

HISTORIC RESOURCES ADDENDUM

KING COUNTY PARCEL NUMBER 1142002135

SIX (6) RESOURCES IN THE PARCEL BOUNDED BY NE 41ST STREET (NORTH), NE CAMPUS PARKWAY (SOUTH), BROOKLYN AVENUE NE (EAST), AND 12TH AVENUE NE (WEST), SEATTLE, KING COUNTY, WA

OCTOBER 2008

PREPARED FOR:
UNIVERSITY OF WASHINGTON
KPF CONSULTING ENGINEERS

PREPARED BY:
ARTIFACTS CONSULTING, INC.
201 NORTH YAKIMA AVENUE
TACOMA, WA 98403



CONTENTS

<u>ADMINISTRATIVE DATA</u>	<u>3</u>
<u>SIGNIFICANCE OVERVIEW</u>	<u>4</u>
<u>CONTEXT OVERVIEW</u>	<u>5</u>
FIELD SITE 1	6
FIELD SITE 2	6
FIELD SITE 3	7
FIELD SITE 4	7
FIELD SITE 5	7
FIELD SITE 6	7
<u>PHYSICAL INFORMATION</u>	<u>9</u>
FIELD SITE 1	9
FIELD SITE 2	10
FIELD SITE 3	11
FIELD SITE 4	13
FIELD SITE 5	14
FIELD SITE 6	15
<u>SUPPLEMENTAL MATERIAL</u>	<u>17</u>
<u>MAPS</u>	<u>18</u>
<u>HISTORIC PHOTOGRAPHS</u>	<u>30</u>
<u>DAHP FORMS</u>	<u>35</u>
<u>BIBLIOGRAPHY</u>	<u>69</u>

ADMINISTRATIVE DATA

The following Historical Resources Addendum (HRA) provides a recommendation of significance for the six (6) resources over fifty years of age in Seattle's University District on King County parcel no. 1142002285. These buildings reside within the University of Washington campus. Pursuant to the University of Washington Master Plan Seattle Campus (January 2003) preparation of a HRA is required to accompany project documentation for buildings 50-years or older that will undergo changes or removal as part of major project. Excerpted language from the Master Plan, page 26:

"The information and analysis provided in the HRA provides a framework and context to insure that important elements of the campus, its historical character and value, environmental considerations and landscape context are preserved, enhanced, and valued. The HRA further insures that improvements, changes and modifications to the physical environment may be clearly analyzed and documented."

The University of Washington commissioned this report. KPFF, Inc., consulting engineers were the contracting entity. Uses identified in the following list are the historic function for which the building was constructed. Subject resources covered in this report:

- *Field site 1: 4045 Brooklyn Avenue NE [apartment building & associated garage]*
- *Field site 2: 1209 NE 41st Street [single-family residence]*
- *Field site 3: 4046 12th Avenue NE [single-family residence]*
- *Field site 4: 4042 12th Avenue NE [single-family residence]*
- *Field site 5: 4038 12th Avenue NE [single-family residence]*
- *Field site 6: 4034 12th Avenue NE [single-family residence]*

A north-south alley bisects the parcel. The lower southeast portion of the parcel consists of a gravel parking area.

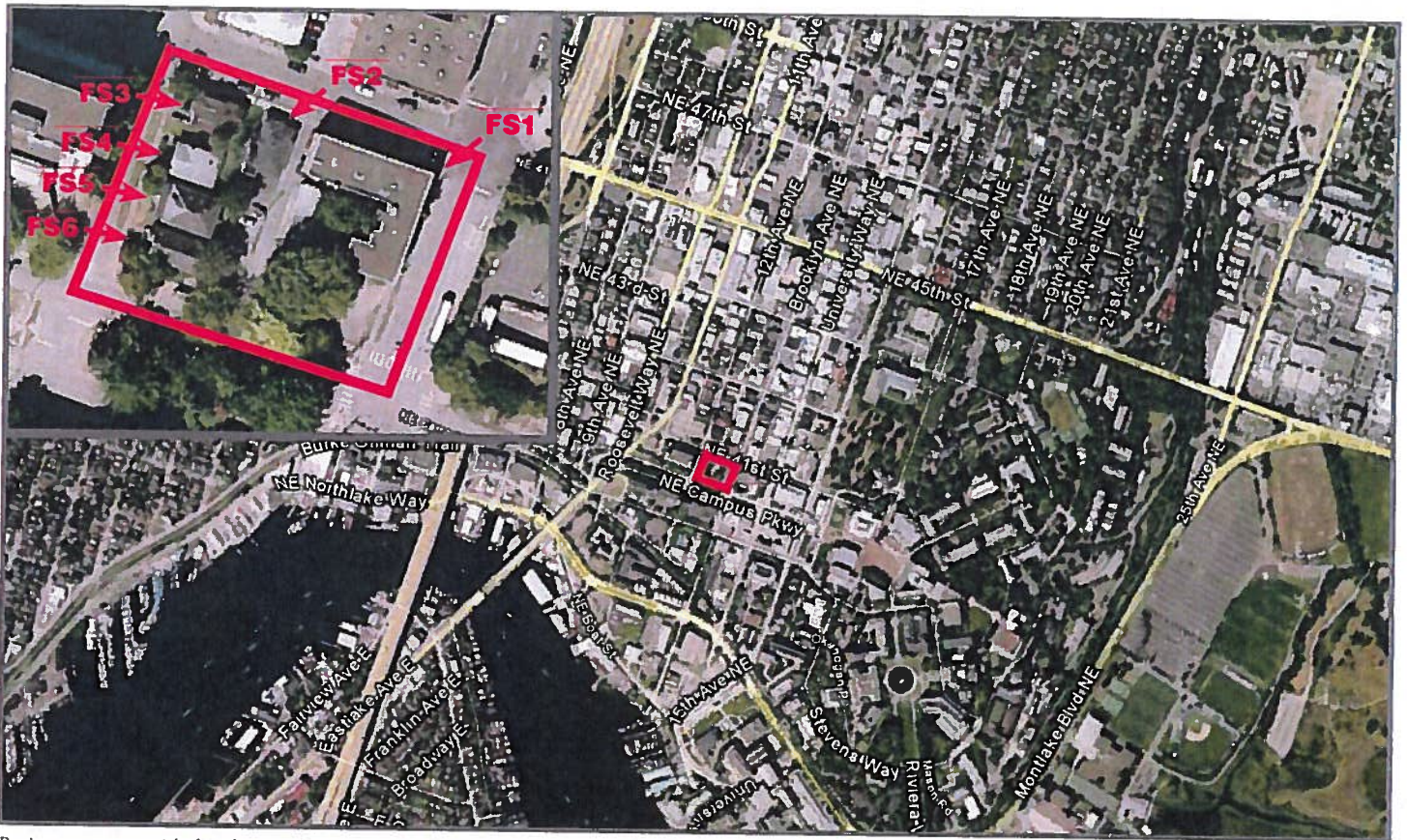
This project commenced due to the planned demolition of the above six resources by the University of Washington as part of a larger redevelopment process. The above six resources are all over fifty-years of age (built between 1909 and 1918). Based upon the historical associations and physical characteristics of each resource and their historic role(s) within the larger neighborhood context the recommended determination for all six resources is not individually eligible for Seattle Landmark or National Register of Historic Places designation. This recommendation concurs with the findings of the 2002 *University District Historic Survey Report* that did not identify the properties as eligible for either Seattle Landmark or National Register of Historic Places listing.

SIGNIFICANCE OVERVIEW

The collection of one multiple-family (FS5), four single-family residences (FS2, 3, 4 and 6), and an apartment building (the Brooklyn Building, FS1), contribute to the contextual understanding of the University District's growth and change over time. The buildings were built with the period spanning from 1909 through 1919, which includes the ca. 1919 addition to the Brooklyn Building. At an individual level, none of the buildings maintain direct association with exceptional persons, events, or architectural design. The 2002 *University District Historic Survey Report* did not identify the properties as eligible for either Seattle Landmark or National Register of Historic Places listing. Collectively these buildings do not present a unified theme that would make them significant as a group.

