacement vinyl frames with fixed sashes. The front yard has been landscaped with a concrete stepped design porch, shaped hedges, and concrete steps to the front porch.

Figure 6-33. Single-family Residence, 16433 41st Avenue NE, Lake Forest Park



Integrity

The property at 16433 41st Avenue NE retains integrity of location. Integrity of materials, design, workmanship, feeling, and association have been diminished by the complete remodel in ca. 1996, which presents the current façade, and the addition of the front porch and the changes in roof form. The exterior changes to the building and the new development near the property have diminished the integrity of setting.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was initially developed in ca. 1937, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. Archival research did not indicate this property to have any specific association with this trend or any other trend or event that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the residential building does not represent a discernable architectural style as it has been heavily altered. Nor does its ca. 1996 design and the materials used in its replacement rise to the level of NRHP significance. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, the building does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal

information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 16 – Single-family Residence, 16238 41st Avenue NE

Physical Description

The property at 16238 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-34). The two-story, L-shaped building was constructed in ca. 1936 in what appears to be an early Ranch form in the Storybook style. The one-and half-story building rises from a concrete foundation and a daylight basement. It is capped by a cross-gable roof covered in wood shakes with a small skylight at the west facing roof. The façade faces south, and the walls of the building are sheathed in brick veneer and replacement wood siding. The east bay of the façade is a projecting one-story gable bedroom wing with a wide picture window with replacement vinyl frames. The side-facing gable wing (west bay of the façade) is recessed and contains the front entry obscured behind landscaping. The windows are replacement vinyl frames with non-original decorative shutters. An exterior brick chimney is at the north gable wall. The front yard is landscaped with mature trees, shrubs, and bushes and a picket fence and gate enclose the west bay wing.

Figure 6-34. Single-family Residence, 16238 41st Avenue NE, Lake Forest Park



Integrity

The property at 16238 41st Avenue NE retains integrity of location. The integrity of materials, design, workmanship, feeling, and association have been diminished due to the replacement of siding and windows in the 1990s and the addition of a large rear deck in ca. 2010. The changes to the property boundary and new residences in the neighborhood have diminished the property's integrity of setting.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in ca. 1936, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. However, archival

research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the residential building is an early cross-gable Ranch form of the Storybook style; however, it is not a characteristic example of the style as its exterior materials and design elements have been altered or replaced. Nor does it represent the work of a known master architect or builder. It does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 17 – Single-family Residence, 16245 41st Avenue NE

Physical Description

The property at 16245 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-35). The one-story building was constructed in ca. 1941 in a Ranch form. It is irregular in plan, rises from a concrete foundation, has a partial basement, and is capped by a cross-gable roof with closed eaves and covered in wood shingles. The corner building has two visible street facing elevations with the main façade facing east on 41st Avenue NE. The east façade is asymmetrically divided with three tripartite picture windows, a projecting gable wing, recessed entrance with a replacement paneled door, and a three-sided canted bay window. The walls are sheathed in brick veneer with scalloped vertical wood siding at the gable ends. Windows are replacement vinyl frames. The entrance area contains a brick veneer wall and is reached by a flight of concrete steps. The north wall facing NE 165th Street has a similar L-shaped, cross-gable form with a secondary, side-facing entrance, and single-hung windows. The west bay of the north wall contains an attached front facing gable garage with a two-car door opening and paneled door. The south wall is obscured behind trees and contains a deck and gable wing addition. The residence sits on a moderate hilly lot landscaped by heavy stones, concrete steps, mature trees, shrubs and bushes (south lawn), and a concrete driveway and grass lawn (north).

Figure 6-35. Single-family Residence, 16245 41st Avenue NE, Lake Forest Park



Integrity

The property at 16245 41st Avenue NE retains integrity of location. Integrity of design, materials, workmanship, feeling, and association have been diminished due to additions and exterior changes, including the construction of an addition and an enclosed patio in ca. 1972, removal of the addition and addition of a new gable wings to the south and north elevations in ca. 1980, a garage addition in ca. 1996, and a rear addition in ca. 2000. The original windows and doors have also been replaced. Integrity of setting has been diminished due to the construction of new residences and nearby development.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in ca. 1941, during the WWII period when the region was coming out of the Great Depression and experiencing renewed growth. However, archival research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B requirements for listing in the NRHP/WHR. Under Criterion C, the residential building is an example of the Ranch residence and features elements of its form type, such as a horizontal rambling façade, cross-gable roof at the south elevation, and tripartite picture windows; however, these features alone do not confer sufficient significance to the building for NRHP listing, and combined with its altered secondary north facing façade, the building does not represent a characteristic example of its type. Additionally, the building does not represent the work of a known master architect or builder. As such, the residence does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 18 – Single-family Residence, 16505 41st Avenue NE

Physical Description

The property at 16505 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-36). The Modern style residence was constructed in 1946. It is rectangular in plan, two-story over a partial basement, on a concrete foundation, and capped by a shallow cross-gable roof with closed eaves and covered in composition shingles. The exterior walls are sheathed in replacement vinyl siding. The corner building has two visible street facing elevations with the main façade facing east on 41st Avenue NE. The east façade is asymmetrically divided with a cantilevered window bay above the entrance, a replacement glazed and paneled door with sidelights. The windows are replacement vinyl frames in single and paired hung sashes and fixed corner windows. A one-story, enclosed, gabled patio extends from the north wall. The south wall facing NE 165th Street contains a two-car garage with two wood garage doors with a projecting shed roof bay. The property is landscaped with a garden at the front lawn (east), a concrete path, mature trees, shrubs, and hedges.

Figure 6-36. Single-family Residence, 16505 41st Avenue NE, Lake Forest Park



Integrity

The property at 16505 41st Avenue NE retains integrity of location. The integrity of materials, design, workmanship, feeling, and association have been diminished due to the replacement of the siding and windows, as well as the enclosure of the patio. The integrity of setting has been diminished due to the altered and new residences nearby, as well as the newer development in the neighborhood.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was built in ca. 1946, following the end of WWII when the region would begin to experience accelerated growth through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet Criterion A requirements for listing in the NRHP/WHR. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet the requirements for listing in the NRHP/WHR under Criterion B. Under Criterion C, the residential building is an example of a Modern style residence with Garrison Revival elements; however, it does not embody the distinctive characteristics of its style type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C requirements for listing in the NRHP/WHR. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet the requirements for listing in the NRHP/WHR under Criterion D. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 19 – Single-family Residence, 16502 41st Avenue NE

Physical Description

The property at 16502 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-37). The Contemporary style residence was constructed in ca. 1946, is rectangular in plan, and

approximately 25 feet by 80 feet with a long horizontal façade facing west on 41st Avenue. The building was constructed into the side of a steep topographic gradient that slopes to the southeast with two stories at the rear east elevation and one-story at the west façade. The building is on a concrete foundation and is capped by a side-facing gable/saltbox roof covered in built up composition materials, with the shorted gable roof at the east wall and wide eaves at the west façade. The walls are sheathed in replacement wood board siding placed horizontally and vertically and with brick veneer at the entry porch. The west façade contains a slightly recessed porch with a flush wood door flanked by large replacement aluminum-frame sidelights, and an attached garage to the south of entry. An enclosed porch is at the southeast corner and an enclosed flat roof patio added to the north of the building. The windows appear to be primarily replaced metal-frame sliding sashes, metal-frame fixed windows, and some original window openings covered at the rear elevation from the patio addition. A prominent exterior brick chimney is at the north gable wall.

Figure 6-37. Single-family Residence, 16502 41st Avenue NE, Lake Forest Park



Integrity

The property at 16502 41st Avenue NE retains integrity of location. The integrity of design, materials, workmanship, feeling, and association have been diminished due to the replacement windows and siding, porch enclosure, and patio additions. The integrity of setting has been diminished due to the altered and new residences in the development of the neighborhood.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and diminished integrity. It was built in ca. 1946, following the end of WWII when the region was starting to experience accelerated growth that would continue through the 1950s. However, archival research did not indicate this property had any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the residential building is a Contemporary style; however, due to alterations it no longer embodies the distinctive characteristics of its style

type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 20 – Single-family Residence, 16521 41st Avenue NE

Physical Description

The property at 16521 41st Avenue NE consists of a single-family residence in the City of Lake Forest Park (Figure 6-38). The two-story, rectangular-shaped building was constructed in ca. 1935 in the Cape Cod style and received a complete façade remodel, including a second-story addition in 1986. The building rises from a concrete foundation and is capped by a side-facing gable and saltbox roof, closed eaves and altered angular shed roof and deck to the south. The façade faces east and contains a garage and half-basement, a partial width porch on the first floor with replacement entry door flush to the façade wall and flanked by a 3-sided bay window, and a triple picture window with replacement vinyl frames. The exterior walls are covered in clapboard composition wood. The two-story addition contains a flat roof portion and a deck above with rows of vinyl-frame windows and patio doors. The east gable roof contains several skylight openings and the west gable roof a wide and projecting shed roof dormer and bay. The front yard has been landscaped with a curved concrete step to the front porch and concrete patio, shaped hedges, and shrubs.

Figure 6-38. Single-family Residence, 16521 41st Avenue NE, Lake Forest Park



Integrity

The property at 16521 41st Avenue NE retains integrity of location. It has diminished integrity of design, materials, workmanship, feeling, and association due to the complete remodel and addition of a second story between 1985 and 1986, and the siding, door, and window replacements. The altered and new residences in the development have diminished the integrity of setting.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. It was initially developed in ca. 1935, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. Archival research did not indicate this property to have any specific association with this or any other trend or event that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons, and thus it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the residential building does not represent a discernable architectural style as it has been heavily altered, nor does its ca. 1986 design and the materials used in its replacement represent high artistic value. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, the building does not meet the listing requirements for the NRHP/WHR under Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

6.2.3 Segment 3 Kenmore

BE 21 – Seattle, Lake Shore and Eastern Railroad Segment (Burke-Gilman Trail extension)

Physical Description

This approximately 1.2-mile segment of former railroad grade-turned pedestrian and bike trail is located in Kenmore and extends from the Log Boom Park near 61st Avenue NE, east to 80th Avenue NE (Figure 6-39). The trail is between NE Bothell Way to the north and NE 175th Street to the south. The former railroad tracks have been removed entirely in this segment and converted to trail in 1990. The trail is 12 feet wide with an asphalt paved surface and 2-foot shoulders on either side. Starting at Log Boom Park near 61st Avenue NE, the trail extends east and then diagonally southeast through Kenmore's industrial waterfront area with an underpass at 68th Avenue NE and another at 73rd Avenue NE. This trail segment ends on the west side of trestle bridge at 80th Avenue NE.

Figure 6-39. Seattle, Lake Shore and Eastern Railroad Segment (Burke-Gilman Trail extension)



Integrity

This former railroad segment retains integrity of location. Integrity of design, materials, workmanship, feeling, and association have been diminished due to the removal of the railroad tracks and the alignment paved for the Kenmore-Bothell Bikeway. The resource has diminished integrity of setting from the increased residential, commercial, and industrial development near the segment.

Evaluation

This segment of the former railroad alignment is recommended as not eligible for listing in the NRHP/WHR due to integrity loss. This linear resource segment meets the requirements for listing in the NRHP/WHR under Criterion A for its significant association as a transportation link for the region that spurred the early community planning and economic growth of the greater Seattle area. Although the segment also has an association with the development of the Burke-Gilman Trail, which became an important recreation link for the region in 1971, it does not have a specific association as it was not part of the original 1971 trail alignment. Under Criterion B, available research has not revealed the former railroad grade to have a specific association with significant historical persons, and thus does not meet the requirements for listing in the NRHP/WHR under Criterion B. Under Criterion C, the former railroad grade segment no longer embodies distinctive characteristics of a type, period, or method of construction. It is not the work of a known master, nor does it possess high artistic values. For these reasons, this linear resource segment does not meet Criterion C requirements for listing in the NRHP/WHR. Finally, this linear resource segment is not likely to reveal information important to history or prehistory, and thus does not meet the requirements for listing in the NRHP/WHR under Criterion D. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5).

BE 22 – Kenmore Tavern, 18017 68th Avenue NE, Kenmore (ELIGIBLE)

Physical Description

The property contains a single-story building, constructed in 1957, that expresses elements of the Contemporary style applied to a commercial building (Figure 6-40). It sits on a concrete foundation and has a rectangular plan.

It has a gable roof with a low pitch, wide eaves, medium wood fascia boards, exposed rafter tails, and composite asphalt shingles. Sitting on top of the roof at the southwest corner is a neon sign that reads "North Shore Pub." The building is sheathed in concrete masonry units and there are pilasters visible on two elevations. The windows on the main façade (east) are fixed, metal-frame picture windows. On the south elevation there are fixed ribbon windows above fixed picture windows. The entrance is set with flush, metal double doors. A transom above the doors is filled with a sign that reads "Welcome to the Shore." The parcel is partially enclosed by a chain-link fence and there is a paved parking lot occupying the remainder of the parcel.

Figure 6-40. Kenmore Tavern, 18017 68th Avenue NE, Kenmore



Integrity

The resource has not moved and retains integrity of location. Based on a historic photograph from 1957 showing the completed building and the parking lot in process of paving as well as a review of historic aerial images, the building has not undergone any noticeable alterations and retains integrity of design, materials, workmanship, as well as feeling and association as a mid-century commercial building with Contemporary style elements (Figure 4-16). Integrity of setting has been diminished from surrounding recent development. Overall, it retains sufficient integrity to convey its historic significance.

Evaluation

The commercial building (historic name Kenmore Tavern) is recommended eligible for the NRHP under Criterion C, as a characteristic example of the Contemporary style applied to a commercial property. The building's plan, low-pitched gable roof, exposed rafter tails, and fixed windows reflect characteristic elements of the style (Figure 6-41). Although it is not associated with a known master architect/builder, it is recognizable as a mid-1950s commercial building and embodies distinctive characteristics of the Contemporary style. As such, the building meets NRHP Criterion C.

The resource meets the eligibility criteria for listing in the WHR under Criterion C and in the KCRHP under Criterion 3, for embodying the characteristics of the Contemporary style applied to a commercial building. The period of significance is 1957, the built year of the resource. Character-defining features include its size and

massing, wide gable roof with eaves, fascia boards and exposed rafter tails, concrete masonry, and the metal-frame fixed picture and ribbon windows.

Figure 6-41. Photograph of Kenmore Tavern, taken in 1957 by King County Assessor

Source: Assessor 1957



6.2.4 Segment 4 Bothell

BE 23 – Bothell Wood Manufacturing, 17324 Bothell Way NE

Physical Description

The building located at 17324 Bothell Way NE was previously recorded in 2008 and remains largely unchanged (Figure 6-42). This parcel holds a single-story commercial building that is a completely remodeled design in ca. 2000 consisting of a thick parapet wall of brick veneer. The wrought iron fence from the front (west) and north elevations have been removed since the previous recordation. The west façade wall metal awning now supports a sign reading "Bell and Max Family Hair Studio Est. 2006."

Figure 6-42. Bothell Wood Manufacturing, 17324 Bothell Way NE, Bothell



Integrity

The property at 17324 Bothell Way NE retains integrity of location. Integrity of design, materials, and workmanship have been diminished, and integrity of setting is diminished by the removal of other early twentieth century and mid-century commercial buildings in the area. Integrity of association and feeling with its historic period is diminished due to the lack of the other aspects of integrity.

Evaluation

This property was previously evaluated in 2008 and determined ineligible for listing in the NRHP by the Federal Highway Administration and SHPO in 2012. This update supports the previous determination and adds information to the property record obtained from additional research as well as expand on the discussion of integrity to reinforce the NRHP finding and determination. Likewise, the property does not meet any of the listing requirements for the WHR (Criteria A-D), the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 24 – Commercial Building, 17422 Bothell Way NE

Physical Description

The commercial building was previously recorded in 2008 and remains largely unchanged (Figure 6-43). This parcel contains a single-story Modern commercial building, constructed in 1958, which was completely remodeled in ca. 1980 with a new façade and modern mansard style roof feature. The rectangular-shaped building is sheathed in clapboard composite wood siding and large square-shape aluminum window units with wood surrounds. Other than a repaint of the façade no changes were observed.

Figure 6-43. Commercial Building, 17422 Bothell Way NE, Bothell



Integrity

The property at 17422 Bothell Way NE retains integrity of location. It does not retain integrity of design, materials, and workmanship due to the replacement of the roof, windows, siding, and doors. It does not retain integrity of association and feeling as a late-1950s commercial building. The integrity of setting is diminished due to large residential building constructed to the north.

Evaluation

This property was previously evaluated in 2008 and determined ineligible for listing in the NRHP by the Federal Highway Administration and SHPO in 2012. This update supports the previous determination and adds historical information obtained from additional research as well as expand on the discussion of integrity to reinforce the NRHP finding and determination. The previous evaluation did not provide a Criterion D discussion; as a built environment resource, the building is not, nor was it the principal source of information. As such, it does not meet Criterion D. Likewise, it does not meet any of the listing requirements for the WHR (Criteria A-D), the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 25 – Office Building, 17522 Bothell Way NE

Physical Description

This parcel contains a three-story, commercial office building, constructed in the Modern style in 1963 (Figure 644). The building has a rectangular plan and a concrete foundation. Topping the building is a flat roof featuring a tilted parapet, wide eaves on the east and west elevations, and exposed rafter tails. It has wood siding in a diagonal pattern that is different on the third and second stories. The first story has concrete block siding. Between the second and third stories there are exposed beams visible on the west elevation and what appear to be ribbon windows. Windows are a mixture of replacement vinyl-frame, fixed pane, sliding and multi-pane units. The primary entrance is recessed and sheltered by a gable awning that is not original. It is accessed by a wood deck with wood open railings. The entrance is set with a glazed metal door. Secondary entrances are on the east elevation and are single-entry, flush metal doors. Another entrance is on the first floor's north elevation, which is

set with paneled wood doors with a transom. There is a wood balcony along the second and third floors on the east elevation. Wooden staircases are used to access the balconies. The property is landscaped with mature trees and bushes and is partially surrounded by a paved parking lot.

Figure 6-44. Office Building, 17522 Bothell Way NE, Bothell



Integrity

This property at 17522 Bothell Way NE retains integrity of location and setting. Integrity of design, materials, workmanship, feeling, and association are diminished by the removal of the signage on the roof, the addition of the tilted parapet roof over the entry, and the extension of the wood deck on the main façade.

Evaluation

This commercial building is recommended as not eligible for listing in the NRHP/WHR due to a loss of integrity. Under Criterion A, this building did not have a direct association with the commercial development of Bothell or the larger region. It is not directly associated with significant events and trends and does not meet Criterion A requirements for listing in the NRHP/WHR. Research did not demonstrate that this building is associated with individuals who made significant contributions to history, and therefore it does not meet the listing requirements for inclusion in the NRHP/WHR under Criterion B. Under Criterion C, the Modern-designed building has lost key aspects of its integrity including design, materials, and workmanship and no longer embodies the distinctive characteristics of its type, period, or method of construction. Therefore, it does not meet the requirements for listing in the NRHP/WHR under Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D listing requirements for the NRHP/WHR.

Likewise, the resource does not meet the listing requirements for the KCRHP under Criteria 1-5. It also does not meet the requirements for listing in the COBRHL under Criteria A-M.

BE 26 – Single-family Residence, 10706 Beardslee Place

Physical Description

Built in 1975, this single-family residence is located near the end of the small cul-de-sac on the north side of Beardslee Place in Bothell (Figure 6-45). The house is set back from the street and situated on a gently-sloping hill, so that the façade facing Beardslee Place appears single-story, while the rear of the house facing Beardslee Boulevard is two stories (officially one-story with a daylight basement). A wide, paved driveway off Beardslee Place leads to an integrated two-car garage. Boxwood hedges and mature evergreen trees surround the property. L-shaped in plan, the single-story house has a poured concrete foundation and a cross-gabled roof with overhanging eaves and covered in composite shingles. Cladding consists of replacement aluminum siding, and fenestration consists primarily of aluminum sliders. The façade, which faces south, features a two-car garage with a modern vinyl paneled garage door on the front-gabled portion of the L-shape; the entry is set back on the side-gabled portion, sheltered by overhanging eaves. A paved path leads to a wide wooden or metal door. Aluminum windows are arranged asymmetrically to the left of the entry. The rear (north) elevation, as seen from Beardslee Boulevard, features the main story with a slight overhang over the daylight basement. A tall multi-pane window that spans both stories is centrally located on the elevation, with aluminum sliders placed on either side. An interior brick chimney projects out from the roof's northern slope.

Figure 6-45. Single-family Residence, 10706 Beardslee Place, Bothell



Integrity

This property at 10706 Beardslee Place retains integrity of location, association, setting, and feeling. The integrity of materials, design, and workmanship are diminished by the replacement cladding and modern garage door as it holds a prominent place on the residence's façade.

Evaluation

This building was determined not eligible for the NRHP in 2019. The current evaluation supports the previous determination and adds historic context and a discussion of significance criteria and integrity, as these elements were missing from the 2019 evaluation.

Built in 1975, this single-family residence is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and diminished integrity. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet listing requirements for the NRHP/WHR under Criterion A. Available research has not revealed anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, this residence displays some characteristics of the Ranch type house, including the L-shape plan, the integrated garage, and the horizontal massing. However, the house is not a strong or significant example of the type and does not rise to meet Criterion C requirements. Available research did not indicate the house to be the work of a master, nor does it possess high artistic values. For these reasons, it does not meet the listing requirements for the NRHP/WHR under Criterion C. Finally, the residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 27 – Apartment Building, 18325 108th Avenue NE

Physical Description

Built in 1967, the apartment building is located on the west side of 108th Avenue NE, up on a sloping piece of land above Beardslee Boulevard in Bothell (Figure 6-46). The apartment building is situated behind two other apartment buildings of a similar style and era to the subject building; mature trees and greenspace surround the building to the south, east, and west. Irregular in plan, the building appears to be two separate buildings both with side-gabled roofs, but the two sections of building are joined at a corner of each of the two gables. The nine-unit, two-story building has a poured concrete foundation, and the side-gabled roofs have overhanging eaves. Cladding consists primarily of thin wooden clapboard, with T1-11 accents on the gable faces and brick veneer on several columns that appear sporadically throughout the exterior. Thin wooden pilasters break the wooden clapboard at regular intervals on each elevation. Fenestration consists of vinyl sliders organized symmetrically on each elevation. Second floor units that face north have balconies with wrought iron railings. Units are accessed via unadorned wooden doors on the building's north and south elevations.

Figure 6-46. Apartment Building, 18325 108th Avenue NE, Bothell



Integrity

This property at 18325 108th Avenue NE retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement doors and vinyl windows.

Evaluation

Built in 1967, this apartment building is recommended as not eligible for listing in the NRHP/WHR due to a lack of significance and integrity. This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Available research has not revealed anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet the requirements for listing in the NRHP/WHR under Criterion C. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 28 – Apartment Building, 10733 Beardslee Boulevard

Physical Description

Built in 1965, the apartment building is located on the south side of Beardslee Boulevard just west of 108th Ave NE in Bothell (Figure 6-47). The subject building, which fronts Beardslee Boulevard, is one of three apartment buildings in this vicinity that are of a similar style and era. A narrow, paved parking area is located in front of the building, and mature evergreen trees are planted very close to the front of the building, partially obscuring the façade from view. U-shaped in plan, the eight-unit, two-story apartment building is built on a concrete

foundation and is capped by a side-gabled roof with two front-gabled wings that extend from both ends of the south elevation. The roof has overhanging eaves that are more exaggerated over the north and south elevations. Cladding consists primarily of wooden clapboard with T1-11 accents on the gable faces and brick veneer accents on the east and west elevations. Thin wooden pilasters break the wooden clapboard at regular intervals on each elevation. Fenestration consists of vinyl sliders organized symmetrically on each elevation. The façade features a symmetrical layout of two clapboard-clad second-story balconies on either side of the central portion of the façade that features four windows and the name of the apartment on a wood plaque. The balconies are supported by thin wooden columns and create an awning over the ground story unit entries. Unit entries are located on the north and south elevations – two on each end of the façade's ground floor, and four on the south elevation.

Figure 6-47. Apartment Building, 10733 Beardslee Boulevard, Bothell



Integrity

This property at 10733 Beardslee Boulevard retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement doors and vinyl windows, which are numerous and prominently featured on the building's elevations.

Evaluation

Built in 1965, this apartment building is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet the listing requirements for the NRHP/WHR under Criterion A. Available research did not reveal anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet the listing requirements for the NRHP/WHR under Criterion C. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet

Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 29 – Apartment Building, 10719 Beardslee Boulevard

Physical Description

Built in 1967, the Valley View Apartments building is located on the southeast corner of Beardslee Boulevard and 108th Avenue NE in Bothell (Figure 6-48). The subject building, which fronts Beardslee Boulevard, is one of three apartment buildings in this vicinity that are of a similar style and era. A paved parking area is located in front of the building, and a paved driveway separates the subject building from the neighboring apartment building, at 10733 Beardslee Boulevard. The two-story apartment building is U-shaped in plan, has eight units, and is built on a concrete foundation. On the façade, large stone pieces cover the foundation. The side-gabled roof with two front-gabled wings that project off either end of the south elevation roof has overhanging eaves that are more exaggerated over the north and south elevations. Cladding consists of a combination of stucco and thin, wooden clapboard, with T1-11 accents on the gable faces and brick veneer accents on the façade. Fenestration consists of vinyl sliders organized symmetrically on each elevation. The façade features a symmetrical layout of two second-story balconies on either side of the central portion of the façade that have four windows, brick veneer pilasters, and the name of the apartment building on a wood plaque. The second-story balconies feature metal and plywood railing. The ground story features a poured concrete landing with metal railing that extends the width of the façade. Unit entries are located on the north and south elevations – four (two up, two down) on each end of the façade. Entry doors and modern paneled doors.

Figure 6-48. Apartment Building, 10719 Beardslee Boulevard, Bothell



Integrity

This apartment building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, which are numerous and prominently featured on the building's elevations, as well as the replacement vinyl doors on the building's façade.

Evaluation

Built in 1967, this apartment building is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding Seattle. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet the requirements for listing in the NRHP/WHR under Criterion A. Available research did not reveal anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet Criterion C listing requirements for the NRHP/WHR. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet the listing requirements for the NRHP/WHR under Criterion D. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 30 – Single-family Residence (former), 10527 Ross Road

Physical Description

This property, located between Ross Road and NE 185th Street in Bothell, consists of a larger building (built in 1987) on the southern end of the parcel, and the subject building (originally built in 1952), on the northern end of the parcel (Figure 6-49). As the larger building is not of historic age, it will not be described.

The subject building sits closer to Ross Road but is difficult to see from the right-of-way due to the downward slope of land from Ross Road, and because it is obscured by tall hedges and vegetation. Rectangular in plan, the single-story building has a hipped roof with slight overhanging eaves and is covered in composite shingles. Cladding consists of vinyl clapboard, and fenestration consists of replacement vinyl sash windows. One entrance to the building is located on the east elevation and is accessible via a poured concrete disability accessible ramp with a metal railing. The north elevation features an asymmetrical organization of windows. The south and west elevations are not visible from the right-of-way.

Figure 6-49. Single-family Residence (former), 10527 Ross Road, Bothell



Integrity

This former single-family residence retains integrity of location. Integrity of setting, feeling, and association are diminished due to the conversion of the property and the accelerated development on the property and the immediate neighborhood during the 1970s. Integrity of material, design, and workmanship have been lost due to the changes to the plan, roof, and façade design of the building.

Evaluation

This former single-family residence is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. It is located in an area of Bothell that was largely pastoral and did not experience the post-WWII war growth and landscape change until the early 1960s. Available research did not reveal any specific information about this property having direct or significant associations with broad patterns of history, nor does it play a significant role within the context of community or residential development in the area. For these reasons, the building does not meet the listing requirements for the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons; thus, it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the building has been heavily altered and no longer displays a distinct architectural style. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet the listing requirements for the NRHP/WHR under Criterion C. Finally, the building is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 31 – Single-family Residence, 10721 Ross Road, Bothell

Physical Description

This property consists of a single-family residence at 10721 Ross Road in the City of Bothell (Figure 6-50). The property is surrounded by mature vegetation and is difficult to see from the right-of-way. This single-story building was constructed in 1951 in the Ranch style. Rectangular in plan, the residence has a poured concrete

foundation and is capped by a hipped roof with overhanging eaves, covered in composition shingles. Cladding consists of a mixture of modern Hardi board on the façade and what appears to be original cedar shake on the south elevation; cladding on the east and west elevations were not visible from the right-of-way. Visible fenestration consists of replacement vinyl windows. The façade faces north with a recessed, cut-out entry located on the building's northwest corner; the remainder of the façade features a row of three windows – each unit is a vinyl fixed pane next to a single-hung sash. The rear (south) elevation also features a recessed, cut-out section, likely where a back door is located. A modern carport is on the property's northeast corner.

Figure 6-50. Single-family Residence, 10721 Ross Road, Bothell



Integrity

This single-family residence located at 10721 Ross Road retains integrity of location, feeling, and association. The integrity of setting has been diminished by the recent larger-scale residential and commercial development around the property. The integrity of design, materials, and workmanship have been diminished by the replacement cladding on the façade and the replacement vinyl windows throughout in ca. 1990.

Evaluation

This single-family residence is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. It was built in 1951 during the early years of the postwar economic boom period that would continue through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet the listing requirements for the NRHP/WHR under Criterion A. Background research did not reveal the property to be associated with the lives of any known historically significant persons; thus, it does not meet Criterion B listing requirements for the NRHP/WHR. Under Criterion C, the building is a modest and altered example of a vernacular mid-century Ranch house and features some common elements of its type, such as the hipped roof, recessed, cut-out corner entry, and shake siding. These features alone, however, do not confer sufficient architectural distinction to the building for NRHP/WHR listing. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C listing requirements for the NRHP/WHR. Finally, the property is not the principal source of

information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D listing requirements for the NRHP/WHR. Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 35a – Anderson Property, 17510 Bothell Way NE, Bothell

Physical Description

The building located at 17510 Bothell Way NE was previously recorded in 2008 and remains largely unchanged (Figure 6-51). It is one of two buildings on the parcel and was built in 1948 as a single-family residence. It is a one-story, hipped roof building clad in mixed shingle and flush siding.

Figure 6-51. Commercial Building, 17510 Bothell Way NE, Bothell



Integrity

The property at 17510 Bothell Way NE retains integrity of location. Integrity of design, materials, and workmanship have been diminished by exterior changes to its siding and resized window openings and replacement windows. The integrity of setting is diminished by the removal of other early 20th century and mid-century commercial buildings in the area. Integrity of association and feeling with its historic period is diminished due to the changes and alterations.

Evaluation

This property was previously evaluated in 2008 and determined not eligible for listing in the NRHP by SHPO in 2012. It continues to lack significance and integrity. Likewise, the property does not meet any of the listing requirements for the WHR (Criteria A-D), the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 35b – Commercial Building, 17514 Bothell Way NE, Bothell

Physical Description

This parcel contains a one-story, concrete block commercial garage building (Figure 6-52). Built in 1973, the building at 17514 Bothell Way NE is one of two buildings on the parcel and located on the east side of Bothell Way NE. The rectangular-shaped light industrial building has two distinct sections, rises from a concrete foundation, and is capped by a side-facing gable roof with slightly projecting eaves. The west portion of the building is of concrete block construction and the roof is covered in asphalt shingles. The south facing façade contains two garage door openings with tilt-up, multi-pane, and wood panel doors topped by faux wood lintels; a single-entry door at the center; and a wood band above the garage doors that wraps around the west exterior wall. The west exterior gable wall facing the road contains board and batten siding at the gable end and two off-centered window openings with replacement vinyl frames. The altered rear (east) extension sits below the original building's roofline, is covered in replacement corrugated metal siding and roofing, and contains one garage door opening at the southeast edge of the building. The garage building is currently used as a repair shop for Technical Marine & Industrial, LLC.

Figure 6-52. Commercial Building, 17514 Bothell Way NE, Bothell



Integrity

The garage building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, and the altered rear garage extension with corrugated metal siding.

Evaluation

This light industrial building is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. Research did not reveal the building to have any association with significant events or broad patterns of history (Criterion A) or with the lives of significant persons in our past (Criterion B). Under Criterion C, this light industrial garage building does not embody distinctive characteristics of a type, period, or method of construction, does not possess high artistic value, nor is it the work of a known master. Finally, it is not

likely to reveal information important to history or prehistory (Criterion D). Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5), or the COBRHL (Criteria A-M).

BE 36 – Multiple-family Residence, 10621 Beardslee Boulevard, Bothell

Physical Description

This parcel contains a one-story, multiple-family residence (Figure 6-53). Built in 1959, the duplex building at 10621 Beardslee Boulevard is a one-story, L-shaped dwelling in a Ranch form. It rises from a concrete foundation and is capped by a cross-gable roof covered in composition shingles. The façade faces northwest and contains a prominent front-gabled, single-car garage extension, and two residential units with separate entries. The building exterior materials consist of wide reveal clapboard siding, replacement paneled doors, and replacement vinyl windows.

Figure 6-53. Commercial Building, 10621 Beardslee Boulevard, Bothell



Integrity

The residence retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, siding, and doors.

Evaluation

This duplex building is recommended as not eligible for listing in the NRHP/WHR due to lack of significance and integrity. Research did not reveal the building to have any association with significant events or broad patterns of history (Criterion A) or with the lives of significant persons in our past (Criterion B). Under Criterion C, this duplex building with a Ranch form does not embody distinctive characteristics of its type, period, or method of construction, does not possess high artistic value, nor is it the work of a known master. Finally, it is not likely to reveal information important to history or prehistory (Criterion D). Likewise, it does not meet any of the listing requirements for the KCRHP (Criteria 1-5) or the COBRHL (Criteria A-M).

7. Impacts Assessment

The 2021 Historic and Cultural Preservation Technical Report identified an adverse impact from the project activities to one NRHP-eligible cultural resource (Parcel 6632300280), the Washington Federal Savings and Loan building at 14360 15th Avenue NE, in Seattle. This building is no longer proposed for demolition or any alterations under the design refinements and therefore there is no adverse impact to this historic property from the project activities. The 2021 Historic and Cultural Preservation Technical Report found no adverse impacts to archaeological resources.

As a result of the project design refinements, two additional built environment resources identified within the expanded AI are recommended as eligible for listing in the NRHP/WHR, and one built environment resource within the original AI listed in the WHR since the 2021 study. However, there are no direct or indirect adverse impacts to these cultural resources.

The project corridor is heavily developed and has a low potential for subsurface precontact or historical-period archaeological resources. The archaeological pedestrian survey, background research, and subsurface testing did not identify the presence of any archaeological resources in the expanded AI. As such, the proposed project does not pose an adverse impact to cultural resources.

7.1 Permanent (Long-term)

There are no long-term permanent adverse impacts to cultural resources from the project refinements. The archaeological pedestrian survey and subsurface testing did not identify the presence of archaeological resources in the expanded AI. Two BE cultural resources in the expanded AI are recommended eligible for the NRHP, with no long-term permanent direct or indirect adverse impacts to these resources. Project impact discussion for each resource is provided in the following subsections.

Segment 1 Seattle – BE 05 – Single-family Residence, 14343 19th Avenue NE

This single-family residence in Seattle is recommended eligible for listing in the NRHP under Criterion C and retains sufficient integrity to convey its architectural significance as a characteristic example of the Cape Cod Revival style. It further qualifies for the WHR and meets SCL criterion D for its architectural style.

The project refinements would not directly or indirectly impact this resource. There are no direct and permanent impacts from the project to this resource because it would not be demolished or materially impaired. The property is included in the expanded AI as a buffer to the adjacent property acquisition parcel. The project activity near the resource is contained to the adjacent vacant parcel at 17th Avenue NE/NE 145th Street (Parcel 6632300200), with proposed curb radius changes at the corner of 17th Avenue NE/NE 145th Street. The proposed curb changes would not impact this resource in a manner that would diminish the characteristics that make it eligible for the NRHP. Integrity of setting for this resource was already altered by the cluster of two-story houses, constructed circa 2006, to the north of the residence and the loss of the viewshed of the façade from the property's landscape. Any viewshed of the AI is blocked by the heavily vegetated adjacent property. The physical characteristics of the Cape Cod Revival style residence that convey its historical significance and justify its eligibility for inclusion in the NRHP would remain intact and unchanged. Therefore, there are no adverse impacts to this cultural resource from the project activities.

Segment 2 Lake Forest Park – Sheridan Market, 15348 Bothell Way NE

This commercial building in Lake Forest Park was previously recommended as not eligible for listing in the NRHP/WHR (Sound Transit 2021 [WISAARD # 339247]). However, since the previous study, this property was listed in the WHR in 2022 (Goode 2022) under the area of significance corresponding to its direct connection to the growth and development of the Lake Forest Park community, and for its strong architectural qualities as an example of a mid-century neighborhood market.

The proposed project design refinements would not directly or indirectly impact this resource. There are no direct and permanent impacts from the project to this resource because it would not be demolished or materially impaired. The design refinements include slope grading at the residential driveway and regrading the upper parking lot. The design refinements at the adjacent parcels would not impact the Sheridan Market in a manner that would diminish the integrity of its character-defining features that make it eligible for the WHR. It would retain all seven aspects of integrity. The physical characteristics of the Contemporary style commercial building that convey its historical significance and justify its eligibility for inclusion in the WHR would remain intact and unchanged. Therefore, there are no adverse impacts to this cultural resource from the project activities.

Segment 3 Kenmore – BE 22 – Kenmore Tavern, 18017 68th Avenue NE

This commercial building in Kenmore is recommended eligible for listing in the NRHP under Criterion C and retains sufficient integrity to convey its architectural significance as a characteristic example of the Contemporary style applied to a commercial building. It further meets the WHR criteria for architecture. As such, it is considered a cultural resource.

The proposed project design refinements would not directly or indirectly impact this resource. There are no direct and permanent impacts from the project to this resource because it would not be demolished or materially impaired. The resource is included in the expanded AI as a buffer parcel to the adjacent property acquisition parcels to the south of the resource (BRS-437, BRS-438, and BRS-439), at NE Bothell Way and 68th Avenue NE. These adjacent parcels are intended for demolition for the proposed bus station work. The buildings on these adjacent parcels were recommended as not eligible for listing in the NRHP with a finding of no impact in the 2021 Historic and Cultural Preservation Technical Report. Integrity of setting for this resource has been diminished from surrounding recent development and as such the building does not retain integrity of setting. The proposed design at the adjacent parcels would not impact the Kenmore Tavern in a manner that would diminish the integrity of its character-defining features that make it eligible for the NRHP/WHR. It would retain the other six aspects of integrity. The physical characteristics of the Contemporary style commercial building that convey its historical significance and justify its eligibility for inclusion in the NRHP would remain intact and unchanged. Therefore, there are no adverse impacts to this cultural resource from the project activities.

7.2 Temporary (Short-term)

Similar to long-term permanent impacts discussed in Section 7.1, there are no short-term temporary adverse impacts to cultural resources from the proposed project design refinements.

8. Conclusions and Recommendations

The purpose of this study was to identify archaeological and built environment resources within the expanded AI, characterize the landscape for its potential to contain intact archaeological deposits, and assess impacts to NRHP and/or WHR, local register-eligible or listed cultural resources. Field survey was conducted for both archaeological and built environment resources within the expanded AI on July 26, 2023, and an additional subsurface survey on August 18, 2023, as well as additional built environment surveys on September 5, 2023, and December 15, 2023. The archaeological fieldwork consisted of a pedestrian survey and subsurface survey that included the excavation of five shovel probes in two separate locations and two project segments. The built environment survey consisted of the evaluation and recordation of 38 built environment resources.

Of the 38 built environment resources, two are recommended as eligible for listing on the NRHP/WHR, including a single-family residence and the present-day Kenmore Tavern, both recommended for listing under Criterion C for their character-defining features. An additional resource listed in the WHR in 2022, Sheridan Market, was identified within the original AI. The proposed construction activities will not directly or indirectly impact these cultural resources.

The 2021 Historic and Cultural Preservation Technical Report had a finding of adverse effect to historic properties as the result of the proposed demolition of the Washington Federal Savings and Loan building at 14360 15th Avenue NE in Seattle. This building is no longer planned for demolition or any alterations in the final design and as such there are no adverse impacts to this historic property. The project would not adversely impact any historic built environment resources within the original AI or expanded AI.

Records search prior to fieldwork and the subsequent field survey indicate that the majority of the expanded AI has been modified by residential and land development. Each modification may have disturbed or removed any archaeological deposits located on or near the surface. Pedestrian survey occurred throughout the expanded AI and was supplemented by five shovel probes placed across two locations, including three probes east of SR 522 in Park at Bothell Landing and two probes in Pflugst Animal Acres Park along McAleer Creek. The three probes in Park at Bothell Landing consisted of fill sediments with a matrix of modern trash debris, becoming more compacted with depth. Efforts were made to advance the probes deeper, but the compacted and interlocking gravels precluded such advancements. The two probes along an undeveloped portion of McAleer Creek had disturbed native sediments, but also included intact alluvial deposits with depth. No archaeological resources were encountered during the archaeological survey efforts.

The expanded AI overlaps with locations that are considered very high probability for deeply buried cultural deposits, despite the level of observed disturbance at each one. These locations include Pflugst Animal Acres Park, Park at Bothell Landing, and the Lake Forest park-and-ride, the latter first investigated during the earlier HRA investigations for the project. Each location is not only surrounded by one or more ethnographical place-names but intact Holocene-aged deposits were identified at the Lake Forest park-and-ride (Sound Transit 2021) and along McAleer Creek within Pflugst Animal Acres Park. Moreover, the findings at archaeological site 45KI769 indicate that fill between SR522 and the Sammamish River floodplain is likely former floodplain sediments that may contain archaeological materials, although not intact. Such fill may similarly have been used in fill events at the Park at Bothell Landing testing location for this study. It is also possible that intact floodplain sediments remain under the fill deposits. Based on these findings, this study recommends:

- Archaeological monitoring at these locations: Pflugst Animal Acres Park, and the Park at Bothell Landing.
- Additional archaeological investigations within Lake Forest park-and-ride location prior to construction.

- All ground-disturbing work should occur under an Inadvertent Discovery Plan developed for the project (Appendix B).
- The Inadvertent Discovery Plan will define discovery protocols that will be implemented during construction. Generally, the identification of archaeological remains will result in the halt of ground-disturbing activities in the find vicinity and immediately contacting appropriate parties. If human skeletal remains are discovered, the King County Sheriff and DAHP should be notified immediately.

9. References

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Appendix A

Historic Property Inventory (HPI) Forms

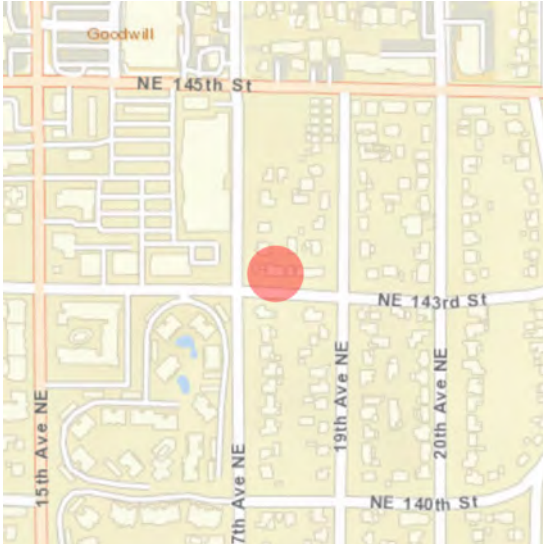


Historic Property Report

Historic Name: Residence

Property ID: 454056

Location



Address: 1700 NE 143RD ST, SEATTLE, WA
Tax No/Parcel No: 6632300171
Plat/Block/Lot: PARAMOUNT PARK ADD W 1/2 OF S 60 FT
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E21

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1961	<input type="checkbox"/>
Addition	1982	<input checked="" type="checkbox"/>
Remodel	1980	<input checked="" type="checkbox"/>
Remodel	2021	<input checked="" type="checkbox"/>
Remodel	2008	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture



Historic Property Report

Historic Name: Residence

Property ID: 454056

Architect/Engineer:

Category	Name or Company
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Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00133, , Assessors Data Project: King County L		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 454056

Photos



Facade (south) and east exterior wall facing NE 143rd St_View northwest_2023



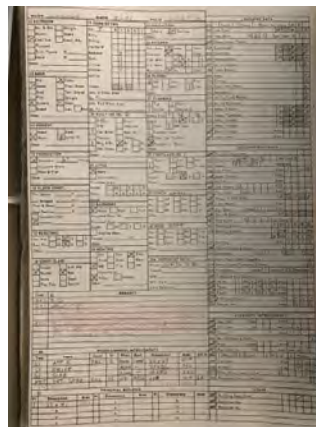
shed behind fence_View east_2023



Assessor property record_front page_1972



King County Assessor photo 1961_Dec 6.jpg



Assessor property record_back page_1972



Assessor property record_back page_1961



Historic Property Report

Historic Name: Residence

Property ID: 454056



Assessor property record_front page_1961



Redfin_2021 Listing.JPG



Historic Property Report

Historic Name: Residence

Property ID: 454056

Inventory Details - 7/7/2011

Common name:

Date recorded: 7/7/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6632300171

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 1700 NE 143rd Street, Seattle, is located in King County. According to the county assessor, the structure was built in 1961 and is a single family dwelling. The form of the building is single-family with an attached garage.



Historic Property Report

Historic Name: Residence

Property ID: 454056

Inventory Details - 9/6/2023

Common name:

Date recorded: 9/6/2023

Field Recorder: Aisha Fike

Field Site number: BE 01

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Cladding	Wood
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 454056

Significance narrative:**Property History:**

This house was built in the Paramount Park Addition, which was a development established in 1922 (The Seattle Daily Times 1922). Research indicates that Neal B. Lathrop owned the land in 1959 and the house was built in 1961 according to the permit information in the County Assessor property record card (King County 1961). Newspaper research results indicate that Lathrop worked at various real estate and insurance companies in the area. William L. Bauer, Jr. was the next owner and he owned the property from 1960 until 2010, when he gifted the property to his wife, Mary L. Bauer (King County 1961; Quit Claim Deed 2010). After Mary's death, her estate sold the property to the current owner, Neftalem Habtemariam (Statutory Warranty Deed 2021).

NRHP Evaluation:

This property is recommended not eligible for the National Register of Historic Places because of a lack of significance and integrity.

The property is an area of the city and within the Paramount Park Addition that did not see a lot of growth until the early 1960s (NETR 2023). However, it does not meet Criterion A because it does not have a direct association or play a significant role within the context of community development or residential development. Research did not reveal that the Bauers, the first owners and the longest occupants of the house played an important role in the history of the region. Therefore, it does not meet Criterion B. While it displays characteristics of the Ranch style (rectangular plan, gable roof, drop siding and an attached garage), it is a modest example of the style and it lacks distinction. The house does not express high artistic values nor was it designed by a master architect. Therefore, it does not meet Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

The building retains its integrity of location. The changes to the area west of the property on 17th Avenue NE consisting of 1960s commercial development and the presence of altered residential buildings in the neighborhood have diminished its integrity of setting (NETR 2023). Based on historic photographs from 1961 when the house was first recorded by King County Assessor, photographs from a 2021 real estate listing, and historic aerials, the house has undergone the following alterations: replacement of wood awning to the rear (between 1977 and 1980), a detached shed/garage (ca. 1982), aluminum-framed windows with vinyl units on main façade (ca. 2021), replacement front door (date unknown), and replacement garage doors and the addition of a fence at the façade and corner elevations (before 2008). These changes have altered its integrity of design, materials, and workmanship, as well as diminished its integrity of feeling and association as a mid-century Ranch house.

In summary, this property does not meet the NRHP criteria and has lost important aspects of integrity. It is recommended not eligible for the NRHP.

Physical description:

This parcel holds a single-story, single-family Ranch house constructed in 1961. It has a rectangular plan, concrete foundation, and is topped with a side-gable roof that is clad in composite shingles. The house is sheathed in lap siding with a diagonal pattern at the gable ends. The windows on the façade are replacement vinyl units. Other visible windows are aluminum sliders. The primary entrance is set with a single-entry door. The attached two-car garage has replacement roll-up doors. The yard is enclosed by a wood fence that obscures part of the house and a shed in the northwest corner of the lot.



Historic Property Report

Historic Name: Residence

Property ID: 454056

Bibliography:

King County. 1961. King County Assessor, Real Property Record Cards, 1937-1972 [1700 NE 143rd Street]. Includes 1972 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. "Historic Aerials." www.historicaerials.com. August 1.

Quit Claim Deed No. 20100416000784. Original on file with the King County Recorder's Office. Seattle, WA.

Redfin. 2023. "1700 NE 143rd St, Seattle, WA 98125." <https://www.redfin.com/WA/Seattle/1700-NE-143rd-St-98125/home/114527>. Accessed August 1.

Statutory Warrant Deed No. 20210108002360. Original on file with the King County Recorder's Office. Seattle, WA.

The Seattle Daily Times. 1922 (August 13). Real Estate Advertisement.

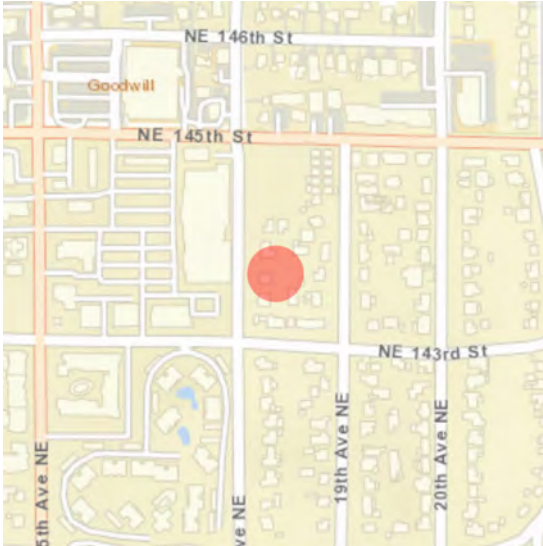


Historic Property Report

Historic Name: Residence

Property ID: 460252

Location



Address: 14318 17TH AVE NE, SEATTLE, WA
Tax No/Parcel No: 6632300181
Plat/Block/Lot: PARAMOUNT PARK ADD SW 1/4 OF LOT 2 BLK 4 SD SUBD T
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E21

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1942	<input type="checkbox"/>
Remodel	1955	<input checked="" type="checkbox"/>
Remodel	2010	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 460252

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00136, , Assessors Data Project: King County M		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 460252

Photos



Corner view, facade (west) and north exterior wall_View southeast_2023



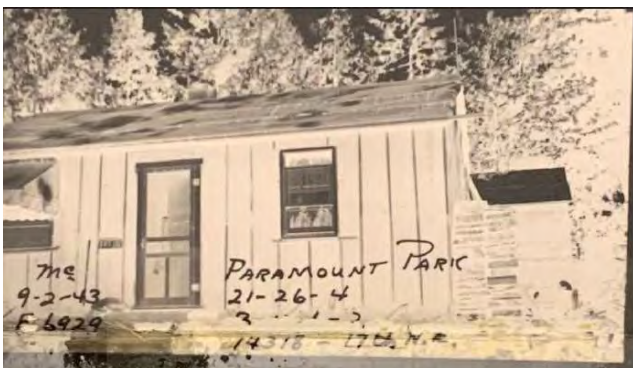
Main elevation west facade_View east_2023



King County Assessor photo 1955_Nov 17.jpg



King County Assessor photo 1950_Sep 14.jpg



King County Assessor photo 1943_Sep 2.jpg



Assessor property record_back page_1972



Historic Property Report

Historic Name: Residence

Property ID: 460252



Assessor property record_front page_1972



Assessor property record_back pages_1961



Assessor property record_front page_1961



SeattleCityPermits_14318 17TH AVE NE.pdf



Historic Property Report

Historic Name: Residence

Property ID: 460252

Inventory Details - 7/9/2011

Common name:

Date recorded: 7/9/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6632300181

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 14318 17th Avenue NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1942 and is a single family dwelling. The form of the building is single-family.



Historic Property Report

Historic Name: Residence

Property ID: 460252

Inventory Details - 9/6/2023

Common name:

Date recorded: 9/6/2023

Field Recorder: Aisha Fike

Field Site number: BE 02

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - WWII Era Cottage
Roof Type	Hip - Hip with cross gable
Roof Material	Asphalt/Composition
Cladding	Asbestos - Shingles
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 460252

Significance narrative:**Property History:**

This house is situated in Paramount Park Addition, which was established in 1922 (The Seattle Daily Times 1922:4). Research from the Real Property Record Cards, 1937-1972 collection of the Washington State Archives, Puget Sound, indicates that the house was built in Charles L. Cox owned the property beginning in 1947. According to the 1950 census, Charles worked as a landscape gardener and lived at this property with his wife Diana and three children (Ancestry.com 2022). Charles died in 1978, but the property remained in the Cox family until 2008, when it was sold to Georgiy Niyazov, the current owner (The Seattle Times 1978:C6; Statutory Warranty Deed 2008; King County 2023). Property records indicate that in 1950 a detached single car garage was added to the property, which can be seen in a photograph dated November 17, 1955 (attached to this record). Aerial imagery shows little of the property because of the tree cover, but based on mapping street view the garage was removed by 2008.

NRHP Evaluation:

This property is recommended not eligible for the National Register of Historic Places (NRHP) because of a lack of significance and integrity. The property was built in 1942 in an area of the city that developed in the late 1930s and did not see a lot of growth until the early 1960s (NETR 2023). However, this property does not have a direct association with the development trends of the 1940s, nor does it play a significant role within other important events or trends in history. Research did not reveal the house to be associated with any individuals who played an important role in the history of the region. Therefore, it does not meet Criterion B. Architecturally, it is an altered Minimal Traditional style building and lacks high artistic value. Research did not reveal that a master architect designed the house. For these reasons, it does not meet Criterion C requirements for the NRHP. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D requirements for the NRHP.

Integrity:

The building retains integrity of location. Based on historic photographs in the Real Property Record Cards, 1937-1972 collection of the Washington State Archives, Puget Sound, this property has undergone significant alterations. A photograph dated September 2, 1943, shows the house's main entrance was on the west elevation and there was a single, narrow 2/2 window. The building was also clad in shiplap siding, and it had a side gable roof. A photograph dated September 14, 1950, shows the house with the siding removed and two windows where today is a cut away porch and the front door. Building permits from the City of Seattle indicate that in 1953 an addition was constructed. By 1955, the house was remodeled and resembles its current form (see historic photographs attached to this record) with a hip and gable roof, asbestos siding and inset porch (King County 1942). Between 2008 and 2011 the windows were replaced, and some were removed and reconfigured (Google 2023). The result of these changes is a loss of integrity of design, materials, workmanship, as well as feeling and association as a 1942 built cottage or with its later re-design in ca. 1955. The changes to the area west of the property on 17th Avenue NE consisting of 1960s commercial development and the presence of altered residential buildings in the neighborhood have diminished its integrity of setting (NETR 2003).

In summary, this property does not meet the NRHP criteria, lacks integrity and is recommended not eligible for the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 460252

Physical description:

This parcel contains a single-story, single-family residence that was originally constructed in 1942 and according to historic County Assessor photographs, re-designed in ca. 1955 in a Minimal Traditional style (Figure 6-15). It has a rectangular plan, a wood post concrete block foundation, and is topped by a hipped and gable roof clad in composition shingles with closed eaves and narrow fascia boards at the gables. A brick chimney pierces the center of the roof. The walls are sheathed in asbestos siding and the windows are replacement vinyl-framed units. The single-entry front door is recessed and set with a replacement paneled door with a sunburst. A narrow concrete walkway leads to a small concrete porch with side stairs and the entrance, which is on the north elevation. The parcel is enclosed by a chain-link fence, except on the south side, where there is a wood fence shared with the residence next door. There is a chain-link double gate and narrow gravel paths for cars. Landscaping is limited to grass, shrubs, and large trees in the back end of the parcel (northeast corner).

Bibliography:

Ancestry.com. 2022. 1950 United States Federal Census [database on-line]. Ancestry.com Operations, Inc., Lehi, UT.

City of Seattle. 1953. Permit Card for 14318 17th Avenue NE. On file with Seattle Department of Construction & Inspections. <https://web.seattle.gov/dpd/edms/>. Accessed July 24, 2023.

Google. 2023. Street View Image Captures, July 2008, Aug 2011 [14318 17th Ave NE]. Accessed August 2023.

King County. 1942. King County Assessor, Real Property Record Cards, 1937-1972 [14318 17th Avenue NE]. Includes 1972 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2023. "Parcel Data."

<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6632300181>. August 3.

Nationwide Environmental Title Research, LLC (NETR). 2023. "Historic Aerials." www.historicaerials.com. August 3.

Statutory Warranty Deed No. 20081202000326. Original on file with the King County Recorder's Office. Seattle, WA.

The Seattle Daily Times. 1922 (August 13). Real Estate Advertisement.

The Seattle Times. 1978 (September 10). "Deaths."

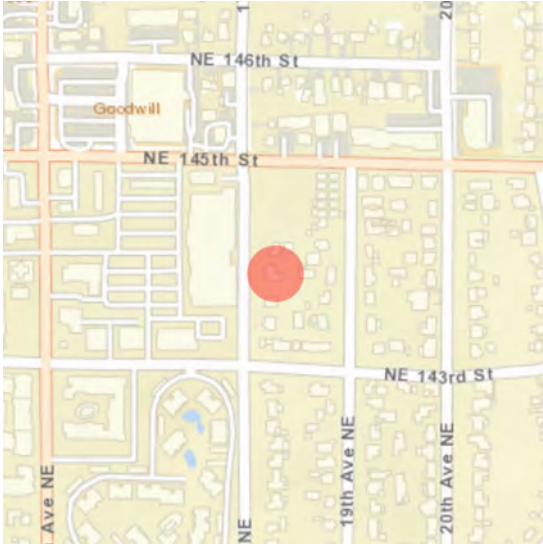


Historic Property Report

Historic Name: Residence

Property ID: 450611

Location



Address: 14326 17TH AVE NE, SEATTLE, WA
Tax No/Parcel No: 6632300183
Plat/Block/Lot: PARAMOUNT PARK ADD N 60 FT OF NW 1/4 LESS E 36 FTT
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E21

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1954	<input type="checkbox"/>
Addition	1973	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 450611

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00133, , Assessors Data Project: King County L		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 450611

Photos



Facade (west)_View east_2023



Corner view of west facade and south gable wall with rear addition_View northeast_2023



King County Assessor photo 1955_Nov 17



Assessor property record_back page_1972



Assessor property record_front page_1972



Assessor property record_back pages_1954



Historic Property Report

Historic Name: Residence

Property ID: 450611



Assessor property record_front page_1954



Redfin_2013.JPG



SeattleCityPermits_14326 17TH AVE NE.pdf



Historic Property Report

Historic Name: Residence

Property ID: 450611

Inventory Details - 7/7/2011

Common name:

Date recorded: 7/7/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6632300183

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 14326 17th Avenue NE, Seattle, is located in King County. According to the county assessor, the structure was built in 1954 and is a single family dwelling. The form of the building is single-family with an attached garage.



Historic Property Report

Historic Name: Residence

Property ID: 450611

Inventory Details - 9/6/2023

Common name:

Date recorded: 9/6/2023

Field Recorder: Aisha Fike

Field Site number: BE 03

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Concrete - Block (cmu)
Structural System	Wood - Platform Frame
Plan	L-Shape
Cladding	Stone

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 450611

Significance narrative:

Property History:

This house is situated in Paramount Park Addition, which was established in 1922 (The Seattle Daily Times 1922:4). Howard I. Jensen was the first owner in 1954. It was then sold to Leslie Pritchard, Jr. By 1957 it was owned by Leo Edward Baker and in 1962 it was owned by Malyn E. Nash (King County 1954). In 1972, Louwildia M. Grothe lived here (The Seattle Times 1972). It appears that the property stayed in her daughter's family until it was sold in 1992. It changed hands in two more instances and is currently owned by Andrew M. Antilla (King County 2023). Property records indicate a bedroom addition and patio were added in 1973 (King County 1954).

NRHP Evaluation:

This property is recommended not eligible for the National Register of Historic Places (NRHP). The house was constructed in the mid-1950s during a period of growth for Seattle. However, within the context of community and residential development, this property has no direct associations with significant trends or events in history and the neighborhood where it is located was established in the early 1920s. The house is also not associated with individuals who played important roles in the history of the region. Therefore, it does not meet Criteria A and B. Under Criterion C, this Ranch house is a modest and altered example of its type, period, and method of construction. It lacks distinction and high artistic values and is not the work of a known master architect/builder. Thus, the house does not meet Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

The property retains integrity of location, as well as feeling and association as a mid-century Ranch house. The 1973 addition, although at the southeast corner of the east elevation (rear) has affected integrity of design, materials, and workmanship. These aspects of integrity are also impacted by the replacement vinyl windows (ca. 1990), even though they are similar in style and pattern to the original windows, and replacement front door as observed from the historic 1955 photo (King County 1954). The changes to the area west of the property on 17th Avenue NE consisting of 1960s commercial development, and the presence of altered residential buildings in the neighborhood have diminished its integrity of setting (NETR 2003).

In summary, this property does not meet the NRHP criteria, has lost integrity, and is recommended not eligible for the NRHP.

Physical description:

A single-family Ranch residence, constructed in 1954, occupies this parcel (Figure 6-16). An addition and patio give the property an L-shape. This single-story house with an attached one-car garage, has a concrete foundation and a side-gable roof that is clad in asphalt shingles. A brick chimney pierces the roofline. The house features cast stone veneer at the front façade (west elevation), and concrete block at the north and south exterior walls with replacement wood siding at the gable ends. The windows are vinyl units and the front entrance is set with replacement wood paneled door. A concrete driveway leads to the garage, with a replacement tilt-up door. The property has a wood fence, mature trees, and a lawn.



Historic Property Report

Historic Name: Residence

Property ID: 450611

Bibliography:

King County Assessor. 1954. Real Property Record Cards, 1937-1972 [14326 17th Avenue NE]. Includes 1972 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2023. "Parcel Data."

<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6632300183>. August 3.

Nationwide Environmental Title Research, LLC (NETR). 2023. "Historic Aerials."
www.historicaerials.com. August 1.

The Seattle Daily Times. 1922 (August 13). Real Estate Advertisement.

The Seattle Times. 1972 (December 2). "Deaths, Funerals."

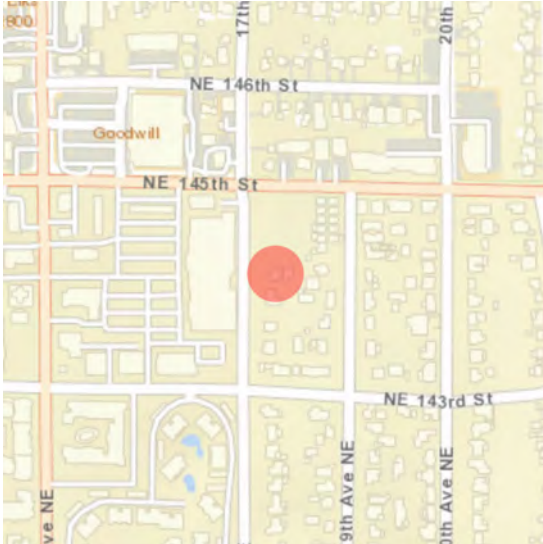


Historic Property Report

Historic Name: Residence

Property ID: 731662

Location



Address: 14334 17th Ave NE, Seattle, Washington, 98125

Geographic Areas: King County Certified Local Government, Seattle Certified Local Government, T26R04E21, King County, SEATTLE NORTH Quadrangle

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1950	<input type="checkbox"/>
Addition	1957	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731662

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 731662

Photos



Facade (west) elevation_View east_2023



West elevation showing corner view and north wing_View east_2023



King County Assessor photo of workshop-garage_1994



King County Assessor photo ca. 1950 showing original form and fenestration placement



King County Assessor photo 1957-july 12_showing wing and carport addition and change to front facing gable windows



Assessor property record_back page_1972



Historic Property Report

Historic Name: Residence

Property ID: 731662



Assessor property record_front page_1972



Assessor property record_back pages_1950



Assessor property record_front page_1950



Seattle_CityPermits_14334 (14332-14336) 17TH AV NE.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731662

Inventory Details - 9/6/2023

Common name:

Date recorded: 9/6/2023

Field Recorder: Aisha Fike

Field Site number: BE 04

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Wood - Drop Siding
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	L-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 731662

Significance narrative:

Property History:

This house is situated in Paramount Park Addition, which was established in 1922 (The Seattle Daily Times 1922:4). According to property records Walter J. Geyer was the original owner (Washington State Archives, Puget Sound). In 1987, Dwight Pickett, the owner, applied to have his two parcels divided into three parcels (City of Seattle 1987). In 1992, the owner Robert J. Morton received a permit to construct a detached workshop on the property. The architect was Todd Heistuman (City of Seattle 1992). Mr. Morton bought the property in 1989 from Robert and Sabriena Mathews (King County Assessor 2023).

NRHP Evaluation:

This property is recommended not eligible for the National Register of Historic Places (NRHP). The house was constructed in 1950 within the Paramount Park Addition that did not see a lot of growth until the early 1960s (NETR 2023). However, it does not meet Criterion A because it lacks a direct association with significant events or trends in history. Research did not reveal that the owners and occupants of the house played important roles in the history of the region. Therefore, the property does not meet Criterion B. Under Criterion C, this house is not a significant example of the Minimal Traditional style. Rather, it is a modest example of its type, period, and method of construction, evidenced in its plan, roofline, siding, and fenestration. The house lacks distinction and high artistic value and research also did not reveal that it was designed by a master architect. Therefore, it does not meet Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

The property retains integrity of location, however, it has a lowered integrity in its other aspects. Integrity of design, workmanship, and materials are impacted by the replacement windows and doors (in ca. 1990) and the addition of the carport and the north wing of the building in 1957 (King County 1950). These changes have affected its integrity of feeling and association as a minimal house built in 1950. Integrity of setting was altered when the detached workshop was added to the property in ca. 1993 and the large commercial property across the street was constructed, sometime between 1952 and 1968 (NETR 2003).

In summary, this property does not meet the NRHP criteria and has a lowered integrity. Thus, it is recommended not eligible for the NRHP.

Physical description:

Located at 14334 17th Avenue NE is a single-family Minimal Traditional style residence originally constructed in 1950 in a rectangular shape, with a carport and north wing added in 1957 giving it its L-shaped Ranch form. The house has a concrete foundation and a gable roof clad in composite shingles. The siding is a combination of horizontal lap siding and wood shingles. All the windows are replacement vinyl units. The entrance was not visible from the public right-of-way. The parcel features mature trees, a lawn, and gravel and dirt driveway. A second building, a detached workshop and garage, of nearly equal size as the residence was constructed between 1992 and 1993 at the rear of the property.



Historic Property Report

Historic Name: Residence

Property ID: 731662

Bibliography:

King County Assessor. 1950. Real Property Record Cards, 1937-1972. Includes 1972 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2023. "Parcel Data."

<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6632300191>. August 3.

Nationwide Environmental Title Research, LLC (NETR). 2023. "Historic Aerials." www.historicaerials.com. August 1.

The Seattle Daily Times. 1922 (August 13). Real Estate Advertisement.

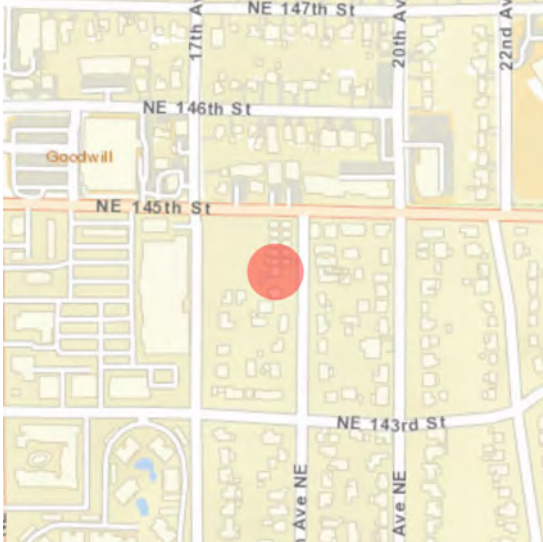


Historic Property Report

Historic Name: Residence

Property ID: 731667

Location



Address: 14343 19th Ave NE, Seattle, Washington, 98125

Geographic Areas: SEATTLE NORTH Quadrangle, T26R04E21, King County, King County Certified Local Government, Seattle Certified Local Government

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1936	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731667

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731667

Photos



Facade (east)_view west_2023



Facade and south gable wall_view northwest_2023



King County Assessor_ca. 2000.JPG



King County Assessor photo 1943.jpg



King County Assessor photo 1938.jpg



Assessor property record_back page_1972



Historic Property Report

Historic Name: Residence

Property ID: 731667



Assessor property record_front page_1972



Assessor property record_front page_1938



Assessor property record pages



Assessor property record_front page_ca. 1943



SeattleCityPermits_14343 19TH AVE NE.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731667

Inventory Details - 9/7/2023

Common name:

Date recorded: 9/7/2023

Field Recorder: Aisha Fike

Field Site number: BE 05

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Wood - Drop Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Early 20th Century Revivals (1900- 1940)	Cape Cod

Surveyor Opinion

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



Historic Property Report

Historic Name: Residence

Property ID: 731667

Significance narrative:

Property History:

This house was built in the Paramount Park Addition, which was a development established in 1922 (The Seattle Daily Times 1922). Property records and historic photographs indicate the residence at 14343 19th Avenue NE was built in 1936 and owned by Gayle McKercher (King County 1938). The property record and newspaper research also revealed that multiple owners and tenants have occupied the residence through the years (The Seattle Times 1940, 1943; City of Seattle 1959; King County 1938). Research did not provide any additional pertinent information on McKercher or subsequent owners.

NRHP Evaluation:

This property is recommended eligible for the National Register of Historic Places (NRHP) under Criterion C. Although there was limited visibility of the house during survey, the house retains its character-defining features (single-story, rectangular plan, side gable roof, double-hung wood frame window, drop siding, single entry door at the center of the symmetrical façade, and minimal detailing) of a Cape Cod Revival style. Variants built after 1935 are also referred to as the side-gabled roof subtype of the Minimal Traditional style. The Cape Cod Revival was popular in the 1920s through the 1940s for its conservative style, detailing and quick construction (DAHP n.d.). Although the building is a modest design lacking in high artistic value and is not associated with a known master architect/builder; it is an intact and characteristic example of the style and as such meets NRHP Criterion C eligibility.

The property does not meet Criterion A because it does not have a direct association with important events or trends in history or play a significant role within the context of community development. Research did not reveal that the owners and occupants of the house played an important role in the history of the region. Therefore, it does not meet Criterion B. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

Based on King County Assessor photos (1938 and 1943), street view images from 2015 and 2019 and the field survey, the house has undergone only minimal alterations, including the re-sized window at the south gable wall and removal of the original porch awning in 1943. It retains integrity of location, design, workmanship, materials, as well as feeling, and association as a 1930s Cape Cod Revival. Integrity of setting was affected by the cluster of two-story houses, constructed ca. 2006, to the north of the residence (NETR 2023). However, the setting remains residential and with most neighboring houses dating to 1930s and 1940s, the setting is only somewhat diminished from the recent additions to the neighborhood.

In summary, this property is recommended eligible for the NRHP under Criterion C and retains sufficient integrity to convey its architectural significance as a Cape Code Revival style residence.

Physical description:

The property contains a single-family, single-story Cape Cod style house with constructed in 1936. It has a rectangular plan, concrete foundation, and is topped with a side-gable roof. The house has lap siding. Windows are wood-framed units that are 6/1 and 1/1 sash. The main entrance is set with a single-entry door, covered by a screen door, and accessed by a concrete stoop with side and center steps. The property is heavily landscaped with mature trees, bushes, and a lawn.



Historic Property Report

Historic Name: Residence

Property ID: 731667

Bibliography:

Washington State Department of Archaeology and Historic Preservation (DAHP). n.d. Architectural Style Guide: Cape Cod Revival. Accessed September 26, 2023. <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/cape-cod-revival>.

King County Assessor. 1938. Real Property Record Cards, 1937-1972 [14343 19th Avenue NE]. Includes 1972 record. Washington State Archives, Puget Sound. Bellevue, WA.

City of Seattle. 1959. Building – Use Permit #BN 00918. On file with City of Seattle Department of Construction and Inspections. <https://web.seattle.gov/dpd/edms/>. Accessed July 24, 2023.

Nationwide Environmental Title Research, LLC. 2023. "Historic Aerials." www.historicaerials.com. August 1.

The Seattle Daily Times. 1922 (August 13). Real Estate Advertisement.

The Seattle Times. 1940 (July 26). "Obituaries – August J. Swanson."

The Seattle Times. 1943 (July 29). "Notice of Intentions to Wed."

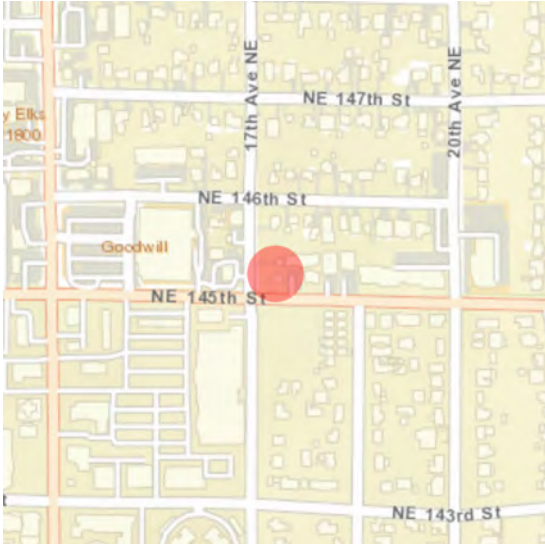


Historic Property Report

Historic Name: Residence

Property ID: 407719

Location



Address: 1700 NE 145TH ST, SHORELINE, WA
Tax No/Parcel No: 3670500529
Plat/Block/Lot: JARDIN EL NORTE ADDLESS N 10 FT
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E16

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1929	<input type="checkbox"/>
Remodel	1950	<input checked="" type="checkbox"/>
Addition	1955	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 407719

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00118, , Assessors Data Project: King County F		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 407719

Photos



South and West Elevations



West and North Elevations



Property looking east



Detached Garage



PSA-37.jpg



PSA-36.jpg



Historic Property Report

Historic Name: Residence

Property ID: 407719



PSA-14.jpg



PSA-13.jpg



PSA-12.jpg



Historic Property Report

Historic Name: Residence

Property ID: 407719

Inventory Details - 7/6/2011

Common name:

Date recorded: 7/6/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 3670500529

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 1700 NE 145th Street, Shoreline, is located in King County. According to the county assessor, the structure was built in 1929 and is a single family dwelling. The form of the building is single-family.



Historic Property Report

Historic Name: Residence

Property ID: 407719

Inventory Details - 8/22/2023

Common name:

Date recorded: 8/22/2023

Field Recorder: Michelle Yellin

Field Site number: BE 06

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Cross
Cladding	Vinyl Siding
Plan	Irregular
Structural System	Wood - Platform Frame
Roof Material	Asphalt/Composition - Shingle

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

Significance narrative: Historic Context
The residence at 1700 NE 145th Street is located in Shoreline's Jardin El Norte addition. The Jardin El Norte addition was platted in 1927 and encompasses eight blocks in Shoreline and consists of 164 lots between 145th and 150th Streets and 15th and 20th Avenues NE. The subdivision, whose name translates to "The North Garden," was designed with a half-acre children's playground fronting 20th Ave NE between 147th and 148th Streets (no longer extant), and was advertised as having good bus service, most tracts having "standing Maple, Cedar, Fir and Alder" trees, and as "the last piece of North End close-in acreage" (Seattle Post-Intelligencer 1927).

Property History

Available digital research did not reveal much about this property. When the land was originally platted in the late 1920s, NE 145th Street was E 145th Street, and a digital archival newspaper search of the addresses using both street names did not reveal significant information about the property. The Sanborn Map Company did not appear to cover this area in their mapping. A historic aerial photograph from 1936 shows the Jardin



Historic Property Report

Historic Name: Residence

Property ID: 407719

El Norte plat as a residential neighborhood with generously spaced houses and lots of trees and green space (NETR 2023). A King County Assessor property card from 1938 includes a photo of the original building: it had a smaller footprint than it does currently, as the additions had not yet been built, and it was rectangular in plan. It had a front gabled roof with a front-gabled entry awning over the front door, and 6/1 sash windows. The property card lists the year built as 1929, and a remodel date of 1950. Owner or contract purchasers are listed as Arthur E. Johnson in 1941, and Bertha Pigott in 1957. A 1938 property card also includes a 1960 photo of the house from NE 145th that shows the side-gabled addition off the west elevation, and another side-gabled addition of the northeast corner, and an updated footprint drawing shows the irregular footprint. The 1938 property card also includes a photo of the detached garage, although it is not clear when the photo was taken. The garage appears either mid-construction, or mid-remodel, as beams are exposed, and the building is not fully clad (King County 1938).

NRHP Evaluation

Built in 1929, this single-family residence is recommended as not eligible for listing in the NRHP. It is situated within Shoreline's Jardin El Norte addition, platted in 1927 and consisting of 164 lots between NE 145th and NE 150th Streets and 15th and 18th Avenues NE. Available archival and cartographic research did not indicate this property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal that the property held a strong association with the lives of significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the house is a modest and altered example of a vernacular 1920s residence featuring few character-defining features. It does not embody the distinctive characteristics of a particular type, period, or method of construction; does not represent the work of a master; does not possess high artistic values; and does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e. contribute to a potential or existing historic district). For these reasons, it does not meet Criterion C. Finally, the property is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This property retains integrity of location and association. Integrity of materials, design, and workmanship have been diminished by the additions and vinyl cladding. It is also unclear whether or not the original windows still exist underneath the plywood boards. Setting has been diminished by the modern development surrounding the property. These changes collectively diminish the property's integrity of feeling.

Summary

This property does not meet the significance criteria and has been altered. Thus it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 407719

Physical description:

This property, which consists of a single-family residence and a detached garage, is located on the northeast corner of NE 145th Street and 17th Avenue NE in the city of Shoreline. Overgrown vegetation and privacy hedges along the property's southern border completely obstructs the view of the property from the right of way on NE 145th Street, and the property is only visible through a break in the trees from the alleyway along the property's western border. Irregular in plan, the single-story residence has a cross-gabled roof covered in composite shingles, and an addition that is topped by a gently-sloping shed roof covered in composite sheathing. Cladding consists of vinyl clapboard. Windows are not visible because they have been boarded up. The residence has minimal Craftsman style features, such as the roof shape and overall massing, but more were likely evident when the windows were visible. A detached garage is located on the northeast corner of the property. It has both a front gable roof and a lean-to shed roof. Cladding is vinyl clapboard, done in the same style as the main residence. A wood paneled garage door is located on the front gabled portion's west elevation; the lean-to shed roof portion is open on its west elevation.

Bibliography:

King County. 1938. King County Assessor, Real Property Record Cards, 1937-1972 [1700 E 145th Street]. Includes 1938 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936. Accessed August 3, 2023. <https://www.historicaerials.com/>.

Seattle Post-Intelligencer. 1927 (September 23). "69 Acreage – Garden Lands." Seattle, WA.

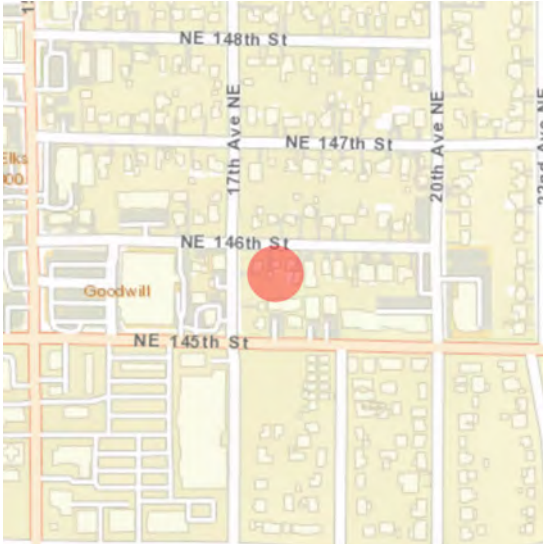


Historic Property Report

Historic Name: Residence

Property ID: 470125

Location



Address: 1713 NE 146TH ST, SHORELINE, WA
Tax No/Parcel No: 3670500440
Plat/Block/Lot: JARDIN EL NORTE ADD
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E16

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1939	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 470125

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00137, , Assessors Data Project: King County N		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 470125

Photos



Facade



Primary House and Detached Garage



PSA-15.jpg



PSA-39.jpg



PSA-38.jpg



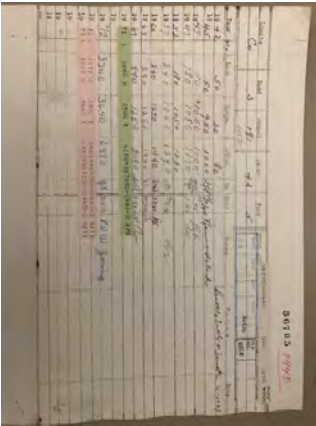
PSA-17.jpg



Historic Property Report

Historic Name: Residence

Property ID: 470125



PSA-16.jpg



Historic Property Report

Historic Name: Residence

Property ID: 470125

Inventory Details - 7/11/2011

Common name:

Date recorded: 7/11/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 3670500440

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 1713 NE 146th Street, Shoreline, is located in King County. According to the county assessor, the structure was built in 1939 and is a single family dwelling. The form of the building is single-family.



Historic Property Report

Historic Name: Residence

Property ID: 470125

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 07

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - WWII Era Cottage
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

Significance narrative: Historic Context
The residence at 1713 NE 146th Street is located in Shoreline's Jardin El Norte addition. The Jardin El Norte addition was platted in 1927 and encompasses eight blocks in Shoreline and consists of 164 lots between 145th and 150th Streets and 15th and 20th Avenues NE. The subdivision, whose name translates to "The North Garden," was designed with a half-acre children's playground fronting 20th Ave NE between 147th and 148th Streets (no longer extant), and was advertised as having good bus service, most tracts having "standing Maple, Cedar, Fir and Alder" trees, and as "the last piece of North End close-in acreage" (Seattle Post-Intelligencer 1927).

Property History

Available digital research did not reveal much about this property. When the land was originally platted in the late 1920s, NE 145th Street was E 145th Street, and a digital archival newspaper search of the addresses using both street names did not reveal significant information about the property. The Sanborn Map Company did not appear to



Historic Property Report

Historic Name: Residence

Property ID: 470125

cover this area in their mapping. A historic aerial photograph from 1936 shows the Jardin El Norte plat as a residential neighborhood with generously spaced houses and lots of trees and green space (NETR 2023). A King County Assessor property card from ca 1945 lists the residence's built date as 1939, remodel date as 1943, and built date for the detached garage as 1945 (King County 1945). The property card includes a photo of the original building: the residence looks largely the same, with the exception of the windows. As shown in a 1943 photo, the original windows retain the original horizontal muntin bars, three on each window, that are typical of a WWII Era Cottage (King County 1945). The ca. 1945 property card lists the property's address as 1709 E 146th, while the 1972 property card lists the address as 1713 NE 146th (King County 1945, 1972).

NRHP Evaluation

Built in 1939, this WWII Era Cottage is recommended as not eligible for listing in the NRHP due to a lack of integrity. It is situated within Shoreline's Jardin El Norte addition, platted in 1927 and consisting of 164 lots between NE 145th and NE 150th Streets and 15th and 18th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal that the property held a strong association with the lives of significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the house displays distinctive characteristics of a WWII Era Cottage with its rectangular plan and horizontal massing, hipped roof, minimal eaves, and façade layout, however it has diminished integrity due to a loss of its historic fabric, and as such, does not meet Criterion C. Finally, the property is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This residence retains integrity of location, association, and setting. Integrity of material, design, and workmanship is diminished due to the replacement windows. The original wood windows with the three horizontal muntins were an important characteristic features of the WWII Era Cottage. While the current windows retain the same layout as the original windows, the loss of the original character detracts from the overall integrity of feeling of the residence as a strong and authentic example of a WWII Era Cottage.

Summary

While this property meets Criterion C, it has lost integrity and is no longer able to sufficiently convey its significance. Therefore, it is recommended as not eligible for listing in the NRHP.

Physical description:

This property, which consists of a single-family residence and a detached garage, is located on the south side of NE 146th Street, between 17th and 20th Avenues NE in the city of Shoreline. The small front yard features mature trees that partially obstruct the residence from view from the right of way. A paved driveway on the west side of the lot leads to a detached garage behind the main residence. Rectangular in plan, the single-story World War II Era Cottage has a hipped roof covered in composite shingles, with very shallow overhanging eaves. Cladding consists of wood clapboard. Fenestration layout is typical for the WWII Era Cottage, with two large wraparound corner windows at each end of the façade. However, the window material has been changed, now consisting of vinyl fixed panes on the façade and aluminum single-hung windows on the secondary elevations. A detached garage is located on the southwest corner of the property. Similar to the primary residence, it is rectangular in plan and has a hipped roof. Cladding appears to be wooden clapboard, and the garage door is wood paneled.



Historic Property Report

Historic Name: Residence

Property ID: 470125

Bibliography:

King County. 1945. King County Assessor, Real Property Record Cards, 1937-1972 [1709 E 146th Street]. Includes 1945 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936. Accessed August 3, 2023. <https://www.historicaerials.com/>.

Seattle Post-Intelligencer. 1927 (September 23). "69 Acreage – Garden Lands." Seattle, WA.

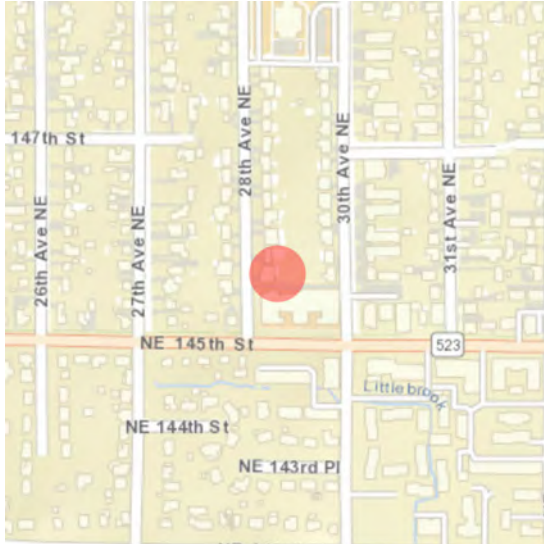


Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Location



Address: 14520 28TH AVE NE, SHORELINE, WA
Tax No/Parcel No: 6649300010
Plat/Block/Lot: PARK ROYAL ADD
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E16

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1961	<input type="checkbox"/>
Remodel	2010	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Builder	Harry Pryde - Pryde Homes, Inc.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-08-00133, , Assessors Data Project: King County L		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Photos



Facade



Facade and south elevation



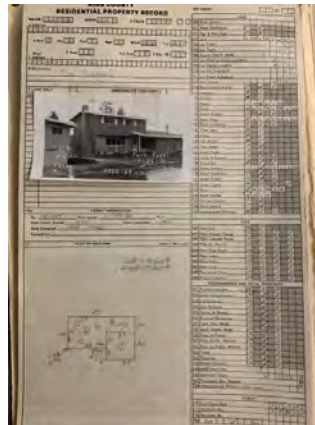
PSA-18.jpg



Seattle Times 1961.jpg



PSA-41.jpg



PSA-40.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278



PSA-19.jpg



Park Royal addition 1961.pdf



Seattle Times_March_18_1962__p121.pdf



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Inventory Details - 7/7/2011

Common name:

Date recorded: 7/7/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6649300010

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 14520 28th Avenue NE, Shoreline, is located in King County. According to the county assessor, the structure was built in 1961 and is a single family dwelling. The form of the building is single-family with an attached garage.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE-08

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Raised Ranch
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	Irregular

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

Significance narrative: Property History

The residence at 14520 28th Ave NE is located in Shoreline's Park Royal addition. The Park Royal addition consists of 24 lots just north of NE 145th Street between 28th and 30th Avenue NE, and one large "Tract A" at the southern end of the subdivision (King County 1961a). The Park Royal addition was platted by builder Harry Pryde under his company, Pryde Homes, Inc. in 1961 (King County 1961a; Seattle Times 1962). Late 1961 and early 1962 newspaper ads boast about "Harry Pryde's newest development," featuring "three, four, or six bedroom homes," all of which include "custom Crest Kitchens by HotPoint" (Seattle Times 1961).

Harry A. Pryde (1930 – 2009) started his career as a homebuilder in a modest way, putting up a few houses in Seattle's Northgate area (Caldbeck 2009). In 1960 he founded the Pryde Corporation, and before long he was developing and building homes, apartment complexes, office buildings, convalescent centers, and condominiums all



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

around the Seattle region (Caldbeck 2009). Pryde had a good eye for housing trends, and he built one of the Seattle's first condominiums, on the west side of Capitol Hill overlooking Lake Union, in 1970 (Caldbeck 2009). He served as president of the Seattle Master Builders Association in 1965 and the Washington State Home Builders Association (NAHB 2023). He also served as National Association of Home Builders (NAHB) president in 1983 and served on the NAHB Board of Directors for 18 years. Pryde was a member of the board of trustees for the Washington State International Trade Commission and the Chamber of Commerce (NAHB 2023). He created the Monetary Policy Forum, a watchdog panel of business leaders, economists and top-level financial analysts charged with overseeing the policies of the Federal Reserve Board (NAHB 2023). He was also a long-time advocate for affordable housing (Seattle Times 2009).

According to the King County Assessor property card for this property, Robert G. Austin purchased the property from the builder, Pryde Homes Inc., on January 23, 1962, for \$20,500 (King County 1961b). Digital archival research did not reveal much additional research about this specific property.

NRHP Evaluation

Built in 1961, this Raised Ranch is recommended as not eligible for listing in the NRHP due to a loss of integrity. It is situated within Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consisting of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Available research did not reveal that the property is associated with individuals who made significant contributions to history and thus it does not meet Criterion B. Under Criterion C, the house displays distinctive characteristics of a Raised Ranch type house, featuring the two-story version of the Ranch type horizontal massing, central entry, attached garage, and wood clapboard cladding with brick veneer accents. It is also an example of the work of a local master builder, Harry Pryde. Although the house has significance under Criterion C, it lacks key aspects of integrity to convey its significance and does not meet Criterion C. Finally, this residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This residence retains integrity of location, association, setting, and feeling. Integrity of design, materials, and workmanship have been diminished by the replacement of all original aluminum windows with vinyl windows, the replacement garage doors, and replacement accent cladding below the ground story windows. A 1962 photo of the residence indicates that the original garage doors had five horizontal stripes each, and that the cladding underneath the ground story windows was cedar board with a scallop decorative border (King County 1961b). These alterations diminish the residence's ability to sufficiently convey its architectural significance.

Summary

While this residence has significance under Criterion C as a characteristic example of the Raised Ranch type house built by Harry Pryde, it lacks integrity to convey its significance due to the loss of original fabric including replacements of the prominent windows and garage door, and removal of the original cladding under the primary façade windows. As such, it is recommended not eligible for national, state, or local listing.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 451278

Physical description:

Built in 1961, this Raised Ranch house is located on the east side of 28th Avenue NE, just north of NE 145th Street in Shoreline. The front of the house features a small front yard and a paved driveway that leads to a two-car garage. The Raised Ranch consists of a two-story main living area and a single-story attached two-car garage. The attached garage has a wider footprint than the main living portion of the house, giving the residence an irregular plan. The Raised Ranch has a poured concrete foundation and is topped by parallel side gable roofs on the single-story garage and two-story living area, both covered in composite shingles. Cladding consists primarily of wooden clapboard with brick accents around the entrance. Fenestration consists of sliding vinyl windows framed by false wooden shutters. The façade, which faces west, features a central entry area that serves as the link between the garage and the main living area of the house. The garage's overhang creates a sheltered breezeway for the entry area, which is also accented by brick veneer. The door appears to be the original wood and glass door. On the two-story living portion, the second story overhangs slightly over the ground story, and each story features a pair of sliding windows. The single-story garage features two painted paneled garage doors.

Bibliography:

Caldbeck, John. 2009. "HistoryLink.org Essay 9172 - Harry A. Pryde of the Home Builders Association of Greater Seattle takes over as president of the National Association of Home Builders in January 1983." <https://www.historylink.org/File/9172>, accessed August 7, 2023.

King County. 1961a. Plat Map for Park Royal, Section 16, TWP 26N, R4E, W.M. King County, Washington." <https://recordsearch.kingcounty.gov/LandmarkWeb/Document/GetDocumentByBookPage/?booktype=PLAT&booknumber=067&pagenumber=049>, accessed August 7, 2023.

_____. 1961b. King County Assessor, Real Property Record Cards, 1937-1972 [14520 28th Avenue NE]. Includes records and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

National Association of Home Builders (NAHB). 2023. "Harry Pryde." <https://www.nahb.org/why-nahb/nahb-past-presidents/1980s/harry-pryde>, accessed August 7, 2023.

Seattle Times. 1961 (December 3). "Now Open For Your Inspection Noon 'Till Dark..." Seattle, WA.

_____. 1962 (March 18). "Real Estate – Planning, Building, Selling – by Alice Staples." Seattle, WA.

_____. 2009 (April 5). "Obituary for Harry A. Pryde." <https://www.legacy.com/us/obituaries/seattletimes/name/harry-pryde-obituary?id=15459107>, accessed August 7, 2023.

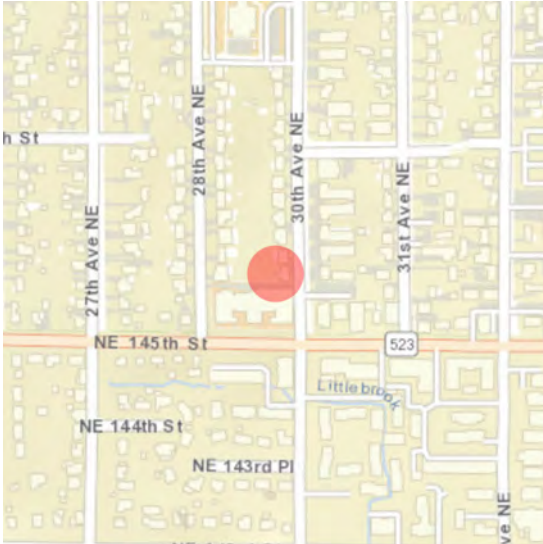


Historic Property Report

Historic Name: Residence

Property ID: 364873

Location



Address: 14519 30TH AVE NE, SHORELINE, WA
Tax No/Parcel No: 6649300240
Plat/Block/Lot: PARK ROYAL ADD LESS ST
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E16

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1962	<input type="checkbox"/>
Remodel	2016	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Builder	Harry Pryde - Pryde Homes, Inc.