The buildings reside on the fringe of the southwest corner of the commercial district along Brooklyn Avenue, placing them outside a strong contextual setting. In addition, Northeast Campus Parkway, added ca. 1950, truncates the south end of the block occupied by the six buildings. The insertion of this parkway and the addition of student dormitories along the south side of the parkway detract from what once was an overall neighborhood residential setting.

At a physical level, the buildings all remain remarkably intact on their exteriors. One exception is the multiple-family residence at 4038 12th Avenue NE, which features added shingle siding. The buildings feature the majority of their original cladding, fenestration, and entry materials, as well as overall roof forms and trim. Deferred maintenance, however, has taken its toll on exterior wood features, causing significant material deterioration.



Project area map with detail inset. The red boundary outlines the project area. North is at the top of both maps. The field site numbers (FS) correspond to the DAHP historic property inventory form for each property. The Brooklyn Building is FS1. 2008 aerial views from GoogleEarth, boundary by Artifacts Consulting, Inc.

CONTEXT OVERVIEW

The six buildings featured in this report reside within the City of Seattle's University District neighborhood's University Campus planning area within the University of Washington Campus. Located northeast of downtown Seattle, this neighborhood is bordered along the south by the Lake Washington Ship Canal and Union Bay. To the west, are Interstate 5 and the Wallingford neighborhood. To the north and west respectively are the Wedgwood and Laurelhurst neighborhoods. The University of Washington campus defines the setting and sets the tone for demographics and adjunct support functions throughout this neighborhood. The neighborhood's commercial core, running north-south, borders the east campus edge, these buildings however reside within the campus.

During the late 1800s, as buildings began to emerge, the formation and initial growth of what would become the University District neighborhood would take root. Prior to 1885, the land remained minimally settled despite the growth of Seattle just to the southwest. Loggers worked through the area cutting timbers for sale. By 1887, completion of the Seattle Lake Shore and Eastern Railroad along the south edge of the area brought increased activity to the area, though only minimal residential growth.

In 1890, developer James A. Moore platted the Brooklyn Addition, in which the aforementioned six buildings reside. Despite the distance of this new development from Seattle, Moore anticipated continued need for residential developments as the city's commercial core quickly consumed former residential areas. That same year, the first electric trolley line serving the area crossed over a bridge near the current location of Interstate 5. The trolley line provided an efficient means for people residing in this new development to commute into downtown Seattle. Moore platted the area with streets running north-south parallel to Broadway (now 12th Avenue NE), intended as Main Street. In 1891, the city of Seattle annexed the development.

The year 1895 chronicled a defining moment in the neighborhood's character. The University of Washington moved to its current location within the neighborhood on land received as a gift in 1893. Growth within the neighborhood focused along Brooklyn Avenue NE and University Way NE. Prior to the baby boom following World War II, the district's main residents consisted of working class families. Through the 1900s, this also included small truck (vegetable) farms and industries.

The 1909 Alaska-Yukon Pacific Exposition, held on the university campus, ushered in the first of a series of major development for the neighborhood, which continued through the 1960s. By the 1910s, the neighborhood's population increasingly shifted towards students, professors, and facility maintenance and grounds personnel. A second trolley line servicing the area, completed in 1910, ran east along North 45th Street. In 1919, the University Bridge also opened, further easing access between the neighborhood and downtown Seattle. Construction of the Lake Washington Ship Canal from 1911 to 1917 brought increased activity and growth to the neighborhood. By 1915, in the midst of the canal's construction, the neighborhood entered the first stages of what would be its peak period of commercial development, which continued through 1929.

During the 1920s, the neighborhood's growth soon filled in the remaining vacant lots and prompted increased density and building heights in new construction. Amidst the growing commercial area along the university's west side, apartment buildings soon replaced single-family dwellings as the predominate building type. The core of this commercial area also expanded north to Northeast 45th Street and University Way NE. Banks, churches, theaters, a public library, and a YMCA soon emerged within and around this growing commercial area. The Montlake Bridge opened in 1925, further enhancing the neighborhood's connection with neighborhoods to the south.

The Great Depression brought a general decrease in development, thus the end of the neighborhood's heyday of development and growth. The continued operation of the university, however, brought a measure of stability to the neighborhood. By the 1940s, with the start of World War II and military and related industries in and around Lake Union and Lake Washington, the neighborhood experienced a resurgence in growth and development. By the late 1940s,

families that had lived in and often owned the single-family houses for several years began moving. Replacing these families were tenants who often rented and remained for a shorter duration.

The 1950s experienced the full effects of the post World War II baby boom generation with a rapid influx of university students. This prompted immediate need for inexpensive student housing in close proximity to the campus. Many former single-family residents subdivided interiors and converted to apartments and boarding houses. In order to accommodate this growth, the university purchased land around the core campus area. The land purchased included five of the six subject buildings, with the apartment building purchased in 1966. As the number of families in the neighborhood decreased, the student population and overall neighborhood density climbed steadily. It was also during the 1950s that the university implemented planning efforts that had begun in the late 1940s. The institution planned for expansion and the addition of dormitories, as well as the development of the Campus Parkway. Built ca. 1950, the Northeast Campus Parkway was originally intended as a formal west entry to the campus.

The 1960s and 1970s offered further growth within the neighborhood and increased density. Large office, apartment, and dormitory buildings began replacing small multiple-family and single-family dwellings, as well as older apartment buildings. By 1963, Interstate 5 was complete, changing substantially the physical connection between the west side of the neighborhood and the Wallingford neighborhood.

FIELD SITE 1

Historical associations for the Patterson Apartments (known in 2008 as the Brooklyn Building) are its concurrence with the 1909 Alaska-Yukon Pacific Exposition, having been built in the same year. The building represents a segment of the broader development patterns associated with preparation for and capitalizing on the activity generated by this exposition. The builder and architect remain unknown.

Built in 1909 on the site of the former Hawkins apartments and a single-family dwelling, this sixty-one unit building provided apartments in close proximity to the university campus. By 1919, the year of the building's major remodel, Thomas Patterson, a carpenter, resided in the building. His wife, Hattie M., lived in the Atherton Apartments at 1520 Boylston Avenue. By 1924, the Pattersons both owned and resided in the Patterson Apartments (unit 28). They remained in the building through the 1930s. From 1934 to 1936, Hattie served as a commissioner on the King County Public Welfare Commission. In 1944, Leo. R. Diers purchased the building. From 1948 to 1958, the building briefly changed names to the Patterson Apartment Hotel. In 1959, the name changed back to the Patterson Apartments. Today, the building is also known as the Brooklyn Building. In 1966, the University of Washington bought the building from Diers. By the 2000s, the building transitioned for use as office space for the university. In 2008, the building stood vacant.

FIELD SITE 2

The single-family residence is associated with the broader historical development patterns of the neighborhood and its peak period of growth from 1915 to 1929. Construction of the residence occurred just after completion of the Lake Washington Ship Canal and amidst the development generated by this canal. The builder remains unknown.

Built in 1918, the residence provided living quarters for families in close proximity to the neighborhood's commercial core and university campus. In 1925, Jennie Kneeland purchased the residence. By 1934 to 1941, William J. Nadeau and his wife Ann resided in the house. The Nadeaus moved to the house from 1615 Summit Avenue and were the last long-term resident. The 1940s through 1950s saw a constantly changing set of tenants. Louis E. Thompson lived in the house in 1942, followed by Otto F. Kolar in 1943, and C. E. Spencer in 1948. From 1951 through 1954, the house stood vacant. Robert G. Lewis moved into the house in 1955, followed by Roy A. Hollgren in 1956, then Ruth S. Yancy in 1957, and Dan Koffard in 1958. Jack T. Leahy and his wife Margaret were the last residents before the University of Washington purchased the house in 1959. Leahy was a professor at the University of Washington. By the 2000s, the

building transitioned for use as department work space and student housing for the university. In 2008, the building stood vacant.

FIELD SITE 3

The single-family residence is associated with the broader historical development patterns of the neighborhood and its peak period of growth from 1915 to 1929. Construction of the residence occurred just after completion of the Lake Washington Ship Canal and amidst the development generated by this canal. The builder remains unknown.