Historic Property Report

Historic Name: Residence

Property ID: 364873

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00112, , Assessors Data Project: King County B		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 364873

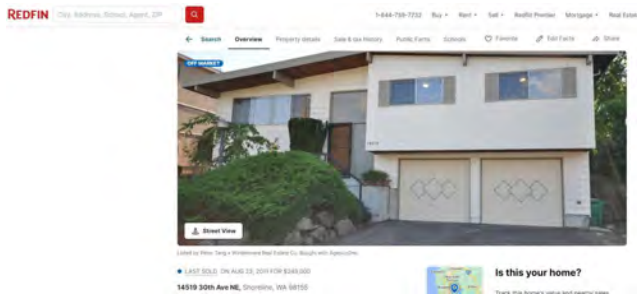
Photos



Facade



SPI 1962_Pryde homes.jpg



Redfin listing photos_pre remodel.jpg



PSA-42.jpg



PSA-21.jpg



PSA-20.jpg



Historic Property Report

Historic Name: Residence

Property ID: 364873



Facade and north elevation



Partial south and west elevations



Historic Property Report

Historic Name: Residence

Property ID: 364873

Inventory Details - 7/4/2011

Common name:

Date recorded: 7/4/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6649300240

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 14519 30th Avenue NE, Shoreline, is located in King County. According to the county assessor, the structure was built in 1962 and is a single family dwelling. The form of the building is single-family with a basement garage.



Historic Property Report

Historic Name: Residence

Property ID: 364873

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 09

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Split Entry
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Vertical Boards
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

Significance narrative: Property History

The residence at 14519 30th Avenue NE is located in Shoreline's Park Royal addition. The Park Royal addition consists of 24 lots just north of NE 145th Street between 28th and 30th Avenues NE, and one large "Tract A" at the southern end of the subdivision (King County 1961a). The Park Royal addition was platted by builder Harry Pryde under his company, Pryde Homes, Inc. in 1961 (King County 1961a; Seattle Times 1962). Late 1961 and early 1962 newspaper ads boast about "Harry Pryde's newest development," feature "three, four, or six bedroom homes," all of which include "custom Crest Kitchens by HotPoint" (Seattle Times 1961).

Harry A. Pryde (1930 – 2009) started his career as a homebuilder in a modest way, putting up a few houses in Seattle's Northgate area (Caldbeck 2009). In 1960 he founded the Pryde Corporation, and before long he was developing and building homes,



Historic Property Report

Historic Name: Residence

Property ID: 364873

apartment complexes, office buildings, convalescent centers, and condominiums all around the Seattle region (Caldbeck 2009). Pryde had a good eye for housing trends, and he built one of the Seattle's first condominiums, on the west side of Capitol Hill overlooking Lake Union, in 1970 (Caldbeck 2009). He served as president of the Seattle Master Builders Association in 1965 and the Washington State Home Builders Association (NAHB 2023). He also served as National Association of Home Builders (NAHB) president in 1983 and served on the NAHB Board of Directors for 18 years. Pryde was a member of the board of trustees for the Washington State International Trade Commission and the Chamber of Commerce (NAHB 2023). He created the Monetary Policy Forum, a watchdog panel of business leaders, economists and top-level financial analysts charged with overseeing the policies of the Federal Reserve Board (NAHB 2023). He was also a long-time advocate for affordable housing (Seattle Times 2009).

According to the King County Assessor property card for this property, Darold H. Bieber purchased the property from the builder, Pryde Homes Inc., on April 24, 1962, for \$20,027 (King County 1961b). Digital archival research did not reveal much additional research about this specific property.

NRHP Evaluation

Built in 1962, this Split Entry type residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP) due to a loss of integrity. It is situated within Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consisting of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Available research did not reveal that the property is associated with individuals who made significant contributions to history and thus it does not meet Criterion B. Under Criterion C, the house displays distinctive characteristics of a Split Entry type house done in the Contemporary style. It is also an example of the work of a local master builder, Harry Pryde. Although the house has significance under Criterion C, it lacks key aspects of integrity to convey its significance and does not meet Criterion C. Finally, this residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This residence retains integrity of location, association, and setting. Integrity of design, materials, and workmanship are lost by the conversion of the integrated garage, which involved removing the original two garage doors and replacing them with sliding vinyl windows, as well as adding new, unsympathetic cladding around the windows. As this area of the building is prominently featured on the residence's façade, the alterations have rendered the house unable to sufficiently convey its significance under Criterion C.

Summary

While this residence has significance under Criterion C as a characteristic example of the Raised Ranch type house built by Harry Pryde, it lacks integrity to convey this significance due to the loss of original fabric. As such, it is recommended not eligible for national, state, or local listing.



Historic Property Report

Historic Name: Residence

Property ID: 364873

Physical description:

Built in 1962, this Split Entry house is located on the west side of 30th Avenue NE, just north of NE 145th Street in Shoreline. The front of the house features a small front yard with overgrown vegetation and a paved driveway on the north side. The two-story house has poured concrete foundation and a rectangular plan. It is topped by a gently sloping side gable roof with exaggerated overhanging eaves and exposed rafter beams. Cladding consists of horizontal wooden clapboard, thin vertical wood cladding, and T1-11 paneling. Fenestration consists of a combination of original aluminum sliders and replacement vinyl sliders. The façade, which faces east, features a two-story central entry that is sheltered underneath the deep overhanging eaves. The entry unit consists of a wooden door with a modern vinyl screen, a similarly sized textured glass sidelight, and a tall textured glass transom that spans the width of both the door and the sidelight. North of the entry, the second story is cantilevered over the former integrated garage and features a pair of aluminum sliding windows framed by false shutters. The ground story, where the garage doors used to be, features a modern secondary entry door and two vinyl sliders. South of the entry are two steel slider windows on the second story. The rear (west) elevation features a modern screened in porch addition with a flat roof.

Bibliography:

Caldbeck, John. 2009. "HistoryLink.org Essay 9172 - Harry A. Pryde of the Home Builders Association of Greater Seattle takes over as president of the National Association of Home Builders in January 1983." <https://www.historylink.org/File/9172>, accessed August 7, 2023.

King County. 1961a. Plat Map for Park Royal, Section 16, TWP 26N, R4E, W.M. King County, Washington." <https://recordsearch.kingcounty.gov/LandmarkWeb/Document/GetDocumentByBookPage/?booktype=PLAT&booknumber=067&pagenumber=049>, accessed August 7, 2023.

King County. 1961b. King County Assessor, Real Property Record Cards, 1937-1972 [14519 30th Avenue NE]. Includes record and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

National Association of Home Builders (NAHB). 2023. "Harry Pryde." <https://www.nahb.org/why-nahb/nahb-past-presidents/1980s/harry-pryde>, accessed August 7, 2023.

Seattle Times. 1961 (December 3). "Now Open For Your Inspection Noon 'Till Dark..." Seattle, WA.

_____. 1962 (March 18). "Real Estate – Planning, Building, Selling – by Alice Staples." Seattle, WA.

_____. 2009 (April 5). "Obituary for Harry A. Pryde." <https://www.legacy.com/us/obituaries/seattletimes/name/harry-pryde-obituary?id=15459107>, accessed August 7, 2023.

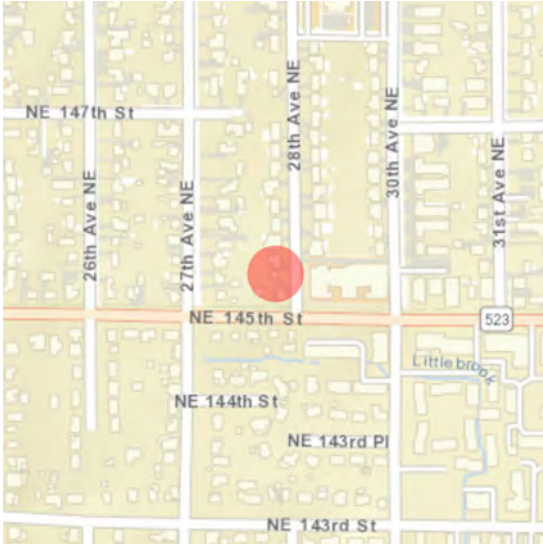


Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

Location



Address: 2722 NE 145th St, Shoreline, Washington, 98155

Geographic Areas: Seattle Certified Local Government, King County, King County Certified Local Government, SEATTLE NORTH Quadrangle, T26R04E16

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1949	<input type="checkbox"/>
Addition	2000	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

Photos



Facade view of residence southwest elevation showing detached garage in rear_Looking north_Dec-2023



East and north elevation of house and rear garage_Looking southwest from 28th Ave NE



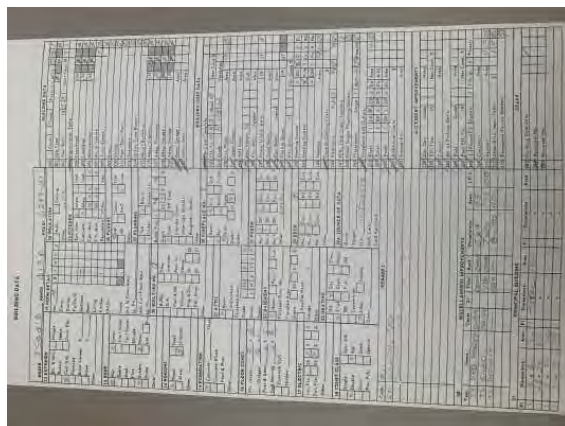
North and east elevation of house_Looking west from 28th Ave NE



East elevation of house_Looking northwest from 28th Ave NE and NE 145th St



King County Assessor Property Card 1950 - Oct 23 photo.jpg

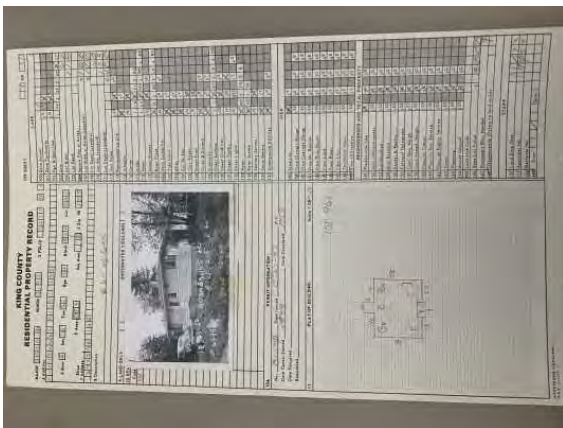


King County Assessor Property Card 1972-2.jpg

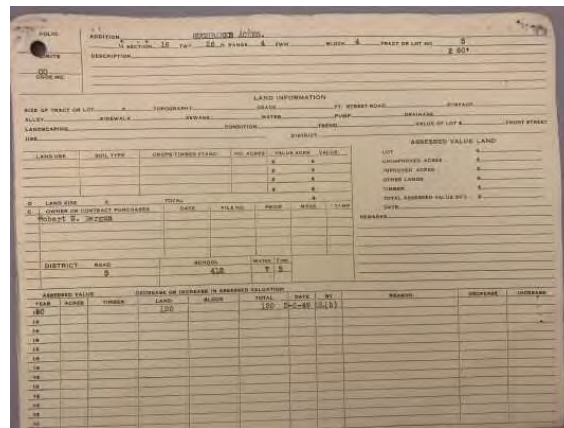
Historic Property Report

Historic Name: Single Family Residence

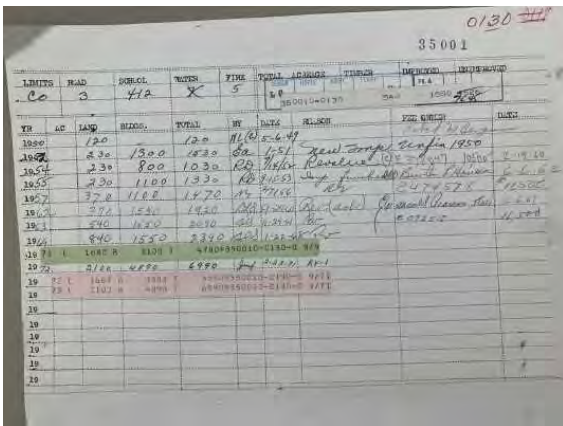
Property ID: 732696



King County Assessor Property Card 1972-1.jpg



King County Assessor Property Card 1950-3.jpg



King County Assessor Property Card 1950-2.jpg



King County Assessor Property Card 1950-1.jpg



historicaerial_2022.jpg



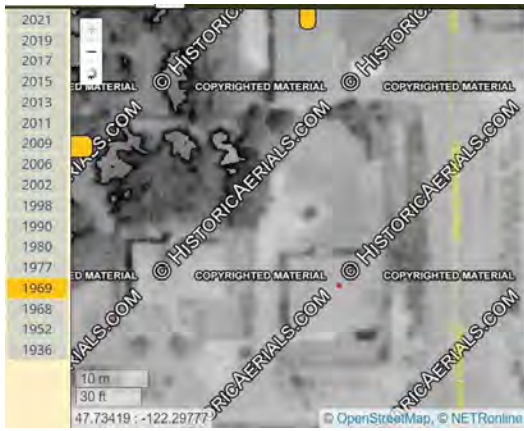
historicaerial_1977.jpg



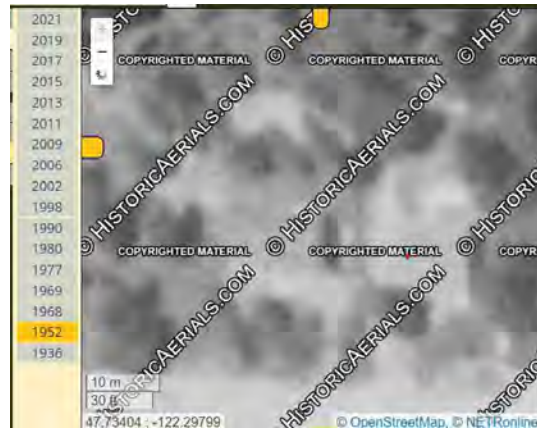
Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696



historicaerial_1969.jpg



historicaerial_1952.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

Inventory Details - 1/2/2024

Common name:

Date recorded: 1/2/2024

Field Recorder: Aisha Fike

Field Site number: BE 32

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - WWII Era Cottage
Roof Type	Hip
Roof Material	Asphalt/Composition - Rolled
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Square

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

Significance narrative: Property History:
The single-family residence at 2722 NE 145th Street in Shoreline was built in 1949, and occupied by 1950, though it wasn't "completed" until 1953, noted on the permit information and historic photos included in the King County Assessor property record cards (King County 1950). The residence was constructed in the Hughbanks Acres subdivision and the parcel was owned by Robert W. Bergun. Subsequent owners included Berton L. Housen by 1962 and Gerald Pearson by 1969 (King County 1950). The current owner is listed as Gregory Haveman in the Assessor online parcel data, whose family purchased the property in 1994 from the Lowell family (King County 2022).

No information was readily available on the history and development of this tract through newspaper and genealogy research. Nor did background archival research provide additional information regarding the original owner or subsequent owners of the property. Historic aerial photographs from 1936 and 1952 show the area transition from



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

woods and steep hills to residential tract development of small single-family dwellings (NETR 2023). The residential building is visible on the 1952 historic aerial images with its current hip roof, square shape plan, and footprint unchanged (NETR 2023). A detached “shed” was built in ca. 1971, replaced with the detached garage built in 2000 at the rear of the property (King County 1950; NETR 2023).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the NRHP. It was built in 1949, during the period of post-war economic boom when compact economic houses such as the subject residence were being built in large numbers on sprawling subdivisions. Archival research did not indicate this property to have any specific association with this trend in history, nor is it associated with a significant tract and postwar residential development, or any other events or trends that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B.

Under Criterion C, the Minimal Traditional style residence building features a WWII Era Cottage form with a single-story, square-shaped, and boxy plan, small interior rooms situated around a core, and capped by a hip roof. However, it is not a characteristic example of this type, as they frequently included a small hip wing, and wrap around windows with divided lights. Further, the building does not possess high artistic value nor represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It retains its integrity of feeling and association as a hipped roof Minimal Traditional style residence built during the mid-century. It maintains its connection to the postwar residential development in the neighborhood, however the recent residential and commercial development southwest of the property and the changes and alterations to the residences in the neighborhood have diminished the integrity of setting. Integrity of design, materials, and workmanship have been diminished by replacement of all original wood windows with vinyl frames. An October 1950 photograph included in the King County Assessor Property Card shows the nearly completed residential dwelling with its former wood-frame windows with double-hung sashes and divided lower lights (King County 1950).

Summary

This building does not meet the significance criteria and has diminished historic integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732696

Physical description:

The single-family house at 2722 NE 145th Street in Shoreline is on the northwest corner of 28th Avenue NE and NE 145th Street. The one-story Minimal Traditional style residence was built in 1949. The building is largely square shaped in plan with a slight projection at the south facing façade. It rises from a concrete foundation and is capped by a hip roof with moderately hanging eaves covered in composition shingles. The walls are sheathed in clapboard cedar siding and a thick exterior blond brick chimney is at the east elevation. Windows consist of varying sizes of replacement vinyl-frames set in corners and asymmetrically placed on the exterior walls. The visible west elevation contains a secondary entrance reached by side-facing concrete steps and wood railing. A wood-frame detached garage with a front facing gable roof and shed roof carport extension, originally built in ca. 1971 is at the rear of the property (King County 1950, 2022). A tall wood fence surrounds much of the property obscuring the viewshed of the residence and property.

Bibliography:

King County. 1950. King County Assessor Real Property Record Cards, 1937-1972 (2722 NE 145th Street). Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 350010-0130.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3500100130>. Accessed December 19, 2023.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977. Accessed December 19, 2023. <https://www.historicaerials.com/>.

Sources Consulted

Newspapers.com; Seattle Public Library NewsBank and Sanborn databases; Ancestry.com

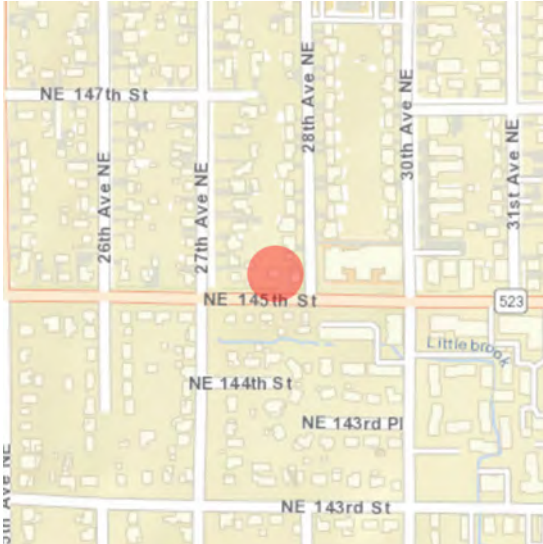


Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

Location



Address: 2716 NE 145th St, Shoreline, Washington, 98155

Geographic Areas: T26R04E16, Seattle Certified Local Government, King County, King County Certified Local Government, SEATTLE NORTH Quadrangle

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1950	<input type="checkbox"/>
Remodel	1965	<input type="checkbox"/>
Addition	1965	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

Photos



Facade south_View looking northwest_Dec 2023.jpg



East gable wall elevation and south facade_View looking northwest.jpg



East elevation_View looking southwest from 28th Ave NE adjacent lot.jpg



West gable wall elevation_View looking northeast.jpg



KingCounty- Oct 20-1950 photo.jpg



KingCounty-Mar 22-1960 photo.jpg

Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704



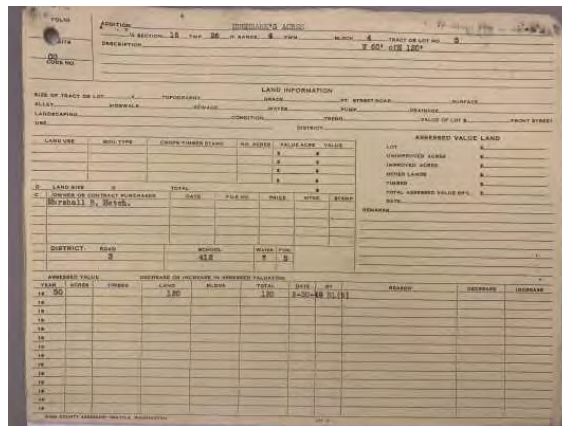
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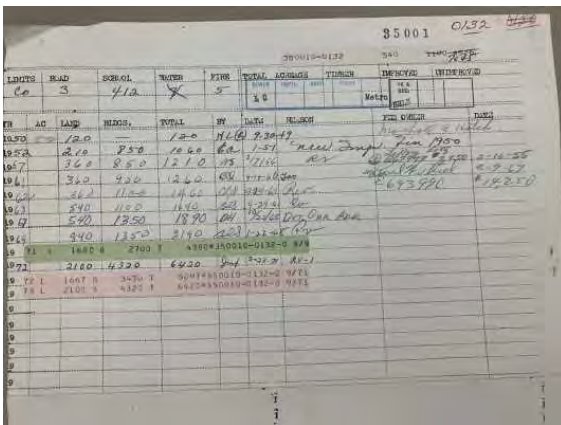
King County Assessor Property Card 1972-2.jpg



King County Assessor Property Card 1972-1.jpg



King County Assessor Property Card 1950-3.jpg



King County Assessor Property Card 1950-2.jpg



King County Assessor Property Card 1950-1.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704



historicaerial_2022.jpg



historicaerial_1977.jpg



historicaerial_1969.jpg



historicaerial_1952.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

Inventory Details - 1/3/2024

Common name:

Date recorded: 1/3/2024

Field Recorder: Aisha Fike

Field Site number: BE 33

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shake
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

Significance narrative: Property History:
The single-family residence at 2716 NE 145th Street was built in 1950 in the Hughbanks Acres subdivision and the parcel was owned by Marshall B. Hatch. Subsequent owners included LeRoy Lotz by 1955, Paul W. Thiel in 1967 (King County 1950). The current owner is listed as Arnold Chotiner in the Assessor online parcel data (King County 2022). No information was readily available on the history and development of this tract through newspaper and genealogy research. Nor did background archival research provide additional information regarding the original owner or subsequent owners of the property. Historic aerial photographs from 1936 and 1952 show the area transition from woods and steep hills to residential tract development of small single-family dwellings (NETR 2023). A review of King County Assessor property record cards, historic photographs, and historic aerials reveal the residence building went through several changes including the enclosure of the attached partially open carport/garage in 1957. This attached garage was incorporated into the living space and an aluminum frame



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

sliding glass door replaced the garage door opening in 1965 when a detached garage was added fronting the east portion of the building at street level. The detached garage was removed in a recent remodel (King County 1950, 2022; NETR 2023).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the NRHP. It was built in 1950 during the post-war period of economic prosperity and growth when compact economic houses such as the subject residence were being built in large numbers on sprawling subdivisions. Archival research did not indicate this property to have any specific association with this trend in history, nor is it associated with a significant tract and postwar residential development, or any other events or trends that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B. Under Criterion C, the postwar minimal house does not embody distinctive characteristics of its type, period or method of construction, nor does it possess high artistic value. Further, the building does not represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It maintains its connection to the postwar residential development in the neighborhood, however, the recent residential and commercial development southwest of the property and the changes and alterations to the residences in the neighborhood have diminished the integrity of setting. Integrity of design, materials, and workmanship have been significantly lowered due to the enclosure of the original carport, replacement of the wood windows with aluminum, and a detached garage addition to the property (King County 1950). As a result of these changes the building has lost integrity of feeling and association as a post-war minimal house.

Summary

This building does not meet the significance criteria and has lost its historic integrity. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

The single-family house at 2716 NE 145th Street is on the north side of NE 145th Street and east of 28th Avenue NE in Shoreline. Heavy vegetation, mature trees and the high grade of the lot obscure the viewshed of the residence and property from the sidewalk. The one-story Minimal Traditional style residence was built in 1950. It is rectangular shaped in plan, rises from a concrete foundation and is capped by a side facing gable roof hip roof with moderately hanging eaves and covered in composition shingles. The walls are sheathed in shake siding and vertical wood siding at the east and west gable pediments. The windows appear to be the original wood frames; however, many are not visible from street view. A metal sliding glass door is at the east portion of the south facing façade. A slightly projecting bedroom bay is at the west portion of the façade and a single-entry door at the central recessed portion.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732704

Bibliography:

King County. 1950. King County Assessor Real Property Record Cards, 1937-1972 (2716 NE 145th Street). Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 350010-0132.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3500100132>. Accessed December 19, 2023.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977. Accessed December 19, 2023. <https://www.historicaerials.com/>.

Sources Consulted

Newspapers.com; Seattle Public Library NewsBank and Sanborn databases; Ancestry.com

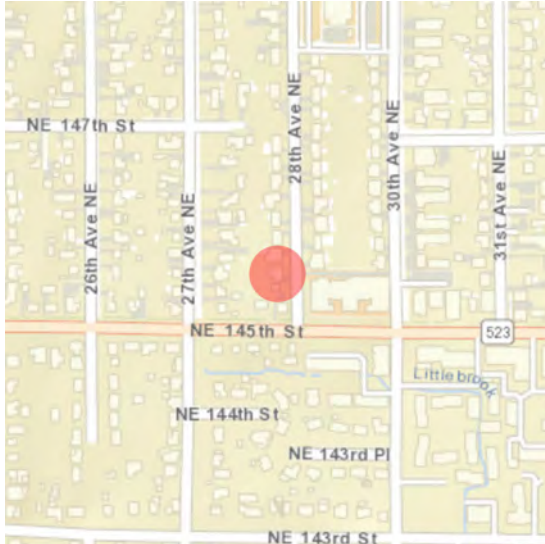


Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

Location



Address: 14513 28th Ave NE, Shoreline, Washington, 98155

Geographic Areas: Seattle Certified Local Government, King County, SEATTLE NORTH Quadrangle, King County Certified Local Government, T26R04E16

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1962	<input type="checkbox"/>
Addition	1988	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

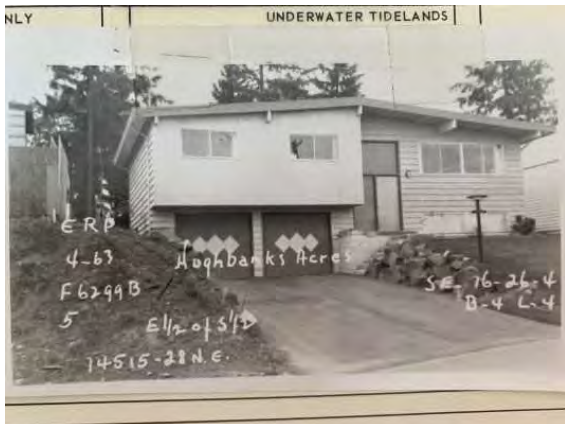
Photos



Facade (east) and south elevation_View looking west_Dec-2023.jpg



Facade and north elevation_View looking southwest.jpg



King County Assessor_April 1963 photo.jpg



King County Assessor Property Card 1972-2.jpg



King County Assessor Property Card 1972-1.jpg



King County Assessor Property Card 1963-3.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

35001 0120

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	METRO	TW & REG				
02	5	4/2		5	PC		Metrolink	SHLN				
UNOCLIP=11ER						000		REI				
YR	AC	LAND	BLDG	TOTAL	BY	DATE	REASON	CD	FILE ONLY	DATE	FILE #	PRICE
1761	4.6		1.1	5.7	5	8/2		207		1/20/01	0120	
1762	2.9		1.1	4.0	5	8/2		207		1/20/01	0120	
1763	4.6		1.1	5.7	5	8/2		207		1/20/01	0120	
84	4.6		1.1	5.7	5	8/2		207		1/20/01	0120	
64	5.2		1.1	6.3	5	8/2		207		1/20/01	0120	
71	1.7	1.7	1.1	4.5	5	8/2		207		1/20/01	0120	
1772	3.2		1.1	4.3	5	8/2		207		1/20/01	0120	
72	1.7	1.7	1.1	4.5	5	8/2		207		1/20/01	0120	
73	4.2		1.1	5.3	5	8/2		207		1/20/01	0120	

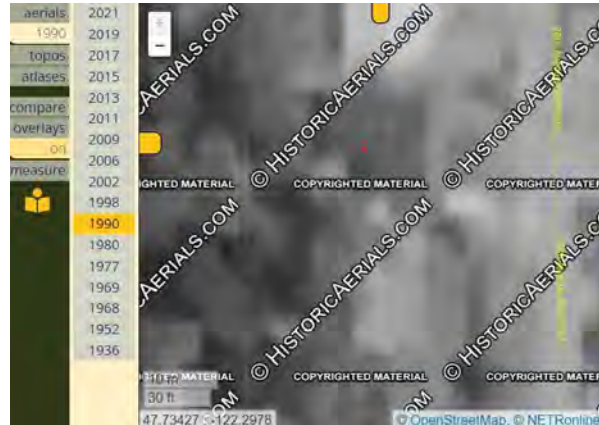
King County Assessor Property Card 1963-2.jpg



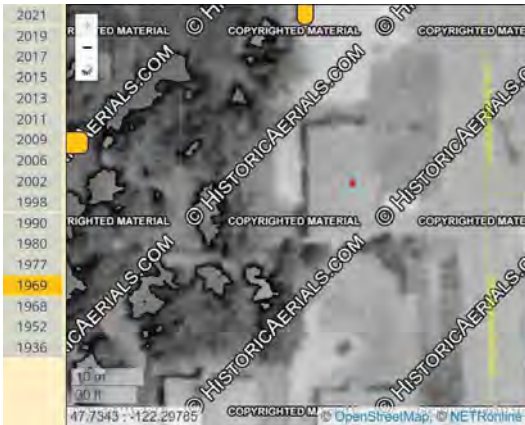
King County Assessor Property Card 1963-1.jpg



historicaerial_2002.jpg



historicaerial_1990.jpg



historicaerial_1969.jpg



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

Inventory Details - 1/3/2024

Common name:

Date recorded: 1/3/2024

Field Recorder: Aisha Fike

Field Site number: BE 34

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Split Level
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Cladding	Wood
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
Plan	L-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

Significance narrative:

Property History:

The single-family residence at 14513 28th Avenue NE was built in 1962 in the Hughbanks Acres subdivision in Shoreline (King County 1963). The current owner is listed as Sharon Young in the Assessor online parcel data (King County 2022). No information was readily available on the history and development of this tract through newspaper and genealogy research. Nor did background archival research provide information regarding the original owner or subsequent owners of the property. Historic aerial photographs from 1936 and 1952 show the area transition from woods and steep hills to residential tract development of small single-family dwellings (NETR 2023). Historic photographs, aerials, and County Assessor records indicate a large rear family room addition was added with a concrete patio and deck at the rear of the building (west) in 1988 (King County 1963, 2022; NETR 2023).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the NRHP. It is situated directly adjacent to Shoreline's Park Royal addition, platted in 1961 by Harry Pryde and consisting of 24 lots north of 145th Street and between 28th and 30th Avenues NE. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history; therefore, this property does not meet Criterion A requirements. Background research did not reveal the property to be associated with the lives of any known significant persons; thus, it does not meet Criterion B. Under Criterion C, the Contemporary style split-level residence has a broad low-pitched roof and asymmetrical façade, and its wide front-gabled form was the most popular choice with builders and may have been built by local developer and builder, Harry Pryde. However, these elements alone do not confer sufficient significance for NRHP listing, and as the alterations have diminished its integrity and ability to convey its significance. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It maintains its connection to the postwar residential development in the neighborhood and retains the integrity of feeling and association as a 1960s Contemporary style residence. However, the recent residential and commercial development southwest of the property and the changes and alterations to the residences in the neighborhood have diminished the integrity of setting. Integrity of design, materials, and workmanship have been significantly lowered due to the changes to the plan and materials of the building including the 1988 addition to the rear west elevation of the building, replacement of the aluminum-frame windows with vinyl, and the replacement of the original flush door and frosted glass in the sidelight and transom (King County 1963).

Summary:

Although the building has some significance under Criterion C for its association with a local master builder, it has experienced significance alterations and loss of key aspects of integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Single Family Residence

Property ID: 732715

Physical description:

The single-family house at 14513 28th Avenue NE is on the west side of 28th Avenue NE and north of NE 145th Street in Shoreline. It is a one-story Contemporary style residence built in 1962 with a broad one-story, low-pitched, front-gable form. It rises from a concrete foundation with a daylight basement, giving it a split-level form. It is L-shaped in plan and capped by a wide gable roof with exposed beams and shallow eaves. The façade (east) is divided vertically with a recessed section containing the paneled entry door at the center, sidelight, and wide transom, reached by side-facing concrete steps. The south half of the façade projects out in separate levels and contains a canted bedroom bay with two window units above the ground floor garage level featuring two wooden garage doors decorated with a triple diamond shape design. The walls are sheathed in wide composite clapboard with vertical flush siding at the projecting bedroom bay and concrete block at the basement/garage. The windows are replacement vinyl-frames with sliding sashes. The front yard is landscaped with a grass lawn, trees and bushes, and rock side wall.

Bibliography:

King County. 1963. King County Assessor Real Property Record Cards, 1937-1972 (14513 28th Avenue NE). Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 350010-0126.

<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=3500100126>. Accessed December 27, 2023.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977. Accessed December 27, 2023. <https://www.historicaerials.com/>.

Sources Consulted

Newspapers.com; Seattle Public Library NewsBank and Sanborn databases; Ancestry.com

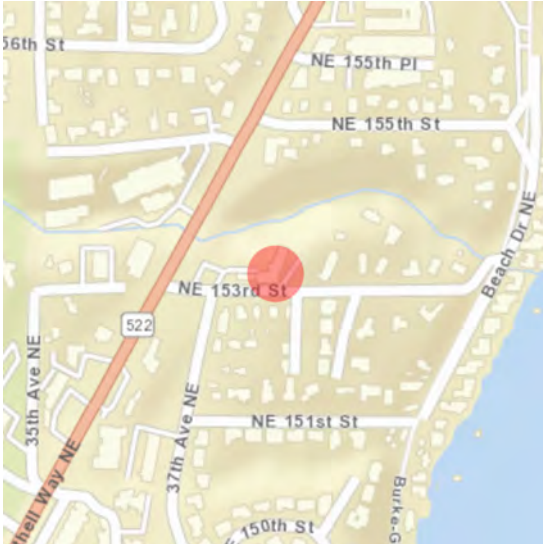


Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

Location



Address: 15300 BOTHELL WAY NE, LAKE FOREST PARK, WA
Tax No/Parcel No: 6744701581
Plat/Block/Lot: PETTITS LAKE WASHINGTON ACRE TRSPOR BEG 595.94 FT
Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E15, King County Certified Local Government

Information

Number of stories: 3.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>
Addition	1975	<input checked="" type="checkbox"/>
Remodel	1975	<input checked="" type="checkbox"/>
Addition	1995	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional
Commerce/Trade	Commerce/Trade - Professional

Historic Context:

Category
Architecture



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

Architect/Engineer:

Category	Name or Company
Architect	Mandeville & Berge
Builder	Ray Solie Construction Company

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

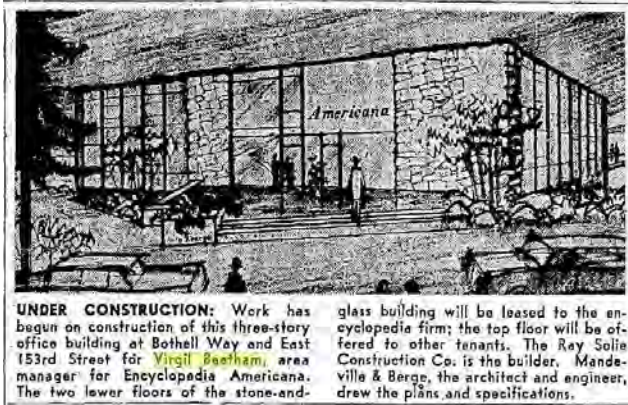
Photos



East facade and south wing_view looking northwest from NE 153rd Street_2023



Changes to building_Bing Maps.jpg



TST_19591018-pg35.JPG



Overview of building from west end_view looking northeast_2023



One-story ca. 1995 west wing addition_view looking north at south wall_2023



South elevation showing ca. 1975 southwest wing addition_view looking north_2023

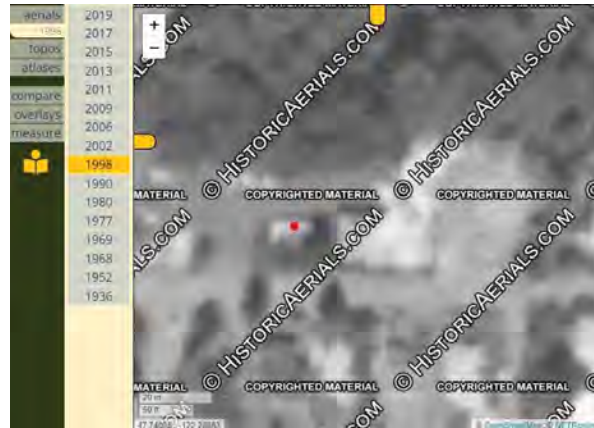
Historic Property Report

Historic Name: Encyclopedia Americana Building

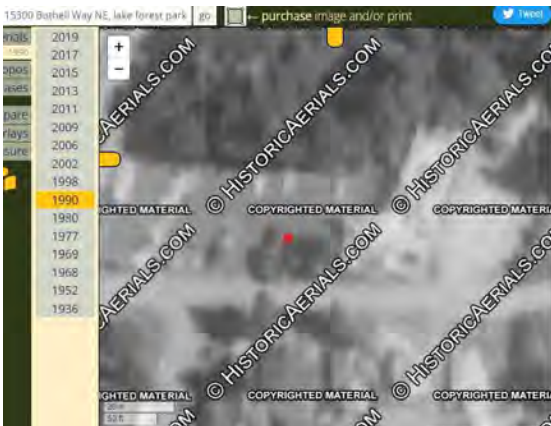
Property ID: 340110



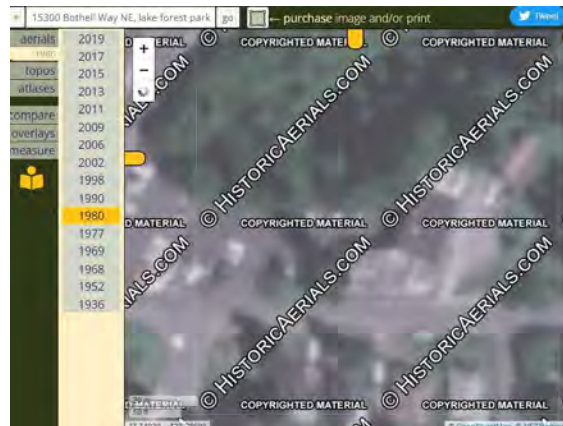
East elevation_view looking northwest_2023



Historic aerial 1998_NETR.jpg



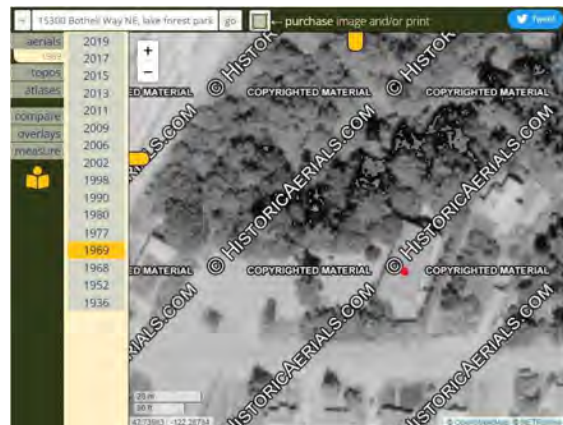
Historic aerial 1990_NETR.jpg



Historic aerial 1980_NETR.jpg



Historic aerial 1977_NETR.jpg



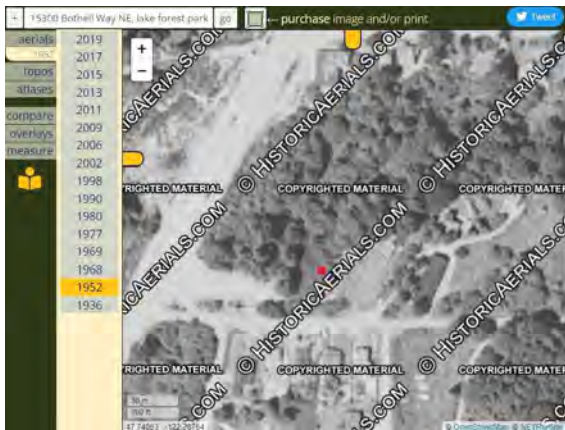
Historic aerial 1969_NETR.jpg



Historic Property Report

Historic Name: Encyclopedia Americana Building

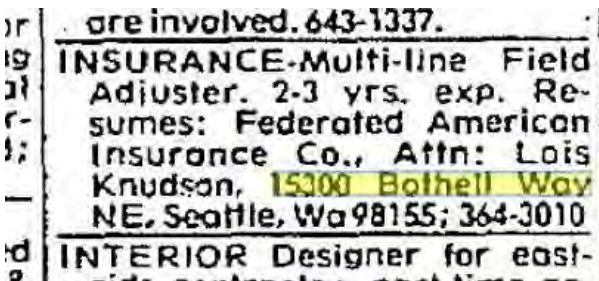
Property ID: 340110



Historic aerial 1952_NETR.jpg



SeattleStar_1905 April 15_newspapers.com.jpg



Seattle Daily Times_1984_Jan 18.jpg



The Seattle Times_2018_Nov 11.jpg



Seattle Post Intelligencer_1981_Jul 5.jpg



674470-1581pre1973.pdf



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110



674470-1581post1972.pdf



King County Assessor_parcel report_2022.pdf



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

Inventory Details - 7/2/2011

Common name:

Date recorded: 7/2/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 6744701581

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 15300 Bothell Way NE, Lake Forest Park, is located in King County. According to the county assessor, the structure was built in 1960 and is a professional building. Also according to the county assessor, the structure was remodeled in 1979. The 2-story building has a commercial form.



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

Inventory Details - 9/12/2023

Common name: Molecular Epidemiology, Inc.

Date recorded: 9/12/2023

Field Recorder: Aisha Fike

Field Site number: BE 10

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Parapet
Roof Type	Flat with Eaves
Roof Material	Concrete Tile
Cladding	Glass
Cladding	Marblecrete
Cladding	Stone - Rubble
Cladding	Stone - Ashlar/Cut
Structural System	Wood - Platform Frame
Plan	L-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

Significance narrative: This office building at 15300 Bothell Way NE in Lake Forest Park is recommended not eligible for the National Register of Historic Places (NHRP) because it does not meet the criteria and a loss of integrity.

Property History:

The office building was built in ca. 1960 in the Pettit's Lake Washington Acres Tract (King County 2022). Little information was available on the history and development of this tract, which appears in newspapers as early as 1905 with adverts for plot purchase and development from local investors, Pettit & Son. The ad boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

mountains" (Seattle Star 1905).

Based on King County property records, Virgil Beetham was the original owner and Mandeville & Berge was the architectural and engineering firm for the project and Ray Solie Construction Company was the builder (King County 1972; The Seattle Times 1959:35). Beetham was the area manager for Encyclopedia Americana and the two lower floors of the building were to be leased to Encyclopedia Americana and the top floor rented to other tenants (The Seattle Times 1959:35). Beetham had previously hired Gudmund Berge to design their Contemporary style house on 73rd Place, north of Kenmore, Washington (The Seattle Times 1956:20). Gilbert H. Mandeville, P.E., was a civil engineer who settled in Seattle after leaving the Navy. In addition to the subject building, Mandeville also worked on designing apartments on Shilshole Bay, condominiums on lower Queen Anne Hill, Spokane's Sheraton Hotel and many bank buildings (The Seattle Times 1996:B3). Berge was born and raised in Seattle and earned his BA in Architecture from the University of Washington in 1950. He had his own practice between 1952 and 1956 and then joined Mandeville. Their firm was in operation between 1957 and 1991 (Ochsner 2014:421–422).

Over the years, there have been several different owners/tenants of the building including the "Federated Group," an insurance company in 1981 (Seattle Post Intelligencer 1981; Seattle Daily Times 1984). The King County's eReal Property record shows the property was last sold in 2004 by Union Pacific Insurance Company to Abadan Holdings LLC (King County 2022), owned by Mansour Samadpour, a real estate investor and microbiologist. In 2018, several newspaper ads begin to appear seeking laboratory staff at the property for Molecular Epidemiology, Inc., a commercial laboratory (The Seattle Times 2018). Research did not reveal further pertinent information about these companies/owners. Historic aerials show the progression of the building from its original rectangular footprint in the 1960s, to additions and remodel in ca. 1975, and its final iteration including an addition in 1995 (NETR 2023).

NRHP Evaluation:

Under Criterion A, this building was initially developed during the mid-twentieth century period when the Seattle area experienced increased commercial development, however the building does not have a direct and specific association with the mid-century commercial development of Lake Forest Park or the larger region. Nor is the property directly associated with other significant events and trends in history and does not meet Criterion A. Research did not demonstrate that this building is associated with individuals who made significant contributions to history and therefore it does not meet Criterion B. As a Corporate Modern-designed building the property features elements such as its rows of regular fenestration with aluminum-frame windows, concrete spandrel panels, additional asymmetrically placed cladding of stone sections, and flat roof. However, these features do not confer sufficient significance to the building nor does the design and materials used in remodel represent high artistic value. It is not a distinctive or characteristic example of its style type, period, or method of construction. Mandeville & Berge are considered masters, having designed many significant buildings during the mid-twentieth century in Seattle and the Spokane areas. However, this building does not represent a specific phase in the development of their careers. This is also true of the Ray Solie Construction Company who were prolific builders in the Seattle region. As such, it does not meet Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

The property retains integrity of location and setting; however, it has diminished or lost its integrity in the other aspects. It has lost its integrity of design, materials, and workmanship to its original ca. 1960 design, caused by the ca. 1975 remodel and the ca. 1975 and ca. 1995 additions (King County 2022; NETR 2023). These changes have impacted its integrity of feeling and association as a mid-twentieth century modern building.

Summary:

This building does not meet the significance criteria nor does it retain integrity. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

This Lake Forest Park property is a large 1-acre parcel that contains a three-story, commercial office and laboratory building facing NE 153rd Street. It was initially constructed in ca. 1960 and expanded with several additions through the 1990s (King County 2022). The building is L-shaped in plan and rises from a concrete foundation with a flat roof. The walls are sheathed in rows of regularly placed aluminum windows, separated by marbelcrete spandrel panels, reflecting the Corporate Modern style. Other cladding consists of verticle sections of fieldstone, cut stone cladding. The southeast corner is slightly recessed in a triangular shape and contains a two-story cantilevered bay with metal utility pipes on the exterior. The east facade contains the main entrance behind a raised concrete wall for the wheelchair ramp and front patio.

A one-story addition (ca. 1995) extends from the west wall facing NE 153rd Street and consists of a flat roof with eaves, vinyl horizontal siding and vinyl-frame window units. Paved parking lots for the property are on the adjacent parcels to the east of the building and west towards Bothell Way NE, and the rest of the parcel going north is heavily wooded with no other structures visible on the property. from the streets or aerial images. A low metal fence and gate surrounds the south and west sections of the property.



Historic Property Report

Historic Name: Encyclopedia Americana Building

Property ID: 340110

Bibliography:

King County Assessor. 2022. eReal Property Report for Parcel 674470-1581. <https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744701581>. Accessed September 12, 2023.

King County. 1972. King County Assessor, Real Property Record Cards, 1937-1972 [17522 Bothell Way NE]. Includes 1973 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 15300 Bothell Way NE: 1952, 1969, 1977, 1969, 1980, 1990, 1998. www.historicaerials.com. Accessed September 12, 2023.

Ochsner, Jeffrey Karl. 2014. Shaping Seattle Architecture: A Historical Guide to the Architects. University of Washington Press, Seattle, WA.

Seattle Daily Times. 1984. Wanted Ad: Insurance Adjuster. Jan 18.

Seattle Post Intelligencer. 1981. Company Ad: G Federated Group. July 5.

Seattle Star. 1905. Pettit's Lake Washington Acre Tracts. April 15.

The Seattle Times. 1956. "Spacious Home Fits Ideally Into Wooded Suburban Setting." September 2.

_____. 1959. "Under Construction." October 18.

_____. 2018. Wanted Ad: Laboratory Supply Purchasing Agent. Nov 11.



Historic Property Report

Historic Name: Residence

Property ID: 731463

Location



Address: 3803 NE 155th St, Lake Forest Park, Washington, 98155

Geographic Areas: King County Certified Local Government, T26R04E15, SEATTLE NORTH Quadrangle, King County

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1923	<input checked="" type="checkbox"/>
Remodel	1980	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731463

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731463

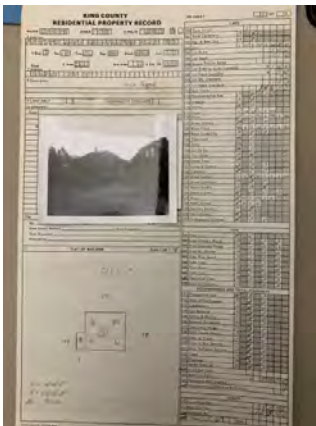
Photos



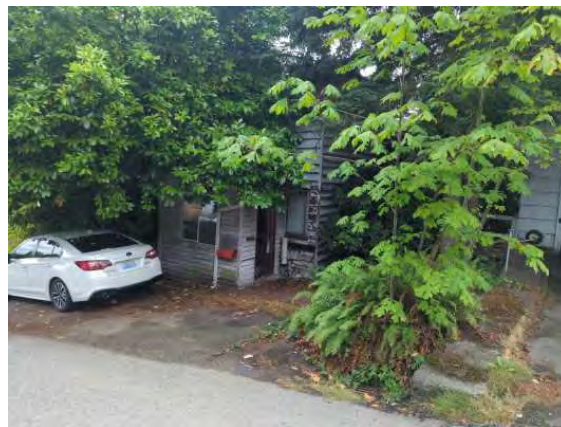
Main Residence_east wall from NE 155th St_View west_2023



King County Assessor Property Card 1972_back



King County Assessor Property Card 1972_front



Main residence façade facing NE 155th St_View southeast_2023



Assessor Photo ca 1971.jpg



Assessor photo_ca. 2000_2.jpg

Historic Property Report

Historic Name: Residence

Property ID: 731463



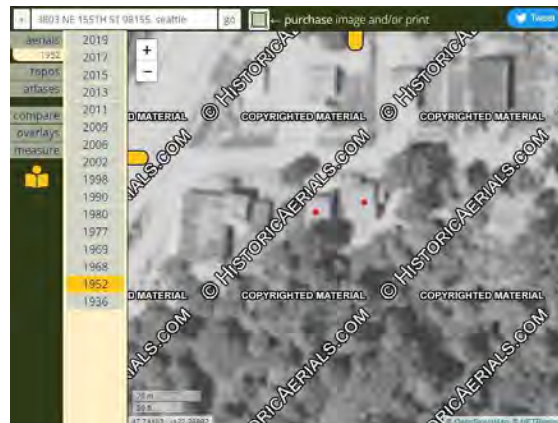
Assessor photo_ca. 2000.jpg



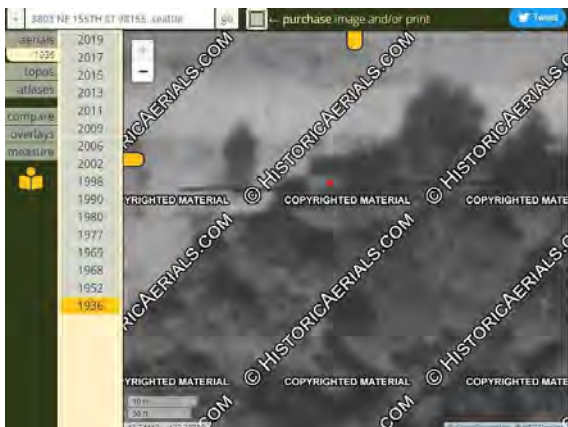
SeattleStar_1905 April 15_newspapers.com.jpg



historic aeriels_1977.jpg



historic aeriels_1952.jpg



historic aeriels_1936.jpg



King County Assessor Report_2023.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731463

Inventory Details - 8/15/2023

Common name:

Date recorded: 8/15/2023

Field Recorder: Aisha Fike

Field Site number: BE11a

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Post & Pier
Form Type	Single Dwelling
Roof Type	Saltbox
Roof Material	Asphalt/Composition
Roof Type	Gable - Clipped/Jerkinhead
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

Surveyor Opinion

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

Significance narrative: Property History:

The property is located on a 0.70-acre parcel on NE 155th Street, between Bothell Way NE to the west and Lake Washington to the east, in the city of Lake Forest Park. It consists of a single-family residence (3803 NE 155th Street), and a former detached garage/second residence converted to a residence/office (3801 NE 155th Street, inventoried separately). The residence at 3803 NE 155th Street was constructed in ca. 1923 in Lake Forest Parks' Pettit's Lake Washington Acres Tract (King County 1972, 2022). Little information was available on the history and development of Pettit's Lake Washington Acres Tract, which appears in newspapers as early as 1905 with for plot purchase and development from local investors, Pettit & Son. The ads boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and mountains" on the Pettit's Lake Washington Acres Tract (Seattle Star 1905).



Historic Property Report

Historic Name: Residence

Property ID: 731463

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. The circa built date of 1932 on the King County property record card appears to be incorrect; two additional dates of “1923” are noted in the “improvements” section of the property card, and field observations further confirm a likely earlier built date of ca. 1923 (King County 1972, 2022). A digital archival newspaper search of the addresses using both street names did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. A historic aerial photograph from 1936 shows much of the development in the tract just north of NE 155th Street with large farm lots. The residential building is visible with a few other buildings along Bothell Way NE on the 1936 aerial image (NETR 2023). The earliest known owners of the property are listed on the Assessor online property information as Douglas and Capree Hanson, who sold the property in 1993. The current owner is listed as Vikas Kaushal (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in ca. 1923, when a residential growth shift was taking place outside of the city of Seattle area. However, research did not indicate this property to have any specific association with this trend or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A.

Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B.

Under Criterion C, the house is a modest and altered example of a vernacular, 1920s residence, with a side-gable and saltbox roof, rustic wood siding, some Craftsman influences featuring rustic clapboard siding, exposed rafters at the façade, and the remaining wood-frame, multi-pane windows. These features alone do not confer sufficient significance to the dwelling as it has been heavily altered and does not meet Criterion C.

Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. The integrity of setting has been impacted by the modern residential development surrounding the property. Integrity of materials, design, and workmanship have been diminished by the enclosed and altered front porch (north façade wall) and side porch, replacement windows and doors, and replaced siding in many sections. A King County Assessor property card from 1972 includes a photo of the building that appears to show an open front porch at the north façade (King County 1972). These changes have collectively diminished the property’s integrity of feeling and association as an early twentieth century vernacular residence.



Historic Property Report

Historic Name: Residence

Property ID: 731463

Physical description: The single-family residence building at 3803 NE 155th Street was constructed in ca. 1923 (King County 1972, 2022). Overgrown vegetation and two large trees at the front of the property obscure much of the main residence's façade. The two-story, rectangular-shaped building is an early twentieth century vernacular residence with some Craftsman style elements. It features a daylight basement and is capped by a side facing, clipped gable roof and a shed roof extension at the rear elevation. A concrete foundation is not visible, which may still be post-and-pier as noted in the 1972 Assessor property card. The roof has moderately overhanging eaves, exposed rafters, and is covered in replacement asphalt shingles. The walls are sheathed in wide rustic clapboard siding. The main façade (north) contains an enclosed porch with a gable roof, replacement narrow clapboard siding, and a side-facing main entrance with a replacement door. Windows consist primarily of paired, wood-frame, single-hung windows, and replacement aluminum sliding window at the front porch. A second enclosed porch with a shed roof is at the northeast corner of the building and contains replacement siding, a paneled door and square-shaped, wood-frame, multi-pane casement windows.

Bibliography: King County. 1972. King County Assessor, Real Property Record Cards, 1937-1972 [3803 NE 155 Street]. Includes record and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 674470-1588.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744701588>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1977. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Star. 1905 (April 15). "Pettit's Lake Washington Acre Tracts." Seattle, WA. Accessed from newspapers.com.

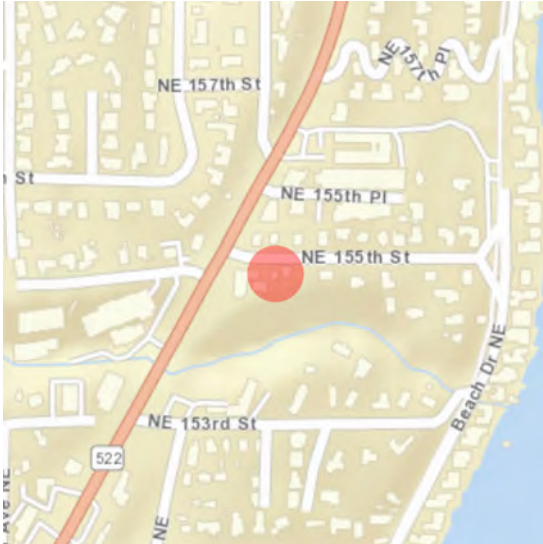


Historic Property Report

Historic Name: Residence

Property ID: 731471

Location



Address: 3801 NE 155th St, Seattle, Washington, 98155

Geographic Areas: T26R04E15, SEATTLE NORTH Quadrangle, King County, King County Certified Local Government

Information

Number of stories: 1.50

Construction Dates:

Construction Type	Year	Circa
Built Date	1939	<input checked="" type="checkbox"/>
Remodel	1986	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Secondary Structure
Domestic	Domestic - Secondary Structure

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731471

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 731471

Photos



Secondary Residence facade_view south_2023



Secondary residence north facade and west wall_View southeast_2023



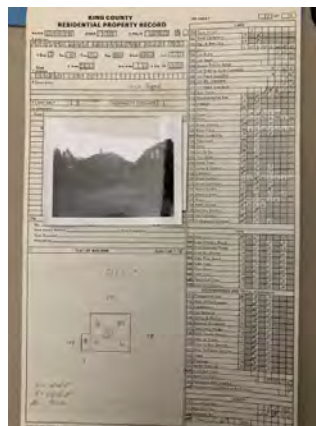
Assessor photo_ca. 2000_garage-2nd res.jpg



Assessor Photo ca 1971.jpg



King County Assessor Property Card 1972_back



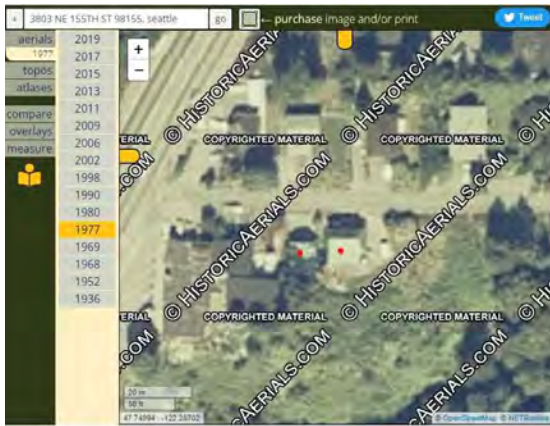
King County Assessor Property Card 1972_front



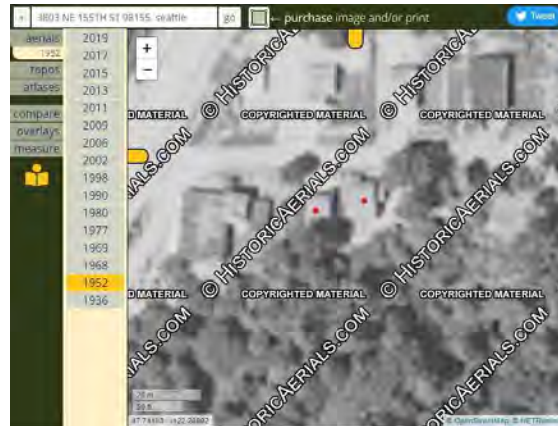
Historic Property Report

Historic Name: Residence

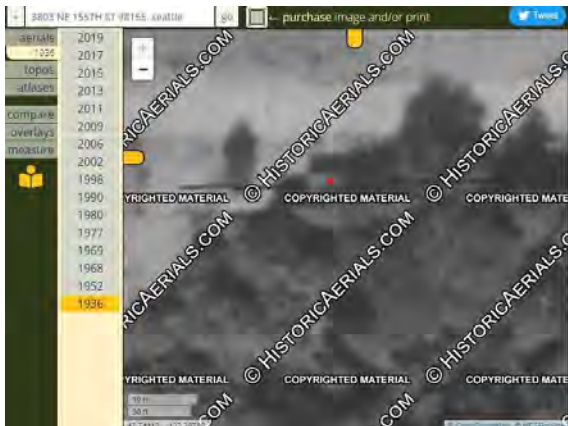
Property ID: 731471



historic aerials_1977.jpg



historic aerials_1952.jpg



historic aerials_1936.jpg



King County Assessor Report_2023.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731471

Inventory Details - 8/15/2023

Common name:

Date recorded: 8/15/2023

Field Recorder: Aisha Fike

Field Site number: BE11b

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Cladding	Asbestos - Shingles
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

Significance narrative: Property History:
The property is located on a 0.70-acre parcel on NE 155th Street, between Bothell Way NE to the west and Lake Washington to the east, in the city of Lake Forest Park. It consists of a former detached garage converted to a second residence/office building (3801 NE 155th Street), and an older single-family residence (3803 NE 155th Street, inventoried separately). The subject building was constructed in ca. 1939, as the garage building for the residence at 3803 NE 155th Street, in the Lake Forest Parks' Pettit's Lake Washington Acres Tract (King County 1972, 2022). Little information was available on the history and development of this tract, which appears in newspapers as early as 1905 with adverts for plot purchase and development from local investor developers, Pettit & Son. The ad boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and mountains" on the Pettit's Lake Washington Acres Tract (Seattle Star 1905).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the



Historic Property Report

Historic Name: Residence

Property ID: 731471

addresses did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. A historic aerial photograph from 1936 shows much of the residential development in the tract just north of NE 155th Street and the area surrounding the subject property consisting of dense forested area. The main residential building on the property is visible, but the subject building does not appear until the 1952 aerial (NETR 2023). The earliest known owners of the property are listed on the Assessor online property information as Douglas and Capree Hanson, who sold the property in 1993. The current owner is listed as Vikas Kaushal (King County 2022).

NRHP Evaluation:

Built in ca. 1939, this former garage/secondary residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). Available research did not indicate this property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the building does not represent a discernable architectural style as it has been heavily altered. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. The integrity of setting has been impacted by the modern residential development surrounding the property. Integrity of materials, design, and workmanship have been diminished by the converted garage doors at the main façade, replaced siding and windows. The King County Assessor property card notes the change of use to office space in 1986 (King County 1972). These changes have collectively diminished the property's integrity of feeling and association as an early twentieth century residential property.

Summary

This building does not meet the significance criteria and has lost integrity. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

The secondary residence/former garage building at 3801 NE 155th Street was constructed in ca. 1939 (King County 2023; NETR 2023). According to the King County Assessor property record card this building was converted to office use in 1986 and currently appears to be a secondary residence. The building does not exhibit a discernable architectural style. A historic photo taken by the King County Assessor in ca. 1972 indicates it was designed in a similar style as the main residence with Craftsman influences (King County 1972). The one-and-one-half-story building rises from a concrete foundation and is capped by a front facing clipped gable roof with shallow eaves, exposed rafters, and covered in asphalt shingles. The main façade faces north and contains a set of paired, wood-frame, single-hung windows at the gable half-story with two former garage door openings altered with two single-entry doors. The walls are sheathed in replacement asbestos siding and windows visible on the west side wall are replacement aluminum-frames with sliding sashes.



Historic Property Report

Historic Name: Residence

Property ID: 731471

Bibliography:

King County. 1972. King County Assessor, Real Property Record Cards, 1937-1972 [3803 NE 155 Street]. WIncludes 1972 record, and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 674470-1588.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744701588>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1977. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Star. 1905 (April 15). "Pettit's Lake Washington Acre Tracts." Seattle, WA. Accessed from newspapers.com.



Historic Property Report

Historic Name: Residence

Property ID: 731505

Location



Address: 3804 NE 155th St, Lake Forest Park, Washington, 98155

Geographic Areas: King County Certified Local Government, King County, T26R04E15, SEATTLE NORTH Quadrangle

Information

Number of stories: 1.50

Construction Dates:

Construction Type	Year	Circa
Built Date	1947	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731505

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731505

Photos



Facade south wall_View north_2023



East side wall_View northwest of partial view_2023



South facade and west wall_View northeast_2023



SeattleStar_1905 April 15_newspapers.com.jpg



Assessor property record_back page_1972



Assessor property record_front page_1972



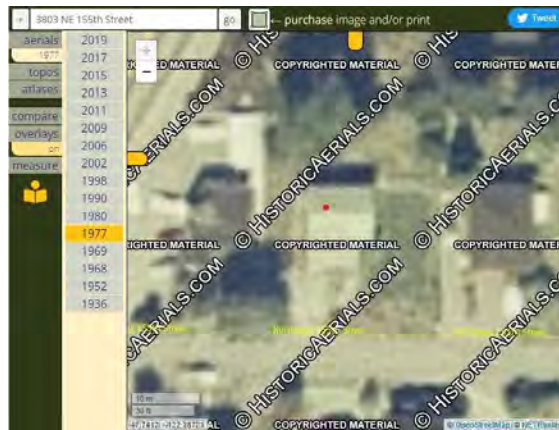
Historic Property Report

Historic Name: Residence

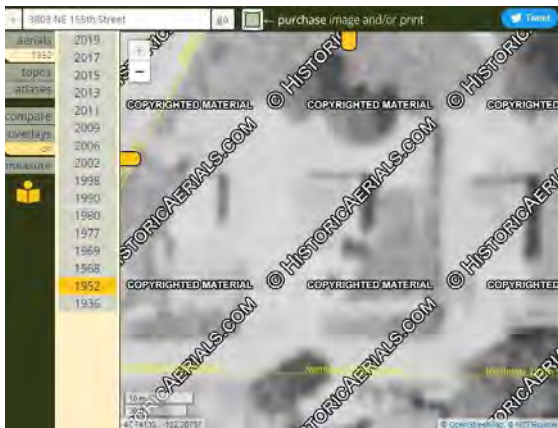
Property ID: 731505



historic aerials 1936.jpg



historic aerial 1977.jpg



historic aerial 1952.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731505

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 12

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Split Level
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Wood - Shake
Cladding	Stucco
Structural System	Wood - Platform Frame
Plan	L-Shape

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

Significance narrative: Property History:
The single-family residence at 3804 NE 155th Street is located on the north side of NE 155th Street, between Bothell Way NE to the west and Lake Washington to the east, in the city of Lake Forest Park. It was constructed in 1947 in Lake Forest Parks' Pettit's Lake Washington Acres Tract (King County 1972, 2022). Little information was available on the history and development of this tract, which appears in newspapers as early as 1905 with adverts for plot purchase and development from local investors, Pettit & Son. The ad boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and mountains" (Seattle Star 1905).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. The King



Historic Property Report

Historic Name: Residence

Property ID: 731505

County Assessor Property Card from 1972 lists basic permit information for the property including the permit issued date of 1947, the residence built at the cost of \$4,000, and occupied by July 1948 (King County 1972). Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels (NETR 2023). The residential building is visible on the 1952 aerial with its current L-shaped plan and footprint unchanged. The earliest known owners of the property are listed on the Assessor online property information as Davin and Jane Dillon, who sold the property in 1993 to Doug Wieringa. The current owners are Sin Sang and Mia Bradshaw (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in 1947 during the early years of the post-war economic boom period that would continue through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A.

Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B.

Under Criterion C, the building is a modest example of a vernacular mid-century Ranch house in a split entry form and features some common elements of its type, such as a cross-gable roof, daylight basement and garage at the ground level, shake siding, and wood-frame windows. These features alone, however, do not confer sufficient architectural distinction for NRHP listing. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C.

Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It retains its integrity of feeling and association as vernacular Ranch residence built during the mid-century. The integrity of setting has been diminished by the recent residential and commercial development around the property. Although the building has its original footprint, siding, garage door, and some wood windows, its integrity of design, materials and workmanship have been diminished by the alteration of the prominently visible window above the garage at the façade in ca 1990 and the replacement cladding at the daylight basement level.

Summary

This building does not meet the significance criteria and has lowered integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731505

Physical description:

The property consists of a single-family residence at 3804 NE 155th Street in the city of Lake Forest Park. The one-and half-story building was constructed in 1947 in the Ranch style with a split entry form. It is L-shaped in plan, rises from a concrete foundation with a daylight basement, and is capped by a cross-gable roof, with little to no eaves covered in composition shingles. The main façade faces south with a recessed shallow entry bay at the east wall, obscured with vegetation. The walls are sheathed in wood shakes, as well as replacement stucco at the west wall daylight basement level. The windows are a combination of large fixed, wood-frames, and smaller multi-pane sashes. An altered and replacement box window ca. 1990 is above the garage. The garage opening contains the original wood door with a design of rectangular lines. Overgrown vegetation and mature trees at the front of the property obscures much of the residence's side elevations and east entry bay of the façade.

Bibliography:

King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 (3804 NE 155th St). Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 674470-0400.

<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744700400>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Star. 1905 (April 15). "Pettit's Lake Washington Acre Tracts." Seattle, WA. Accessed from newspapers.com.



Historic Property Report

Historic Name: Residence

Property ID: 731506

Location



Address: 3810 NE 155th St, Lake Forest Park, Washington, 98155

Geographic Areas: T26R04E15, King County, SEATTLE NORTH Quadrangle, King County Certified Local Government

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input checked="" type="checkbox"/>
Remodel	2000	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731506

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731506

Photos



South facade and west exterior wall_View northeast_2023



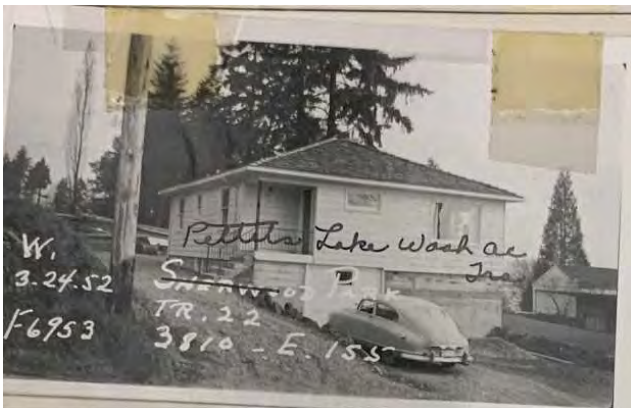
Porch closeup with siding, windows and door detail_2023



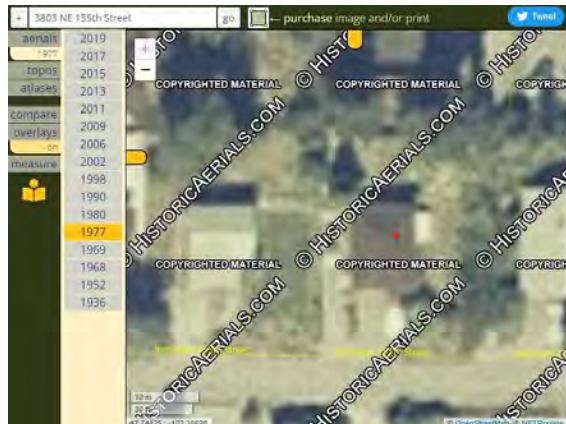
Front facade_view north_2023



South facade and east exterior wall_View northwest_2023



Assessor photo_1952 March 24.jpg



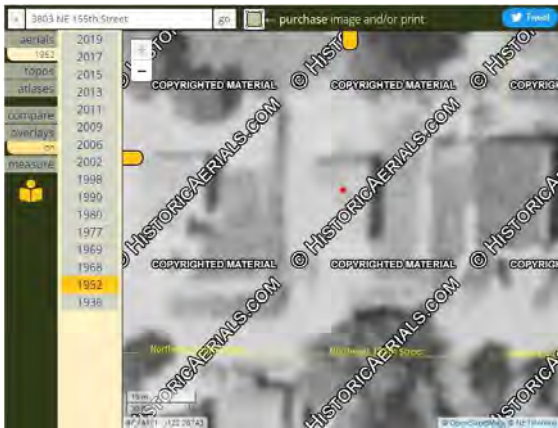
historic aerials 1977.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731506



historic aerials 1952.jpg



historic aerials 1936.jpg



Assessor property record_back page_1972



Assessor property record_front page_1972



SeattleStar_1905 April 15_newspapers.com.jpg



Assessor Report_2022.PDF



Historic Property Report

Historic Name: Residence

Property ID: 731506

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 13

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle
Form Type	Single Dwelling

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

Significance narrative: Property History:
The single-family residence at 3810 NE 155th Street is located on the north side of NE 155th Street, between Bothell Way NE to the west and Lake Washington to the east, in the city of Lake Forest Park. It was constructed in ca. 1951 in Lake Forest Parks' Pettit's Lake Washington Acres Tract (King County 1972, 2022). Little information was available on the history and development of this tract, which appears in newspapers as early as 1905 with adverts for plot purchase and development from local investors, Pettit & Son, who boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and mountains" (Seattle Star 1905).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. Historic aerial photographs from 1936 and 1952 shows the transition of the block on the north side of NE 155th Street, and east of Bothell Way NE, from larger farm lots subdivided to



Historic Property Report

Historic Name: Residence

Property ID: 731506

smaller single-family residential parcels that included the subject property (NETR 2023). The residential building is visible on the 1952 and 1977 historic aerial images with its current hip roof, rectangular shape plan, and footprint unchanged (NETR 2023). The earliest known owners of the property are listed on the Assessor online property information as Somchai and Sue Anne, who sold the property in 1998 to Robert and Oddny Johnston. The current owner is Yu Zhao (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in 1951 during the post-World War II economic boom period of the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B. Under Criterion C, the building is a late example of the Minimal Traditional style with a single hip roof; however, it is not a characteristic example of the style nor does it possess high artistic value. Further, the building does not represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It retains its integrity of feeling and association as a hipped roof Minimal Traditional style residence built during the mid-twentieth century. The integrity of setting has been diminished by the recent residential and commercial development around the property. A 1952 photograph included in the King County Assessor Property Card shows the former wood shingle roof, wood frame windows and wood siding. The property card further lists the siding as cedar (King County 1972). These changes have significantly impacted its integrity of design, materials, and workmanship.

Summary

This building does not meet the significance criteria and has lost many aspects of its historic integrity. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

The property consists of a single-family residence at 3810 NE 155th Street in the city of Lake Forest Park. The one-story building was constructed in ca. 1951 in a Minimal Traditional style with a hipped roof and inset corner porch. It is rectangular shaped in plan, rises from a concrete foundation with a daylight basement and garage level. The roof has closed moderately hanging eaves and is covered in composition shingles. The walls are sheathed in replacement vinyl siding. The main façade faces south with asymmetrically placed features. A small inset porch is at the west end of the facade containing a side-facing replacement flush door, iron railing and concrete steps. Asymmetrically placed replacement vinyl-frame windows are to the west of the entry. Below the first story, the daylight basement level is the exposed concrete construction with a replacement garage door. The west wall of the building contains three single-hung vinyl windows.



Historic Property Report

Historic Name: Residence

Property ID: 731506

Bibliography:

King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [3810 N 155th St]. Notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 674470-0402.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744700402>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Star. 1905 (April 15). "Pettit's Lake Washington Acre Tracts." Seattle, WA. Accessed from newspapers.com.

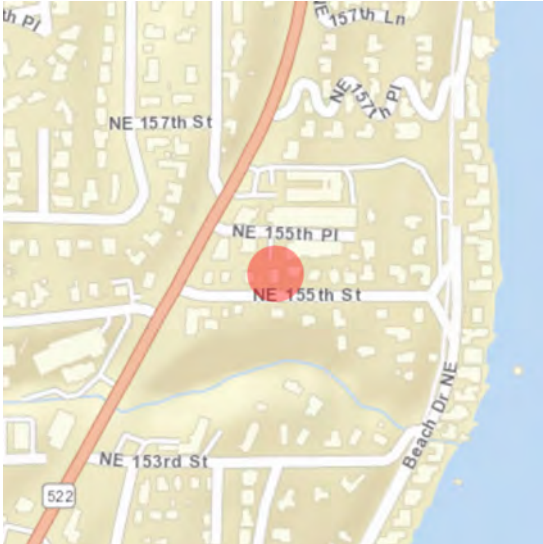


Historic Property Report

Historic Name: Residence

Property ID: 731511

Location



Address: 3818 NE 155th St, Lake Forest Park, Washington, 98155

Geographic Areas: T26R04E15, SEATTLE NORTH Quadrangle, King County, King County Certified Local Government

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1949	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731511

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731511

Photos



Facade south_View north_2023



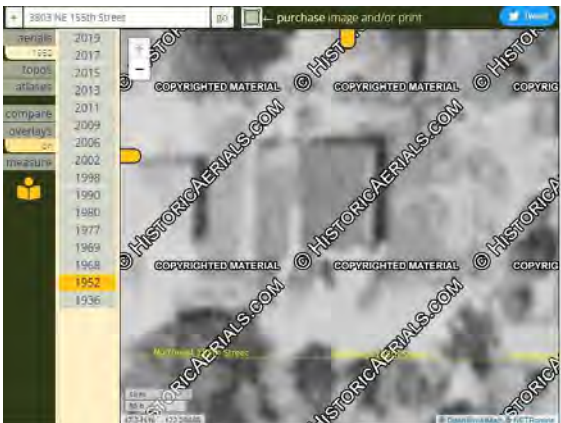
East exterior side wall_View northwest_2023



Assessor photo_1949.jpg



historic aerals 1977.jpg



historic aerals 1952.jpg



historic aerals 1936.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731511



Assessor property record_back page_1972



Assessor property record_front page_1972



SeattleStar_1905 April 15_newspapers.com.jpg



Assessor real prop_2022.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731511

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 14

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling - Split Entry
Foundation	Concrete - Poured
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

Significance narrative: Property History:
The single-family residence at 3818 NE 155th Street is located on the north side of NE 155th Street, between Bothell Way NE to the west and Lake Washington to the east, in the city of Lake Forest Park. It was constructed in 1949 in Lake Forest Park's Pettit's Lake Washington Acres Tract (King County 1972, 2022). Little information was available on the history and development of this tract, which appears in newspapers as early as 1905 with adverts for plot purchase and development from local investors, Pettit & Son. The ads boasted "advantages of a fine county road, steamboat and railroad transportation (with) beautiful view of lake and mountains" on the Pettit's Lake Washington Acres Tract (Seattle Star 1905).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. The King County Assessor Property Card from 1972 lists basic permit information for the property



Historic Property Report

Historic Name: Residence

Property ID: 731511

including the permit issued date of 1948 and occupied by December 1949 (King County 1972). Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels (NETR 2023). The residential building is visible on the 1952 and 1977 historic aerial images in its current flat roof, rectangular shape plan, and footprint (NETR 2023). The earliest known owner of the property is listed on the Assessor online property information as Brian Riba, who transferred the property in 1983 to Jennie Fike-Riba, the current owner (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in 1949 during the post-World War II economic boom period. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B. Under Criterion C, the building is a characteristic example of split entry form of the Contemporary style with a flat roof, wide eaves, asymmetrical façade, and wood-frame windows in varied sizes and sashes. As such, the residence meets Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. The building generally retains its integrity of feeling and association as a mid-twentieth century Contemporary house. Although the form, shape, and placement of features and many wood-frame windows remain intact, the integrity of design, materials, and workmanship are significantly diminished by the replacement T1-11 siding and replacement doors. A 1949 photograph included in the King County Assessor Property Card (King County 1972) shows the exterior walls originally covered in cedar siding and the original paneled garage door. The property record also lists the siding as cedar on the 1972 assessment year with no changes noted in the later 1988 assessment, indicating the siding changed in ca. 1990. The setting has been diminished by the recent residential and commercial development around the property.

Summary

Although the residence building meets Criterion C of the NRHP, as a characteristic example of a split entry form of the Contemporary style built in the mid-twentieth century, it has a diminished integrity in its design, materials, workmanship and setting, and has lost its ability to convey this significance. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731511

Physical description: The property consists of a single-family residence at 3818 NE 155th Street in the city of Lake Forest Park. The two-story building was constructed in 1949, in the Contemporary style and in a bi-level split-entry form. It is rectangular shaped in plan, rises from a concrete foundation, and is capped by a flat roof with wide eaves. The walls are sheathed in replacement vertical T1-11 siding. The main façade faces south with asymmetrically placed features. The facade contains a wide, brick clad chimney with a stepped section near the roof, west of which are fixed, and narrow, wood-frame windows placed perpendicular at the second story. A replacement flush wood door and one-car garage with a replacement tilt-up door is at the ground floor. The east exterior wall contains two floors of large, wood-frame windows of varied sizes, with fixed and sliding sashes, some with decorative shutters. An inset porch is at the rear (north) end of the east exterior wall.

Bibliography: King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [3818 NE 155th Street]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 674470-0403.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=6744700403>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1977. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Star. 1905 (April 15). "Pettit's Lake Washington Acre Tracts." Seattle, WA. Accessed from newspapers.com.



Historic Property Report

Historic Name: Residence

Property ID: 731518

Location



Address: 16433 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: King County Certified Local Government, SEATTLE NORTH Quadrangle, T26R04E15, King County

Information

Number of stories: 1.50

Construction Dates:

Construction Type	Year	Circa
Built Date	1937	<input checked="" type="checkbox"/>
Remodel	1996	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731518

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731518

Photos



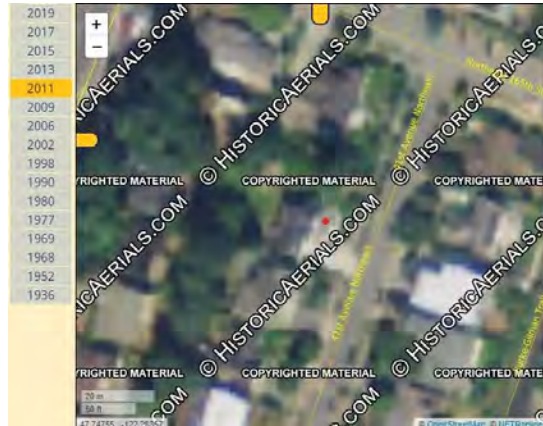
Facade east_View west_2023



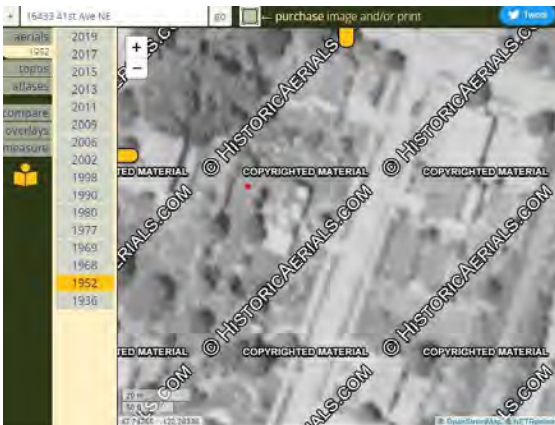
North exterior wall_View southwest_2023



Assessor photo_ca. 2000.jpg



historic aerials 2009.jpg



historic aerials 1952.jpg



historic aerial 1969.jpg

Historic Property Report

Historic Name: Residence

Property ID: 731518



Assessor property record_1972

and
ter
cre
ed.
814
ine
ble
to-
OWNER, PR. 9833, or MA. 8253.
SHERIDAN BEACH ADDITION
1/2 acre lot, east of highway and
tract office. Overlooks Lake
Washington. Price \$1,000. Con-
sider trade up to \$400; balance \$7
a month.
WORKMAN MA. 4420. ME. 2814.
LAURELHURST, 50x100 on 46th

balance monthly.
P. E. OLLINGER. 259 Empire Bldg.
BEAUTIFULLY located lake lot, all
cleared and backing up to boule-
vard, **Sheridan Beach Addition**,
165th St., on Victory Highway;
come out any day, ask for Mr. Ray
Gibson.
FOR SALE—On Hood Canal, 1 acre
waterfront 822-3 ft. frontage.
676 1/2 depth; 5-room house and
outbuildings. For particulars

SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg



Assessor report 2022.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731518

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 15

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

Significance narrative: Property History:
The residence building at 16433 41st Ave NE is located on the west side of 41st Ave NE, and Lake Washington a block to the east, in the city of Lake Forest Park. It was constructed in ca. 1937 in the Sheridan Beach Addition (King County 1972, 2022). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway" near the subject property (Seattle Daily Times 1927). Another similar lot sales ad in 1940, in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels



Historic Property Report

Historic Name: Residence

Property ID: 731518

(NETR 2023). The residential building is visible on the 1952 historic aerial image in its current form, plan and dormer placement (NETR 2023). The earliest known owner of the property is listed on the Assessor online property information as Catherine Wick, who sold the property in 1995 to Leonard and Kristin Weber. The current owners, Alexandra S. and David M., purchased the property from the Weber's in 2006 (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was initially developed in ca. 1937, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. Archival research did not indicate this property to have any specific association with this trend or any other trend or event that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building does not represent a discernable architectural style as it has been heavily altered. Nor does its ca. 1996 design and the materials used in its replacement rise to the level of NRHP significance. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, the building does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved, however, it has lost its other aspects of integrity. Integrity of materials, design, and workmanship have been lost from a complete remodel in ca. 1996, which presents its current facade (King County 2022). Other changes include the porch addition with the concrete landscape at the front yard in ca. 2010, as observed from a ca. 2000 Assessor photograph, and aerial images between 2002 and 2011 (King County 1972; NETR 2023). The roof form, the 1.5 storied listed in the Assessor property card, and its ca. 1937 built date all suggest a former Garrison Revival style. The alterations however have collectively diminished the property's integrity of feeling and association as a 1930s residence. The exterior changes to the building, as well as the altered and new residences in the development have also contributed to the loss of its integrity of setting.

Summary

This building does not meet the significance criteria and has lost integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731518

Physical description:

The property at 16433 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The 1.5-story, rectangular-shaped building was constructed in ca. 1937 and received a complete façade remodel in 1996 (King County 1972, 2022). It rises from a concrete foundation and daylight basement, and is capped by a side facing gable roof, stepped at the west garage bay, and three gable dormers at the south facing façade, covered in asphalt shingles. The walls are sheathed in replacement wood siding. A full-length porch contains the recessed entry with a replacement paneled and glazed door. A full-length patio is above the garage. All windows are replacement vinyl-frames with fixed sashes. The front yard has been landscaped with a concrete stepped design porch, shaped hedges, and concrete steps to the front porch.

Bibliography:

King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [16433 41st Ave NE]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0330.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500330>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977, 2002, 2011. Accessed August 4, 2023.
<https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

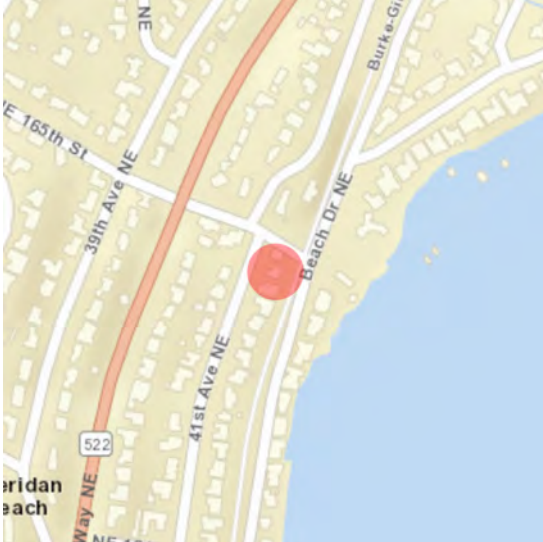


Historic Property Report

Historic Name: Residence

Property ID: 731519

Location



Address: 16238 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: T26R04E15, King County Certified Local Government, SEATTLE NORTH Quadrangle, King County

Information

Number of stories: 1.50

Construction Dates:

Construction Type	Year	Circa
Built Date	1936	<input checked="" type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>
Addition	2010	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731519

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 731519

Photos



Main facade_view southeast_2023



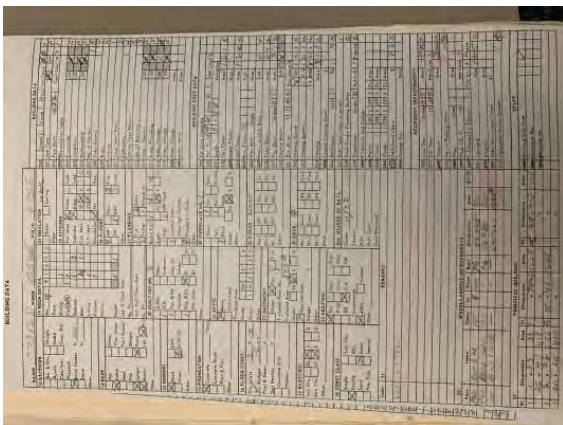
Facade wing close up with details of materials_looking southeast_2023



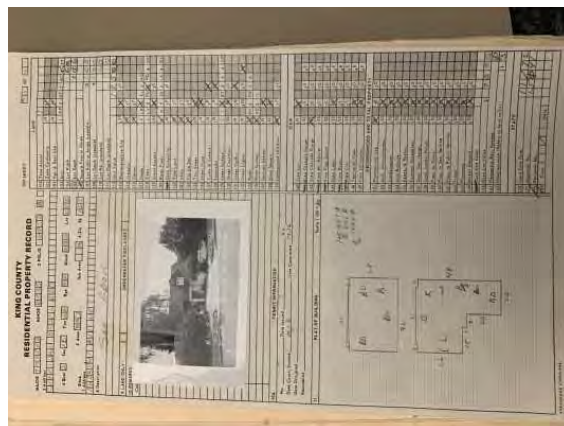
Rear wall east_View west from trail_2023



Facade northwest elevation, corner view_looking south_2023



Assessor property record_back page_1972



Assessor property record_front page_1972

Historic Property Report

Historic Name: Residence

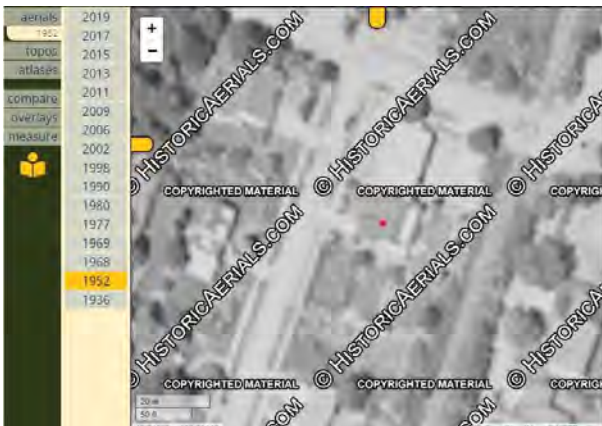
Property ID: 731519



Assessor Photo_1973.jpg



Assessor photo ca. 2000.jpg



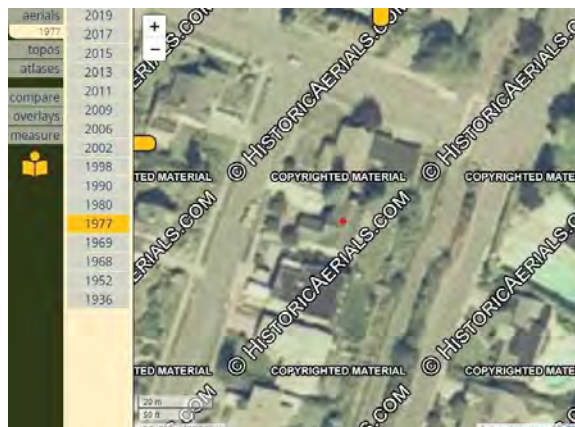
historic aerial 1952.jpg

OWNER, PR. 9833, or MA. 8253.
SHERIDAN BEACH ADDITION
1/2 acre lot, east of highway and
tract office. Overlooks Lake
Washington. Price \$1,000. Con-
sider trade up to \$400; balance \$7
a month.
WORKMAN MA. 4420. ME. 2814.
LAURELHURST, 50x100 on 46th

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg

balance monthly.
E. OLLINGER. 259 Empire Bldg.
BEAUTIFULLY located lake lot, all
cleared and backing up to boulev-
ard, **Sheridan Beach Addition**,
165th St., on Victory Highway;
come out any day, ask for Mr. Ray
Gibson.
FOR SALE—On Hood Canal, 1 acre
waterfront 82-2-3 ft. frontage,
676 1/2 depth; 5-room house and
outbuildings. For particulars

SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg



historic aerial 1977.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731519



historic aerial 1969.jpg



Assessor online report_2022.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731519

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 16

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Cross
Roof Material	Wood - Shake
Cladding	Brick - Stretcher Bond
Structural System	Wood - Balloon Frame
Plan	L-Shape
Cladding	Vinyl Siding

Styles:

Period	Style Details
Modern Movement (1930-1970)	Storybook
Modern Movement (1930-1970)	Early American

Surveyor Opinion

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

Significance narrative: Property History:
The residence at 16238 41st Avenue NE is located on the east side of 41st Avenue NE in the city of Lake Forest Park. It was constructed in ca. 1936 in the Sheridan Beach Addition (King County 1972, 2022). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway," near the subject property (Seattle Daily Times 1927). Another similar sales ad in 1940 for land in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map



Historic Property Report

Historic Name: Residence

Property ID: 731519

Company did not appear to cover the Lake Forest Park area in their mapping. Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels. The 1936 aerial image shows the clearing of the lot for the construction of this residential building. The L-shaped form of the residence with the driveway at the front facing gable wing is visible on the 1952 historic aerial image (NETR 2023). In ca. 1960, a garage on the south lot with a breezeway attached to the south wall of the house was built, which was removed by 1975 when the south lot was divided as parcel # 773850-0540 (King County 1972; NETR 2023). The earliest known owner of the property is listed on the Assessor online property information as Margie Boettcher, who sold the property in 1993 to John and Margie Mazza. The current owners are listed as Wade Smith and Elys Shapiro (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in ca. 1936, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. However, archival research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building is an early cross-gable Ranch form of the Storybook style, however, it is not a characteristic example of the style as its exterior materials and design elements have been altered or replaced. Nor does it represent the work of a known master architect or builder. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. A 1973 photo from the King County Assessor property card file shows wood-frame windows with divided lights at the façade, and no skylight at the roof. The Assessor property card lists the exterior as 100 percent brick veneer (King County 1972). These siding and window changes likely took place in the 1990s. A large rear deck was also added in ca. 2010, according to aerial images (NETR 2023). These alterations have resulted in a loss of integrity of materials, design, workmanship, feeling, and association. The changes to the property boundary, and the new residences in the neighborhood has affected the property's integrity of setting.