Built in 1918, the residence provided living quarters for families in close proximity to the neighborhood's commercial core and university campus. By 1938 through 1939, Alex A. Petellin, a student at the University of Washington, resided in the house. In 1940, Truman L. Pratt, a boiler man with the National Youth Academy, and his wife Maude moved into the house. The Pratts remained in the house through 1941. George H. Rose, a carpenter with the University of Washington, and his wife Belle M. moved into the house in 1942. The couple remained through 1952, when the University of Washington purchased the building. The university rented out the house. Delbert H. Rasmussen briefly occupied the building in 1953. From 1954 through 1958, William M. Meredith, a research fellow at the University of Washington, and his wife Vivian L. lived in the house. In 1959, Darl Betts, a student at the university, and his wife Jackie lived in the house. By the 2000s, the building transitioned for use as department work space and student housing for the university. In 2008, the building stood vacant.

FIELD SITE 4

The single-family residence is associated with the broader historical development patterns of the neighborhood and its peak period of growth from 1915 to 1929. Construction of the residence occurred just after completion of the Lake Washington Ship Canal and amidst the development generated by this canal. The builder remains unknown.

Built in 1918, the residence provided living quarters for families in close proximity to the neighborhood's commercial core and university campus. Howard Grant and his wife Lou owned the house by 1937. The couple lived in the house through 1944. From 1948 through 1951, C. D. Kinney resided in the house. The University of Washington bought the house in 1951. John K. Barnett, a steam fitter for the University of Washington, and his wife Jeanette M. moved into the house in 1953. The couple remained through 1955. In 1956, the house stood vacant. Lavere F. Markel and his wife Lillian M. moved into the house in 1957 and remained through 1959. Lavere Markel worked as a janitor for the University of Washington in the men's residence hall. By the 2000s, the building transitioned for use as department work space and student housing for the university. In 2008, the building stood vacant.

FIELD SITE 5

The multiple-family residence is associated with the broader historical development patterns of the neighborhood. Construction of the residence occurred during work on the Lake Washington Ship Canal and amidst the development generated by this canal. The builder remains unknown.

Built in 1913, the residence provided living quarters for multiple tenants in close proximity to the neighborhood's commercial core and university campus. By 1940, Sam O. Carlson owned this four-unit boarding house. In 1950, the University of Washington purchased the building. By the 2000s, the building transitioned for use as tenant and student housing space for the university. In 2008, the building stood vacant.

FIELD SITE 6

The single-family residence is associated with the broader historical development patterns of the neighborhood and its peak period of growth from 1915 to 1929. Construction of the residence occurred in the same year as the completion of the Lake Washington Ship Canal and amidst the development generated by this canal. The builder remains unknown.

Built in 1917, the residence provided living quarters for families in close proximity to the neighborhood's commercial core and university campus. By 1938, Arnold I. Swanberg, who worked for the university radio service, and his wife Catherine C. Swanberg owned and lived in the residence. The Swanbergs remained in the house through 1944. In 1948, R. J. Springer briefly resided in the house before the University of Washington purchased the house in 1950. The university duplexed the small residence and rented out the two units to university students. By 1956 through 1959, Gilwee Walker and his wife Julia A. lived in the house. By the 2000s, the building transitioned for use as student housing then office space for the university. In 2008, the building continued to function as office space.

PHYSICAL INFORMATION

FIELD SITE 1

Built in 1909, this substantial three-story apartment block (known in 2008 as the Brooklyn Building) presents a modest example of vernacular building with minimal Exotic influences in the ca. 1919 parapet brickwork. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development. The building's exterior configuration, reflecting both original construction and a historic addition, remains largely intact.

Oriented to the north (towards Northeast 41st Street) and east (towards Brooklyn Avenue Northeast), the apartment building fronts the sidewalk on both the north and east facades. The east facade features the building's main entrance at the north end. An alley runs along the west side of the building. A parking lot occupies the lot to the south. A small secondary garage stands to the rear of the apartment building, fronting the alley.

A poured-in-place concrete foundation supports the brick superstructure. The front primary facades (north, east, and northwest) feature a brick veneer of light tan and dark brown brick. The daylight basement level along these facades features stucco with ashlar scoring and a projecting water table. The parapet along these facades features decorative patterning of darker brick framed by painted wood trim. The south and rear southwest facades feature a lighter salmon brick.

Multiple windows provide day lighting for interior spaces. Windows occur in single (rear facades) and paired (front facades) groupings. Wood sash, one-over-one, double-hung constitute the primary window type. Window openings feature plain wood casings and projecting cast stone sills on the front and brick sills on the rear facades. Paired units feature slender mullions between the openings. Smaller windows provide day lighting to former kitchen and bathroom spaces. Daylight basement windows consist of six-over-one, double-hung, wood sash windows. The upper lights are tall and narrow.

A flat roof with parapets shelters the building. An external brick chimney services the building.

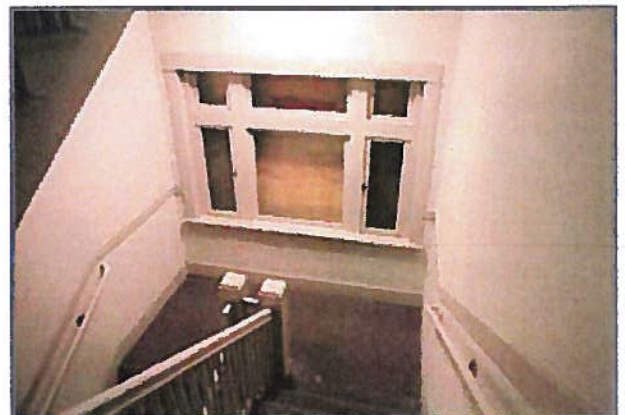
The main front entry off Brooklyn Avenue leads to a small interior vestibule. A flight of steps leads up through a pair of double doors



Field site no. 1 front (east and north) facade view. Source: Artifacts Consulting, Inc. 2008.



Field site no. 1 rear (west) facade view. Source: Artifacts Consulting, Inc. 2008.



Field site no. 1 main stairway looking down from the second floor. Source: Artifacts Consulting, Inc. 2008.

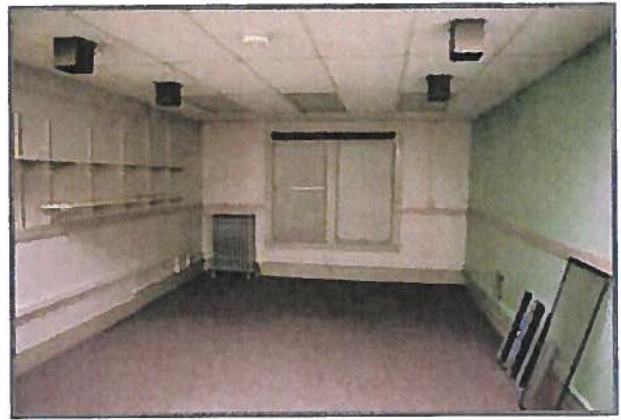
to the main east/west hallway within the building. The vestibule features a tile floor and walls. A secondary entrance at the west end of the north facade provides access to the basement. A short flight of steps leads down from the sidewalk to the doorway. The doorway also features a screen door. Several rear entrances provide access to the building interior. A pair of French doors, with an exterior, small balcony, metal railing, remains at the second story above the main entrance at the end of the corridor on this floor.

The small, three-bay garage to the rear of the building features the same veneer brick cladding its north and east facades. The south and west facade features a lighter salmon brick. This building features a flat roof with low parapets along the west facade. The west facade features 6-lite metal sash windows and smaller one-over-one, double-hung, wood sash windows. Other than the garage door alterations, this building's exterior remains largely intact.