Summary

This residence is recommended not eligible for listing in the NRHP because it lacks historic and architectural significance and has lost its historic integrity.



Historic Property Report

Historic Name: Residence

Property ID: 731519

Physical description:

The property at 16238 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The two-story, L-shaped building was constructed in ca. 1936 in what appears to be an early Ranch form in the Storybook style (King County 1972, 2022). The one-and half-story building rises from a concrete foundation and a daylight basement. It is capped by a cross-gable roof covered in wood shakes with a small skylight at the west facing roof. The façade faces south, and the walls of the building are sheathed in brick veneer and replacement wood siding. The east bay of the façade is a projecting one-story gable bedroom wing with a wide picture window with replacement vinyl-frames. The side-facing gable wing (west bay of the façade) is recessed and contains the front entry obscured behind landscaping. The windows are replacement vinyl-frames with non-original decorative shutters. An exterior brick chimney is at the north gable wall. The front yard is landscaped with mature trees, shrubs and bushes, and a picket fence and gate enclose the west bay wing.

Bibliography:

King County. 1972. King County Assessor, Real Property Record Cards, 1937-1972 [16238 41st Ave NE]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0535.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500535>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.



Historic Property Report

Historic Name: Residence

Property ID: 731520

Location



Address: 16245 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: King County Certified Local Government, T26R04E15, SEATTLE NORTH Quadrangle, King County

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1941	<input checked="" type="checkbox"/>
Addition	1980	<input checked="" type="checkbox"/>
Addition	1996	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731520

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731520

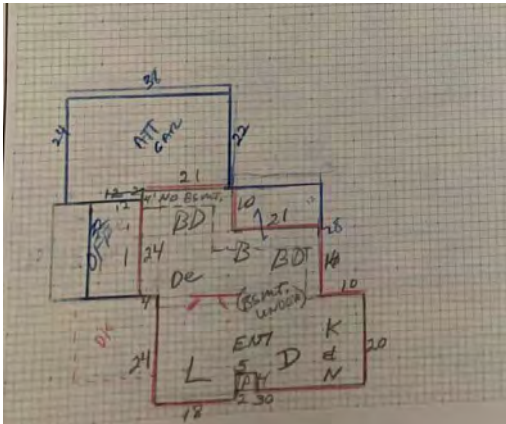
Photos



East facade facing 41st Street_View southwest_2023



Secondary north facade facing NE 165th Street_View south_2023



Assessor plan ca. 1972 w-additions.jpg



Assessor photo ca. 2000.jpg

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OWNER, PR. 9833. or MA. 8253.
SHERIDAN BEACH ADDITION
1/2 acre lot, east of highway and
tract office. Overlooks Lake
Washington. Price \$1,000. Con-
sider trade up to \$400; balance \$7
a month.
WORKMAN MA. 4420. ME. 2814.
LAURELHURST, 50x100 on 46th

balance monthly.
F. E. OLLINGER. -259' Empire Bldg.
BEAUTIFULLY located lake lot; all
cleared and backing up to boule-
vard, **Sheridan Beach Addition**,
165th St., on Victory Highway;
come out any day, ask for Mr. Ray
Gibson.
FOR SALE—On Hood Canal, 1 acre
waterfront 82-2-3 ft. frontage.
675 1/2 depth; 5-room house and
outbuildings. For particulars

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg

SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg



Historic Property Report

Historic Name: Residence

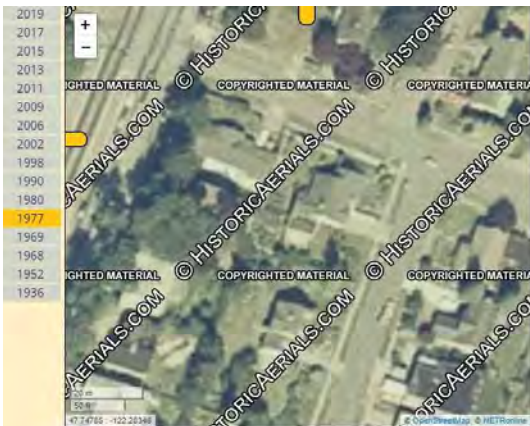
Property ID: 731520



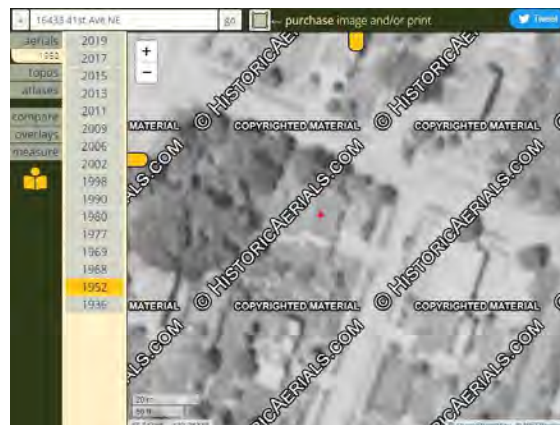
Assessor property record_1972



historic aerals1980.jpg



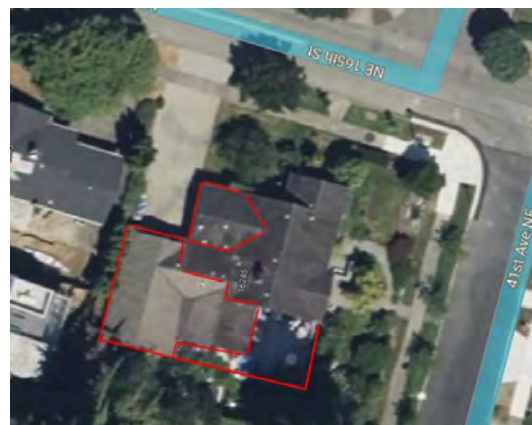
historic aerals1977.jpg



historic aerals1952.jpg



historic aerial 1969.jpg



Bing Map Aerial showing later additions in red.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731520

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 17

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Varied Roof Lines
Roof Type	Gable - Cross
Roof Material	Wood - Shake
Cladding	Brick - Stretcher Bond
Structural System	Wood - Platform Frame
Plan	Irregular

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

Significance narrative: Property History:
The residence at 16245 41st Avenue NE is located on a corner lot, on the southwest side of NE 165th Street and 41st Avenue NE, with Lake Washington a block to the east, in the city of Lake Forest Park. It was constructed in ca. 1941 in the Sheridan Beach Addition (King County 1972, 2022). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway," near the subject property (Seattle Daily Times 1927). Another similar sales ad in 1940 for land in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. Historic



Historic Property Report

Historic Name: Residence

Property ID: 731520

aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels. The residential building is visible on the 1952 historic aerial image in its original smaller form and plan. Several additions were made to the building from the 1970s to 2000s (NETR 2023; King County 1972). The earliest known owner of the property is listed on the Assessor online property information as Sven Johannessen, who sold the property in 1992 to his relative, Christie Johannessen. The current owners are listed as Sarah and Ronald Prater (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in ca. 1941, during the World War II period when the region was coming out of the Great Depression and experiencing renewed growth. However, archival research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building is an example of the Ranch residence and features elements of its form type, such as a horizontal rambling façade, cross-gable roof at the south elevation, and tripartite picture windows; however, these features alone do not confer sufficient significance to the building for NRHP listing, and combined with its altered secondary north facing facade, the building does not represent a characteristic example of its type. Nor does the building represent the work of a known master architect or builder. As such, the residence does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. Additions and exterior changes through the years (see Bing aerial map and King County Assessor plan attachments for location of additions) have resulted in a loss of integrity of design, materials, workmanship, feeling, and association. Historic aerials, the Assessor plan drawing, and property record card indicate the south enclosed area (noted as “office” on the drawing and “enclosed patio” on the Assessor property record card) was added in ca. 1972 (NETR 2023; King County 1972). Additional changes included: removal of the ca. 1972 south wing and addition of a new gable wing to the south and a new gable wing addition at the secondary north facing elevation (northwest corner) in ca. 1980 (NETR 2023); a garage addition (rear southwest wing) in ca. 1996 (King County 1972); and a deck addition at the southeast corner in ca. 2000. Additionally, the windows have been replaced with vinyl-frames and the doors replaced. The largest addition is to the rear of the building and is not readily visible from the sidewalk, and the gable wing addition at the northwest corner was built in kind to the ca. 1941 design; however, the changes and additions to the building have resulted in a loss of integrity as an early Ranch design. The altered and new residences in the development have contributed to the loss of its integrity of setting.

Summary:

The property does not display significance under the NRHP criteria and it has lost its aspects of integrity. As such, it is not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731520

Physical description:

The property at 16245 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The one-story building was constructed in ca. 1941 (King County 1972, 2022) in a Ranch form. It is irregular in plan, rises from a concrete foundation, has a partial basement, and is capped by a cross-gable roof with closed eaves and covered in wood shingles. The corner building has two visible street facing elevations with the main façade facing east on 41st Avenue NE. The east façade is asymmetrically divided with three tripartite picture windows, a projecting gable wing, recessed entrance with a replacement paneled door, and a three-sided canted bay window. The walls are sheathed in brick veneer with scalloped vertical wood siding at the gable ends. Windows are replacement vinyl-frames. The entrance area contains a brick veneer wall and is reached by a flight of concrete steps. The north wall facing NE 165th Street has a similar L-shaped, cross-gable form with a secondary, side-facing entrance, and single-hung windows. The west bay of the north wall contains an attached front facing gable garage with a two-car door opening and paneled door. The south wall is obscured behind trees and contains a deck and gable wing addition. The residence sits on a moderate hilly lot landscaped by heavy stones, concrete steps, mature trees, shrubs and bushes (south lawn), and a concrete driveway and grass lawn (north).

Bibliography:

King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [16245 41st Avenue NE]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0320.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500320>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977, 1980. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.



Historic Property Report

Historic Name: Residence

Property ID: 731522

Location



Address: 16505 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: T26R04E10, King County, SEATTLE NORTH Quadrangle, King County Certified Local Government

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>
Addition	1965	<input checked="" type="checkbox"/>
Remodel	1984	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731522

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 731522

Photos



Facade facing east on 41st Ave NE_View west_2023



Facade facing east showing enclosed patio addition_View west_2023



East facade and south exterior wall facing NE 165th Street_View northwest_2023



Assessor photo_1946.jpg



Assessor photo_11-6-1984.jpg



Assessor property record_front page_1972



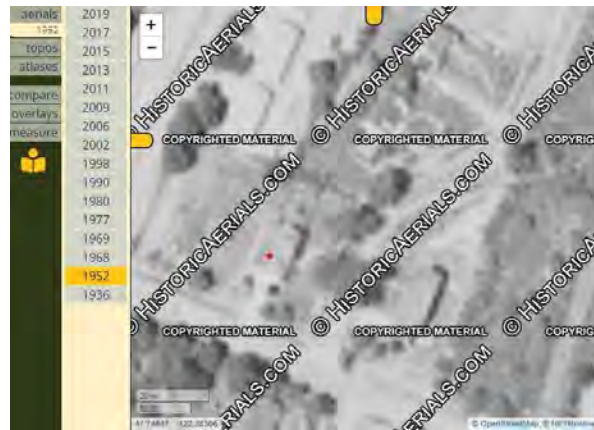
Historic Property Report

Historic Name: Residence

Property ID: 731522



historic aerial 1969.jpg



historic aerial 1952.jpg

OWNER, PR. 9833, or MA. 8253.
SHERIDAN BEACH ADDITION
1/2 acre lot, east of highway and tract office. Overlooks Lake Washington. Price \$1,000. Consider trade up to \$400; balance \$7 a month.
WORKMAN MA. 4420. ME. 2814.
LAURELHURST, 50x100 on 46th

balance monthly.
F. E. OLLINGER, 259 Empire Bldg.
BEAUTIFULLY located lake lot, all cleared and backing up to boulevard, **Sheridan Beach Addition**, 165th St., on Victory Highway; come out any day, ask for Mr. Ray Gibson.
FOR SALE—On Hood Canal, 1 acre waterfront 82-2-3 ft. frontage, 676 1/2 depth; 5-room house and outbuildings. For particulars

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg



Assessor property record_back page_1972

SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg



Assessor Report_2022.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731522

Inventory Details - 8/18/2023

Common name:

Date recorded: 8/18/2023

Field Recorder: Aisha Fike

Field Site number: BE 18

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Cross Gable
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

Significance narrative: Property History:
The residence building at 16505 41st Avenue NE is located on a corner lot, on the northwest side of NE 165th Street and 41st Avenue NE, with Lake Washington a block to the east, in the city of Lake Forest Park. It was constructed in 1946 in the Sheridan Beach Addition (King County 1976, 2022). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway," near the subject property (Seattle Daily Times 1927). Another similar sales ad in 1940 for land in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. The King County Assessor property card includes a photo after its construction which confirms the



Historic Property Report

Historic Name: Residence

Property ID: 731522

built date of 1946 (King County 1976). Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels. The residential building is visible on the 1952 historic aerial image, and the gable patio wing is visible by the following 1969 image (NETR 2023; King County 1976). The earliest known owner of the property is listed on the Assessor online property information as Executrans Inc., from whom June and Richard Jacobson purchase the property in 1982. The current owners are listed as Thomas and Diane Grabowski (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in ca. 1946, following the end of World War II when the region would begin to experience accelerated growth through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building is an example of a Modern style residence with Garrison Revival elements; however, it does not embody the distinctive characteristics of its style type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved, however it has lost its other aspects of integrity. The King County Assessor property card includes a photo taken in 1946 of the building's east facade, which shows the former shake siding, wood-frame, multi-pane windows (replaced with aluminum, then vinyl), and an open shed-roof patio where the current enclosed gable patio is now. The Assessor record also includes a photo taken in 1984 with a note about the siding change to vinyl (King County 1976). These exterior changes and the ca. 1965 enclosed patio addition have collectively diminished its integrity of materials, design, and workmanship, feeling, and association as a vernacular Modern design. The altered and new residences in the development have contributed to the loss of its integrity of setting.

Summary

The property does not display significance under the NRHP criteria and it has lost its aspects of integrity. As such, it is not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731522

Physical description:

The property at 16505 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The Modern style residence was constructed in 1946 (King County 1976, 2022). It is rectangular in plan, two-story over a partial basement, on a concrete foundation, and capped by a shallow cross-gable roof with closed eaves and covered in composition shingles. The exterior walls are sheathed in replacement vinyl siding. The corner building has two visible street facing elevations with the main façade facing east on 41st Avenue NE. The east façade is asymmetrically divided with a cantilevered window bay above the entrance, a replacement glazed and paneled door with sidelights. The windows are replacement vinyl-frames in single and paired hung sashes and fixed corner windows. A one-story, enclosed, gabled patio extends from the north wall. The south wall facing NE 165th Street contains a two-car garage with two wood garage doors with a projecting shed roof bay. The property is landscaped with a garden at the front lawn (east), a concrete path, mature trees, shrubs and hedges.

Bibliography:

King County. 1976. King County Assessor Real Property Record Cards, 1937-1972 [16505 41st Ave NE]. Notes from additional years. Washington State Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0170.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500170>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.



Historic Property Report

Historic Name: Residence

Property ID: 731526

Location



Address: 16502 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: T26R04E10, SEATTLE NORTH Quadrangle, King County, King County Certified Local Government

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input checked="" type="checkbox"/>
Addition	1987	<input checked="" type="checkbox"/>
Addition	1995	<input checked="" type="checkbox"/>
Remodel	1995	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731526

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 731526

Photos



Main facade facing 41st Ave_View east_2023



West facade and south exterior gable wall_View northeast_2023



South and east (rear) exterior walls_View northwest showing ca. 1987 enclosed porch_2023



Showing north elevation with ca. 1995 patio addition_View south_2023



Assessor photo_1948_looking sw.jpg

and ter cre OWNED, PR. 9833, or MA. 8253. SHERIDAN BEACH ADDITION 1/2 1/2 acre lot, east of highway and tract office. Overlooks Lake Washington. Price \$1,000. Consider trade up to \$400; balance \$7 a month. WORKMAN MA. 4420. ME. 2814. to LAURELHURST, 50x100 on 46th

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg

Historic Property Report

Historic Name: Residence

Property ID: 731526

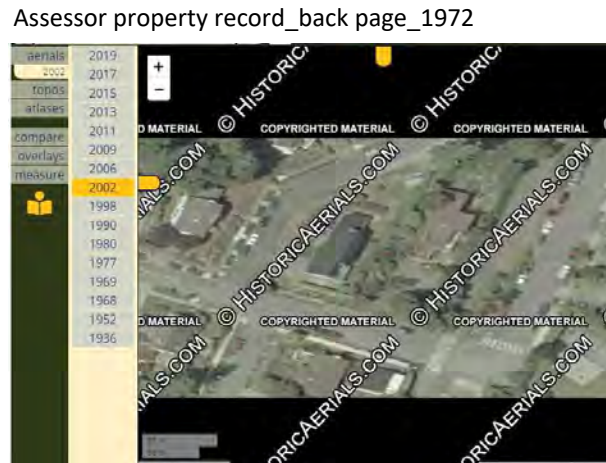
balance monthly.
F. E. OLLINGER. 259 Empire Bldg.
 BEAUTIFULLY located lake lot, all cleared and backing up to boulevard, **Sheridan Beach Addition**, 165th St., on Victory Highway; come out any day, ask for Mr. Ray Gibson.
FOR SALE—On Hood Canal, 1 acre waterfront 82 2-3 ft. frontage, 676 1/2 depth; 5-room house and outbuildings. For particulars



SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg



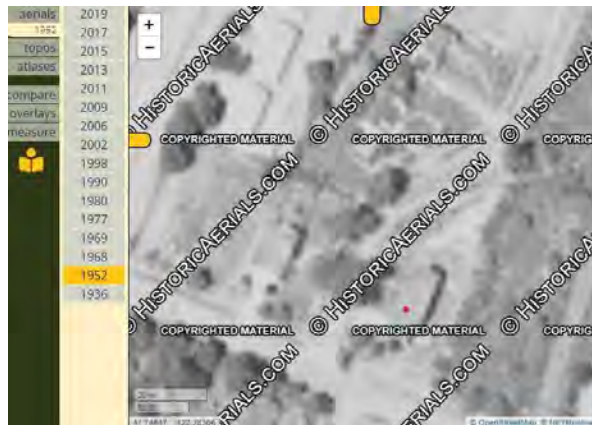
Assessor property record_front page_1972



historic aerial 2002.jpg



historic aerial 1969.jpg



historic aerial 1952.jpg



Historic Property Report

Historic Name: Residence

Property ID: 731526

Inventory Details - 8/21/2023

Common name:

Date recorded: 8/21/2023

Field Recorder: Aisha Fike

Field Site number: BE 19

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Block
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood
Cladding	Brick - Stretcher Bond
Structural System	Wood - Platform Frame
Plan	Rectangle
Roof Type	Saltbox

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

Significance narrative: Property History:
The residence building at 16502 41st Avenue NE is located on a corner lot, on the northeast side of NE 165th Street and 41st Avenue NE, with Lake Washington a block to the east, in the city of Lake Forest Park. It was constructed in ca. 1946 in the Sheridan Beach Addition (King County 1972, 2022). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway," near the subject property (Seattle Daily Times 1927). Another similar sales ad in 1940 for land in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the



Historic Property Report

Historic Name: Residence

Property ID: 731526

address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. Historic aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels. The residential building is visible on the 1952 historic aerial image, and the flat roof patio addition at the north is visible between the 1990 and 2002 aerial images (NETR 2023; King County 1972). The earliest known owner of the property is listed on the Assessor online property information as John Halver, who moved it to a Halver family living trust in 2003. The current owners are listed as Naomi and Ryan Halset (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in ca. 1946, following the end of World War II when the region was starting to experience accelerated growth that would continue through the 1950s. However, archival research did not indicate this property had any specific association with this trend in history, nor with any other events that made a significant contribution to the broad patterns of local, state, or national history. As such, the property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building is a Contemporary style; however, due to alterations it no longer embodies the distinctive characteristics of its style type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. The building has undergone altered window openings at the rear elevation, replacement windows and siding, a porch enclosure, and patio additions. The King County Assessor property card includes a photo taken by the department in 1948 of the building's east wall showing the former shake siding, two rows of modern windows, many of which have been covered up, and the north wall altered with an addition (King County 1972). The record also lists an enclosed porch added to the southeast corner by 1987, and the Assessor online record and historic aerials indicate the flat roof patio was added in ca. 1995 (King County 2022; NETR 2023). These exterior changes and the additions have collectively resulted in a loss of integrity of design, materials, workmanship, feeling and association a vernacular Ranch design. The altered and new residences in the development have contributed to the loss of its integrity of setting.

Summary

The property does not display significance under the NRHP criteria, and it has lost its aspects of integrity. As such, it is not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731526

Physical description: The property at 16502 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The Contemporary style residence was constructed in ca. 1946 (King County 1972, 2022), is rectangular in plan, approximately 25 feet by 80 feet with a long horizontal façade facing west on 41st Avenue. The building was constructed into the side of a steep topographic gradient that slopes to the southeast with two-stories at the rear east elevation and one-story at the west façade. The building is on a concrete foundation and is capped by a side-facing gable/saltbox roof covered in built up composition materials, with the shorted gable roof at the east wall and wide eaves at the west façade. The walls are sheathed in replacement wood board siding placed horizontally and vertically and with brick veneer at the entry porch. The west façade contains a slightly recessed porch with a flush wood door flanked by large replacement aluminum-frame sidelights, and an attached garage to the south of entry. An enclosed porch is at the southeast corner and an enclosed flat roof patio added to the north of the building. The windows appear to be primarily replaced metal-frame sliding sashes, metal-frame fixed windows, and some original window openings covered at the rear elevation from the patio addition. A prominent exterior brick chimney is at the north gable wall.

Bibliography: King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [16502 41st Avenue NE]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0085.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500085>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1990; 2022. Accessed August 4, 2023. <https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.



Historic Property Report

Historic Name: Residence

Property ID: 731527

Location



Address: 16521 41st Ave NE, Lake Forest Park, Washington, 98155

Geographic Areas: King County, SEATTLE NORTH Quadrangle, T26R04E10, King County Certified Local Government

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1935	<input checked="" type="checkbox"/>
Addition	1986	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Residence

Property ID: 731527

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731527

Photos



Southeast facade facing 41st Ave_View west_2023



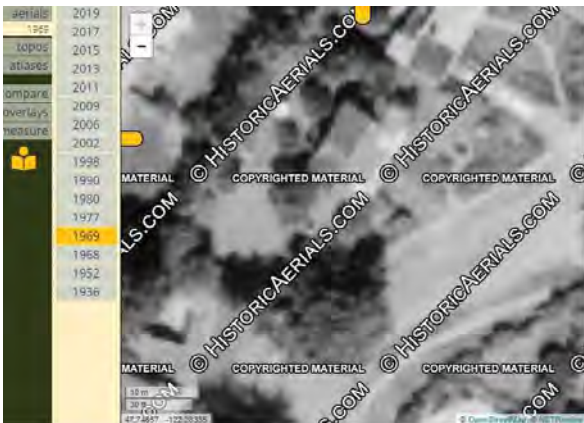
South exterior wall and east facade_View north_2023



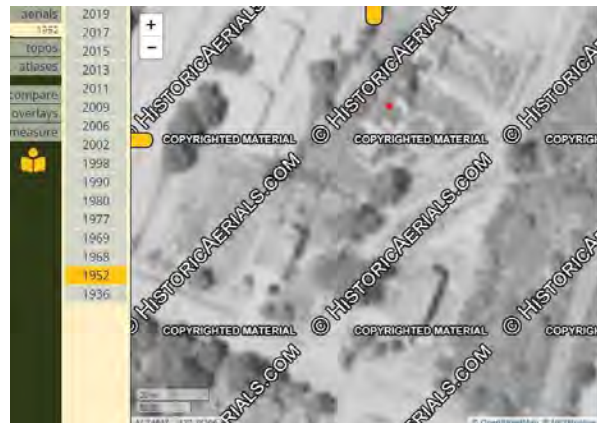
Assessor photo_10-1986_view north.jpg



historic aerial 1990.jpg



historic aerial 1969.jpg



historic aerial 1952.jpg

Historic Property Report

Historic Name: Residence

Property ID: 731527

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OWNER, PR. 9833, or MA. 8253.
SHERIDAN BEACH ADDITION
1/2 acre lot, east of highway and tract office. Overlooks Lake Washington. Price \$1,000. Consider trade up to \$400; balance \$7 a month.
WORKMAN MA. 4420. ME. 2814.
LAURELHURST, 50x100 on 46th

balance monthly.
F. E. OLLINGER. 259 Empire Bldg.
BEAUTIFULLY located lake lot, all cleared and backing up to boulevard, **Sheridan Beach Addition**, 165th St., on Victory Highway; come out any day, ask for Mr. Ray Gibson.
FOR SALE—On Hood Canal, 1 acre waterfront 82-2-3 ft. frontage, 676 1/2 depth; 5-room house and outbuildings. For particulars

SeattleDailyTimes_1940_May19_SheridanBeachAdd.jpg



Assessor photo_1939_facade view looking north

SeattleDailyTimes_1927_Oct2_SheridanBeachAdd.jpg



Assessor photo_1951_facade view looking west



Assessor property record_back page_1972



Assessor property record_front page_1972



Historic Property Report

Historic Name: Residence

Property ID: 731527



Assessor online report_2022.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731527

Inventory Details - 8/21/2023

Common name:

Date recorded: 8/21/2023

Field Recorder: Aisha Fike

Field Site number: BE 20

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Side
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

Significance narrative: Property History:
The residence at 16521 41st Avenue NE is located on the west side of 41st Avenue NE, with Lake Washington a block to the east, in the city of Lake Forest Park. It was constructed in ca. 1935 in the Sheridan Beach Addition (King County 1972, 2022; NETR 2023). Little information is available on the history and development of this addition. It appears in newspapers as early as 1927 with an advert for the sale of a lot by the lake on "165th Street and Victory Highway" near the subject property (Seattle Daily Times 1927). Another similar lot sales ad in 1940, in the development is listed for \$1,000, on a ½-acre lot overlooking Lake Washington (Seattle Daily Times 1940).

Research did not uncover any information regarding the original owners, architect, or builder for this property or the development. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover the Lake Forest Park area in their mapping. Historic



Historic Property Report

Historic Name: Residence

Property ID: 731527

aerial photographs from 1936 and 1952 show the transition of the area around the residence from large farm lots subdivided to smaller single-family residential parcels. The residential building is not visible on the 1936 historic aerial image but appears on the 1952 aerial in its former smaller size and form (NETR 2023). The earliest known owners of the property are listed on the Assessor online property information as Sandra and Jack Stephenson, who sold the property in 2009 to the current owners, James and Virginia Skurski (King County 2022).

NRHP Evaluation:

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was initially developed in ca. 1935, when the region was coming out of the Great Depression and experiencing some renewed growth from government assistance and private investments. Archival research did not indicate this property to have any specific association with this or any other trend or event that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past, and thus it does not meet Criterion B. Under Criterion C, the residential building does not represent a discernable architectural style as it has been heavily altered. Nor does its ca. 1986 design and the materials used in its replacement represent high artistic value. As it does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder, the building does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This property retains integrity of location as it has not been moved. It has lost integrity of design, materials, workmanship, feeling, and association. The residence was completely remodeled and second story addition was constructed, which presents its current façade. The Assessor record documents the second story addition and remodel work between 1985 and 1986. Historic photos taken by the County Assessor in 1939 show the former building's design as a one-and-a-half story, side-gable Cape Cod style residence with colonial features. A 1951 photo shows the one-story flat roof patio addition and alterations to the bay window; and a October 1986 photo shows the current remodeled façade (King County 1972). Other changes include siding, door, and window replacements. These changes have had a cumulative effect and the building is no longer recognizable as a 1930s designed residence. The altered and new residences in the development have also contributed to the loss of its integrity of setting.

Summary

This building does not meet the significance criteria and has lost integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731527

Physical description:

The property at 16521 41st Avenue NE consists of a single-family residence in the city of Lake Forest Park. The two-story, rectangular-shaped building was constructed in ca. 1935 in the Cape Cod style and received a complete façade remodel including a second-story addition in 1986 (King County 1972, 2022). The building rises from a concrete foundation and is capped by a side facing gable and salbox roof, closed eaves and altered angular shed roof and deck to the south. The façade faces east and contains a garage and half-basement, a partial width porch at the 1st floor with replacement entry door flush to the façade wall and flanked by a 3-sided bay window and a triple picture window with replacement vinyl-frames. The exterior walls are covered in clapboard composition wood. The two-story addition contains a flat roof portion and a deck above with rows of vinyl-frame windows and patio doors. The east gable roof contains several skylight openings and the west gable roof a wide and projecting shed roof dormer and bay. The front yard has been landscaped with a curved concrete step to the front porch and concrete patio, shaped hedges, and shrubs.

Bibliography:

King County. 1972. King County Assessor Real Property Record Cards, 1937-1972 [16521 41st Avenue NE]. Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 773850-0155.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=7738500155>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1969, 1977, 2002, 2011. Accessed August 4, 2023.
<https://www.historicaerials.com/>.

Seattle Daily Times. 1927 (Oct. 2). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.

_____. 1940 (May 19). "Sheridan Beach Addition." Seattle, WA. Accessed from Seattle Public Library's NewsBank database.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Location





Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894



Address: Kenmore, Washington
Tax No/Parcel No: 162605-9164, 222605-9122
Geographic Areas: BOTHELL Quadrangle, Snohomish County, ARLINGTON WEST Quadrangle, T31R05E11

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1888	<input checked="" type="checkbox"/>
Built Date	1887	<input checked="" type="checkbox"/>
Remodel	1990	<input type="checkbox"/>
Built Date	1890	<input type="checkbox"/>



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Historic Use:

Category	Subcategory
Transportation	Transportation - Pedestrian-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Pedestrian-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related

Historic Context:

Category

Transportation

Community Planning and Development

Architect/Engineer:

Category	Name or Company
Builder	Seattle, Lake Shore & Eastern Railroad
Landscape Architect	MacLeod/Reckord (1990)
Builder	Seattle Lake Shore & Eastern Railway Co.
Architect	Lake Shore & Eastern Railway Co.
Engineer	Seattle Lake Shore & Eastern Railway Co.

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
061405-06-FERC, , Northwest Pipeline Capacity Replacement Project		Determined Eligible	, 9/22/2005



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington	Survey/Inventory	
2021-04-02097, , City of Woodinville Eastrail Corridor Trail Crossing and Improvements	Survey/Inventory	
2021-06-03426, , Woodinville Railbanking/Abandonment	Determined Eligible	Holly Borth, 8/4/2021
2023-07-04178, , Snohomish County Rail Abandonment	Determined Eligible	Maureen Elenga, 8/22/2023

Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Photos



Trail west end at 175th St and 61st Ave_View northeast_2023



IMG_3020.JPG



IMG_1496.JPG



mainline, looking south.



Trail east end near 80th Ave_View west_2023



Trail near kenmore industrial area_View looking east_2023

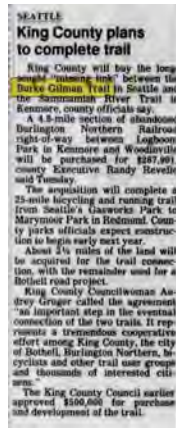
Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894



Trail east end at 80th Ave_View looking east_2023



Spokane Chronicle_1985-10-9_King County Plans to complete trail.jpg



Seattle Daily_1980-3-26_Permanent bikeway Ok'd; but temp, no.jpg



historicaerial_1980_west end of trail with rail tracks visible.jpg



historicaerial_1977_east end of proposed seg with rail tracks visible.jpg



IMG_3094.JPG

Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894



Property of Museum of History & Industry, Seattle

imlsmohai_8500_full_2016.81.2.jpg



IMG_3274.JPG



IMG_3207.JPG



IMG_3173.JPG



IMG_3160.JPG



IMG_3081.JPG

Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

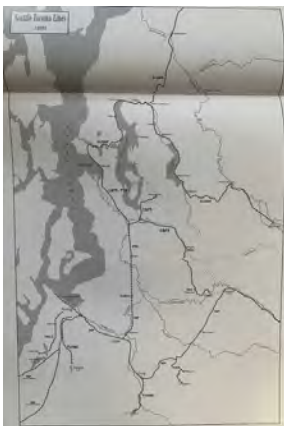
Property ID: 724894



IMG_3063.JPG



IMG_3042.JPG



1890Map_Armbruster1999.png



Cut rail south of SR202.



Overview of in situ tie south of SR 202.

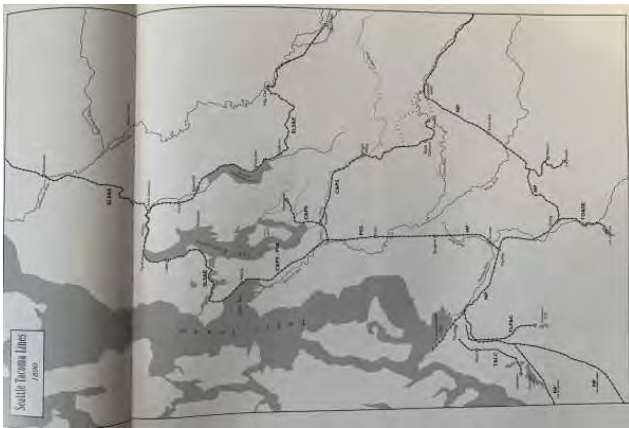


Overview of railroad grade south of NE 145th St. View south.

Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894



1890Map_Armbruster1999.png



Property of Museum of History & Industry, Seattle

mohai_1887_full.jpg



Property of Museum of History & Industry, Seattle

Asahel_1887.jpg



IMG_2837.JPG



IMG_1556.JPG



IMG_1553.JPG



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894



IMG_1545.JPG



IMG_1520.JPG



IMG_1491.JPG



IMG_1480.JPG



IMG_1461.JPG



IMG_1444.JPG



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894



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IMG_1406.JPG



Carpio-SeattleTimes_1990.pdf



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Inventory Details - 7/20/2005

Common name:	Burlington Northern Santa Fe Railraod
Date recorded:	7/20/2005
Field Recorder:	Jason M. Allen
Field Site number:	AINW-MTV-15
SHPO Determination	061405-06-FERC

Detail Information

Surveyor Opinion

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



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Significance narrative: The Seattle, Lake Shore & Eastern Railway line (AINW-MTV-15) is recommended to be eligible for listing in the NRHP under Criterion A for the role it played in the development of Arlington, and for its role as a major regional line serving the Puget Sound area. The railway retains integrity of location, setting, feeling, and association since its alignment has not changed and it continues to operate as a railroad in mainly rural and industrial areas. Design, materials, and workmanship have changed through continual maintenance and upgrades.

By November of 1890, the Seattle, Lake Shore & Eastern Railway line was complete and operating from Seattle to Sedro (now Sedro-Woolley), passing through Arlington. By 1891, the Seattle, Lake Shore & Eastern had become an operating subsidiary of the Northern Pacific Railroad Co. In 1896, the line was sold to the Seattle and International Railway Company, which itself was purchased by the Northern Pacific Railroad Co. in 1901 (Robertson 1995:266). Northern Pacific continued to operate the railroad until 1970, when it merged with the Chicago, Burlington and Quincy Railroad Co., Great Northern Railway Co., and the Spokane, Portland and Seattle Railway Co. to form the Burlington Northern Railroad. In 1995, Burlington Northern merged with Santa Fe Railroad to become the Burlington Northern and Santa Fe Railway, which continues to operate this line today (BNSF 2005).

The construction of this railroad led directly to the rapid early development of the town of Arlington and its dominance over the nearby rival, Haller. Arlington was platted in March 1890 on the property of J. W. McLeod, whom with information gained through his employment by the Seattle, Lake Shore & Eastern, had purchased the property two months before. By August, Arlington had a store, a newspaper, and a saloon, among the few residences. In 1896, Haller was absorbed by Arlington. The town continued to grow, and by 1903, Arlington incorporated as a city (Whitfield 1926:537). By 1905, Arlington boasted a population of 1,800 (Sanborn Map & Publishing Company 1905).

The spur that extends into the Arlington 3 Pipeyard was constructed before 1910, when it appears in an Anderson Map Company map of Snohomish County. That map shows the spur extending from the main line onto the property of George Murphy, a Canadian immigrant naturalized in 1911. George Murphy was a civic leader in Arlington, acting as first fire chief, vice-president of the Pioneer Association, proprietor of a successful meat market, head of the agricultural element of the Arlington Commercial Club, and State Senator representing the 39th District, elected in 1922 (Whitfield 1926:167). As of 1943, there were four buildings adjacent to the spur (USGS 1943), however, none of these buildings has survived.

Physical description: The railroad consists of a single standard-gauge track on a raised, rock-balast berm. A spur line extends into the Arlington 3 Pipeyard.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Bibliography:

Anderson Map Company

1910 Plat Book of Snohomish County, Wa. Anderson Map Co., Inc., Seattle, Washington.

Burlington Northern and Santa Fe Railroad [BNSF]

2005 BNSF History. Electronic document. Available, <http://www.bnsf.com/aboutbnsf/history/index.html>, accessed June 2, 2005.

Robertson, Donald B.

1995 Encyclopedia of Western Railroad History, Volume III Oregon Washington. The Caxton Printers, Ltd. Caldwell, Idaho.

Sanborn Map & Publishing Company

1905 Insurance Maps of Arlington, Washington. Sanborn Map & Publishing Company, New York.

United States Geological Survey [USGS]

1943 Marysville, Wash. 15-minute topographic map. On file, Archaeological Investigations Northwest, Inc., Portland, Oregon

Whitfield, William

1926 History of Snohomish Co., Volume I. Pioneer Historical Publishing Co., Seattle, Washington.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Inventory Details - 6/10/2021

Common name: Seattle, Lake Shore, & Eastern Railroad; Seattle, Lake Shore, and Eastern Railroad; Seattle, Lake Shore, and Eastern Railway

Date recorded: 6/10/2021

Field Recorder: Timothy Wood

Field Site number:

SHPO Determination

Detail Information

Surveyor Opinion

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

Significance narrative: HISTORIC CONTEXT

Woodinville

Before the arrival of Norwegian and Danish immigrants in the 1870s, the land now known as Woodinville was occupied by the Sammamish people who developed a village of at least 100 people at the mouth of Bear Creek. The Sammamish grew root and bulb crops and conducted hunting and gathering practices along the Sammamish River. The first Euro-Americans to settle in this area were Susan and Ira Woodin who arrived in 1871. The couple were joined by Emmanuel Nelson and his daughter Mary in 1876. By the 1880s, Mary plotted many of Woodinville's lots and her husband Anders Hansen constructed houses for new settlers. Mary donated portions of her family's homestead for the develop of railroads and a highway during the 1880s. Loggers and homesteads steadily moved into the Woodinville area during the later 19th and early 20th century, facilitating its growth. The first church was constructed in 1880 and was followed by a one-room schoolhouse (1883), and cemetery (1889). By 1909, Woodinville featured a two-room schoolhouse, two sawmills, two shingle mills, brick and tile manufacturer, school-desk factory, four hotels, blacksmith, stagecoach, multiple grocery stores, and railway station. Although Woodinville began as a logging community, the clearing of timber led to the development of dairy and vegetable farmers in the 20th century. Woodinville began transitioning into a suburban community in the 1950s when Seattleites started purchasing property (Green 1999).

Seattle Lake Shore & Eastern Railway Company Context

The Seattle Lake Shore & Eastern Railway Company (SLS&E) was incorporated on April 15, 1885 to establish a railway over the Snoqualmie Pass between Seattle and eastern Washington that could eventually be expanded throughout the region and to Canada (Armbruster 1999:105). With promises of eastern capital, Judge Thomas Burke and aspirational entrepreneur Daniel Gilman, galvanized Seattle businessmen and citizens to bring a railroad to Seattle. The SLS&E board quickly raised sufficient funds to hire chief engineer Frederick H. Whitworth to conduct a preliminary survey of the railway, which began by January 28, 1887 (Armbruster 1999:122; Robertson 1995:266).

Burke and Gilman envisioned a railroad to connect the Seattle region with the natural resources east of Puget Sound. The area was rich in natural resources such as coal and gypsum near Squak Lake and coal, iron and precious metals in Snoqualmie Pass. Timber and agricultural land were also plentiful on each side of the Cascades. Promoting the

Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

region's need to transport these resources and potential for lucrative economic opportunities, Gilman sought financial backing from Wall Street bankers and other investors in the east. Gilman's pitches to potential east coast investors eventually proved successful in 1886, allowing for construction of the SLS&E to begin in 1887 (Armbruster 1999:121-122).

The Puget Sound Construction Company was incorporated by the east coast investors to finance and build the railroad (Armbruster 1999:124). Grading began on March 9, 1887 and rails were first set on September 5, 1887 (Robertson 1995:265). The initial forty miles between Seattle and Snoqualmie Pass was to be constructed for \$200,000. Five- and ten-mile sections would be subcontracted out to local construction firms. By October the railroad reached West Coast Junction (present day Woodinville). The initial train to travel the new line left Seattle for Squak on October 25, 1887.

To connect with Canadian Pacific Railway, a northern division of the SLS&E was planned. Beginning at West Coast Junction, the line would head northeast towards Snohomish and then eventually to the Canadian border via Sumas, Washington. The Seattle & West Coast Railway Co. initiated construction at present day Woodinville where the SLS&E met the Lake Shore Railroad (Armbruster 1999:128). The 14.4-mile segment between Woodinville to Snohomish was completed by July 1, 1888 when SLS&E began providing service for the 23-mile track between Snohomish and Seattle (Post Intelligencer 1888; King County Parks 2015:7, 9). At a cost of approximately \$14,425 per mile, twenty one miles of track were completed between Woodinville and a point about 6 miles north of Snohomish by August 1888 (Armbruster 1999:128-129). Charles Sheaf served as the chief engineer until early 1888 when he was replaced by Paul Mohr (Armbruster 1999:129-130).

SLS&E's arrival in Woodinville contributed to the city's growth and development as the railroad provided more reliable means of transportation to Seattle's markets for the region's timber and agriculture businesses. The railroad also established a link to the coal mines in Issaquah. Development of the SLS&E coincided with the formation of several regional logging railroads which created a greater network of railroad transportation (Taylor 2014). During the late 19th, SLS&E began solidifying itself as an important regional transportation network, linking major industries to Seattle, including Peter Kirk's steel mill on the east shore of Lake Washington (Armbruster 1999:130). By 1891, Woodinville featured its own station operated by H. Marion (Museum of History and Industry 1891).

SLS&E's development spurred the establishment of suburban townsites, logging camps, and shingle mills along its path, including Woodinville (Armbruster 1999:124, 128, 134). By 1890, the SLS&E extended north from Seattle, running along the northern portion of Lake Washington before turning east to Woodinville. From Woodinville the line split with one segment to the south and one to the north. The southern segment headed to Redmond and the eastern shore of Squak Lake (now Lake Sammamish) before turning east to Falls City and Sallal Prairie. The northern section went through Snohomish on its way to Canada (Armbruster 1999:117). On April 13, 1891, the SLS&E reached the Canadian border via Sumas Washington. The Canadian Pacific would reach Sumas within a month, establishing a long and productive international partnership (Armbruster 1999:137).

Carrying freight and passengers, SLS&E grew from 55 miles of track in July 1888 to 67 miles the following year and 156 miles the next year (Robertson 1995:266-267). Despite



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

its growth in the region, SLS&E was operating at a loss due to high maintenance costs. As SLS&E suffered financially, Northern Pacific sought to eliminate its competition by buying up SLS&E stock to gain greater control of its operations. As SLS&E's finances worsened, its shareholders began selling their holdings to the Northern Pacific. By July 1889, Northern Pacific acquired a majority interest in SLS&E and began renting the line (Armbruster 1999:135-138). On May 1, 1892, SLS&E's operations were consolidated with Northern Pacific's (King County Parks 2015:11). At that time, SLS&E's holdings spanned 227 miles of track (Robertson 1995:266-267).

The Great Panic of 1893 worsened SLS&E's finances and the company was placed in receivership (Armbruster 1999:137-138). By June 1893, the company was broke and passenger and freight service drastically declined. On May 16, 1896, SLS&E entered foreclosure processing and the company's holdings were split between two companies. The newly formed Seattle & International Railway Company acquired the tracks in western Washington and the Spokane & Seattle Railway received the eastern Washington tracks (King County Parks 2015:11). The Seattle & International Railway was backed by supporters of the Northern Pacific who sought to acquire SLS&E's holdings in western Washington. On April 1, 1901, the Seattle & International Railway became the Seattle division of the Northern Pacific (Armbruster 1999:140). Within about 15 years of the acquisition and reorganization, Northern Pacific conducted improvements to the line within the project area, including the construction of the two c. 1914 bridges. Historic newspapers and publications on the history of the SLS&E did not reveal additional information about the construction of either bridge or the bridges they replaced. As early as the 1940s, base plates began to be replaced and continued to be replaced as late as circa 1969.

Northern Pacific continued operating on the former SLS&E lines through the mid-20th century. Freight and passenger traffic began decreasing in the 1960s as a result of the developing interstate highway system. In 1970, Northern Pacific; Chicago, Burlington, and Quincy; Great Northern; Spokane, Portland, and Seattle; and Pacific Coast railroads merged to form Burlington Northern Railroad. In 1995, Burlington Northern merged with the Atchison, Topeka and Santa Fe Railway becoming Burlington Northern Santa Fe (BNSF) (BNSF 2021:4-5). In 2007, the Port of Seattle (Port) purchased the line from BNSF. In 2012, the Port began liquidating segments of the line and in 2014, sold the segment to the City of Woodinville.

SIGNIFICANCE

The SLS&E segment, which retains integrity, is significant under National Register of Historic Places (NRHP) Criterion A at the local and state level as part of the larger SLS&E Company railroad and is eligible for the NRHP. The SLS&E segment between Renton and Woodinville was previously evaluated as eligible for the NRHP in 2007 and received concurrence from the Washington Department of Archaeology and Historic Preservation. The segment was evaluated as significant under NRHP Criterion A for its association with the development of railroads in Washington State and Puget Sound region. It was also determined significant for its association with the industrial development of the Puget Sound region (Allen and O'Brien 2007).

Criterion A

The SLS&E segment has local and state significance under Criterion A in the areas of Transportation and Commerce due to its association with the development of railroads and industry in the State of Washington and in the Puget Sound region. The 2.6-mile



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SLS&E segment, constructed in 1888, runs through the community of Woodinville and contributes to the SLS&E's overall historical significance. The SLS&E brought rail transportation to Woodinville, facilitating its growth and development by providing a more reliable means of transportation between Puget Sound communities and the larger region. SLS&E established itself as the first regional railway transportation network, linking major industries such as agriculture, timber, mining, and steel to Seattle. The numerous spurs off the main line in this segment testify to the important ties the railroad had to numerous businesses in Woodinville. Its period of significance begins with its construction in 1888 and ends in 1970 when the railway became part of BNSF.

Criterion B

The SLS&E segment is not significant under NRHP Criterion B. Although the SLS&E is associated with Thomas Burke and Daniel Gilman who led the development of the railroad, their contributions to history are more appropriately evaluated under Criterion A.

Criterion C

The railway segment is not significant under Criterion C, because it does not embody the distinctive characteristics of a type, period, or method of construction, such as innovative railroad engineering techniques, and does not possess high artistic values. The segment was built using standard construction methods of the time and does not appear to represent the work of a master. Furthermore, the construction methods and engineering represented in this segment is similar to other previously evaluated segments of the SLS&E. Although the two bridges contribute to the significance of the line and reflect its evolution over time, they are similar in terms of length and construction to others found along the line and are therefore not individually eligible. Unlike the Wilburton Trestle, which is listed in the NRHP, these two bridges lack distinction in terms of design, materials, and construction methods.

Criterion D

Because the resource's historic-period characteristics are visible and readily apparent, and after a review of existing historic-period documentary sources, the property's significance would not lie in its information potential, and is therefore not eligible for the NRHP under Criterion D.

INTEGRITY

The SLS&E rail segment retains sufficient integrity to support a determination of eligibility under Criterion A.

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. This segment of the SLS&E retains integrity of location as it remains in the location where it was originally constructed and, based on an 1890 map, retains its historic alignment.

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The replacement of several components, including rails, ties, and base plates has diminished the integrity of design. Both bridges replaced earlier crossings but they date to circa 1914, which is early within the period of significance and reflective of the line's evolution over time. The segment appears to maintain its original alignment



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and gauge, and the replacement components are of similar design, size and material to the original. Therefore, the segment retains integrity of design.

SETTING

Setting is the physical environment of a historic property. The railway segment retains integrity of setting characterized by its clear right-of-way and prominent position between NE 177th Place and Woodinville Snohomish Road. Surrounding modern development including bridges, buildings, and associated infrastructure, diminishes the integrity of setting. However, these changes occur along a small portion of the overall corridor and the segment sufficiently conveys its historical role in the community of providing freight and passenger transportation.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Necessary maintenance activities over the past 133 years have diminished the property's integrity of materials through replacement of the original rails, ties, base plates, and some switches. Some replacement base plates date to 1941, 1948-1949, and 1969, but other components such as railroad ties were likely replaced after the period of significance. Railroad ties are typically replaced every 40 to 70 years (Caltrain 2021). The pressure-treated wood ties were installed no earlier than the 1960s. Research and field investigations did not identify the date of manufacture of the switch stands but some feature modern replacement parts.

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Replacement of the original rails, ties, and base plates has obscured some of the original workmanship, thereby diminishing that aspect of historic integrity.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The segment's retention of its original location, alignment, and gauge, as well as the presence of key historic setting elements, contribute to the feeling of a late nineteenth/early twentieth century railway.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. The property retains integrity of association because it is sufficiently intact to convey its role as an early Woodinville railway and its relationship to the development of regional commerce.

The SLS&E segment between Milepost 23.8 in Woodinville and Milepost 26.38 at the King- Snohomish County boundary line is of local and state significance under Criterion A in the areas of Commerce and Transportation and retains integrity of location, design, setting, feeling, and association. The segment is eligible for the NRHP as contributing to the larger SLS&E linear resource.

Physical description: Constructed c. 1888, the Seattle Lake Shore & Eastern Railroad (SLS&E) segment follows a roughly southwest-northeast path with termini at Milepost 23.8 in Woodinville near NE Woodinville Drive/Redmond-Woodinville Road NE to the southwest and the King County-Snohomish County line at Milepost 26.38 to the northeast. The segment consists of



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standard gauge rails and replacement pressure treated wood ties. The railroad berm varies in height from a few inches to as much as a few feet. The segment features two transfer tracks between 131st Ave NE and NE 178th Place, four spurs, 10 historic model 112E standing railroad switches, and 11 modern crossing arms and lights. The railroad segment also crosses two historic bridges (c. 1914), one modern bridge, and several streets and driveways to commercial and industrial properties.

Near the southwest end of the segment, the line splits into two sections, forming a Y shape to the north of the NE 175th Street and 131st Avenue intersection. The northern and southern end of the Y formation connect with a now abandoned segment of the historic SLS&E line that parallels NE Woodinville Drive/Redmond-Woodinville Road NE. Both the northern and southern portions of the Y section cross the Sammamish River via a circa 1914 steel girder bridge.

The North Sammamish River Bridge is located at milepost 23.9, to the north of the modern NE 175th St Bridge. The steel girder bridge is approximately 200-feet long and features a through plate girder span that is about 80 feet long. The bridge is supported by five open pile wood trestle spans and one open pile steel trestle span on both the west and east ends. The steel trestles are located the closest to the river and each consist of three sets of three vertical steel beams topped by a rectangular board form concrete block. The steel trestles are reinforced with horizontal steel beams at about mid-height and diagonal bracing above. The wood trestles are composed of three to five vertical wood posts topped by a horizontal beam and reinforced with diagonal bracing on each side. The three wood trestles closest to the river on each side, feature additional horizontal and diagonal bracing to connect the trestles. The Sammamish River Trail runs underneath the bridge on the east side. The girder span is covered with ballast, pressure-treated wood railroad ties, standard gauge rails and guide rails. Additional pressure-treated wood boards run the length of the bridge on each side of the ties to work with the guide rails to secure train cars in the event of a derailment. A diamond grate steel platform with a metal handrail runs the length of the bridge's north side.

The South Sammamish River Bridge is located at milepost 23.9, to the south of the modern NE 175th St Bridge. The steel girder bridge is 159 feet long with a 70-foot-long through plate girder span (Allen and O'Brien 2007). The bridge is supported by four open pile trestle spans at the east end and three on west end. The west side includes two wood trestle spans and one steel trestle span that is located closest to the river. The wood trestles consist of multiple vertical members that support the horizontal members above. These trestles are reinforced with horizontal and diagonal wood board bracing. The steel trestle is composed of two sets of seven vertical steel beams that support the horizontal steel beams above. Each set is reinforced by horizontal and diagonal steel beams. The Sammamish River Trail runs underneath the bridge on the east side. The girder span is covered with ballast, pressure-treated wood railroad ties, and standard gauge rails. Additional pressure-treated wood boards run the length of the bridge on each side of the ties to secure train cars in the event of a derailment.

The northern Y section of the segment is mostly flat but was originally constructed on a hillside sloping down from west to east. A historic model 112E standing railroad switch on top of a concrete platform is positioned next to the junction of the segment and the abandoned SLS&E line. A private railroad spur extends to the northeast and connects to the industrial properties to the north of the Sammamish River Trail. The southern Y section is much shorter and includes a spur that is partially enclosed by a chain link fence. The spur originally continued to the south over Washington State Route 202 but



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that segment has been abandoned and the ties removed. A model 112E standing railroad switch is positioned on two extra-long rail ties near the spur. Rails from the section to the south have been removed but the wood ties remain.

From the Y intersection, the line travels to the northeast and crosses NE 175th Street/State Route 202 and 131st Avenue NE via a modern bridge. After passing over 131st Avenue NE, the line splits into three parallel lines. The center line is raised about 1.5 feet higher than the adjacent transfer tracks. The tracks converge after approximately 2,000 feet. Between NE 183rd Street and NE 190th Street, the segment features two abandoned railroad spurs that once connected to properties to the west of 139th Avenue NE. This section includes eight model 112E standing railroad switches adjacent to the each of the wyves, where the line features a spur or transfer track.

Modifications to the segment include replacement of wood ties, and steel rails and base plates. The replacement base plates appear to date from 1941, 1948, 1949 and 1969. Some of the historic railroad switches have been modified or replaced (dates unknown). Dates for replacing rails and wood ties is unknown. However, railroad ties are typically replaced every 40 to 70 years (Caltrain 2021). Eleven modern railroad crossing arms and lights have been installed along the where the segment intersects surface streets (dates unknown). Both bridges have also been altered with the addition of steel trestles, replacement pressure-treated wood beams, and the addition of a steel platform and handrail on the northern bridge (dates unknown).



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Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Inventory Details - 11/15/2021

Common name:

Date recorded: 11/15/2021

Field Recorder: Julia Kunas

Field Site number:

SHPO Determination

Detail Information

Surveyor Opinion

Significance narrative: In a 2007 Historic Property Inventory of the Woodinville and Redmond segments of the Railway Grade of the Seattle, Lake Shore & Eastern Railroad, the segment and adjacent segments was recommended to be eligible for listing in the NRHP under Criterion A for "its role in the development of railroads in the Pacific Northwest, the State of Washington, and the Puget Sound area (O'Brien 2008:4)." The intact rails, ties, switch, metal screw conveying system, berms, and alignments were also considered to add to the integrity of the segment (Allen 2007).

Although this segment of the Seattle, Lake Shore & Eastern Railroad was determined eligible for listing to the NRHP in 2007 (Allen 2007), the segment had its rails, switches, and metal screw conveying system removed at some point before 2021. There are also no engineered features such as trestles or retaining walls in this segment, and the corridor is at grade. Therefore, this segment of the railroad is determined to be not eligible to the NRHP due to its lack of integrity.

Physical description: This portion of the Seattle, Lake Shore & Eastern Railroad was documented as part of a survey for future improvements along the Eastrail pedestrian trail. This segment was previously recorded as a Historic Property and determined eligible for the NRHP due to its intact features including rails, switches, and metal screw conveying system (O'Brien 2008), however at some point between 2008 and 2021 the rails were removed from the segment and only the wooden ties and some spikes remain.

The segment of the Seattle, Lake Shore & Eastern Railroad inventoried is north and south of NE 145th St./SR 202. The rails have been removed both north and south of the road, however they are still intact on the road where the railroad crossing was. The north side of the road has intact wooden ties, approximately 102" long and 9" wide. Some ties still have metal spikes in them, but most of the metal hardware has been removed. The north side grade has medium sized gravels along it and is moderately clear of vegetation. The grade south of NE 145th St. also has the rails and other metal materials removed, with most of the wooden ties still in situ. The grade on this side is much more overgrown with grasses and other brush.

Both grades north and south of NE 145th St. have a single bollard installed in the middle of the grade adjacent to the road to deter vehicles.

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Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Inventory Details - 7/25/2023

Common name:

Date recorded: 7/25/2023

Field Recorder: Caitlyn Fischman

Field Site number:

SHPO Determination

Detail Information

Surveyor Opinion

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

Significance narrative: HISTORIC CONTEXT

Snohomish County

Established on January 14, 1861, Snohomish County is bordered by Skagit County to the north, King County to the south, and Chelan County to the east. The land comprising Snohomish County was previously part of Island County. Prior to the arrival of European explorers and migrants, the area was settled by the Snohomish people as well as other tribes including the Stillaguamish, Skykomish, Sauk-Suiattle, and Snoqualmie. Each tribe spoke Lushootseed, commonly in a northern dialect and relied on plants and animals of the region for their livelihood. On January 22, 1855, Washington Territory Governor Isaac Stevens met with 81 tribal leaders to sign a treaty between the U.S. government and the region's Indigenous people. Representing the Snohomish, Snoqualmie, and Skykomish tribes, Snoqualmie Chief Patkanim agreed to trade their land for cash, hunting and fishing rights, and establish a reservation at Tualip. Convenient water access and rich agricultural land attracted Euro-American migrants to Snohomish County beginning in the mid-nineteenth century. Like many areas of the Pacific Northwest, the arrival of the railroad in the late nineteenth century facilitated development of the county, including the timber and agricultural industries (Riddle 2006).

City of Snohomish

Originally settled by the Sdohobsh, a subdivision of the Snohomish, the area now known as the City of Snohomish is at the confluence of the Snohomish River and Pilchuck River. When Euro-Americans began migrating to the area, most Indigenous people had relocated to the Tualip Reservation. Two of the earliest Euro-American migrants to the area were Heil Barnes and Edson Cady who intended to develop a community at the confluence of the Snohomish River and Pilchuck River. Cady filed a land claim and applied for a post office permit for "Cadyville." Barnes also files a land claim on behalf of Emory C. Ferguson who arrived in 1860, establishing a mercantile. Cadyville became the county seat in July 1861 and was renamed Snohomish in 1871 (City of Snohomish n.d.). By the mid-nineteenth century, the community developed into the county's financial, cultural, and political center. By 1876, the community featured a school, library, science collection, newspaper, and an Athenaeum Society, a private members club for individuals with intellectual interests (Riddle 2006). The community initially was established to support the surrounding agricultural community and later developed into a logging town by the 1870s. By 1884, the population had reached 700 and the town featured a courthouse, six saloons, a school building, and a church. The Snohomish train station was completed a few years later in 1888. The SLS&E railroad arrived in 1889.



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When the city was incorporated in 1890 the population was 1,995 and quickly grew to 3,000 by 1895 (City of Snohomish n.d.). By 1910, the city featured a Carnegie Library, nine mills, and other plants; however, that year a large fire destroyed the largest mill as well as several other properties. After the fire, the local economy transitioned its focus on the rich agricultural land, lead to the development of a canning industry for the region's fruit products. The community continued to develop through the twentieth century with the establishment of the Bickford Ford car dealership in 1934 and founding of the first historic district in Snohomish County (RevisitWA.org n.d., City of Snohomish n.d.).

City of Woodinville

Before the arrival of Norwegian and Danish immigrants in the 1870s, the land now known as Woodinville was occupied by the Sammamish people who developed a village of at least 100 people at the mouth of Bear Creek. The Sammamish grew root and bulb crops and conducted hunting and gathering practices along the Sammamish River. The first Euro-Americans to settle in this area were Susan and Ira Woodin who arrived in 1871. The couple were joined by Emmanuel Nelson and his daughter Mary in 1876. By the 1880s, Mary plotted many of Woodinville's lots and her husband Anders Hansen constructed houses for new settlers. Mary donated portions of her family's homestead for the development of railroads and a highway during the 1880s. Loggers and homesteads steadily moved into the Woodinville area during the later nineteenth and early twentieth century, facilitating its growth. The first church was constructed in 1880 and was followed by a one-room schoolhouse (1883), and cemetery (1889). By 1909, Woodinville featured a two-room schoolhouse, two sawmills, two shingle mills, a brick and tile manufacturer, a school-desk factory, four hotels, a blacksmith, a stagecoach, multiple grocery stores, and a railway station. Although Woodinville began as a logging community, the clearing of timber led to the development of dairy and vegetable farmers in the twentieth century. Woodinville began transitioning into a suburban community in the 1950s when Seattleites started purchasing property (Green 1999).

Seattle Lake Shore & Eastern

The SLS&E was incorporated on April 15, 1885, to establish a railway over Snoqualmie Pass between Seattle and Eastern Washington that could eventually be expanded throughout the region and to Canada (Armbruster 1999, 105). Judge Thomas Burke and aspirational entrepreneur Daniel Gilman, galvanized Seattle businessmen and citizens to bring a railroad to Seattle with promises of eastern capital. The SLS&E board quickly raised sufficient funds to hire chief engineer Frederick H. Whitworth to conduct a preliminary survey of the railway, which began by January 28, 1887 (Armbruster 1999, 122; Robertson 1995, 266).

Burke and Gilman envisioned a railroad to connect the Seattle region with the natural resources east of Puget Sound. The area was rich in natural resources such as coal and gypsum near Squak Lake and coal, iron, and precious metals in Snoqualmie Pass. Timber and agricultural land were also plentiful on each side of the Cascade Range. Promoting the region's need to transport these resources and potential for lucrative economic opportunities, Gilman sought financial backing from Wall Street bankers and other investors in the east. Gilman's pitches to potential east coast investors eventually proved successful in 1886, allowing construction of the SLS&E to begin in 1887 (Armbruster 1999, 121-122).

The Puget Sound Construction Company was incorporated by the east coast investors to finance and build the railroad (Armbruster 1999, 124). Grading began on March 9, 1887,

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and the first rails were set on September 5, 1887 (Robertson 1995, 265). The initial 40 miles between Seattle and Snoqualmie Pass were to be constructed for \$200,000. Five and 10-mile sections would be subcontracted out to local construction firms. By October, the railroad reached West Coast Junction (present day Woodinville). The initial train to travel the new line left Seattle for Squak on October 25, 1887.

To connect with Canadian Pacific Railway, a northern division of the SLS&E was planned. Beginning at West Coast Junction, the line would head northeast toward Snohomish and then eventually to the Canadian border via Sumas, Washington. The Seattle & West Coast Railway Co. initiated construction at present day Woodinville where the SLS&E met the Lake Shore Railroad (Armbruster 1999, 128). In June 1888, construction crews arrived in Snohomish to begin construction of the Snohomish River Railroad Bridge with the installation of bridge footings in the Snohomish River. To avoid a legal injunction from a competing railroad, the Bellingham Bay Railway & Navigation Co., the bridge was reported to have been built expeditiously (Armbruster 1999, 131). The 1888 bridge was later replaced by Northern Pacific in 1912 with the extant through truss bridge. Research could not confirm why the 1888 bridge was replaced (Bridge Hunter 2023).

The 14.4-mile segment of the SLS&E between Woodinville and Snohomish was completed by July 1, 1888, when SLS&E began providing service for the 23-mile track between Snohomish and Seattle (Post Intelligencer 1888; King County Parks 2015, 7 and 9). At a cost of approximately \$14,425 per mile, 21 miles of track were completed between Woodinville and a point about 6 miles north of Snohomish by August 1888 (Armbruster 1999, 128-129). Charles Sheaf served as the chief engineer until early 1888 when he was replaced by Paul Mohr (Armbruster 1999, 129-130). By October 1888, passenger and freight trains were running to and from Snohomish, carrying coal, lumber, and merchandise (Armbruster 1999, 132).

The SLS&E's arrival in Woodinville and Snohomish contributed to the cities' growth and development, as the railroad provided more reliable means of transportation to Seattle's markets for the region's timber and agriculture businesses. The railroad also established a link to the coal mines in Issaquah. Development of the SLS&E coincided with the formation of several regional logging railroads, which created a greater network of railroad transportation (Taylor 2014). During the late nineteenth century, the SLS&E began solidifying itself as an important regional transportation network, linking major industries to Seattle, including Peter Kirk's steel mill on the east shore of Lake Washington (Armbruster 1999:130).

The SLS&E's development spurred the establishment of suburban townsites, logging camps, and shingle mills along its path, including Woodinville (Armbruster 1999, 124, 128, and 134). By 1890, the SLS&E extended north from Seattle, running along the northern portion of Lake Washington before turning east to Woodinville. From Woodinville the line split into two segments, one heading to the south and one to the north. The southern segment headed to Redmond and the eastern shore of Squak Lake (now Lake Sammamish) before turning east to Falls City and Sallal Prairie. The northern section passed through Snohomish on its way to Canada (Armbruster 1999, 117). On April 13, 1891, the SLS&E line reached the Canadian border via Sumas, Washington. The Canadian Pacific would reach Sumas within a month, establishing a long and productive international partnership (Armbruster 1999, 137).

Carrying freight and passengers, the SLS&E grew from 55 miles of track in July 1888 to 67 miles the following year and 156 miles the next year (Robertson 1995, 266-267). Despite



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its growth in the region, the SLS&E was evidently operating at a loss. As the SLS&E suffered financially, Northern Pacific sought to eliminate its competition by buying up SLS&E stock to gain greater control of its operations. As SLS&E's finances worsened, its shareholders began selling their holdings to the Northern Pacific. By July 1889, Northern Pacific acquired a majority interest in SLS&E and began leasing the line (Armbruster 1999, 135-138). On May 1, 1892, SLS&E's operations were consolidated with Northern Pacific's (King County Parks 2015, 11). At that time, SLS&E's holdings spanned 227 miles of track (Robertson 1995, 266-267).

The Great Panic of 1893 worsened the SLS&E's finances, and the company was placed in receivership (Armbruster 1999, 137-138). By June 1893, the company was bankrupt, and passenger and freight service drastically declined. On May 16, 1896, the SLS&E entered foreclosure processing and the company's holdings were split between two companies. The newly formed Seattle & International Railway Company acquired the tracks in western Washington, and the Spokane & Seattle Railway received the eastern Washington tracks (King County Parks 2015, 11). The Seattle & International Railway was backed by supporters of the Northern Pacific who sought to acquire the SLS&E's holdings in Western Washington. On April 1, 1901, the Seattle & International Railway became the Seattle division of the Northern Pacific (Armbruster 1999, 140). Within about 15 years of the acquisition and reorganization, Northern Pacific conducted improvements to the line in the project area, including construction of the extant Snohomish River Railroad Bridge. Base plates began to be replaced as early as the 1940s and continued to be replaced until as late as circa 1969.

Northern Pacific continued operating on the former SLS&E lines through the mid-twentieth century. Freight and passenger traffic began decreasing in the 1960s because of the developing interstate highway system (BNSF 2021, 4-5). In 1962, the State Route 522 rail overcrossing was constructed, allowing passage of the former SLS&E line over the newly constructed state highway (WSDOT 2021). In 1970, Northern Pacific; Chicago, Burlington, and Quincy; Great Northern; Spokane, Portland, and Seattle; and Pacific Coast railroads merged to form Burlington Northern Railroad. In 1995, Burlington Northern merged with the Atchison, Topeka, and Santa Fe Railway becoming BNSF (BNSF 2021, 4-5). By then, the SLR&E line north of Snohomish had been abandoned and acquired by Snohomish County all the way to the Skagit County border. This segment of the line is now known as the Centennial Trail.

In 2009, the Port of Seattle in coordination with King County, purchased from BNSF the then-remaining 42 miles of line from City of Snohomish south to approximately Renton. The Port of Seattle sold the segment in King County to the City of Woodinville in 2014 and the segment in Snohomish County to Snohomish County in 2015. The line has not operated for rail purposes since August 2020.

SIGNIFICANCE

The SLS&E Snohomish Segment between mileposts 26.38 and 38.25 is eligible for NRHP under Criterion A for its significance at the local and state level in the areas of commerce, transportation, and community development as part of the larger SLS&E Company Railroad. Although the replacement of the rails, ties, and fasteners diminish the segment's integrity of materials, the use of in-kind materials retained the overall integrity of materials and workmanship. The line retains integrity of location, design, setting, materials, workmanship, feeling, and association; therefore it conveys historic



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significance as a late nineteenth century railway and its relationship to the development of regional commerce.

Criterion A

The SLS&E segment has local and state significance under Criterion A in the areas of Transportation, Commerce, and Community Development due to its association with the development of railroads and industry in the State of Washington and in the Puget Sound region. The 11.9-mile SLS&E segment, constructed in 1888, extends to the community of Snohomish and contributes to the SLS&E's overall historical significance. The SLS&E brought rail transportation to Snohomish, facilitating its growth and development by providing a more reliable means of transportation between Puget Sound communities and the larger region. SLS&E established itself as the first regional railway transportation network, linking major industries such as agriculture, timber, mining, and steel to Seattle. The numerous spurs off the main line in this segment testify to the important ties the railroad had to numerous businesses in Snohomish and surrounding communities. Its period of significance begins with its construction in 1888 and ends in 1970 when the railway became part of BNSF.

Criterion B

The SLS&E segment is not significant under NRHP Criterion B. Although the SLS&E is associated with Thomas Burke and Daniel Gilman, who led the development of the railroad, their contributions to history are more appropriately evaluated under Criterion A.

Criterion C

The railway segment is not significant under Criterion C, because it does not embody the distinctive characteristics of a type, period, or method of construction, such as innovative railroad engineering techniques, and does not possess high artistic values. The segment was built using standard construction methods of the time and does not appear to represent the work of a master. Furthermore, the construction methods and engineering represented in this segment are similar to other previously evaluated segments of the SLS&E and do not represent a significant engineering method or technological advance. The railway segment includes a cluster of bridge, overpass, and trestle structures that are typical to other segments in urban areas and is not exemplary of a variation, evolution, or transition of railway types. Although the six trestle bridges contribute to the overall significance of the line, their design and construction are typical of the time and similar enough to each other to not justify individual significance under Criterion C. Although the Snohomish River Bridge and the Washington State Route 522 Overcrossing contribute to the overall significance of the line and reflect its evolution over time, they are typical in terms of length, design and construction methods and therefore not individually eligible.

Criterion D

Because the resource's historic-period characteristics are visible and readily apparent, and after a review of existing historic-period documentary sources, the property's significance would not lie in its information potential, and is therefore not eligible for the NRHP under Criterion D.

INTEGRITY

The SLS&E rail segment retain sufficient integrity to support a determination of eligibility under Criterion A.

LOCATION



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Location is the place where the historic property was constructed or the place where the historic event occurred. This segment of the SLS&E retains integrity of location as it remains in the location where it was originally constructed and, based on an 1890 map, retains its historic alignment.

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The replacement of several components, including rails, ties, and base plates, has diminished the integrity of design. The construction of the State Route 522 overcrossing in 1962 also diminishes the integrity of design as it disrupts the original plan for the line in that location and does not employ building methods or materials that reflect the original construction of the line. The Snohomish River Bridge was replaced in 1912 which is early within the period of significance and reflective of the line's evolution over time. The segment appears to maintain its original alignment and gauge, and the replacement components are of similar design, size, and material to the original. Therefore, the segment retains integrity of design.

SETTING

Setting is the physical environment of a historic property. The railway segment retains integrity of setting characterized by its clear right-of-way within its varying environments. The northern portion of the segment is characterized by a raised rail bed through agricultural lands with original trestle bridges over slough features. The central section is characterized by a level or sunken path through a rural residential landscape, and the south section follows State Route 522 through an industrial area where the line is characterized by several spurs leading to industrial facilities. Surrounding modern development including bridges, buildings, and associated structures is most evident at the south end of the segment and diminishes the integrity of setting. However, these changes occur along a small portion of the overall corridor, and the segment sufficiently conveys its historical role in the community of providing freight and passenger transportation.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Routine maintenance and replacement of materials is a character defining feature of any railway. Necessary maintenance activities over the past 135 years have diminished the property's integrity of materials but overall integrity of materials is retained. Maintenance activities on this segment have included in-kind replacement of rails, ties, base plates, and some switches. Some replacement base plates date to 1941, 1945, 1948, 1949, and 1969, but other components such as the railroad ties were likely replaced after the period of significance, as railroad ties are typically replaced every 30 to 50 years. The pressure-treated wood ties were installed no earlier than the 1960s. Research and field investigations did not identify the date of manufacture of the switch stands, but some feature modern replacement parts. Despite these alterations and additions, the segment retains overall integrity of materials.

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Replacement of the original rails, ties, and base plates has obscured some of the original workmanship, thereby diminishing that aspect of integrity. However, the original trestle bridges and the replacement of the rails, ties, and base plates with in-kind materials sufficiently conveys the segment's



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

original workmanship. Therefore, the segment retains overall integrity of workmanship.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The segment's retention of its original location, alignment, and gauge, as well as the presence of key historic setting and material elements, contribute to the resource's feeling as a late nineteenth and early twentieth century railway in the Pacific Northwest.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. The property retains integrity of association because it is sufficiently intact to convey its role as an early Snohomish railway and its relationship to the development of regional commerce and the community.

The SLS&E segment between Milepost 26.38 at the King-Snohomish County boundary line and 38.25 in Snohomish is of local and state significance under Criterion A in the areas of Commerce, Transportation, and Community Development and retains overall integrity of location, setting, design, materials, workmanship, feeling, and association. The segment is eligible for the NRHP as contributing to the larger SLS&E linear resource.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Physical description:

The SLS&E Railway Snohomish Segment follows a roughly north-south alignment with termini at milepost 38.25 in Snohomish near the Snohomish River Bridge to the north and the King County-Snohomish County line at milepost 26.38 to the south. The segment consists of standard gauge rails and replacement pressure-treated wood and metal ties. The railroad track level varies in height along the segment; where the line goes through farmland in the north, it is primarily at grade with a portion elevated on truss structures. To the south of the agricultural area, it traverses undulating hills with cuts and fills as needed to meet the grade requirements. The segment features seven transfer tracks, six spurs, five historical model 112E standing railroad switches, and eight modern crossing arms and lights. The railroad segment also crosses one steel truss bridge (circa 1912), one concrete overcrossing (c. 1962), six wood trestle bridges (circa 1888), and several streets and driveways to commercial, agricultural, residential, and industrial properties.

The Snohomish River Bridge in the City of Snohomish and Snohomish County, Washington is at milepost 38.0 of the Snohomish Segment. Access to the bridge was limited due to topography, safety concerns, and private property boundaries. Consultants inventoried this property from the nearest public access (the boat launch at Cady Park) approximately 260 feet northwest of the resource. Constructed circa 1912, the bridge is approximately 1,700 feet long, running northeast-southwest over the Snohomish River (Bridge Hunter 2023). The bridge has a 180-foot-long steel through truss central segment flanked by a 95-foot metal box girder segment to the south and a 200-foot metal deck truss segment to the north. Two open-pile wood trestle approach spans are on either side of the central bridge section. The wood trestles are composed of five vertical wood posts topped by a horizontal beam and reinforced with diagonal bracing on each side. The approach span on the south side is about 875 feet long, while the span on the north side extends to 1st Street and is approximately 535 feet long. The bridge is supported by four concrete piers. The southern concrete piers are rectangular, and the northernmost pier is octagonal. The octagonal pier bisects the deck truss segment and supports the bridge's original operator room. The bridge crosses over a section of Cady Park at the north end, and a segment of the Burlington Northern Santa Fe (BNSF) Railway at the south end. On each end of the bridge, the original wood abutment and wing walls are present, and are constructed with large wood vertical posts and horizontal wood planks to retain the soil. Modifications to the bridge include replacement of the ties, rails, and fasteners as part of routine maintenance (dates unknown).

Washington State Route 522 rail overcrossing (Bridge Number 522/134) was constructed in 1962, allowing passage of the former SLS&E line over the newly constructed state highway (WSDOT 2021). At approximately 295 feet long and 20 feet wide, the overcrossing is a metal box girder with a curved concrete deck and a concrete substructure with three evenly spaced rectangular plan concrete supports. Concrete abutments with wing walls support the overcrossing at each end. The overcrossing includes metal safety rails on each side with I-beam posts and metal tube rails. The segment features a single gauge railway with guard rails as it passes along the overcrossing. No major alterations are visible; however, the ties, rails, and fasteners have likely been replaced as part of routine maintenance, and the safety railings appear to have been replaced within the last 5 years.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

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Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway

Property ID: 724894

Inventory Details - 8/25/2023

Common name: Burke-Gilman Trail, Kenmore-Bothell Bikeway

Date recorded: 8/25/2023

Field Recorder: Aisha Fike

Field Site number: BE 21

SHPO Determination

Detail Information

Surveyor Opinion

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

Significance narrative: Historic Context:

Currently a segment of the Burke-Gilman Trail, this alignment was originally a segment of the Seattle, Lake Shore & Eastern Railroad (S.L.S.&E). Several segments have been recorded with the most recent segment recorded in Fremont (Yellin 2023).

The construction of the S.L.S. & E. began in 1887 and stimulated the first significant commercial and residential development in the greater Seattle area, connecting isolated communities (Krafft 2010). The line was reorganized as the Seattle International Railway in 1896, which was in turn taken over by the Northern Pacific Railroad between 1901 and 1913 and continued in use until 1963 (Yellin 2023; Durio 2009). Several railroads including the Great Northern, Northern Pacific, and Burlington merged in 1970 to form the Burlington Northern Railroad. However, only a year later in 1971, Burlington Northern applied to abandon the line. Seattle area citizens realized the recreational potential in the railroad line and launched a movement to acquire the right-of-way for a public biking and walking trail. The City of Seattle, the University of Washington, and King County worked together to develop the route. The original 12.1 miles of the trail connecting Seattle's Gas Works Park and King County's Tracy Owen Station in Kenmore were dedicated on August 19, 1978, and named the Burke-Gilman Trail after the founders of the railroad (Yellin 2023; Durio 2009; Cipalla 2019).

Property History:

This segment of the S.L.S.&E alignment was not part of the original 12.1 miles of the Burke-Gilman Trail, completed in 1978. As early as 1980, King County proposed, and the cities of Kenmore and Bothell agreed to a "3.3-mile bikeway stretching from Log Boom Park in Kenmore, the north end of the Burke-Gilman Trail, to the west end of the Sammamish River Trail in Bothell," referred to in the news articles as the "Kenmore-Bothell Bikeway" and the "missing link" of the Burke-Gilman Trail (Suffia 1980). However, it took King County several years to secure the necessary \$2 million in state and federal funds to construct the trail. King County purchased a larger section from Kenmore to Woodinville (containing the proposed 3.3-mile segment from Kenmore to Bethell) from Burlington Northern for \$287,901 in 1985 (Spokane Chronicle 1985). The \$2 million-plus funds towards the construction of the Kenmore-Bothell Bikeway segment were obtained through a bond measure passed by voters in November 1989 (Carpio 1990; Clutter 1989). The 3.3-mile Kenmore-Bothell Bikeway segment was split into two phases. Phase



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

1 consisted of 1.1-mile segment from the Sammamish River Trail in Bothell to 80th Avenue NE in Kenmore, which was completed in January 1990, by Ohno Construction. Phase 2 (recorded segment) consisted of approximately 1.2-mile segment from 80th Avenue NE to the Log Boom Park near 61st Avenue NE, completed later that year in 1990 at the estimated cost of \$3.3 million, and designed by Seattle-based landscape architects, MacLeod/Reckord (Carpio 1990).

NRHP Evaluation:

This segment of the former S.L.S.&E Railroad alignment is recommended as not eligible for listing in the National Register of Historic Places (NRHP) due to integrity loss. This linear resource segment meets Criterion A for its significant association as a transportation link for the region that spurred the early community planning and economic growth of the greater Seattle area. Although the segment also has an association with the development of the Burke-Gilman Trail, which became an important recreation link for the region in 1971, it does not have a specific association as it was not part of the original 1971 trail alignment. Under Criterion B, available research has not revealed the former railroad grade to have a specific association with significant persons in our past, and thus does not meet Criterion B. Under Criterion C, the former railroad grade segment no longer embodies distinctive characteristics of a type, period, or method of construction. It is not the work of a known master, nor does it possess high artistic values. For these reasons, this linear resource segment does not meet Criterion C. Finally, this linear resource segment is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity:

This former railroad segment retains integrity of location; however, it has lost integrity in its other aspects. When the railroad tracks were removed and the alignment paved for the Kenmore-Bothell Bikeway as part of the Burke-Gilman Trail extension, the resource lost its integrity of design, materials, and workmanship. As a result of this change, the segment also lost its integrity of feeling and association as a railroad corridor built in the late nineteenth century. The resource also has diminished integrity of setting from the increased residential, commercial, and industrial development near the segment, the removal of the railroad tracks, and from widening of Bothell Way to the north.

Summary:

While this segment of the former S.L.S.&E alignment meets Criterion A, it no longer retains sufficient integrity to convey its historic significance as a railroad property. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

This approximately 1.2-mile segment of former railroad grade-turned pedestrian and bike trail is in Kenmore, extending from the Log Boom Park near 61st Avenue NE, east to 80th Avenue NE. The trail is between NE Bothell Way to the north and NE 175th Street to the south. The former railroad tracks have been removed entirely in this segment and converted to trail in 1990. The trail is 12-foot wide with an asphalt paved surface and 2-foot shoulders on either side. Starting at Log Boom Park near 61st Avenue NE, the trail extends east and then diagonally southeast through Kenmore's industrial waterfront area with an underpass at 68th Avenue NE and another at 73rd Avenue NE. This trail segment ends on the west side of trestle bridge at 80th Avenue NE.



Historic Property Report

Historic Name: Seattle, Lake Shore, & Eastern Railway Property ID: 724894

Bibliography:

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Cipalla, Rita. 2019. "The original 12.1-mile stretch of the Burke-Gilman Trail, Seattle's popular cycling and pedestrian trail, is dedicated on August 19, 1978." HistoryLink (July 11). <https://www.historylink.org/file/20809> (accessed August 25, 2023).

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Durio, Lori. 2009. "Seattle, Lake Shore & Eastern Railroad right of way (96554)." Historic Property Inventory form on file on the Washington Information System for Architectural and Archaeological Records Data. Department of Archaeology and Historic Preservation. Olympia, Washington.

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Suffia, David. 1980. "Permanent Bikeway OK'd; But Temp, No." Seattle Daily Times. March 26.

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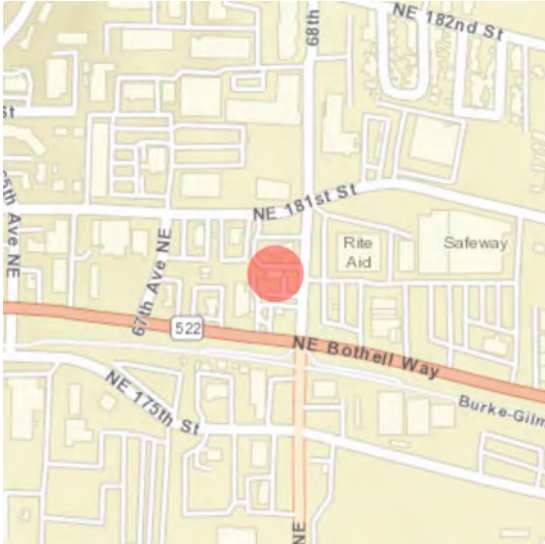


Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Location



Address: 18017 68th Ave NE, Kenmore, Washington, 98028

Geographic Areas: King County, T26R04E11, EDMONDS EAST Quadrangle, King County Certified Local Government

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1957	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Restaurant
Commerce/Trade	Commerce/Trade - Restaurant

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
Architect	Frank Pelian



Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Photos



Main facade corner view east and south gable end view looking northwest_2023



East exterior wall with main entry view looking west_2023



Rear gable exterior wall (north) view looking south_2023



Historic photo 1957 corner view looking northwest at facade and south wall Assessor Property Card



Assessor property record_add page_1957



Assessor property record_front page_1957



Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Inventory Details - 9/1/2023

Common name:

Date recorded: 9/1/2023

Field Recorder: Aisha Fike

Field Site number: BE 22

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Cladding	Concrete - Block (cmu)
Structural System	Masonry - Concrete Block
Roof Material	Wood
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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



Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Significance narrative:

Property History:

For most of its history Kenmore was an unincorporated area of King County. It became a city in 1997 (Kenmore Heritage Society 2003). This building was constructed in 1957 in Squire's WC Plat of Kenmore Tract (King County 1957). Little information was available on the history and development of this tract, which was filed by prominent local developer, Watson C. Squire in 1912 (Kenmore Heritage Society 2003). Bothell Way was an early commercial and transportation corridor that supported many new commercial businesses in the 1920s and 1930s, which arose during the initial development of Kenmore in the interwar period. Historic aerial photographs from 1936 and 1952 show the transition of the area as Kenmore developed into a more densely populated neighborhood along Bothell Way with a mix of single-family residences and commercial businesses (NETR 2023).

The building originally housed a tavern owned by Frank Pelian, who was listed as the architect and builder on property records (King County 1957). The "Kenmore by the Lake" historic context statement notes that the "Kenmore Tavern" was owned by Frank Pelian, who prior to constructing the building in 1957, had previously purchased the Dixie Inn/Inglewood Tavern just southeast of the property in the 1940s. It remained Kenmore Tavern until 2002 when it was purchased by Craig Fuji and Steve Hamilton and named Northshore Pub (Kenmore Heritage Society 2003: 53). No further pertinent information was identified for the building and original owner.

NRHP Evaluation:

This property is recommended eligible for the National Register of Historic Places (NRHP) under Criterion C, as a characteristic example of the Contemporary style applied to a commercial property. The building's plan, low-pitched gable roof, exposed rafter tails, and fixed windows reflect characteristic elements of the style. Although it is not associated with a known master architect/builder, it is recognizable as a mid-1950s commercial building and embodies distinctive characteristics of the Contemporary style. As such, the building meets Criterion C.

When this building opened in 1957, there were already many taverns, restaurants, and roadhouses in Kenmore (Kenmore Heritage Society 2023). This building did not play a significant role in the commercial development of Kenmore and does not meet Criterion A. It is also not associated with individuals who made important contributions to history. Therefore, it does not meet Criterion B. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

It has not moved and retains integrity of location. Based on a historic photograph from September 1957 showing the parking lot in process of paving and historic aerial images (King County 1957; NETR 2023), the building has not undergone substantial alterations and retains integrity of design, materials, workmanship, as well as feeling, and association as a mid-century commercial building with Contemporary style elements. Integrity of setting has been diminished from surrounding recent development.

In summary, this property is recommended eligible for listing in the NRHP under Criterion C and retains sufficient integrity to convey its significance.



Historic Property Report

Historic Name: Kenmore Tavern

Property ID: 731635

Physical description:

This parcel contains a single-story building, constructed in 1957, that expresses elements of the Contemporary style applied to a commercial building. It sits on a concrete foundation and has a rectangular plan. It has a gable roof with a low pitch, wide eaves, fascia boards, exposed rafter tails, and composite asphalt shingles. Sitting on top of the roof at the southwest corner is a neon sign that reads "North Shore Pub." The building is sheathed in concrete masonry units and there are pilasters supporting the rafter tails visible on the two gable end elevations. The windows on the main façade (east) are fixed, metal-frame picture windows. On the south elevation there are fixed ribbon windows above fixed picture windows. The entrance is set with flush, metal double doors. A transom above the doors is filled with a sign that reads "Welcome to the Shore." The parcel is partially enclosed by a chain link fence and there is paved parking lot occupying the remainder of the parcel.

Bibliography:

King County. 1957. King County Assessor Real Property Record Cards, 1937-1972 (18017 68th Avenue NE). Notes from additional years. Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

Kenmore Heritage Society. 2003. Kenmore by the Lake, A Community History. <http://kenmoreheritagesociety.com/wp-content/uploads/2020/12/kenmore-by-the-lake-ebook-full.pdf>

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National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1964, 1977. Accessed August 18, 2023. <https://www.historicaerials.com/>.



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Location



Address: 17324 Bothell Way NE, Bothell, WA 98011

Tax No/Parcel No: 0726059203

Geographic Areas: King County, BOTHELL Quadrangle, T26R05E07

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>
Remodel	2000	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Industry/Processing/Extraction	Industry/Processing/Extraction - Manufacturing Facility
Industry/Processing/Extraction	Industry/Processing/Extraction - Manufacturing Facility

Historic Context:

Category
Commerce

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
011108-50-FHWA, , SR 522 Corridor Improvements, Phase 3 (?)		Determined Not Eligible	, 12/5/2012
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Photos



Facade (west)_view east_2023



South exterior wall_view north_2023



Rear east exterior wall_view west_2023



North exterior side wall and west facade_view southeast_2023



King County Assessor_ca. 2000.JPG



King County Assessor_ca. 1980.jpg



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465



Assessor photo_1966.jpg



Assessor photo_1946.jpg



Assessor property record_front page_1946+



North Elevation (Front) and West Elevation



East Elevation



South Elevation



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Inventory Details - 7/17/2008

Common name: Dream City Sports Cars Sales Office
Date recorded: 7/17/2008
Field Recorder: Douglas Tingwall and Kara Kanaby
Field Site number: BHN-006
SHPO Determination 011108-50-FHWA determined on 12/5/2012

Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Cladding	Brick - Stretcher Bond
Plan	Rectangle
Roof Type	Hip

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Significance narrative: The first settlers to the Bothell area were Columbus S. Greenleaf and George R. Wilson who established homesteads in 1870. In 1876, George Brackett started a logging operation at Brackett's Landing. The logs were floated down the Sammamish River to Lake Washington and then floated to sawmills in Seattle and Ballard. Bothell was first platted in 1889 by David Bothell and his wife. In 1903, Bothell contained a four room school house, a newspaper operation, two shingle mills, and various stores and shops (Evans 1988; Stickney and McDonald 1977). It was not until 1908 that the town became incorporated (Bagley 1929; Evans 1988; Stickney and McDonald 1977).

Criterion A

A review of historical literature pertaining to King County and Bothell, Washington did not reveal any associations between this property and significant historical events. Therefore this property is not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A.

Criterion B

A review of records on file at the University of Washington and the Bothell Library did not indicate that the previous or the current owners have been significant in local, state, or national history. Therefore, the property is not eligible for listing in the NRHP under Criterion B.

Criterion C

In addition, the building is not significant under Criterion C based on its architectural characteristics. Although it maintains its same location and setting, because of extensive changes to massing, cladding, roof, and fenestrations, it lacks integrity of design, materials, workmanship, and feeling and does not appear to represent the work of a master.

Physical description: Overview: This property is situated on the south side of SR 522 in a mixed residential and commercial area of Bothell. The property has a one story, truncated hipped roof building, with stepped parapet and rectangular floor plan, and is bounded by a wrought iron fence. The main entrance from SR 522 leads to asphalt parking areas on the west and south elevations of the building. The overall feel of the surrounding area is urban.

Description: This one story, truncated hipped roof building with stepped parapet and rectangular floor plan was constructed in 1946. The current structure appears to have been completely refaced. The roof is clad in southwestern-style terracotta roof tiles. The stepped parapet is situated above the main entrance on the north elevation and has flat concrete capstones. A dropped, flat roof wood and glass awning is situated above the main entrance and is anchored by metal struts. A shed roof extension, supported by three wood knee braces, is centered in the west elevation. A series of four brick, engaged pilasters are evenly distributed along both the east and west elevations. Additionally, two engaged pilasters are located on the corners of both the north (front) and south elevations. Each of the pilasters have plinths with inset ceramic tiles, featuring a stylized plant motif, and matching capitals with pyramidal capstones that project above the roofline. This gives the roofline a crenellated appearance. The capitals of the engaged pilasters are topped with pyramidal capstones. The pilasters appear to be modern additions. Elements of the cladding and aforementioned dropped flat roof and shed roof also appear to be modern. This structure has two modern, single leaf vinyl doors, each with 15 glass panes, molded surrounds, and aluminum sills, one of which is centered in the north (front) elevation and one of which is centered in the south elevation. Both recessed entryways have stretcher brick surrounds and lintels and inset medallions in the upper corners. The front (north elevation) entrance has a decorative



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

lintel inscribed with the address. The windows appear to be modern casements with molded surrounds. All of the windows are paired casements, slightly recessed, and consist of nine pane sashes. The recesses exhibit vertical brick lintels and header brick slipsills. Exterior cladding is horizontal, stretcher bond brick with a lower course of vertical, stretcher bond brick. The foundation type is unknown.

North (Front) Elevation: The north elevation has a stepped parapet and engaged pilasters with capitals that project above the roof line and are topped with pyramidal capstones. A dropped flat roof wood and glass awning is attached to the building with four metal struts and extends over the main entryway and two windows. This elevation has a total of two windows and a door. The door is located center in an entryway that has stretcher bond brick surrounds and lintel, decorative corner medallions, and an address capstone above the door. The door is a new vinyl, single leaf door with 15 glass lights and molded vinyl surrounds and slipsill. The windows are located right of center and left of center and consist of two sash, casement windows; each sash has nine panes with false vinyl muntins and molded surrounds. Each window is framed within recesses and has a header brick slipsill and vertical stretcher brick lintel. Decorative flower boxes are situated under each window.

East Elevation: The east elevation has four evenly spaced, engaged pilasters with capitals that project above the roofline and are topped with pyramidal capstones. This elevation has a total of three windows distributed as follows: one center, one offset right of center, and one offset right. The windows are two sash, casement windows, identical to those previously described. A total of nine metal vents are evenly spaced at ground level.