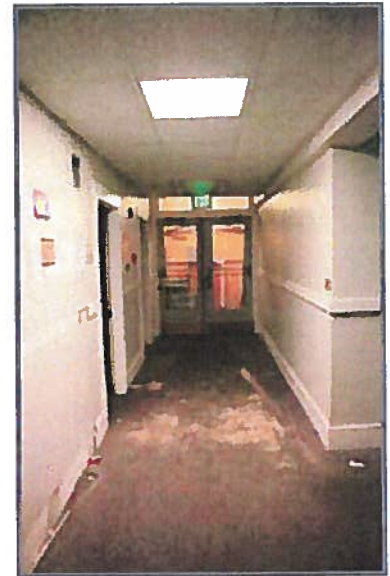
By the late 1930s, the landscaping at the base of the building consisted of small evergreen shrubs planted between the basement windows. Today, these have merged into a solid row along the north facade that obscures the windows. A small tree grows near the main entry on the east facade. No bushes remain on this facade.

Interior layout consists of central, double-loaded hallways. These run north/south and east/west in the building's L-shaped plan. A stairway is centrally located in the north half, with additional stairways serving the south portion of the building. This stairway features wood tread, risers, newels, and balusters. The half-turn stair features landings between floor levels. Rooms feature painted plaster walls with painted window casings and baseboards.

Alterations over time have impacted the building's exterior and interior, as well as the adjunct garage. Ca. 1919, the building underwent a substantial remodel. This included the south addition giving the building its L-shaped footprint. More recent changes at the main entrance not only altered the lenses on the exterior wall sconce-type light fixtures that flank the entry, but also replaced the interior white subway type tile in the vestibule with rustic orange-red square tiles. Interior window treatments changed over time from curtains with pull blinds in the late 1930s to venetian blinds. Conversion of interior spaces to offices led to the removal and alteration of wall partitions, as well as floor, wall, and ceiling finishes.



Field site no. 1 typical first floor former apartment space converted to office use. View looking east. Source: Artifacts Consulting, Inc. 2008.



Field site no. 1 first floor hallway leading to main entrance (looking east). Source: Artifacts Consulting, Inc. 2008.

FIELD SITE 2

Built in 1918, this compact one-story building presents a modest example of Arts & Crafts style influences. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development. The building's exterior configuration remains largely intact.

Oriented to the north, facing Northeast 41st Street, the former single-family residence is set back from the sidewalk on the north. An alley runs along the east side of the



Field site no. 2 front (north) facade view. Source: Artifacts Consulting, Inc. 2008.

residence. The compact building stands on sloped grade slightly elevated above street level. A curved concrete walkway leads up from the sidewalk to the front stoop. The building features a rectangular footprint.

A poured-in-place concrete foundation supports the wood frame superstructure. Painted clapped clapboard with a narrow profile clad the building's foundation and first story levels. A narrow water table projects out between the foundation and first story.

Multiple windows provide day lighting for interior spaces. Windows occur in single, paired, and triple groupings. Wood sash, double-hung constitute the primary window type. First story single-sash units consist of hopper and casement type windows. Muntins in both the upper sash of double-hung and single-sash units form narrow vertical panes. Basement windows consist of paired single-sash hopper-type windows. Window openings feature plain wood casings and projecting wood sills. A simple header with decorative molding spans the openings and continues down the outer edge of the casings, terminating at the sill. Triple and paired units feature mullions between the openings.

A hip roof with a low pitch shelters the building. Broad, boxed eaves project beyond the wall plane. Asphalt composition shingles clad the roof. Metal gutters and downspouts direct rainwater away from the building. An external brick chimney services the building. The chimney is located on the building's east facade.

A hipped roof front stoop projects off the northwest corner of the house's front facade. A direct flight of concrete stairs leads up to the stoop. Low, solid walls wrap the stoop with slender vertical supports carrying the stoop roof. The yard area features lawn.

Alterations over time have impacted the building's exterior and interior. In 1936, the building was remodeled. Previous owners built an addition off the building's rear southwest corner. A small garage formerly located behind the house has also been removed. Conversion of interior spaces from single-family dwelling to office use for university programs altered interior finishes and spaces.



Field site no. 2 rear (south) facade view. The rectangular project off the southwest corner of the house is the 1930s addition. Source: Artifacts Consulting, Inc. 2008.



Field site no. 2 front northwest corner space. Source: Artifacts Consulting, Inc. 2008.



Field site no. 2 kitchen space looking west. Source: Artifacts Consulting, Inc. 2008.

FIELD SITE 3

Built in 1918, this compact one-and-a-half-story building presents a modest example of Arts & Crafts style influences. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development. The building's exterior configuration remains largely intact.

Oriented to the west, facing 12th Avenue Northeast, the former single-family residence occupies a corner lot at the intersection of 12th Avenue Northeast and Northeast 41st Street. The house is set back from the sidewalk on the west and north sides. The compact building stands on sloped grade elevated above street level. A direct flight of concrete stairs leads up from the sidewalk to a concrete landing and the yard around the house. The building features a rectangular footprint.

A poured-in-place concrete foundation supports the wood frame superstructure. Painted clapped clapboard with a narrow profile clad the building's foundation level. Painted coursed wood shingles wrap the building's first story and gable ends. A narrow water table with a rounded, bull nose profile projects out between the foundation and first story.

Multiple windows provide day lighting for interior spaces. Windows occur in single, paired, and triple groupings. Wood sash, double-hung constitute the primary window type. First story single-sash units consist of hopper and casement type windows. Muntins in both the upper sash of double-hung and single-sash units form narrow vertical panes. Basement windows consist of paired single-sash hopper-type windows. Window openings feature plain wood casings and projecting wood sills. A simple header with decorative molding spans the openings and continues down the outer edge of the casings, terminating at the sill. Triple and paired units feature mullions between the openings.

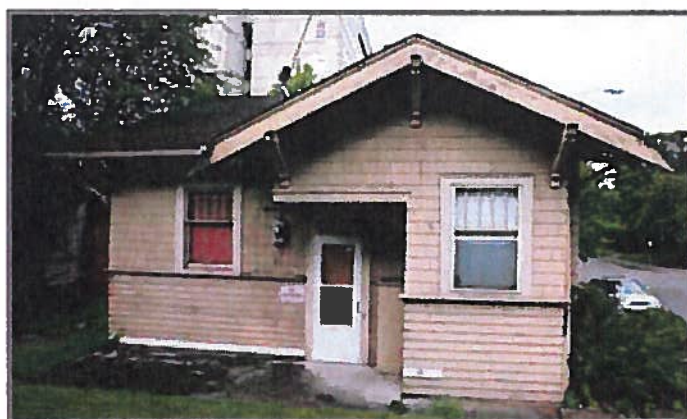
The house features a side gable roof. A gable roof extension projects out the north side of the house, increasing slightly the floor plan area. A shed roof dormer projects on the front roof slope. The main roof features a low pitch. Broad, open-gable ends and eaves with exposed rafter ends project beyond the wall plane. Sheathing consists of tongue-and-groove board. Gable ends feature broad verge boards with rake moldings. Simple brackets visually support the gable overhangs. Asphalt composition shingles clad the roof. Metal gutters and downspouts direct rainwater away from the building. An exterior brick chimney services the building. The chimney is located on the north side with a large fireplace on the building interior in the living room space.



Field site no. 3 side (north) facade view. Source: Artifacts Consulting, Inc. 2008.



Field site no. 3 partial front (west) and side (south) facade view. Source: Artifacts Consulting, Inc. 2008.



Field site no. 3 rear (east) facade view. Source: Artifacts Consulting, Inc. 2008.

A full-width porch extends across the front of the house. Access to the porch is from the north end of the porch off the side of the house. A garage door below the south end of the porch leads to a basement parking area. Massive shingled piers with a slight batter carry paired wood posts that support the projecting gable roof over the north portion of the porch. A low railing with vertical balusters extends across the front and south side of the porch. Similar vertical elements continue above the porch opening. The yard area features lawn with deciduous trees planted along the south side. A low rubble stone retaining wall runs along the base of the yard in front of the house. Low concrete retaining walls run from the stone wall back in to the garage door.

Alterations over time have impacted the building's exterior and interior. Added vertical balusters run along the front railing behind the H-shaped original balusters. A wood trellis originally extended over the south portion of the front porch. Subsequent alterations removed this trellis. Alterations replaced the original wood garage doors with a contemporary door. Conversion of interior spaces from single-family dwelling to office use for university programs altered interior finishes.