South Elevation: The south elevation has two windows and a single leaf, vinyl door with 15 glass lights. The door is located center and has molded vinyl surrounds and slipsill. This elevation has two windows which flank either side of the aforementioned door. These windows are identical to those described on the north elevation and have decorative flower boxes underneath. This elevation has two engaged pilasters with capitals that project above the roofline, one on each corner.

West Elevation: The west elevation also exhibits four evenly spaced, engaged pilasters with capitals that project above the roofline. The west elevation has a total of six windows, each of which is a two sash, casement window identical to those previously described. The windows are located far left, offset left, left of center, right of center, offset right, and far right. A shed roof extension that is supported by wood knee braces is centered in the elevation.

Bibliography:

Bagley, Clarence B. 1929. History of King County, Washington. Volume 1. S.J. Clarke Publishing Company. Seattle, Washington.

Evans, Jack R. 1988. Little History of Bothell, Washington. SCW Publications. Seattle, Washington.

Stickney, Amy Eunice and Lucile McDonald. 1977. Squak Slough 1970-1920 Early Days on the Sammamish River Woodinville-Bothell-Kenmore. Friends of the Bothell Library. Bothell, Washington.



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Inventory Details - 9/1/2023

Common name:

Date recorded: 9/1/2023

Field Recorder: Aisha Fike

Field Site number: BE 23

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable
Cladding	Brick - Stretcher Bond
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Bothell Wood Manufacturing

Property ID: 88465

Significance narrative: This property was previously evaluated in 2008 (Tingwell 2008) and determined ineligible for listing in the NRHP by FHWA and SHPO in 2012. This update inventory adds photographs of the property and additional information obtained from research as well as expand on the discussion of integrity in the NRHP finding.

The County Assessor Property record cards describe the building as having been constructed in 1946. Those same records show a photograph dated September 3, 1946, showing a wood-frame building with a western false front and built on a post and pier foundation. Additional photos detail the changes to the building and property; including a 1966 showing the land filled in around the building and replacement of the post-pier foundation with a concrete foundation; a ca. 1980 photo shows the building with replaced siding and a façade awning added; and a final Assessor photo taken in ca. 2000 shows the remodel work being done on the building to convert to its current design (King County 1946; 2023).

The building retains integrity of location, however, based on the available historic photographs and archival data this building has been significantly altered and has lost its integrity of design, materials, workmanship. Integrity of setting is altered by the removal of the other early twentieth century and mid-century commercial buildings in the area and the construction of a modern apartment complex in its immediate vicinity. Although the property continues to operate as a commercial building, which it did historically, the complete façade changes have diminished its Integrity of association as a mid-century one-part commercial building.

Physical description: The building was previously recorded in 2008 and remains largely unchanged (Tingwell 2008). This parcel holds a single-story commercial building that is a completely remodeled design in ca. 2000 consisting of a thick parapet wall of brick veneer (King County 2023). The wrought iron fence from the front (west) and north elevations have been removed since the previous recordation. The west façade wall metal awning now supports a sign reading “Bell and Max Family Hair Studio Est. 2006.” See the previous recordation for a detailed description.

Bibliography: King County. 1946. Assessor Real Property Record Cards, 1937-1972 (17324 Bothell Way NE). Washington State Archives, Puget Sound. Bellevue, WA.
_____. 2023. “Parcel Viewer.” <https://gismaps.kingcounty.gov/parcelviewer2/>. Accessed August 28.

Tingwell, Douglas and Kara Kanaby. 2008. “Property 88465, Bothell Wood Manufacturing (17324 Bothell Way NE).” Site form available on WISAARD.
<https://wisaard.dahp.wa.gov/>.



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Location



Address: 17422 Bothell Way, Bothell, WA 98011

Tax No/Parcel No: 0726059436

Geographic Areas: King County, BOTHELL Quadrangle, T26R05E07

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1958	<input type="checkbox"/>
Remodel	1980	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

Historic Context:

Category
Commerce
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
011108-50-FHWA, , SR 522 Corridor Improvements, Phase 3 (?)		Determined Not Eligible	, 12/5/2012
2008-10-00079, , City of Bothell SR 522-Phase II		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Photos



Facade (west) corner view with south exterior wall_view northeast_2023



Rear northeast elevation_view southwest_2023



Assessor photo_1959.jpg



Assessor photo_ca. 1980.jpg



North Elevation-Front



East Elevation



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464



South Elevation



West Elevation



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Inventory Details - 7/17/2008

Common name: Enterprise Rent-A-Car
Date recorded: 7/17/2008
Field Recorder: Douglas Tingwall and Kara Kanaby
Field Site number: BHN-005
SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Roof Material	Metal - Standing Seam
Roof Type	Mansard
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - Clapboard

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Significance narrative: The first settlers to the Bothell area were Columbus S. Greenleaf and George R. Wilson who established homesteads in 1870. In 1876, George Brackett started a logging operation at Brackett's Landing. The logs were floated down the Sammamish River to Lake Washington and then floated to sawmills in Seattle and Ballard. Bothell was first platted in 1889 by David Bothell and his wife. In 1903, Bothell contained a four room school house, a newspaper operation, two shingle mills, and various stores and shops (Evans 1988; Stickney and McDonald 1977). It was not until 1908 that the town became incorporated (Bagley 1929; Evans 1988; Stickney and McDonald 1977).

Criterion A

A review of historical literature pertaining to King County and Bothell, Washington did not reveal any associations between this property and significant historical events. Therefore this property is not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A.

Criterion B

A review of records on file at the University of Washington and the Bothell Library did not indicate that the previous or the current owners have been significant in local, state, or national history. Therefore, the property is not eligible for listing in the NRHP under Criterion B.

Criterion C

In addition, the building is not significant under Criterion C based on its architectural characteristics. Although it maintains its same location, setting, design, and materials, it does not appear to represent the work of a master.



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Physical description:

Overview: This property is situated on the south side of SR 522 in a mixed residential and commercial area of Bothell. This property is situated atop a relatively level surface at the same elevation as SR 522. It is bounded by an asphalt drive and parking lot along the south and west elevations. A pebble aggregate walk bounds the north and west elevations of the building. Sparse decorative planting beds and young maple trees are distributed along the northern edge of the property.

Description: This one story building with mansard roof and rectangular floor plan was constructed in 1958. The mansard roof is clad in standing seam metal sheeting and exhibits projecting eaves with large exposed rafters and wood vergeboard on the front (north) elevation. The eaves on the remaining elevations project slightly and exhibit plain boxed cornices. Plain wood vergeboard is evident on the south elevation. A modern covered carport is centered on the south elevation but is not attached to the building. This building has three single leaf doors, all with plain wood surrounds. The main entrance is on the north (front) elevation offset right and the other two doors are offset far right on the south elevation and offset far right on the east elevation. The doors on the north (front) and east elevations are identical glass and aluminum with aluminum slipsills. The door on the south elevation is metal. This building exhibits a number of single pane, picture windows, all with plain wood surrounds and lacking sills. This building is clad in horizontal clapboard with wood endboards. This building rests atop a poured concrete foundation.

North (Front) Elevation: The north elevation is dominated by windows. A wood, two pane fixed sash, picture ribbon window is located far left with plain wood surrounds, mullions, and lintel. Located slightly left and right of center are two single pane, fixed sash picture windows with plain wood surrounds and lugsills. Located offset right of center is an identical picture window. The main entrance is an aluminum and glass single leaf door with plain wood surrounds and aluminum slipsill. The door opens onto a concrete area which leads to a pebble aggregate, concrete walkway. Another window, identical to the picture windows most recently described, is located far right.

East Elevation: This elevation has no features except for one entryway located far right. The entryway is an aluminum and glass door with plain wood surrounds that opens onto an asphalt parking area. A chain link metal fence topped with barbed wire extends from the northeast corner of the building and runs north-south and encloses the east side and two thirds of the south side of the property.

South Elevation: The south elevation has a single pane, picture window with plain wood surrounds and slipsill located offset left. A modern, flat corrugated metal roof carport/car washing area, while not connected to the building, dominates the central portion of this elevation and is supported by four square metal posts. Located right is a metal single leaf door with plain wood surrounds that opens onto a low concrete stoop leading to an asphalt parking area. A dropped, shed roof open storage addition is located far right.

West Elevation: The west elevation has two single pane, picture windows that are located offset left and offset right of center.



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Bibliography:

Bagley, Clarence B. 1929. History of King County, Washington. Volume 1. S.J. Clarke Publishing Company. Seattle, Washington.

Evans, Jack R. 1988. Little History of Bothell, Washington. SCW Publications. Seattle, Washington.

Stickney, Amy Eunice and Lucile McDonald. 1977. Squak Slough 1970-1920 Early Days on the Sammamish River Woodinville-Bothell-Kenmore. Friends of the Bothell Library. Bothell, Washington.



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Inventory Details - 7/1/2011

Common name: Enterprise Rent-A-Car
Date recorded: 7/1/2011
Field Recorder: Artifacts Consulting, Inc.
Field Site number: BHN-005
SHPO Determination 011108-50-FHWA determined on 12/5/2012

Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 17422 Bothell Way NE, Bothell, is located in King County. According to the county assessor, the structure was built in 1958 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1985. The 1-story building has a commercial form.



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Inventory Details - 9/1/2023

Common name: Vantage Realty; Enterprise-Rent-A-Car
Date recorded: 9/1/2023
Field Recorder: Aisha Fike
Field Site number: BE 24

SHPO Determination

Detail Information

Styles:

Period	Style Details
Modern Movement (1930-1970)	Miesian

Surveyor Opinion

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



Historic Property Report

Historic Name: Commercial Building

Property ID: 88464

Significance narrative: This property was previously evaluated in 2008 (Tingwell 2008) and determined ineligible for listing in the NRHP by FHWA and SHPO in 2012. This update supports the previous determination and adds historical information obtained from additional research as well as expand on the discussion of integrity to reinforce the NRHP finding and determination. The previous evaluation did not provide a Criterion D discussion; as a built environment resource, the building is not, nor was it the principle source of information. As such, it does not meet Criterion D.

The County Assessor Property record cards indicate the building was constructed in 1958 and was divided into two commercial enterprises. Based on a 1959 photograph its address was 17420-17422 Bothwell Way and the northern “suite” a launderette/cleaners and the southern “suite” was a real estate office, Vantage Realty. The building was later remodeled at an unknown date and the Hair Company occupied the building (King County 1958; 2023). In 1977, a newspaper advertisement notes that Bothell Lighting Electric Supply was in the building (Seattle Times 1977). No further information was uncovered during research into this property.

This property retains integrity of location (it has not moved), however, based on the available historic photographs and archival data this building has been significantly altered in ca. 1980 with a new façade and has lost its integrity of design, materials, workmanship. Comparing the two historic photographs (attached to this record) the roof, windows, siding, and doors have all been altered. Integrity of setting has been diminished by the large residential building constructed to the north. The building has lost its integrity of association as a late-1950s commercial building.

In summary, the building was determined not eligible for listing in the NRHP in 2012 due to a lack of significance and integrity. The altered ca. 1980 design and period of development have not achieved significance since its previous evaluation and NRHP eligibility determination.

Physical description: The commercial building was previously recorded in 2008 and remains largely unchanged (Tingwell 2008). This parcel contains a single-story Modern commercial building, constructed in 1958 and which has been completely remodeled in ca. 1980 with a new façade and modern mansard style roof feature. The rectangular shaped building is sheathed in clapboard composite wood siding and large square-shape aluminum window units with wood surrounds. Other than a repaint of the façade no changes were observed. See the previous recordation for a detailed description.

Bibliography: King County. 1958. Assessor Real Property Record Cards, 1937-1972 (17422 Bothell Way NE). Washington State Archives, Puget Sound. Bellevue, WA.
_____. 2023. “Parcel Viewer.” <https://gismaps.kingcounty.gov/parcelviewer2/>. Accessed September 5, 2023.

Tingwell, Douglas and Kara Kanaby. 2008. “Property 88464, Commercial Building (17324 Bothell Way NE).” Site form available on WISAARD. <https://wisaard.dahp.wa.gov/>.

The Seattle Times. 1977 (March 7). Advertisement.

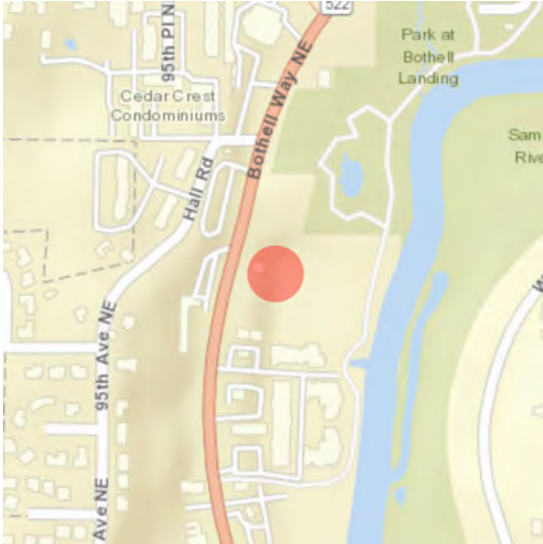


Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Location



Address: 17522 BOTHELL WAY NE, BOTHELL, WA
Tax No/Parcel No: 0726059428
Plat/Block/Lot: BEG NXN OF E MGN OF ST RD RD # 2 & S LN OF N 160.9
Geographic Areas: King County, BOTHELL Quadrangle, T26R05E07

Information

Number of stories: 3.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1963	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional
Commerce/Trade	Commerce/Trade - Professional

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Keeney, Harold S. Jr.



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

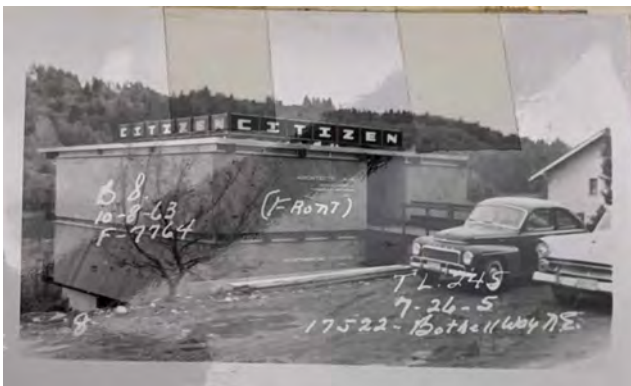
Photos



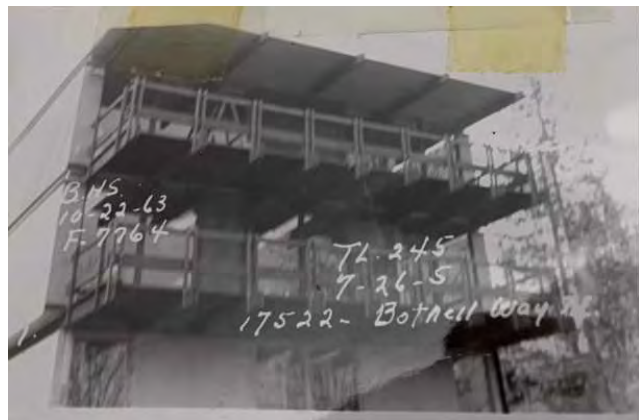
Facade (west) elevation_looking east_2023



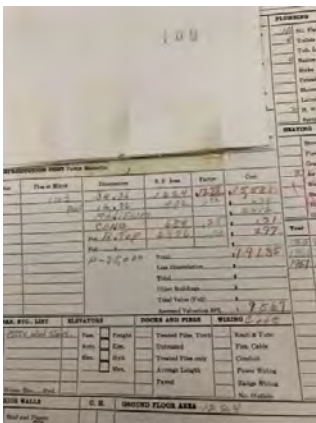
NorthshoreCitizenNewspaper_Bothell.jpg



Assessor photo front 1963.jpg



Assessor photo back 1963.jpg



Assessor property record_additional info_1963



Assessor property record_front page_1963



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656



Rear (east) and side (north) elevation_looking southwest_2023



Rear (east) and side (south) elevations_looking northwest_2023



Facade (west) and side (south) elevation_looking northeast_2023

340/700. SU 3-3243.
LAKE FOREST PARK
2 BEDRM rambler, fireplace, 3 blks to shopping, lots of trees, large lot, only \$17,500 will FHA or GI. Call for complete info. HU 6-3248.
A & T PROPERTIES
17822 Bothell Way N.E., Bothell

Seattle Times_1971

GENE PEARCE & ASSOC.
"5-County Land Specialist"
17822 N.E., Bothell HU 6-3248

Seattle Times_1959

340/700. SU 3-3243.
VIEW ACRES
NEAR CITY OF SNOHOMISH—2½ to 5 acre parcels, some wooded—some cleared. These gentle rolling acres have city water available. Hurry for best selection. Priced from \$7,450. E-Z Terms. Call
HU 6-3248
GENE PEARCE & ASSOC.
17822 Bothell Way N. E. Bothell

Seattle Times_1968



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Inventory Details - 7/2/2011

Common name:

Date recorded: 7/2/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 0726059428

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 17522 Bothell Way NE, Bothell, is located in King County. According to the county assessor, the structure was built in 1963 and is a professional building. Also according to the county assessor, the structure was remodeled in 1975. The 3-story building has a commercial form.



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Inventory Details - 9/11/2023

Common name: Keeney Architectural Office; John Hilton & Associates Office

Date recorded: 9/11/2023

Field Recorder: Aisha Fike

Field Site number: BE 25

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood
Structural System	Wood - Platform Frame
Plan	Square

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Significance narrative:

Property History:

Built in 1963, property record cards indicate that John Hilton and Henkel Associates were the owners (King County 1963). Newspaper research revealed nothing about them. A 1959 newspaper classified put Gene Pearch & Associates, a realtor company, at this address who moved by the early 1960s. Newspaper classifieds place the company back at this address as early as 1968 and through the 1970s. A 1963 historic photograph shows the building with a large sign that says "Citizen" and on the wall of the main façade is "Architects," but the remaining signage in the photograph is not legible. Newspaper research did not reveal any information about Citizen Architects, nor if they were involved in the design of the subject building as the architect line in the Assessor property card is left blank (King County 1963). Historic aerials show the building in its extant footprint and plan, but the sign removed from the roof and new canopy attached to the façade in the 1990s (NETR 2023).

NRHP Evaluation:

Under Criterion A, this building did not have a direct association with the commercial development of Bothell or the larger region. It is not directly associated with significant events and trends and does not meet Criterion A. Research did not demonstrate that this building is associated with individuals who made significant contributions to history and therefore it does not meet Criterion B. Under Criterion C, attributes has lost key aspects of its integrity due to a loss of its historic fabric and unsympathetic additions to the design such as the large canopy and roof feature and deck fronting the facade. Therefore, it does not meet Criterion C. As a built environment resource, it is not nor was it the principal source of information and the property does not meet Criterion D.

Integrity:

Although the building meets Criterion C, it has undergone alterations that render it incapable of conveying its significance. Integrity of design, materials, workmanship, as well as feeling and association as a Modern building were altered by the removal of the signage on the roof, the addition of the tilted parapet roof over the entry, and the extension of the wood deck on the main façade to include stairs on either side of the building. The design of the rear balcony has also been altered. On the rear elevation all the large, fixed windows were filled and replaced with smaller sliders and on the south wall new window openings were created. It only retains integrity of location and setting.

Summary

This commercial building is recommended as not eligible for listing in the NRHP/WHR due to a loss integrity.



Historic Property Report

Historic Name: Northshore Citizen Newspaper Office Building

Property ID: 339656

Physical description:

This parcel contains a three-story, commercial office building, constructed in the Modern style in 1963. The building has a rectangular plan and a concrete foundation. Topping the building is a flat roof featuring a titled parapet, wide eaves on the east and west elevations and exposed rafter tails. It has wood siding in a diagonal pattern that is different on the third and second stories. The first story has concrete block siding. Between the second and third stories there are exposed beams visible on the west elevation and what appear to be ribbon windows. Windows are mixture of replacement vinyl-frame, fixed pane, sliding and multi-pane units. The primary entrance is recessed and sheltered by a gable awning that is not original. It is accessed by a wood deck with wood open railings. The entrance is set with glazed metal door. Secondary entrances are on the east elevation and are single-entry, flush metal doors. Another entrance is on the first floor's north elevation, which is set with paneled wood doors with a transom. There is a wood balcony along the second and third floors on the east elevation. Wooden staircases are used to access the balconies.

The property is landscaped with mature trees and bushes and is partially surrounded by a paved parking lot.

Bibliography:

King County Assessor. 1963. Real Property Record Cards, 1937-1972 [17522 Bothell Way NE]. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 17522 Bothell Way NE: 1952, 1968, 1969. [Historicaerials.com](https://historicaerials.com), accessed September 11, 2023.

The Seattle Times. 1959. Gene Pearce & Assoc.

_____. 1968. Gene Pearce & Assoc.

_____. 1971. House ad for 176822 Bothell Way NE.



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Location



Address: 10706 Beardslee Pl, Bothell, Washington, 98011

Geographic Areas: King County Certified Local Government, Bothell Certified Local Government, King County, BOTHELL Quadrangle, T26R05E08

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1975	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2019-01-00321, , Parkview Homes VI Portfolio Preservation		Determined Not Eligible	Holly Borth, 1/23/2019
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Photos



Facade



Rear (north) elevation, view from Beardslee Blvd looking south_2023



PSA-44.jpg



PSA-43.jpg



Facade



PSA-45.jpg



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091



Parkview Homes VI - Site 2 10706 Beardslee Pl.jpg



10706 Beardslee Pl. Bothell.jpg



New Sunrise Add Div 2 plat map.pdf



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Inventory Details - 1/23/2019

Common name:

Date recorded: 1/23/2019

Field Recorder: Holly Borth

Field Site number:

SHPO Determination



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 26

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Metal - Aluminum Siding
Structural System	Wood - Platform Frame
Plan	L-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Significance narrative:

Property History

The residence at 10706 Beardslee Place is located in Bothell's New Sunrise Addition Division No. 2, platted by Ernest S. Martin in 1964 (King County 1964). The New Sunrise Addition Division No. 2 consists of 14 lots along Beardslee Place and Sunrise Place, between Beardslee Boulevard and 108th Avenue NE (King County 1964). In the 1950s, historic aerial photos show this area as undeveloped and rural land, likely agricultural in use (NETR 2023). Starting in the early 1960s, the western end of the area between Beardslee Boulevard and Valley View Road was subdivided for residential development, followed shortly by the development of the New Sunrise Addition Division No. 2 (NETR 2023). Available digital archival research did not reveal much else about this specific property.

NRHP Evaluation

This building was determined Not Eligible for the National Register of Historic Places (NRHP) in 2019. The current evaluation supports the previous determination and adds historic context and a discussion of significance criteria and integrity, as these elements were missing from the 2019 evaluation.

Built in 1975, this single-family residence is recommended as not eligible for listing in the NRHP. Available archival and cartographic research did not indicate this subdivision or individual property to have any specific association with events that made a significant contribution to the broad patterns of local, state, or national history. This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet Criterion A. Available research has not revealed that anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B. Under Criterion C, this residence displays some characteristics of the Ranch type house, including the L-shape plan, the integrated garage, and the horizontal massing. However, the house is not a strong or significant example of the type and does not rise to meet Criterion C requirements. Available research did not indicate the house to be the work of a master, nor does it possess high artistic values. For these reasons, it does not meet Criterion C. Finally, the residence is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This residence retains integrity of location, association, setting, and feeling. Integrity of materials, design, and workmanship is diminished by the replacement modern garage door, as it holds a prominent place on the residence's façade.

Summary

Regardless of integrity, this residence does not meet the significance criteria and the current evaluation supports the 2019 determination of not eligible.



Historic Property Report

Historic Name: Single-Family Residence

Property ID: 718091

Physical description:

Built in 1975, this single-family residence is located toward the end of the small cul-de-sac on the north side of Beardslee Place in Bothell. The house is set back from the street and situated on a gently sloping hill, so that the façade facing Beardslee Place appears single-story, while the rear of the house facing Beardslee Boulevard is two stories (officially one story with a daylight basement). A wide, paved driveway off Beardslee Place leads to an integrated two-car garage. Boxwood hedges and mature evergreen trees surround the property. L-shaped in plan, the single-story house has a poured concrete foundation and a cross-gabled roof with overhanging eaves and covered in composite shingles. Cladding consists of aluminum siding, and fenestration consists primarily of aluminum sliders. The façade, which faces south, features a two-car garage with a modern vinyl paneled garage door on the front-gabled portion of the L-shape; the entry is set back on the side-gabled portion, sheltered by overhanging eaves. A paved path leads to a wide wooden or metal door. Aluminum windows are arranged asymmetrically to the left of the entry. The rear (north) elevation, as seen from Beardslee Boulevard, features the main story with a slight overhang over the daylight basement. A tall multi-pane window that spans both stories is centrally located on the elevation, with aluminum sliders placed on either side. An interior brick chimney projects out from the roof's northern slope.

Bibliography:

King County. 1964. "Plat Map for New Sunrise Addition Division No. 2." <https://recordsearch.kingcounty.gov/LandmarkWeb/Document/GetDocumentByBookPage/?booktype=PLAT&booknumber=076&pagenumber=005>, accessed August 9, 2023.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 10706 Beardslee Pl. 1952, 1964, 1968, 1969. [Historicaerials.com](https://www.historicaerials.com), accessed August 9, 2023.

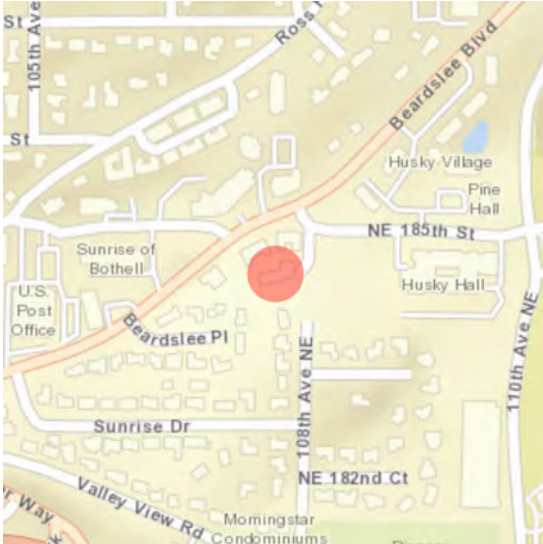


Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Location



Address: 18325 108TH AVE NE, BOTHELL, WA
Tax No/Parcel No: 0826059277
Plat/Block/Lot: BAAP S 02-31-14 W 203.50 FT ALG E LN & N 88-52-15
Geographic Areas: King County, BOTHELL Quadrangle, T26R05E08

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1967	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
Builder	A. Solheim
Architect	R. Parker



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Photos



East elevation



PSA-111.jpg



PSA-110.jpg



South elevation



North elevation



North elevation



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Inventory Details - 7/1/2011

Common name:

Date recorded: 7/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 0826059277

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Structural System	Wood - Platform Frame

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 18325 108th Avenue NE, Bothell, is located in King County. According to the county assessor, the structure was built in 1967 and is a multiple family house. Also according to the county assessor, the structure was remodeled in 1984. The 2-story building has a multi-story apartment block form.



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 27

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Clapboard
Cladding	Wood - T 1-11
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	Irregular

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Significance narrative:

Property History

A 1966 King County Assessor property card for 18325 108th Avenue NE lists the fee owner for the property as A. Solheim, and the architect as R. Parker (King County 1966). Solheim is also listed as the fee owner in the 1965 property card for 10733 Beardsley Boulevard, the apartment building directly north of the subject property, as well as for 10710 Beardsley Boulevard, the apartment building directly northwest of the subject property, which also lists R. Parker as the architect (King County 1965, 1967). A digital newspaper search for both of these names did not reveal any specific or significant information for these individuals, either for their association with the subject project or otherwise. The property card also lists the exterior facing materials as “siding” and “Marblecrete”, although the current exterior does not show any visible Marblecrete (King County 1966). In the 1950s, historic aerial photos show this area as undeveloped and rural land, with many trees surrounding one or two buildings in the immediate vicinity of the subject property (NETR 2023). Starting in the early- to mid-1960s, the area immediately surrounding the subject property was subdivided for residential development (NETR 2023). Available digital archival research did not reveal much else about this property.

NRHP Evaluation

Built in 1967, this apartment building is recommended as not eligible for listing in the National Register of Historic Places (NRHP). This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet Criterion A. Available research has not revealed anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet Criterion C. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This apartment building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, which are numerous and prominently featured on the building’s elevations. While research did not confirm it, it is also possible that some of the original cladding has been replaced, as the 1966 King County Assessor property card lists Marblecrete as one type of cladding, and no Marblecrete is currently visible on the building.

Summary

Regardless of integrity, this apartment building does not meet the significance criteria and is thus recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Apartment Building

Property ID: 334361

Physical description:

Built in 1967, the apartment building is located on the west side of 108th Avenue NE, up on a sloping piece of land above Beardslee Boulevard in Bothell. The apartment building is situated behind two other apartment buildings of a similar style and era to the subject building; mature trees and greenspace surround the building to the south, east, and west. Irregular in plan, the building appears to be two separate buildings both with side-gabled roofs, but the two sections of building are joined at a corner of each of the two gables. The 9-unit, two-story building has a poured concrete foundation, and the side-gabled roofs have overhanging eaves. Cladding consists primarily of thin wooden clapboard, with T1-11 accents on the gable faces and brick veneer on several columns that appear sporadically throughout the exterior. Thin wooden pilasters break the wooden clapboard at regular intervals on each elevation. Fenestration consists of vinyl sliders organized symmetrically on each elevation. Second floor units that face north have balconies with wrought iron railings. Units are accessed via unadorned wooden doors on the building's north and south elevations.

Bibliography:

King County. 1965. King County Assessor, Real Property Record Cards, 1937-1972 [18325 108th Avenue NE]. Includes record, and notes from 1966 and 1967. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 18325 108th Ave N.E. 1952, 1964, 1968, 1969. [Historicaerials.com](https://historicaerials.com), accessed August 9, 2023.

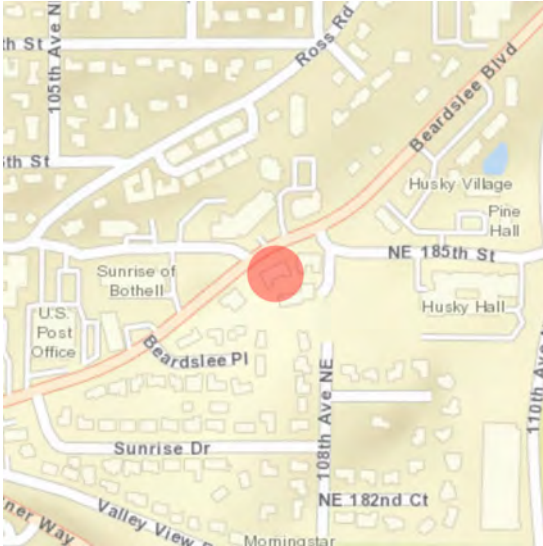


Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Location



Address: 10733 Beardslee Blvd, Bothell, Washington, 98011

Geographic Areas: King County Certified Local Government, T26R05E08, Bothell Certified Local Government, BOTHELL Quadrangle, King County

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1965	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	Olsen and Solheim



Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Photos



Northeast elevation



PSA-109.jpg



Facade obscured by landscaping



Southeast elevation



Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 28

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Clapboard
Cladding	Wood - T 1-11
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	U-Shape

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Significance narrative:**Property History**

A 1965 King County Assessor property card for 10733 Beardslee Boulevard lists the fee owners for the property as Olsen and Solheim (King County 1965). A. Solheim is also listed as the fee owner in the 1966 property card for 18325 108th Avenue NE, the apartment building directly south of the subject property (King County 1966). A digital newspaper search of these names did not reveal any specific or significant information for either of these individuals, either for their association with the subject property or otherwise. In the 1950s, historic aerial photos show this area as undeveloped and rural land, with many trees surrounding one or two buildings in the immediate vicinity of this property (NETR 2023). Starting in the early- to mid-1960s, the area immediately surrounding the property was subdivided for residential development (NETR 2023). Available digital archival research did not reveal much else about this property.

NRHP Evaluation

Built in 1965, this apartment building is recommended as not eligible for listing in the National Register of Historic Places (NRHP). This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding the Seattle area. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet Criterion A. Available research did not reveal that anyone else associated with this property to be a significant figure in history, and thus this property does not meet Criterion B. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet Criterion C. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This apartment building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, which are numerous and prominently featured on the building's elevations.

Summary

Regardless of integrity, this apartment building does not meet the significance criteria and is thus recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Apartment Building

Property ID: 731615

Physical description:

Built in 1965, the apartment building is located on the south side of Beardslee Blvd. just west of 108th Ave N.E. in Bothell. The subject building, which fronts Beardslee Blvd., is one of three apartment buildings in this vicinity that are of a similar style and era. A narrow, paved parking area is located in front of the building, and mature evergreen trees are planted very close to the front of the building, partially obscuring the façade from view. U-shaped in plan, the 8-unit, two-story apartment building is built on a concrete foundation and is capped by a side-gabled roof with two front-gabled wings that project off either end of the south elevation. The roof has overhanging eaves that are more exaggerated over the north and south elevations. Cladding consists primarily of wooden clapboard with T1-11 accents on the gable faces and brick veneer accents on the east and west elevations. Thin wooden pilasters break the wooden clapboard at regular intervals on each elevation. Fenestration consists of vinyl sliders organized symmetrically on each elevation. The façade features a symmetrical layout of two clapboard-clad second-story balconies on either side of the central portion of the façade that features four windows and the name of the apartment on a wood plaque. The balconies are supported by thin wooden columns and create an awning over the ground story unit entries. Unit entries are located on the north and south elevations – two on each end of the façade’s ground floor, and four on the south elevation.

Bibliography:

King County. 1965. King County Assessor, Real Property Record Cards, 1937-1972 [10733 Beardslee Boulevard]. Includes record and notes from 1966 and 1967. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 10733 Beardslee Blvd. 1952, 1964, 1968, 1969. historicaerials.com, accessed August 9, 2023.

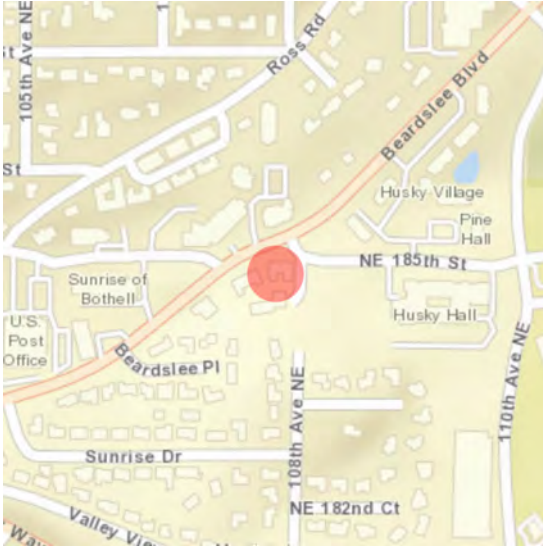


Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Location



Address: 10719 BEARDSLEE BLVD, BOTHELL, WA
Tax No/Parcel No: 0826059281
Plat/Block/Lot: POR NE 1/4 OF NW 1/4 DAF BAAP N 88-55-39 W 16.50 F
Geographic Areas: King County, BOTHELL Quadrangle, T26R05E08

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1967	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
Architect	R. Parker



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Photos



Facade and north elevation



PSA-113.jpg



PSA-112.jpg



Southeast elevation



Facade



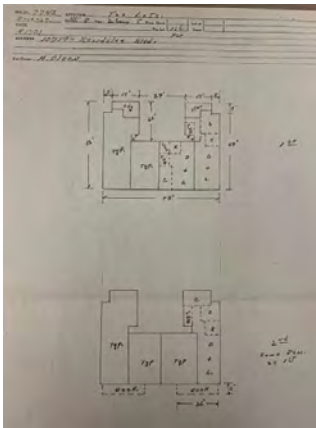
Facade and southwest elevation



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449



PSA-114.jpg



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Inventory Details - 7/1/2011

Common name:

Date recorded: 7/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 0826059281

SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Platform Frame
Form Type	Multiple Dwelling - Multi-Story Apartment Block

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 10719 Beardslee Boulevard, Bothell, is located in King County. According to the county assessor, the structure was built in 1967 and is a multiple family house. Also according to the county assessor, the structure was remodeled in 1984. The 2-story building has a multi-story apartment block form.



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 29

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Stucco
Cladding	Wood - Clapboard
Cladding	Wood - T 1-11
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	U-Shape

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Significance narrative:

Property History

A 1967 King County Assessor property card for 10719 Beardslee Boulevard lists the fee owner for the property as A. Olsen and the building's architect as R. Parker (King County 1967). Solheim is also listed as the fee owner in the 1965 property card for 10733 Beardsley Boulevard, the apartment building directly north of the subject property, as well as for 10710 Beardsley Boulevard, the apartment building directly northwest of the subject property, which also lists R. Parker as the architect (King County 1965, 1967). A digital newspaper search for both of these names did not reveal any specific or significant information for these individuals, either for their association with the subject project or otherwise. In the 1950s, historic aerial photos show this area as undeveloped and rural land, with many trees surrounding one or two buildings in the immediate vicinity of the subject property (NETR 2023). Starting in the early- to mid-1960s, the area immediately surrounding the subject property was subdivided for residential development (NETR 2023). Available digital archival research did not reveal much else about this specific property.

NRHP Evaluation

Built in 1967, this apartment building is recommended as not eligible for listing in the National Register of Historic Places (NRHP). This property was built during a period of rural to residential and commercial development in Bothell and areas surrounding Seattle. While this property is generally associated with that period of development, available research has not indicated that this property has a specific or significant association with the broad pattern of history. Thus, this property does not meet Criterion A. Available research did not reveal anyone associated with this property to be a significant figure in history, and thus this property does not meet Criterion B. Under Criterion C, this apartment building does not embody distinctive characteristics of a type, period, or method of construction. Available research did not reveal it to be the work of a master, nor does it possess high artistic value. For these reasons, it does not meet Criterion C. Finally, it is not likely to reveal information important to history or prehistory, and thus does not meet Criterion D.

Integrity

This apartment building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, which are numerous and prominently featured on the building's elevations, as well as the replacement vinyl doors on the building's facade.

Summary

Regardless of integrity, this apartment building does not meet the significance criteria and is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Apartment Building

Property ID: 334449

Physical description:

Built in 1967, the Valley View Apartments building is located on the southeast corner of Beardslee Boulevard and 108th Avenue NE in Bothell. The subject building, which fronts Beardslee Boulevard, is one of three apartment buildings in this vicinity that are of a similar style and era. A paved parking area is located in front of the building, and a paved driveway separates the subject building from the neighboring apartment building, at 10733 Beardslee Boulevard. The two-story apartment building is U-shaped in plan, has eight units, is built on a concrete foundation. On the façade, large stone pieces cover the foundation. The side-gabled roof with two front-gabled wings that project off either end of the south elevation roof has overhanging eaves that are more exaggerated over the north and south elevations. Cladding consists of a combination of stucco and thin, wooden clapboard, with T1-11 accents on the gable faces and brick veneer accents on the facade. Fenestration consists of vinyl sliders organized symmetrically on each elevation. The façade features a symmetrical layout of two second-story balconies on either side of the central portion of the façade that have four windows, brick veneer pilasters, and the name of the apartment building on a wood plaque. The second story balconies feature metal and plywood railing. The ground story features a poured concrete landing with metal railing that extends the width of the façade. Unit entries are located on the north and south elevations – four (two up, two down) on each end of the façade. Entry doors and modern paneled doors.

Bibliography:

King County. 1965. King County Assessor, Real Property Record Cards, 1937-1972 [10733 Beardslee Boulevard]. Includes record and notes from 1966 and 1967. Washington State Archives, Puget Sound. Bellevue, WA.

Nationwide Environmental Title Research, LLC (NETR). 2023. Historic aerial imagery of 18325 108th Ave N.E. 1952, 1964, 1968, 1969. [Historicaerials.com](https://historicaerials.com), accessed August 9, 2023.

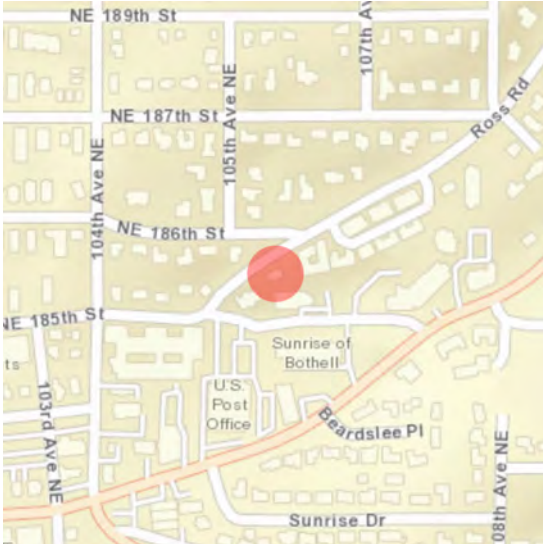


Historic Property Report

Historic Name: Residence

Property ID: 337377

Location



Address: 10527 Ross Rd, Bothell, Washington, 98011
Tax No/Parcel No: 0526059248
Plat/Block/Lot: ELY 220 FT MEAS ALG C/L OF PINE ST BEG AT PT 530 F
Geographic Areas: King County, BOTHELL Quadrangle, T26R05E05, King County Certified Local Government, Bothell Certified Local Government

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1952	<input type="checkbox"/>
Remodel	1970	<input checked="" type="checkbox"/>
Addition	1986	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture



Historic Property Report

Historic Name: Residence

Property ID: 337377

Architect/Engineer:

Category	Name or Company
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Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Residence

Property ID: 337377

Photos



North and east elevations of 1940 building at rear of property_facade not visible from street_looking southwest from Ross Rd_2023



King Co Assessor photo 1953.jpg



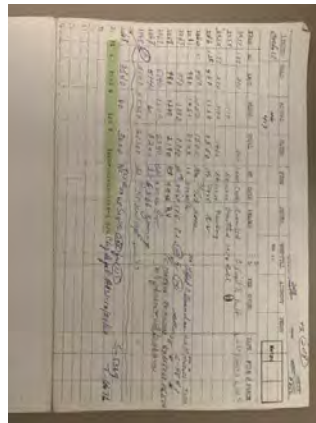
Assessor property record_front page_1953



historicaerials_1977.jpg



historicaerials_1952.jpg



Assessor property record_back pages_1953-



Historic Property Report

Historic Name: Residence

Property ID: 337377



Subject building at rear of property, showing south and west rear walls, view looking northeast from NE 185th St_2023



Additional building (main) built in 1987 with view of subject building at the back_looking NW from school parking lot off NE 185th St



Historic Property Report

Historic Name: Residence

Property ID: 337377

Inventory Details - 7/1/2011

Common name:

Date recorded: 7/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 0526059248

SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Platform Frame

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 10600 NE 185th Street, Bothell, is located in King County. According to the county assessor, the structure was built in 1940 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1975. The 1-story building has an unknown form.



Historic Property Report

Historic Name: Residence

Property ID: 337377

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin and Aisha Fike

Field Site number: BE 30

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 337377

Significance narrative:

Property History

Available digital archival research uncovered little information about this property. The subject building facing Ross Road was initially constructed in 1952 according to the historic Assessor property card, which contains a 1953 photograph of the former design of the building at the site, showing a side-gable residence with a Minimal Traditional façade design, with different materials and placement of fenestration (King County 1952). A review of historic aerials for the subject property shows the building in the same location, with a narrower footprint and a full length porch at the rear (east) elevation in 1952, and the current hip roof appears by the 1970s aerials (NETR 2023). The King County Department of Assessor's Office eReal Property Record provides the date of ca. 1986 for the two-story large addition on the south portion of the property (King County 2022). The area immediately surrounding the building was mostly rural and undeveloped, but the area to the west was beginning to be subdivided and developed for residential housing, which along with commercial development, continued at a quicker rate starting in the 1960s (NETR 2023). Although the address for the current property is 10600 NE 185th Street, the address for this property was 10527 Ross Road before the larger building was built in ca. 1986. A digital archival newspaper search for both addresses did not reveal any significant information.

NRHP Evaluation

This former single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It is located in an area of Bothell that was largely pastoral and did not experience the post-World War II war growth and landscape change until the early 1960s. Available research did not reveal any specific information about this property having direct or significant associations with broad patterns of history, nor does it play a significant role within the context of community or residential development in the area. For these reasons, the building does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B. Under Criterion C, the building has been heavily altered and no longer displays a distinct architectural style. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the building is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity

This building retains integrity of location but has lost its integrity in the other aspects. It has lost its integrity of feeling and association of a 1952 designed single-family residence. Integrity of setting as a pastoral community has been lost from the accelerated development on the property as well as the immediate neighborhood during the 1970s (NETR 2023). Integrity of material, design, and workmanship has been lost due to the changes to the plan, roof and façade design of the building.

Summary

This building does not meet the significance criteria and has lost integrity. Therefore it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 337377

Physical description:

This property, located between Ross Road and NE 185th Street in Bothell, consists of a larger building (built in 1987) on the southern end of the parcel, and the subject building (originally built in 1952), on the northern end of the parcel. As the larger building is not of historic age, it will not be described.

The subject building sits closer to Ross Road but is difficult to see from the right-of-way due to the downward slope of land from Ross Road, and because it is obscured by tall hedges and vegetation. Rectangular in plan, the single-story building has a hipped roof with slight overhanging eaves and is covered in composite shingles. Cladding consists of vinyl clapboard, and fenestration consists of replacement vinyl sash windows. One entrance to the building is located on the east elevation and is accessible via a poured concrete ADA ramp with a metal railing. The north elevation features an asymmetrical organization of windows. The south and west elevations are not visible from the right-of-way.

Bibliography:

King County. 1953. King County Assessor Real Property Record Cards, 1937-1972 [Parcel 0526059248]. Includes record and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 0526059248.
<https://blue.kingcounty.com/Assessor/eRealProperty/Default.aspx>.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952, 1964, 1969, 1977, 1980. Accessed August 21, 2023.
<https://www.historicaerials.com/>.