Field site no. 4 side (north) and front (west) facade view. Source: Artifacts Consulting, Inc. 2008.

FIELD SITE 4

Built in 1918, this compact one-and-a-half-story building presents a modest example of Arts & Crafts style influences. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development. The building's exterior configuration remains largely intact.



Field site no. 4 rear (east) and side (north) facade view. Source: Artifacts Consulting, Inc. 2008.

Oriented to the west, facing 12th Avenue Northeast, the former single-family residence is set back from the sidewalk on the west side. The compact building stands on sloped grade elevated above street level. A direct flight of concrete stairs leads up from the sidewalk to a concrete landing and the yard around the house. The building features a rectangular footprint.

A poured-in-place concrete foundation supports the wood frame superstructure. Painted coursed wood shingles wrap the building's foundation, first story, and gable ends. The first story and gable-end shingle courses feature alternating exposures. A narrow water table with a rounded, bull nose profile projects out between the foundation and first story.



Field site no. 4 interior living room space looking east towards the kitchen. Bathroom and two bedrooms are to the south of the living room space. Source: Artifacts Consulting, Inc. 2008.

Multiple windows provide day lighting for interior spaces. Windows occur in single and triple groupings. Wood sash, double-hung constitute the primary window type. First story single-sash units consist of hopper type windows. Muntins in both the upper sash of double-hung and single-sash units form a rectilinear pattern within the sash. Basement windows consist of single-sash hopper type windows with muntins forming tall panes. Window openings feature plain wood casings and projecting wood sills. A simple

header with decorative molding spans the openings and continues down the outer edge of the casings, terminating at the sill. Triple units feature mullions between the openings.

The house features a side gable roof with a projecting front gable porch roof (see porch below). A gable roof extension projects out the north side of the house, increasing slightly the floor plan area. Both roofs feature a low pitch. Broad, open gable ends and eaves with exposed rafter ends project beyond the wall plane. Sheathing consists of tongue-and-groove board. Gable ends feature broad verge boards with rake moldings. Simple brackets visually support the gable overhangs. Asphalt composition shingles clad the roof.

Metal gutters and downspouts direct rainwater away from the building. An exterior brick chimney services the building. The chimney is located on the north side with a large fireplace on the building interior in the living room space.

A full-width porch extends across the front of the house. Access to the porch is from the north end of the porch off the side of the house. A garage door below the south end of the porch leads to a basement parking area. Massive shingled piers with a slight batter carry paired wood posts that support the projecting gable roof over the porch. A low railing with vertical balusters extends across the front and south side of the porch. Similar vertical elements continue above the porch opening. The yard area features lawn with deciduous trees planted along the south side. A low rubble stone retaining wall runs along the base of the yard in front of the house. Low concrete retaining walls run from the stone wall back in to the garage door.

Alterations over time have impacted the building's exterior and interior. Alterations replaced the original side-hinged wood garage doors with a contemporary door. Conversion of interior spaces from single-family dwelling to office use for university programs altered interior finishes.

FIELD SITE 5

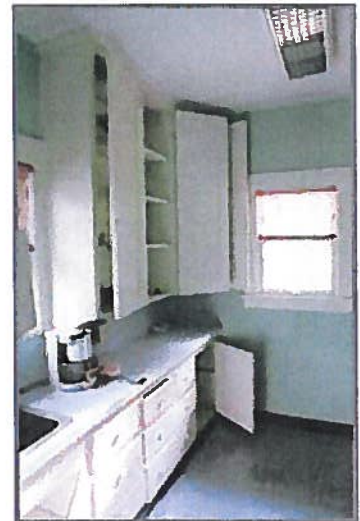
Built in 1913, this substantial two-story building presents a modest example of Prairie style influences. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development.

Oriented to the west, facing 12th Avenue Northeast, the former multiple-family residence is set back from the sidewalk on the west. The building stands on grade elevated above street level. A direct flight of concrete stairs leads up from the sidewalk to a concrete landing and the yard around the house. The building features a rectangular footprint.

A poured-in-place concrete foundation supports the wood frame superstructure. Painted coursed wood shingles clad the building's foundation. Painted asphalt/asbestos shingles



Field site no. 4 living room fireplace. Source: Artifacts Consulting, Inc. 2008.



Field site no. 4 kitchen space looking east from the living room. Source: Artifacts Consulting, Inc. 2008.



Field site no. 5 front (west) and side (south) facade view. Source: Artifacts Consulting, Inc. 2008.

clad the upper stories. A water table wraps the house at the foundation to first-story transition. A frieze runs along the top of the walls beneath the roofline.

Multiple windows provide day lighting for interior spaces. Wood sash, double-hung constitute the primary window type. Upper sash on the windows feature multiple decorative muntins. Bay windows project on the front facade at the first story level. The second story rear facade also features paired single-sash units. Dormer windows consist of single-sash units with 9-lites. Basement windows, located behind protective plywood coverings, were not visible for inspection. Window openings feature plain wood casings and projecting wood sills. A simple header with decorative molding spans the openings. Paired units feature narrow mullions between the openings.

A hip roof with a low pitch shelters the building. A hip roof dormer projects on the front facade. Broad, boxed eaves project beyond the wall plane. Asphalt composition shingles clad the roof. Metal gutters and downspouts direct rain-water away from the building. An internal brick chimney services the building.

The front facade features a full-width porch. Slender posts support the low-pitched hipped porch roof. A direct flight of wood stairs leads up to the porch. Horizontal wood railings run between the posts. The rear entry features a small stoop at the first story level. A wood-carriage, direct flight of stairs runs up along the facade to a landing at the second story rear entry.

Alterations over time have impacted the building's exterior and interior. In 1918, the building was remodeled. By the 1950s, alterations covered the original clapboard siding with the cement/asbestos shingles. Conversion of interior spaces from dwelling for university programs altered interior finishes.



Field site no. 5 rear (east) facade view. Source: Artifacts Consulting, Inc. 2008.

FIELD SITE 6

Built in 1917, this compact one-story building presents a modest example of Arts & Crafts style influences. Although not notable architecturally, the building contributes to the overall understanding of past phases in the community's development. The building's exterior configuration remains partially intact.

Oriented to the west, facing 12th Avenue Northeast, the former single-family residence occupies a corner lot at the intersection of 12th Avenue Northeast and Northeast Campus Parkway. Set back from the sidewalk on the west and south sides, the compact building stands on sloped grade elevated above street level. A direct flight of concrete stairs with metal pipe railings leads up from the sidewalk to a concrete landing and the yard around the house. The building features a narrow, rectangular footprint.

A poured-in-place concrete foundation supports the wood frame superstructure. Painted wood clapboard wraps the building's foundation and first story. Boards at the foundation level are slightly wider than those above. Coursed, painted-wood shingles clad the gable ends. A water table runs between the foundation and first story. A frieze and modest cornice mold transition between the first story and gable ends.



Field site no. 6 front (west) facade view. Source: Artifacts Consulting, Inc. 2008.

Multiple windows provide day lighting for interior spaces. Wood sash, one-over-one, double-hung constitute the primary first story window type. These occur in single, paired, and triple instances. A bay window projects from the south facade. Basement windows consist of three tall vertical panes set in a single sash. Single fixed sash windows provide day lighting in the attic, sides of the rear stoop enclosure, and to either side of the former chimney and fireplace location. Window openings feature plain wood casings and projecting wood sills. A simple header with decorative molding spans the openings. Paired and triple units feature mullions between the openings.



Field site no. 6 rear (east) and side (north) facade view. Source: Artifacts Consulting, Inc. 2008.

A double front gable, consisting of the main and stoop roofs, define the front facade. The roof features a modest pitch.

Broad, open gable ends and eaves with exposed rafter ends project beyond the wall plane. Sheathing consists of tongue-and-groove board. Gable ends feature broad verge boards with rake moldings. Simple brackets visually support the gable overhangs. Asphalt composition shingles clad the roof. Metal gutters and downspouts direct rainwater away from the building.

The front stoop features a low solid railing. A pair of wood-framed posts, support the stoop roof. A direct flight of wood stairs leads up to the stoop from the front yard. The yard area features lawn with deciduous trees planted along the south side.