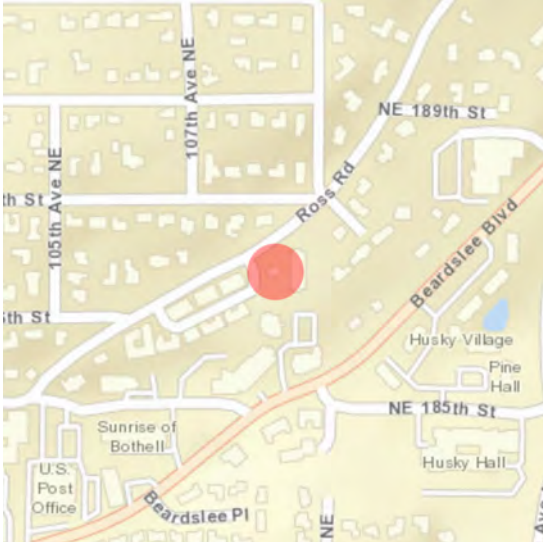


Historic Property Report

Historic Name: Residence

Property ID: 731616

Location



Address: 10721 Ross Rd, Bothell, Washington, 98011

Geographic Areas: Bothell Certified Local Government, T26R05E05, King County Certified Local Government, BOTHELL Quadrangle, King County

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	W.H. Hampton



Historic Property Report

Historic Name: Residence

Property ID: 731616

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Residence

Property ID: 731616

Photos



Facade



Driveway leading to house



Southeast (rear) elevation



Facade



KingCo-PropCard_10721 Ross Rd.pdf



Hamptons Subdivision plat map.pdf



Historic Property Report

Historic Name: Residence

Property ID: 731616

Inventory Details - 8/29/2023

Common name:

Date recorded: 8/29/2023

Field Recorder: Michelle Yellin

Field Site number: BE 31

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Cladding	Wood - Shake
Structural System	Wood - Platform Frame
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Residence

Property ID: 731616

Significance narrative:**Property History**

This single-family residence at 10721 Ross Road is located on the south side of Ross Road west of NE 187th Street in the city of Bothell. It was constructed in 1951 in Bothell's Hampton's Subdivision tract, which was platted in 1947 (King County 1947). The 1947 plat map shows that the subdivision consists of six lots between Ross Road and Beardslee Boulevard, and the King County Assessor Property Card indicates that the original property owner and developer of the subdivision was W.H. Hampton (King County 1947; 1952). Research did not uncover any information about W.H. Hampton, or any other consecutive owners, nor about the architect or builder for this property. A digital archival newspaper search of the address did not generate any documentation on the property. The Sanborn Map Company did not appear to cover this portion of the Bothell area in their mapping. The King County Assessor Property Card from 1952 lists basic construction information about the property and that W.H. Hampton owned the land as of 1947 (before the house was built) but does not list the cost of the permit (King County 1952). Historic aerial photographs from 1936 to 1952 show the transition in the area around the residence from large forested and rural lots subdivide to smaller, but still spread out single-family residential parcels. The residential building is visible on the 1952 aerial with its current rectangular plan and footprint unchanged (NETR 2023).

NRHP Evaluation

This single-family residence is recommended as not eligible for listing in the National Register of Historic Places (NRHP). It was built in 1951 during the early years of the post-World War II economic boom period that would continue through the 1950s. However, archival research did not indicate this property to have any specific association with this trend in history or any other events that made a significant contribution to the broad patterns of local, state, or national history. Thus, this property does not meet Criterion A. Background research did not reveal the property to be associated with the lives of any known significant persons in our past; thus, it does not meet Criterion B. Under Criterion C, the building is a modest and altered example of a vernacular mid-century Ranch house and features some common elements of its type, such as the hipped roof, recessed, cut-out corner entry, and shake siding. These features alone, however, do not confer sufficient architectural distinction to the building for NRHP listing. The building does not embody the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a known master architect or builder. Thus, it does not meet Criterion C. Finally, the property is not the principal source of information and is not likely to reveal information important to history or prehistory; therefore, it does not meet Criterion D.

Integrity

The property retains integrity of location as it has not been moved. It retains its integrity of feeling and association as vernacular Ranch residence built during the mid-twentieth century. The integrity of setting has been diminished by the recent larger-scale residential and commercial development around the property. Although the building has its original footprint and form, its integrity of design, materials and workmanship have been impacted by replacement cladding on the façade and replacement vinyl windows throughout in ca. 1990.

Summary:

This building does not meet the significance criteria and has lowered integrity. Thus, it is recommended as not eligible for listing in the NRHP.



Historic Property Report

Historic Name: Residence

Property ID: 731616

Physical description:

This property consists of a single-family residence at 10721 Ross Road in the city of Bothell. The property is surrounded by mature vegetation and is difficult to see from the right-of-way. This single-story building was constructed in 1951 in the Ranch style. Rectangular in plan, the residence has a poured concrete foundation and is capped by a hipped roof with overhanging eaves, covered in composition shingles. Cladding consists of a mixture of modern Hardiboard clapboard on the façade and what appears to be original cedar shake on the south elevation; cladding on the east and west elevations were not visible from the right-of-way. Visible fenestration consists of replacement vinyl windows. The façade faces north with a recessed, cut-out entry located on the building's northwest corner; the remainder of the façade features a row of three windows – each unit is a vinyl fixed pane next to a single-hung sash. The rear (south) elevation also features a recessed, cut-out section, likely where a back door is located. A modern carport is located on the northeast corner of the property.

Bibliography:

King County. 1947. "King County Plat Map for Hampton's Subdivision."
<https://recordsearch.kingcounty.gov/LandmarkWeb/Document/GetDocumentByBookPage/?booktype=PLAT&booknumber=044&pagenumber=038>, accessed August 21, 2023.

_____.1952. King County Assessor, Real Property Record Cards, 1937-1972 [10721 Ross Road]. Includes record and notes from additional years. Washington State Archives, Puget Sound. Bellevue, WA.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1936, 1952. Accessed August 21, 2023. <https://www.historicaerials.com/>.

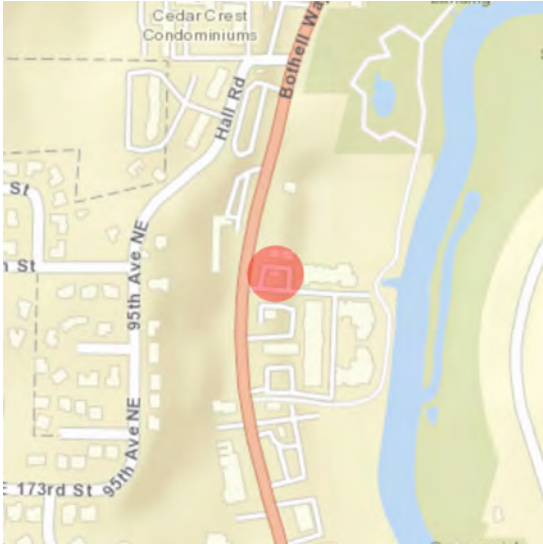


Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Location



Address: 1706 Bothell Way NE, Bothell, WA 98011
Tax No/Parcel No: 072605903201
Geographic Areas: King County, BOTHELL Quadrangle, T26R05E07

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Community Planning and Development

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
011108-50-FHWA, , SR 522 Corridor Improvements, Phase 3 (?)		Determined Not Eligible	, 12/5/2012
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	

Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Photos



Facade building 1_View East_Feb 6-2024



Overview of property with Building 1 and 2_street view looking northeast_2024.jpg



Overview of property with Building 1 and 2_rear view looking northwest_2024.jpg



Building 1 west and north exterior_View southeast.jpg



Building 1 east and south elevation_View northwest.jpg



Building 1_residence_5-10-1948_King County Assessor.jpg



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463



North Elevation-Front



East Elevation



South Elevation



West Elevation



KingCountyAssessorPropertyCards_Build1_1972.pdf



King County Assessor_1948 assessment card.pdf



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Inventory Details - 7/17/2008

Common name: Alcox Signs
Date recorded: 7/17/2008
Field Recorder: Douglas Tingwall and Kara Kanaby
Field Site number: BHN-004
SHPO Determination 011108-50-FHWA determined on 12/5/2012

Detail Information

Characteristics:

Category	Item
Cladding	Wood - Shingle
Roof Material	Asphalt/Composition - Shingle
Plan	Irregular
Roof Type	Hip
Form Type	Single Dwelling
Foundation	Concrete - Poured
Cladding	Wood - Clapboard

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Significance narrative: The first settlers to the Bothell area were Columbus S. Greenleaf and George R. Wilson who established homesteads in 1870. In 1876, George Brackett started a logging operation at Brackett's Landing. The logs were floated down the Sammamish River to Lake Washington and then floated to sawmills in Seattle and Ballard. Bothell was first platted in 1889 by David Bothell and his wife. In 1903, Bothell contained a four room school house, a newspaper operation, two shingle mills, and various stores and shops (Evans 1988; Stickney and McDonald 1977). It was not until 1908 that the town became incorporated (Bagley 1929; Evans 1988; Stickney and McDonald 1977).

This property is associated with Frank. W. Anderson, a former mayor of Bothell. In his later years, Mr. Anderson lived at this former residence (Suffia 1968).

Criterion A

A review of historical literature pertaining to King County and Bothell, Washington did not reveal any associations between this property and significant historical events. Therefore this property is not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A.

Criterion B

A review of records on file at the University of Washington and the Bothell Library did not indicate that Frank W. Anderson or the current owners have been significant in local, state, or national history . Therefore, the property is not eligible for listing in the NRHP under Criterion B.

Criterion C

In addition, the building is not significant under Criterion C based on its architectural characteristics. Although it maintains its same location, it lacks integrity of setting, design, materials, workmanship, and feeling and does not appear to represent the work of a master. The property has changed from a residential setting and feeling to a commercial setting, the original clapboard has been replaced with shingle cladding on several elevations, and the fenestrations have undergone extensive modification, thereby affecting the building's integrity.

Physical description: Overview: This property is situated on the south side of and below SR 522 in a mixed residential and commercial area of Bothell. This property exhibits a one story, hipped roof structure with an irregular floor plan and two modern gable roof buildings. These structures have been built into a south-sloping hillside which has allowed the construction of a basement level on the south and west elevations of the hipped roof main building. The main building is bounded by a sloped asphalt drive along its north and west elevations and a combined asphalt drive and parking area along its south and west elevations. The property is screened along its eastern and southern boundaries by deciduous trees. The character of the surrounding area exhibits more of an urban rather than rural feel.

Description: This one story, hipped roof structure with irregular floor plan was originally constructed in 1948 as a residence but has been modified into a commercial sign business. A dropped, hipped roof wing protrudes east from the building's northeast corner. The roof is clad in composition shingles and exhibits slightly projecting eaves with plain boxed cornices. An exterior, stretcher bond, brick chimney is centered in the south elevation. This building has three single leaf, modern doors with plain surrounds and slipsills. The main entrance is offset right of center in a slight recess on the front (north) elevation. It is a single leaf, aluminum and glass door with aluminum surrounds that opens onto a low concrete stoop accessed right. The other two doors are located on



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

different levels on the east elevation just left of the aforementioned dropped, hipped roof wing. The upper door is wood and opens onto a porch with a shed roof that is accessed left by a wood stairway. The lower door is metal and is situated in the basement level beneath the aforementioned upper door. A six panel wood garage door is centered in the basement level of the dropped, hipped roof wing's east elevation. The windows are a combination of original and replacement single sashes, double sashes, picture windows, and one over one single-hung sashes. All exhibit molded wood surrounds and lugsills. The building is clad primarily in horizontal clapboard, but wood shingle is predominant on the front (north) and west elevations. A plain wood belt course separates the main level from the basement level on the east elevation and extends around the base of the front (north) and west elevations. Wide endboards are evident on the same elevations. The structure is built atop a poured concrete foundation.

North (Front) Elevation: The north elevation has a three pane, fixed sash ribbon window located offset left, with each sash comprised of a fixed picture window. The window has plain wood surrounds and lugsill. A single leaf, glass and aluminum door with plain wood surrounds is located right of center in a slight recess and opens onto a low concrete stoop. The concrete stoop leads right onto a brick paved walkway leading to an asphalt parking area. A one pane, picture window with plain wood surrounds, lugsill, and decorative planter box is located right of the door.

South Elevation: The south elevation has an exterior, single stack brick chimney with ceramic cap in the center of this elevation. Two windows are located on either side of the chimney in the upper level. A one over one, single-hung wood window with molded wood surrounds and plain wood lugsill is located left. A single pane, fixed sash with molded wood surrounds and plain wood lugsill is located right. A former window opening covered with painted plywood and exhibiting molded wood surrounds and plain wood lugsill is located in the basement level right of center.

East Elevation: The east elevation can be divided into two parts: the projecting dropped hipped roof wing located right and the main structure. The upper level of the main structure has two windows and one door and the lower level has two windows and two doors. A one over one, single-hung vinyl window with molded surrounds and plain wood lugsill is located in the upper story of the projecting, dropped hipped roof wing. A two pane fixed sash, ribbon window with molded wood surrounds and plain wood lugsill is located offset left in the upper level. A single leaf wood door with plain wood surrounds is located center underneath a dropped shed roof and opens onto a wood porch with wood railings. Twelve wood steps lead down to a concrete area. The lower level, from left to right, exhibits a one over one, double-hung wood window with molded wood surrounds and plain wood lugsill offset left, a metal single leaf door with aluminum lugsill located center, a former window opening covered in wood with molded wood surrounds and plain wood lugsill right of center, and a wood garage door with six panels and molded wood surrounds far right in the basement level of the dropped hipped roof wing.

West Elevation: The west elevation has three windows, all with molded wood surrounds and plain lugsills, distributed from left to right as follows: a two pane, fixed sash ribbon window with plain wood mullion and decorative flower box left; a wood single pane, fixed sash window center; and a wood single pane, fixed sash window right.



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Bibliography:

Bagley, Clarence B. 1929. History of King County, Washington. Volume 1. S.J. Clarke Publishing Company. Seattle, Washington.

Evans, Jack R. 1988. Little History of Bothell, Washington. SCW Publications. Seattle, Washington.

Stickney, Amy Eunice and Lucile McDonald. 1977. Squak Slough 1970-1920 Early Days on the Sammamish River Woodinville-Bothell-Kenmore. Friends of the Bothell Library. Bothell, Washington.

Suffia, Dave. 1968. "Ex-Bothell Mayor Recalls Early Seattle". Seattle-Times. pg. 55. April 9.



Historic Property Report

Historic Name: Anderson Property

Property ID: 88463

Inventory Details - 2/23/2024

Common name:

Date recorded: 2/23/2024

Field Recorder: Aisha Fike

Field Site number: BE 35a

SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Platform Frame

Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

Surveyor Opinion

Significance narrative: The property was determined not eligible for listing in the NRHP by SHPO in 2012. It continues to lack integrity and significance, and Jacobs supports the determination of not NRHP eligible.

Physical description: The building was field checked in February 2024 and since it's last recordation the following changes were noted to the exterior detail of the building: new rustic clapboard siding on the west facade, utility boxes added on the north end of the façade, new paint color on the secondary exterior walls, new rustic siding and window on the ground floor of the east exterior wall; and a new garage door.

An inventory for the second building on the property, built in ca. 1970, is included on a separate record (ID 733169).



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Location



Address: 17514 Bothell Way NE, Bothell, Washington, 98011

Geographic Areas: King County Certified Local Government, BOTHELL Quadrangle, T26R05E07, Bothell Certified Local Government, King County

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1973	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2020-06-03928, , Cultural Resource Inventory for the SR 522/405 Bus Rapid Transit (BRT) Project, King County, Washington		Survey/Inventory	



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Photos



Facade building 2 corner view_looking northeast_Feb 6-24.jpg



Overview of property with Building 1 and 2_street view looking northeast_2024.jpg



Overview of property with Building 1 and 2_rear view looking northwest_2024.jpg



Building 2 Facade and west wall_View northeast_Feb 6-2024.jpg



Building 2 south facing facade_View northwest_Feb 6-24 photo-13.jpg



Building 2 Photo_Service Station_1-15-1974_King County Assesor.jpg



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169



historicaerials_1977.jpg



KingCountyAssessorPropertyCards_Build2_1974.pdf



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Inventory Details - 2/20/2024

Common name:

Date recorded: 2/20/2024

Field Recorder: Aisha Fike

Field Site number: BE 35b

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Concrete - Block (cmu)
Roof Material	Metal - Standing Seam
Structural System	Masonry - Concrete Block
Structural System	Wood - Platform Frame
Plan	Rectangle
Cladding	Wood - Board & Batten
Cladding	Metal

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

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

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

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



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Significance narrative:

Property History:

The King County Assessor property card for the light industrial building at 17514 Bothell Way NE provides the following: year built as 1973 with a photograph taken in January 1974, fee owner for the property as "Charles Gaylord," and the original use as a sailboat storage (King County 1973). The rear extension of the building is noted as building number 3 built in 1975. The building was used as a "Lawn Service Repair" business in 1991 (King County 1973). Another smaller building is visible just north of the original portion of the building on the 1977 historic aerial of the area (NETR 2022). Available digital archival research did not provide further relevant historical information about this building or the owners of the property.

Evaluation:

This light industrial building is recommended as not eligible for listing in the NRHP. Research did not reveal the building to have any association with significant events or broad patterns of history (Criterion A) or with the lives of significant persons in our past (Criterion B). Under Criterion C, this light industrial garage building does not embody distinctive characteristics of a type, period, or method of construction, does not possess high artistic value, nor is it the work of a known master. Finally, it is not likely to reveal information important to history or prehistory (Criterion D).

Integrity:

The garage building retains integrity of location, association, and setting. Integrity of design, workmanship, materials, and feeling have been diminished by the replacement vinyl windows, and the altered rear garage extension with corrugated metal siding.

Summary:

This light industrial building has diminished integrity and does not meet the significance criteria. Thus, it is recommended as not eligible for listing in the NRHP.

Physical description:

Built in 1973, the commercial garage building at 17514 Bothell Way NE is one of two buildings on the parcel and located on the east side of Bothell Way NE. The rectangular shaped light industrial building has two distinct sections, rises from a concrete foundation, and is capped by a side-facing gable roof with slightly projecting eaves. The main west portion of the building is of concrete block construction and the roof covered in asphalt shingles. The south facing façade contains two garage door openings with tilt-up, multi-pane, and wood panel doors topped by faux wood lintels; a single-entry door at the center; and a wood band above the garage doors that wraps around the west exterior wall. The west exterior gable wall facing the road contains two off-centered window openings with replacement vinyl-frames and board and batten siding at the gable end. The altered rear (east) extension sits below the original building's roofline, is covered in replacement metal standing seam siding and roofing, and contains one garage door opening at the southeast edge of the building. The garage building is currently used a repair shop for the Technical Marine & Industrial, LLC.



Historic Property Report

Historic Name: Commercial Garage Building

Property ID: 733169

Bibliography:

King County. 1973. King County Assessor, Real Property Record Cards, 1972-2000 (14513 28th Avenue NE). Washington State Archives, Puget Sound Regional Archives, Bellevue, WA.

_____. 2022. eReal Property Report for Parcel 072605-9032.
<https://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=0726059032>. Accessed February 8, 2024.

National Environmental Title Research, LLC (NETR). 2023. Historic aerial views 1977. Accessed February 2024. <https://www.historicaerials.com/>.

Sources Consulted:

Newspapers.com; Seattle Public Library NewsBank; Ancestry.com

Appendix B

Inadvertent Discovery Plan

Stride Bus Rapid Transit S3 Line Inadvertent Discovery Plan

January 2024

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Inadvertent Discovery Plan

Stride Bus Rapid Transit S3 Line

Historic and Cultural Preservation Technical Report – Additional Analysis

January 2024

1 Introduction

This Inadvertent Discovery Plan (IDP) has been developed by Sound Transit for use during ground-disturbing activities for the Stride Bus Rapid Transit S3 Line Project (project). This IDP describes the protocols to be followed by project personnel if archaeological resources are discovered during ground-disturbing activities.

1.1 Project Description

The project, located in King County, Washington, will conduct various ground disturbing activities for the development and construction of a bus transportation system along approximately 9 miles of roadway between the Sound Transit Shoreline South/148th Station link light rail station and the SR 522/I-405 Transit Hub connecting the cities and towns of Shoreline, Lake Forest Park, Kenmore and Bothell. Project construction elements that may include ground disturbance include but are not limited to: development of bus lanes, signal upgrades, 12 new bus stations, and three new parking garages.

1.2 Regulatory Environment

Sound Transit are responsible for ensuring that the project complies with the State Environmental Policy Act (SEPA) and in the event that human remains are discovered during project construction, RCW 68.50.645.

This IDP describes procedures that will be followed if archaeological resources or human remains are encountered during project-related ground disturbance in compliance with SEPA.

2 Archaeological Resources

On-site staff will follow the procedures described below and illustrated in the flowchart on Figure 1 - Standard Inadvertent Discovery Process for Archaeological Resources. The contact phone tree and examples of archaeological resources are provided in Appendix A - On-Site Inadvertent Discovery Guide.

An archaeological resource could be prehistoric or historic. When in doubt, assume the material is an archaeological resource.

Examples of prehistoric archaeological materials include:

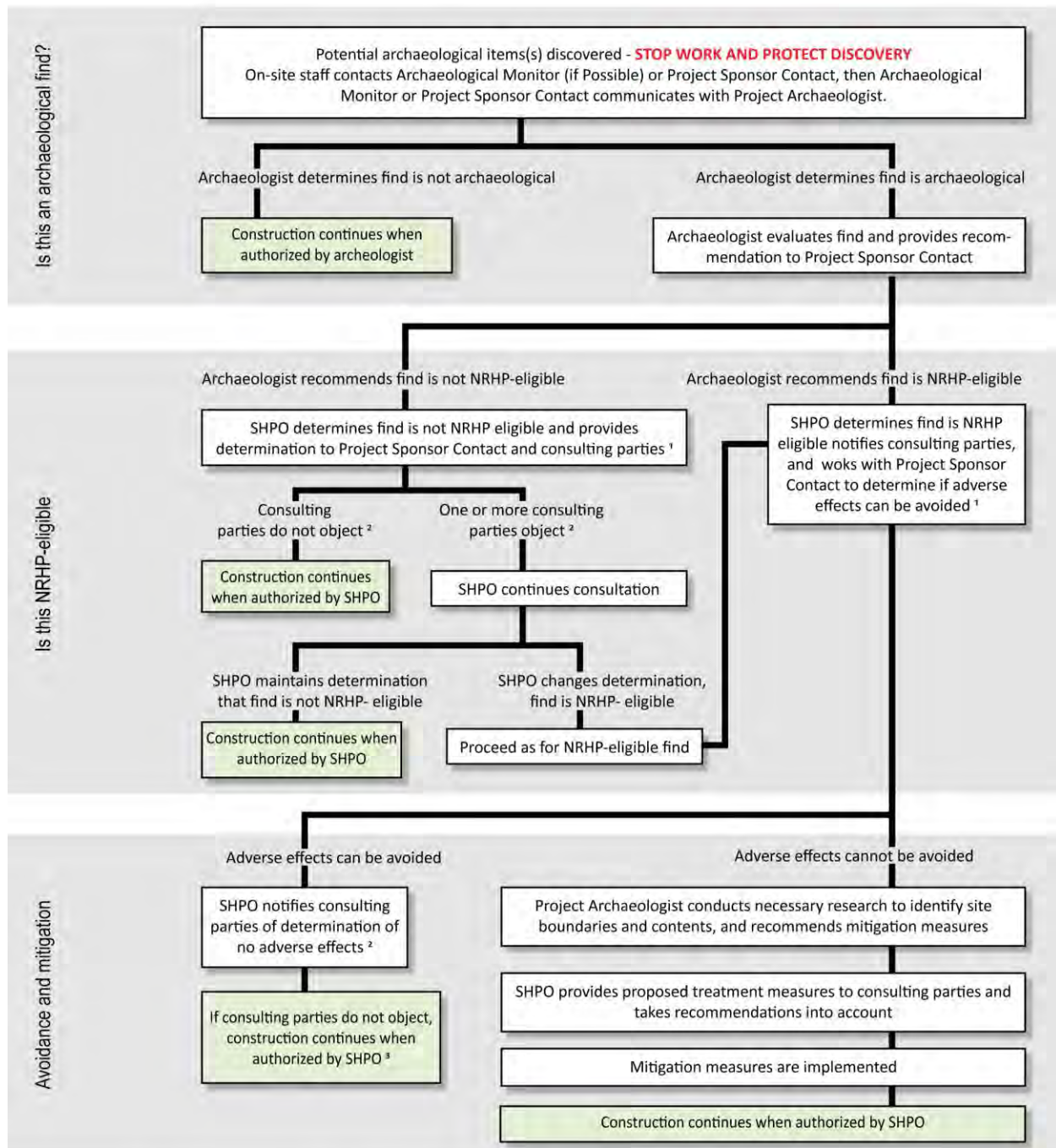
- An accumulation of shell, burnt rocks, or other food-related materials
- Bones or small pieces of bone
- An area of charcoal or very dark stained soil with artifacts
- Stone tools or waste flakes (i.e., an arrowhead or stone chips)
- Basketry, cordage, or rope
- Wooden posts or stakes

Examples of potentially historic archaeological materials include:

- Domestic ceramics (such as tableware, crockery, etc.) and industrial ceramics (such as insulators, tile, etc.)
- Glass, including bottles, tableware, window glass, wire glass, or multiple glass fragments
- Metal items, including equipment, vehicle parts, agricultural items, enameled ironware, etc.
- Bakelite, celluloid, glass, and shell buttons
- Punch-opened and solder-sealed beverage cans, solder-sealed food tins, general lack of thin-walled aluminum and welded steel cans
- Residential structural remains, such as historic building foundations or privies

NOTE: Items made of plastic, polystyrene, nylon, or Styrofoam, or those with modern markings (e.g., candy wrappers, or bottles and cans recognizable as modern) are not archaeological resources and do not constitute an inadvertent discovery.

Figure 1: Standard Inadvertent Discovery Process for Archaeological Resources



1 Consulting parties must be notified within 48 hours of an archaeological discovery (36 CFR Part 800.13(b)(3)).

2 Consulting parties have 48 hours to respond to agency determinations regarding discoveries (36 CFR Part 800.13 (b)(3)).

3 If one or more consulting parties object, consultation continues until SHPO determines that a reasonable and good faith effort has been made to resolve issues

2.1 On-Site Staff Responsibilities

The following section describes the steps to follow if an on-site Sound Transit employee, contractor, or subcontractor believes that they have uncovered a potential archaeological resource (a find) at any point in the project.

IDP Terminology

A **find** is a discovery during construction that could potentially be an archaeological resource.

An **archaeological resource** is an artifact or feature (or group of artifacts or features) older than 50 years.

An **NRHP-eligible archaeological resource** is one that has been evaluated and meets the criteria for listing in the National Register of Historic Places. (NRHP).

1. **Stop Work:** All work on site and in areas adjacent to the find will stop. The area of work stoppage will be adequate to protect the find from any further disturbance; this is expected to be 30 feet in any direction unless site conditions indicate otherwise. The location of the find will be secured at all times. The find will not be handled, removed, reburied, or covered. The Contractor will install a physical barrier (e.g., exclusionary fencing) and prevent all machinery, other vehicles, and unauthorized individuals from crossing the barrier until the Project Archaeologist examines and verifies the find. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery area. Spoils piles or vehicles (such as dump trucks) with the potential to contain archaeological resources will remain on site. Work at the location of the find will not resume until authorized by Sound Transit and SHPO.
2. **Notify the Archaeological Monitor:** If there is an archaeological monitor on site, notify that person. The monitor will contact Alex Stevenson, Cultural Resources Manager, Sound Transit, unless there is a monitoring plan in place that directs the monitor to do otherwise. If Alex Stevenson is not available, the monitor will contact Matthew Sterner, Project Archaeologist, Jacobs.
3. **Notify Project Management:** If there is no archaeological monitor on site, contact Alex Stevenson. If they are not available, contact Matthew Sterner. The Sound Transit representative will make all other contacts.
4. **Avoid Any Other Communication:** Do not call 911, the media, or members of the public about the find.

2.2 Project Manager Responsibilities

1. **Contact the Project Archaeologist:** Alex Stevenson of Sound Transit or designee will contact the Project Archaeologist, Matthew Sterner (or, if there is not one, designate a qualified archaeologist), to evaluate whether the find is an archaeological resource as defined by state or federal law. If the Project Archaeologist recommends that the find is not an archaeological resource, the Project Archaeologist can authorize work to continue.

2. **Determine Area Adequate for Protection:** If the Project Archaeologist recommends that the find is an archaeological resource, the Project Archaeologist will determine the area and the means adequate for protection and instruct the Contractor to maintain or adjust the protected area accordingly.
3. **Notify Consulting Parties:** The Project Archaeologist will notify Sound Transit of the discovery of an archaeological resource. Sound Transit shall notify consulting parties (SHPO, tribes, and any other identified interested parties) of the find within 48 hours, per 36 CFR Part 800.13.
4. **Research to evaluate NRHP-Eligibility:** The Project Archaeologist will conduct any additional research necessary to evaluate National Register of Historic Places (NRHP) eligibility of the archaeological resource. Based on this research, the Project Archaeologist will recommend to Sound Transit whether the archaeological resource is NRHP-eligible.
5. **Formally Determine NRHP-Eligibility and Continue Consultation:** Sound Transit shall contact SHPO for their determination on whether the archaeological resource is NRHP-eligible and shall provide the determination to consulting parties. Consulting parties are expected to respond within 48 hours.

If SHPO determines that the archaeological resource is not NRHP-eligible and consulting parties do not object within 48 hours, construction may continue when authorized by SHPO. If any consulting party objects, Sound Transit shall continue consultation with all consulting parties in good faith to resolve the lack of agreement. If agreement cannot be reached, Sound Transit shall seek comment from SHPO.

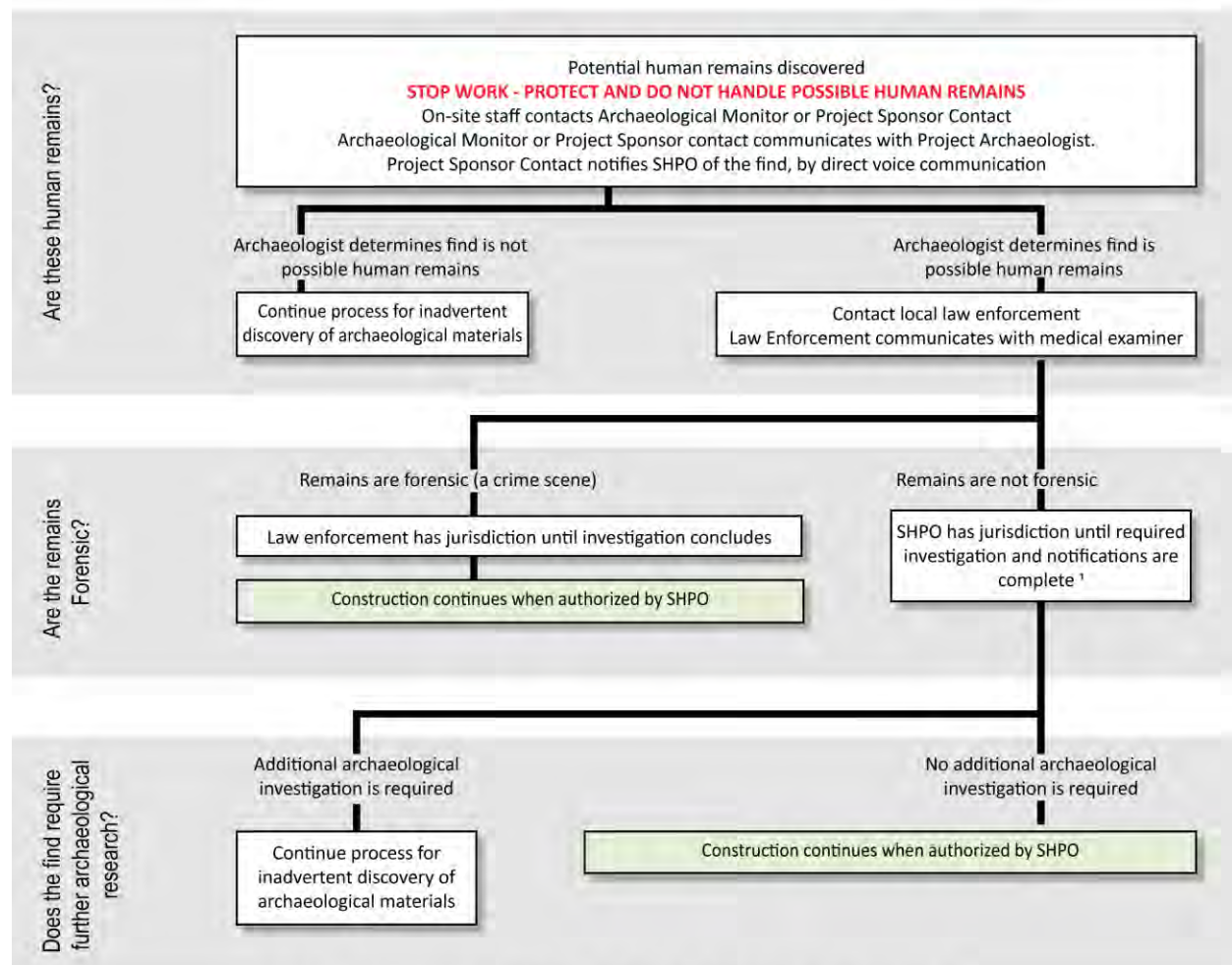
6. **Avoid or Mitigate Adverse Effects:** If SHPO determines that the archaeological resource is NRHP-eligible, they will work with Sound Transit to determine whether adverse effects can be avoided. If adverse effects can be avoided, Sound Transit shall provide documentation of avoidance and SHPO will provide determination of No Adverse Effect to consulting parties. If consulting parties do not object within 48 hours, construction may continue when authorized by SHPO. If any consulting party objects, Sound Transit shall continue consultation with all consulting parties in good faith to resolve the lack of agreement. If agreement cannot be reached, Sound Transit shall seek comment from SHPO.

If SHPO determines that adverse effects cannot be avoided, Sound Transit will work with consulting parties to develop mitigation measures. These measures could include an Archaeological Treatment Plan that describes data recovery efforts, or other mitigation measures.

3 Human Remains

Uncovered human remains on project construction site require special treatment under RCW 68.50.645. Any potential remains that are encountered during project work should be assumed to be human until determined otherwise by the Project Archaeologist or the King County Medical Examiner. Procedures for the discovery of possible human remains are shown in Figure 2 and described below.

Figure 2: Process for Discovery of Possible Human Remains



¹ Notification requirements depend, in part, on whether the remains are Native American.

3.1 On-Site Staff Responsibilities

On-site staff will follow the procedures described below. The contact phone tree is shown in Appendix A - On-Site Inadvertent Discovery Guide.

1. **Stop Work:** If any Sound Transit employee, contractor, or subcontractor believes that they have uncovered possible human remains at any point in the project, all work on site and in

areas adjacent to the discovery will stop. The area of work stoppage will be adequate to protect the discovery, which is expected to be a minimum of 30 feet in all directions, unless the Project Archaeologist or law enforcement personnel indicate otherwise.

2. **Do Not Handle Human Remains:** Possible human remains shall not be handled, removed, reburied, or covered.
3. **Flag and Secure the Area:** The area of discovery will be flagged and secured. The location of the discovery will be secured at all times. Construction equipment and personnel will not enter the area. Spoils piles or vehicles from the area that have the potential to contain human remains, such as dump trucks, will remain on site. No persons other than the proper law enforcement personnel, the King County Medical Examiner, and professional archaeologists will be authorized to access the discovery location after the area is secured.
4. **Notify the Archaeological Monitor:** If there is an archaeological monitor on site, notify that person. The monitor will contact Alex Stevenson, Cultural Resources Manager, Sound Transit, unless there is a monitoring plan in place that directs the monitor to do otherwise. If Alex Stevenson is not available, the monitor will contact Matthew Sterner, Project Archaeologist, Jacobs.
5. **Notify Project Management:** If there is no archaeological monitor on site, contact Alex Stevenson. If they are not available, contact Matthew Sterner. The Sound Transit representative will make all other contacts.
6. **Avoid Any Other Communication:** Do not call 911, the media, or members of the public about the find.

3.2 Project Manager Responsibilities

1. **Preliminary Observation:** Alex Stevenson of Sound Transit will coordinate with the Project Archaeologist to assess whether the discovery may be human remains (without disturbing the discovery further). If the discovery can be definitively identified as nonhuman, procedures for archaeological resources will be followed.
2. **Notify Local Law Enforcement:** If the discovery could possibly be human remains, Sound Transit Cultural Resources Manager or the Project Archaeologist shall call the King County Sheriff or corresponding law enforcement agency's non-emergency number and report that potential human remains have been discovered. The King County Sheriff or corresponding law enforcement agency will control the discovery site until it is either determined to be non-forensic (not a crime scene) or the investigation is complete.
3. **Participate in Consultation:** The Sound Transit Cultural Resources Manager will participate in consultation. If there are also archaeological materials at the human remains

discovery location, there may be a parallel archaeological resources process led by Sound Transit. Construction can resume when authorized by SHPO.

4 Construction Team Training, Communication, and Reporting

4.1 Preconstruction Meeting

A preconstruction meeting will be held for the Project Archaeologist, Construction Management Lead, Resident Engineer, Contractor's project manager, Project Superintendent, and other personnel responsible for overseeing ground-disturbing field operations to:

- Review IDP procedures
- Provide introductions of the Sound Transit representatives, the Project Archaeologist, and other personnel
- Describe the role of the Project Archaeologist
- Establish a chain of command for communication and decision-making among the Project Archaeologist and Sound Transit and Contractor personnel
- Clarify questions about stop-work and notification procedures
- Provide a copy of the On-Site Inadvertent Discovery Guide (Appendix A) to field staff providing oversight of ground-disturbing work.

The preconstruction meeting will occur prior to any ground-disturbing activity. Additional meetings will be scheduled if there is substantial staff turnover, concern about staff understanding the protocols, a long break in construction, or a desire for refresher training on policy. The Project Archaeologist will remain in contact with Alex Stevenson, Cultural Resources Manager, Sound Transit throughout the project to determine if site visits, additional meetings, or orientations are needed.

4.2 Construction Crew Member Orientation

The Project Archaeologist may provide on-site cultural resources orientation for all construction crew members leading ground-disturbing construction work. Orientation will inform and familiarize construction personnel with the IDP protocols and their responsibility to call attention to any archaeological materials they observe. The Cultural Resources Manager will coordinate with the Project Archaeologist to provide a brief orientation to construction crew members, as appropriate.

4.3 Ongoing Communication

The Sound Transit staff, contractor, and its agents will abide by established communication protocols described in the inadvertent discovery processes in Sections 2 and 3 regarding any archaeological resource matters that arise during construction. The Project Archaeologist will remain in communication with the Cultural Resources Manager (or designee), as appropriate, throughout project construction, via email and phone. If any member of the project team feels communication is inadequate to ensure that the archaeologist is on site when it is prudent, the project team member can contact Sound Transit. If the team member is from Sound Transit, they and Jacobs will coordinate on how to improve communication.

4.4 Reporting of Inadvertent Discoveries

The responsibilities of the project team include assessments of any inadvertent discoveries and a summary of results at the conclusion of construction. Reports regarding assessments of any inadvertent discoveries will be provided by Sound Transit to consulting parties. For all reporting, sensitive information regarding archaeological resources, human remains, funerary objects, or traditional practices shall not be released except as authorized by SHPO under applicable state laws.

Assessment of Inadvertent Discoveries

The Project Archaeologist will be responsible for preparing an assessment of all inadvertent discoveries during construction. The assessment will be used by Sound Transit to further recommend and SHPO to determine NRHP and effects determinations and inform any additional coordination or investigation that may be necessary. The assessment will be prepared within 24 hours of an inadvertent discovery and can be provided to Sound Transit in a memorandum or email. It will include the following information:

- 1) A description of the find, in enough detail to characterize its features and age. The description should include at least one photograph of the find.
- 2) A description and map of where the find occurred, including its context with adjacent features. The location of the find should be identified on a map that also identifies other known historic properties, if relevant.
- 3) Whether or not the find is an archaeological resource.
- 4) For archaeological resources, a recommendation of NRHP-eligibility that includes a statement of the age of the find, evaluation of find against each NRHP criterion, and a description of the integrity of the find.

5 Archaeological Resources and Collection Curation

No artifact shall be removed or taken by any construction crew member, regardless of archaeological significance or the disposition of the artifact. If a NRHP-eligible resource is encountered and the Archaeological Treatment Plan includes excavation or removal of the archaeological materials, the plan will specify collection and curation requirements. If artifacts are removed from the site for analysis and determined ineligible, the Project Archaeologist will dispose of the material.

6 Contact Information

<p>Sound Transit Primary Contact: Alex Stevenson Title: Cultural Resources Manager Cell Phone: 206-419-5315 Email address: alex.stevenson@soundtransit.org</p> <p>Alternate Contact: Lauren Swift Title: Central Corridor Environmental and Business Operations Manager Office Phone: 206-398-5301 Cell Phone: 206-696-5072 Email address: Lauren.Swift@soundtransit.org</p>	<p>King County Sheriff Non-Emergency Number: 206-296-3311</p> <p>Tulalip Tribes Primary Contact: Richard Young Title: Cultural Resources Lead Office Phone: 360-716-2652 Cell Phone: 425-239-0182 Email address: ryoung@tulaliptribes-nsn.gov</p> <p>Suquamish Tribe Primary Contact: Dennis Lewarch Title: Tribal Historic Preservation Officer Office Phone: n/a Cell Phone: 360-394-8529 Email address: dlewarch@Suquamish.nsn.us</p>
<p>Project Archaeologist Matthew Sterner Office Phone: n/a Cell Phone: 360-480-8822 Email address: matthew.sterner@jacobs.com</p> <p>Archaeological Monitors Patrick Elliott Title: Archaeologist Cell Phone: (425) 387-9800</p>	<p>Snoqualmie Indian Tribe Primary Contact: Steven Moses Title: Office Phone: n/a Cell Phone: 425-888-6551 Email address: Steve@snoqualmietribe.us</p> <p>Muckleshoot Indian Tribe Primary Contact: Laura Murphy Title: Archaeologist Office Phone: n/a Cell Phone: 253-876-3272 Email address: laura.murphy@muckleshoot.nsn.us</p>
<p>State Historic Preservation Officer State Transportation Archaeologist Name: Dennis Wardlaw Office Phone: 360-485-5014 Cell Phone: N/A Email address: Dennis.Wardlaw@dahp.wa.gov</p>	<p>Stillaguamish Tribe of Indians Primary Contact: Kerry Lyste Title: Cultural Resources Office Phone: n/a Cell Phone: 360-572-3072 Email address: KLyste@stillaguamish.com</p> <p>Yakama Nation Primary Contact: Casey Barney Title: Cultural Resources Office Phone: n/a Cell Phone: 509-865-5121 Email address: Casey_Barney@yakama.com</p>
<p>Snohomish Tribe Primary Contact: Michael Evans Title: Chairman Office Phone: n/a Cell Phone: 425-671-1387 Email address: info@snohomishtribe.us</p>	<p>Squaxin Island Tribe Primary Contact: Shaun Dinubilo Title: Cultural Resources Office Phone: n/a Cell Phone: 360-432-3998 Email address: SDinubilo@squaxin.us</p>

Appendix A: On-Site Inadvertent Discovery Guide

Project Construction Managers are encouraged to make copies of this information and provide it to members of the construction team.

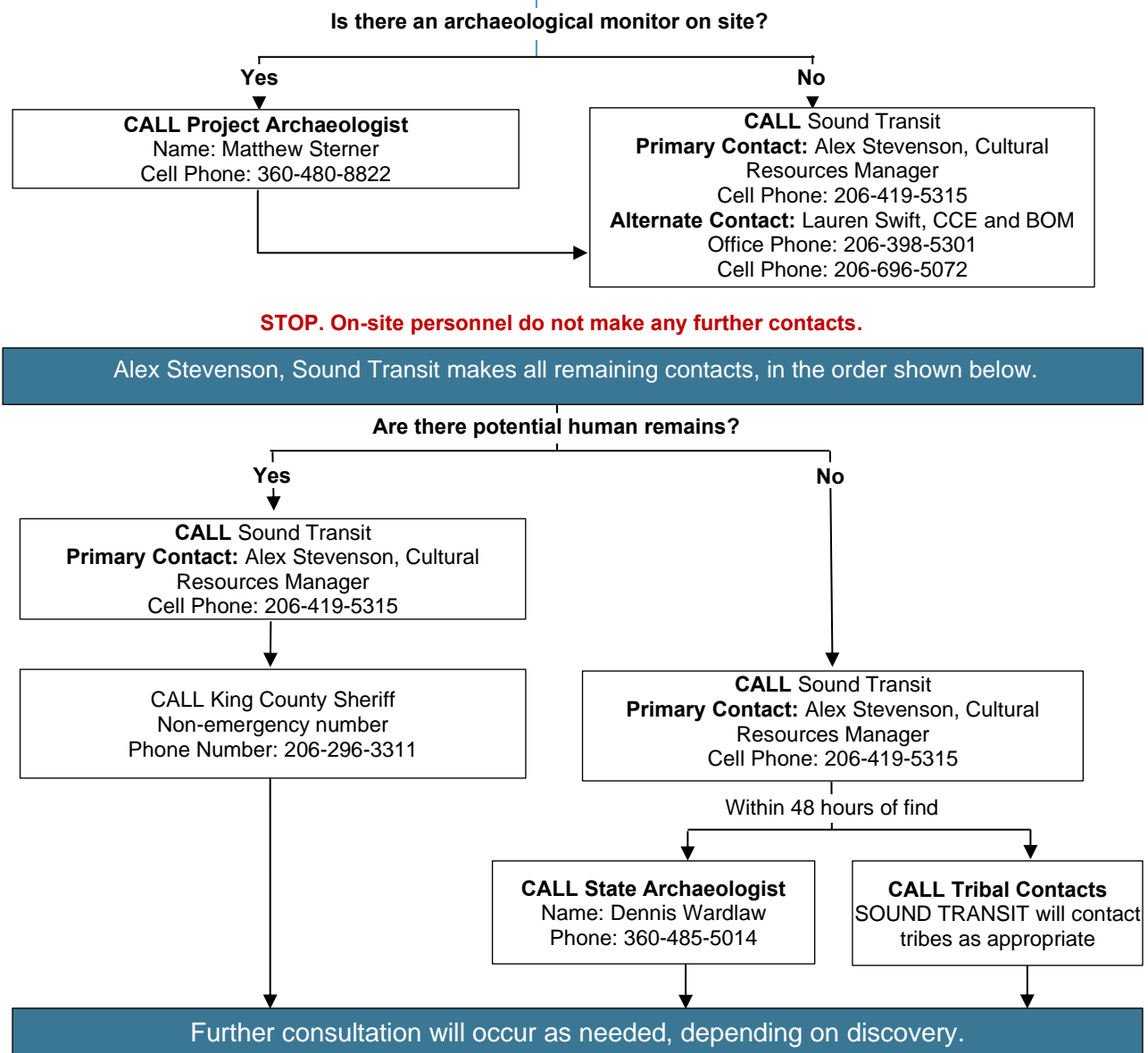
Stride Bud Rapid Transit S3 Line

On-Site Inadvertent Discovery Protocols for Archaeological Materials and Human Remains

This information assists on-site personnel in implementing procedures described in the Inadvertent Discovery Plan, in compliance with applicable state and federal laws.

Contact Phone Tree—Potential archaeological resources encountered

On-site personnel stop all work within 30 feet of the discovery, unless conditions indicate otherwise. Work stoppage area will be adequate to protect the discovery.

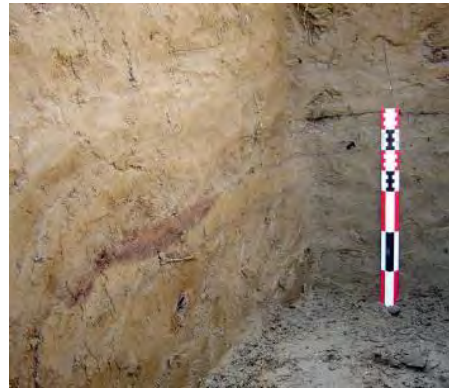


Examples of Archaeological Resources

The Project Archaeologist can change photos to provide examples that are more representative of the project, as needed.



Layers of Shell



Burnt Soil (Hearth)



Burnt Rock Feature (Hearth)



Bone



Basketry



Flaked Stone Tool



Flaked Stone Tool



Stone Tool-Making Debris



Historic Cellar



Historic Utility Feature



Historic Artifact Scatter



Historic Artifacts