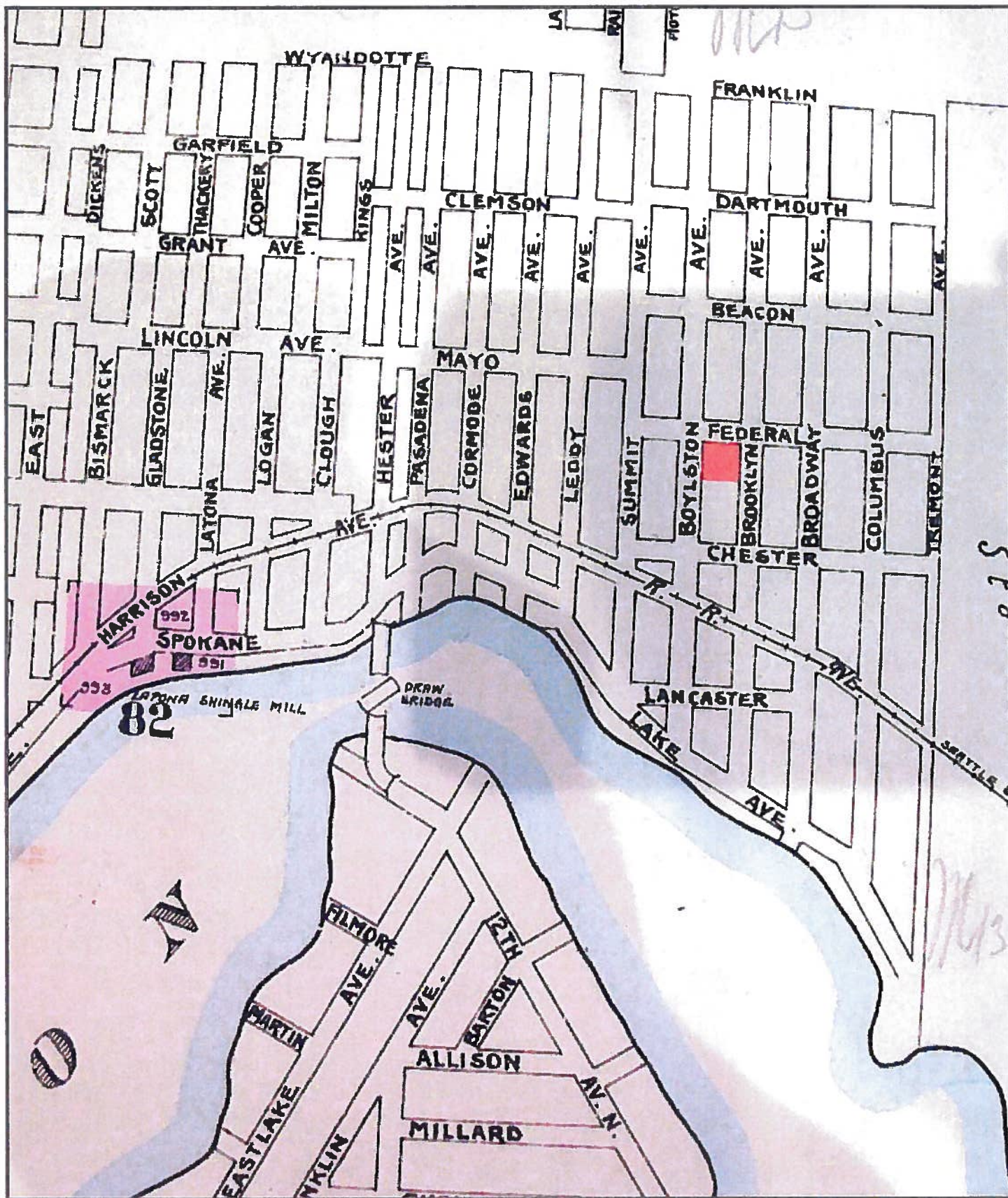
Alterations over time have impacted the building's exterior and interior. Alterations replaced the front door, removed the chimney, and replaced several windows with aluminum frame sash. Conversion of interior spaces from single-family dwelling to office use for university programs altered interior finishes.

SUPPLEMENTAL MATERIAL

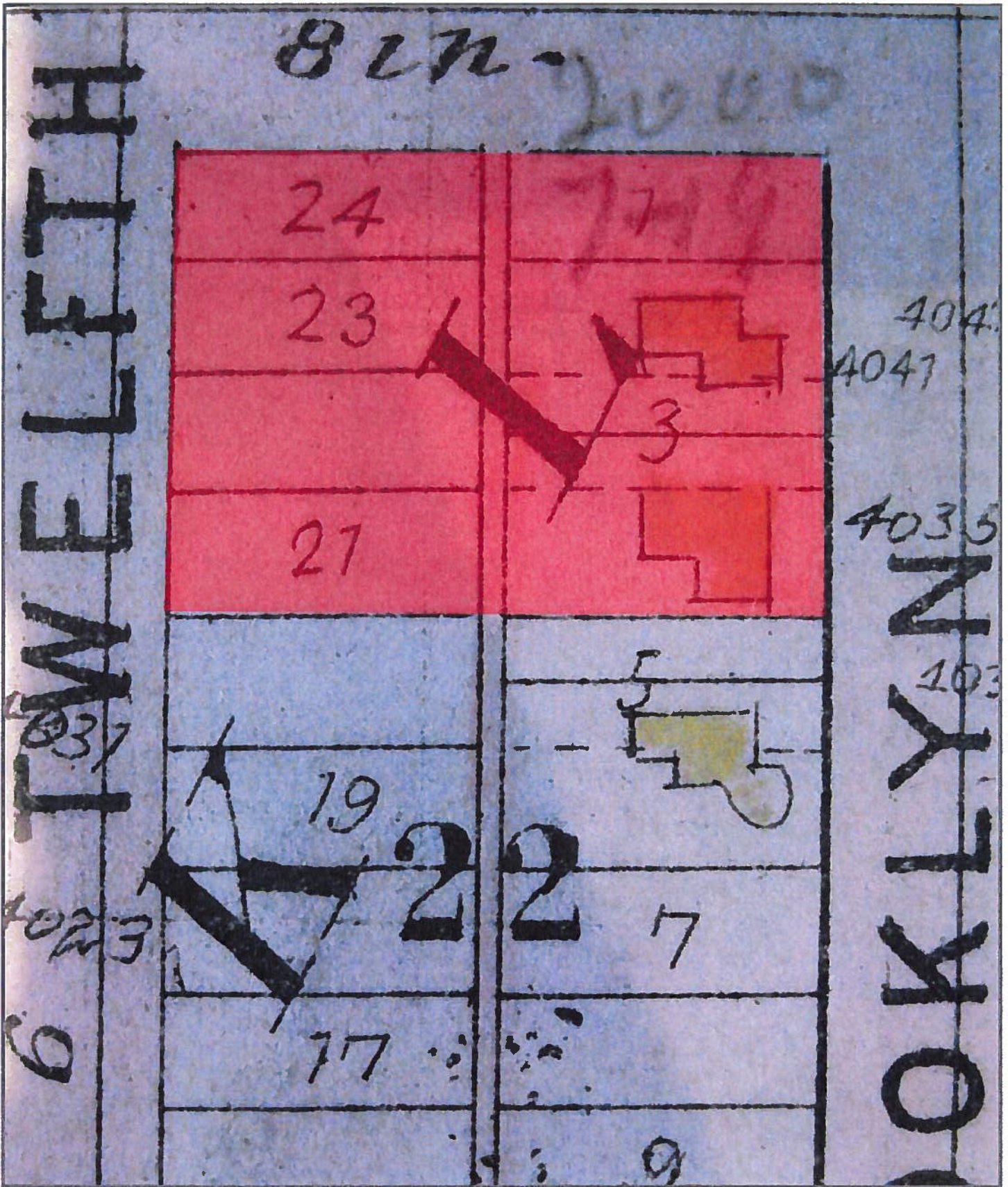
The following chapter provides background data collected as part of the archival research and field work conducted for this project. The principal repositories for information are the Puget Sound Regional Archives, University of Washington Suzallo Library and Special Collections, Seattle Public Library, King County Assessor, and the Seattle Department of Planning and Development. Sections within this chapter include:

- *Maps [note north is at the top of each map]*
- *Historic Photographs*
- *DAHP Forms*
- *Bibliography*

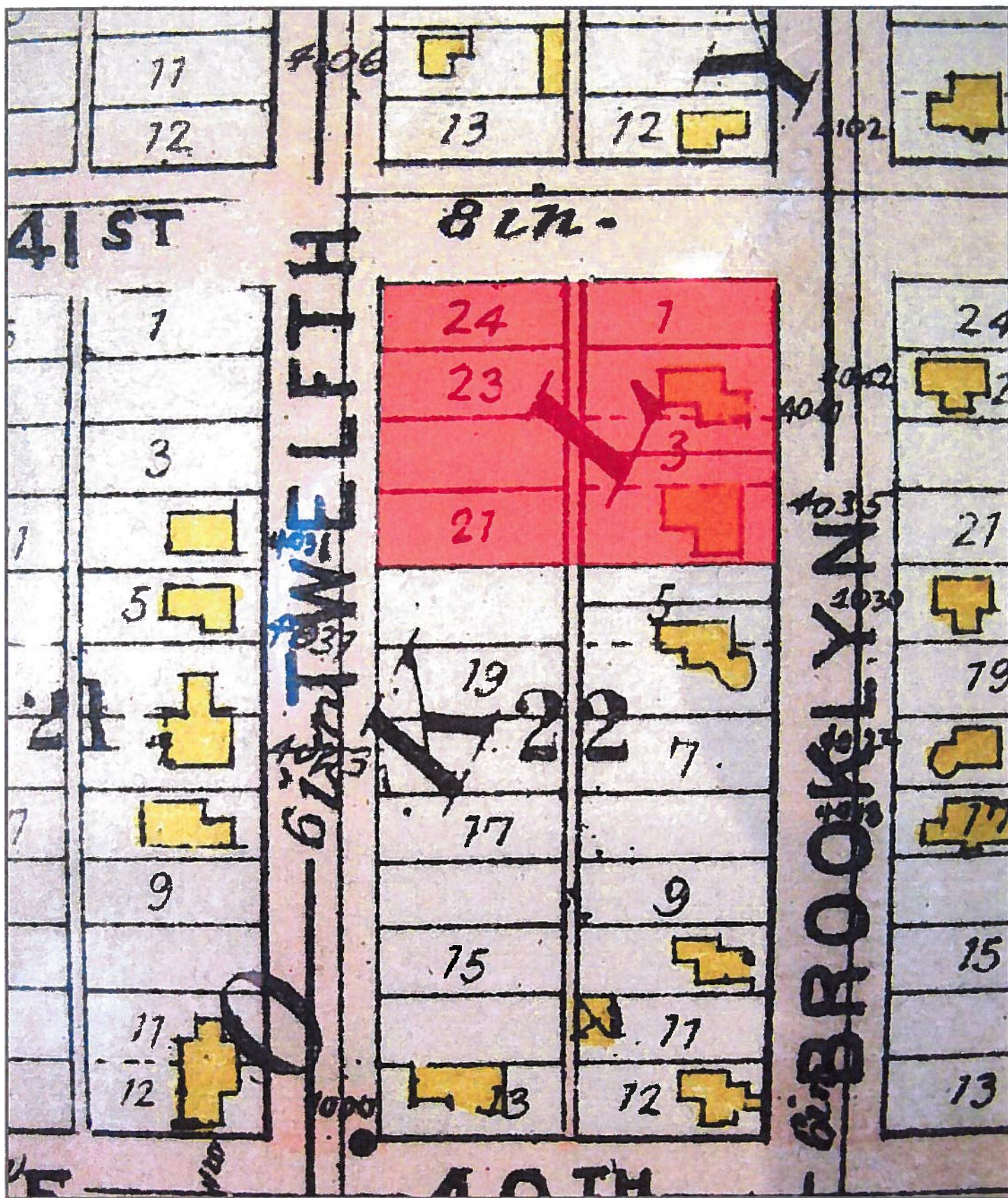
MAPS



1893 Sanborn Fire Insurance Company map index page. This provides an overview of the 1890 plat layout. The red square marks the approximate location of the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



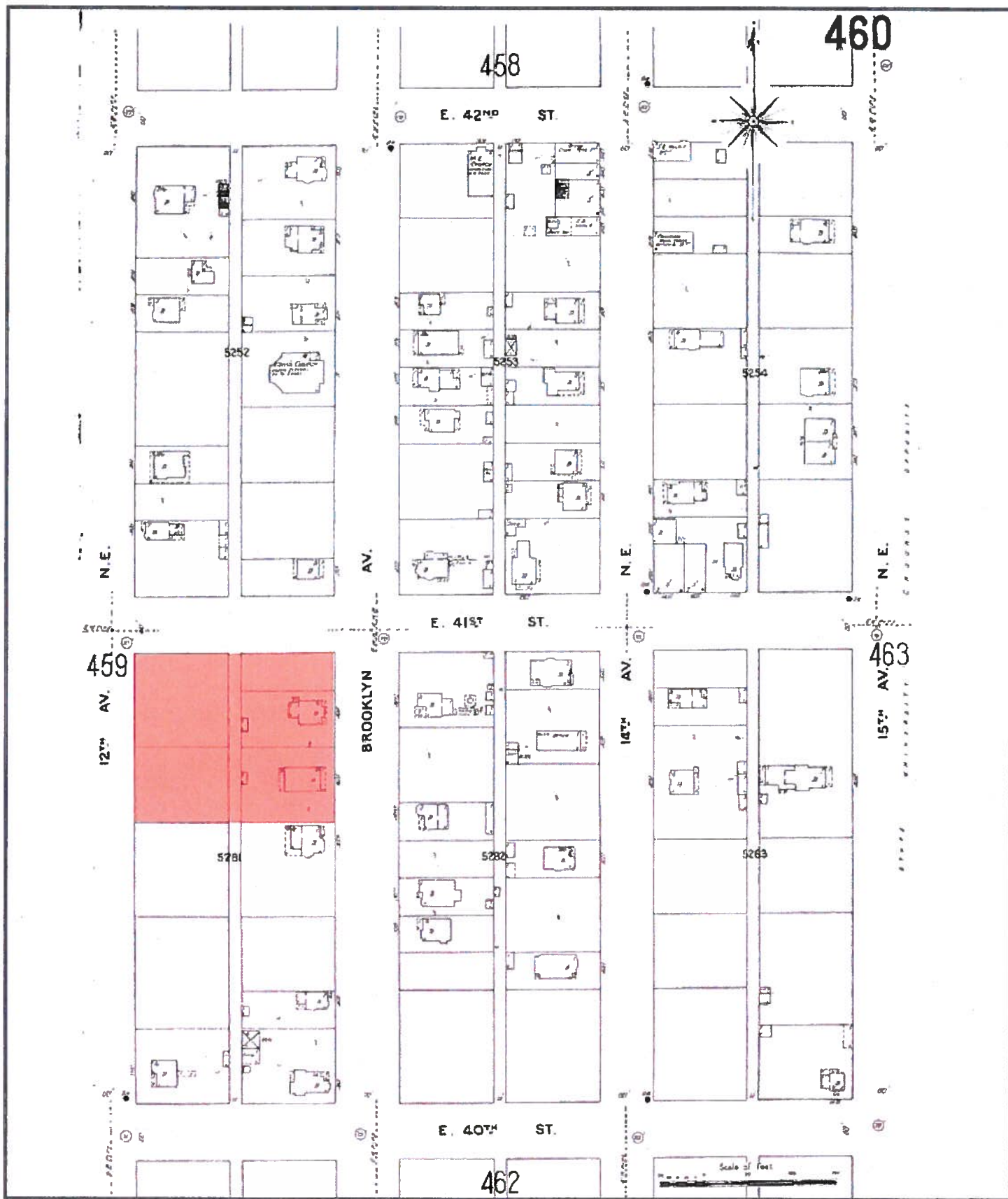
1905 Baist's Real Estate Atlas of Surveys of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



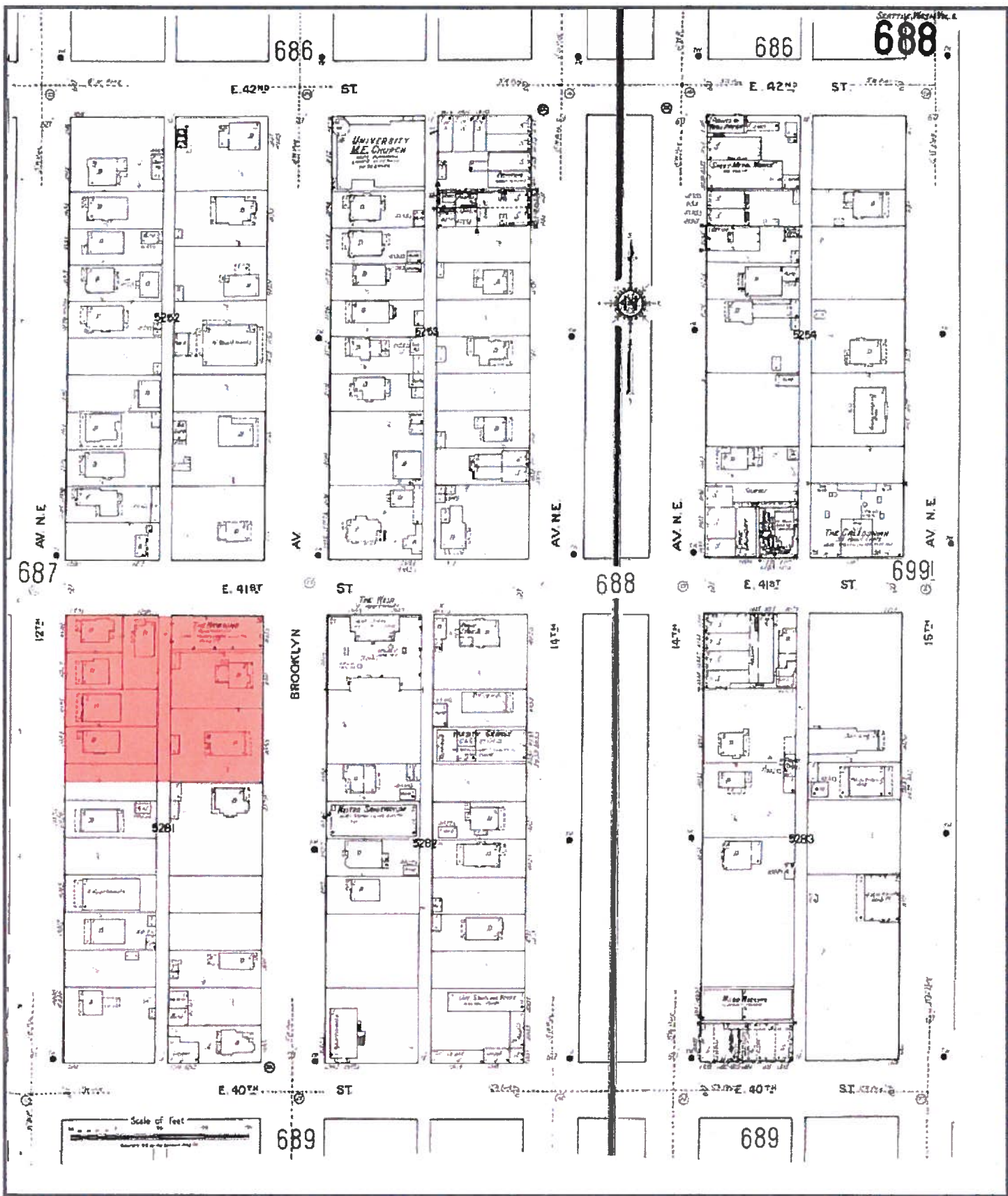
1908 Baist's Real Estate Atlas of Surveys of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



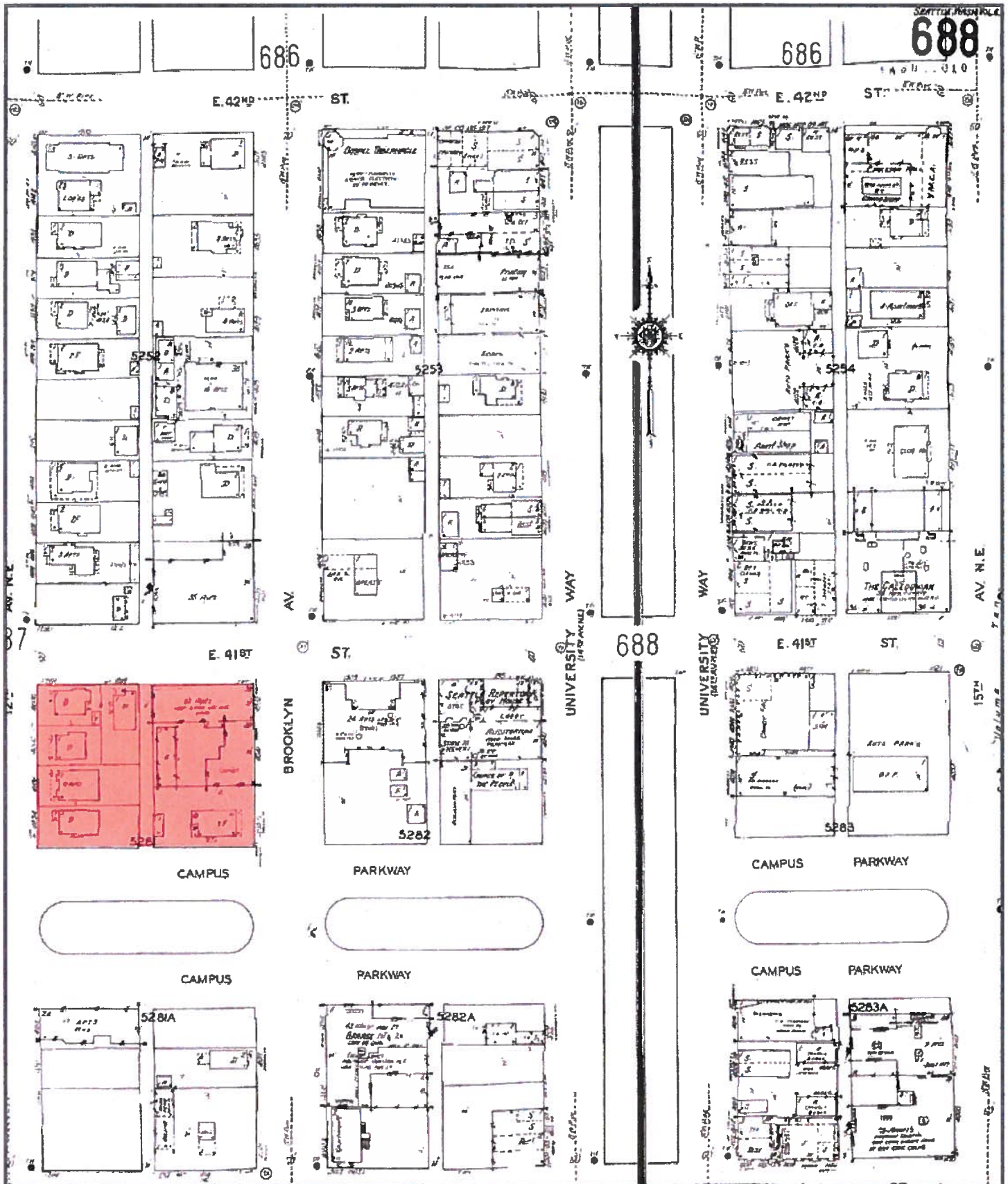
1912 Baist's Real Estate Atlas of Surveys of Seattle. The red shading marks the subject project area. Note the first portion of the Patterson Apartments (then known as the Hawkins) has been built. Courtesy of the Seattle Public Library, Seattle Room.



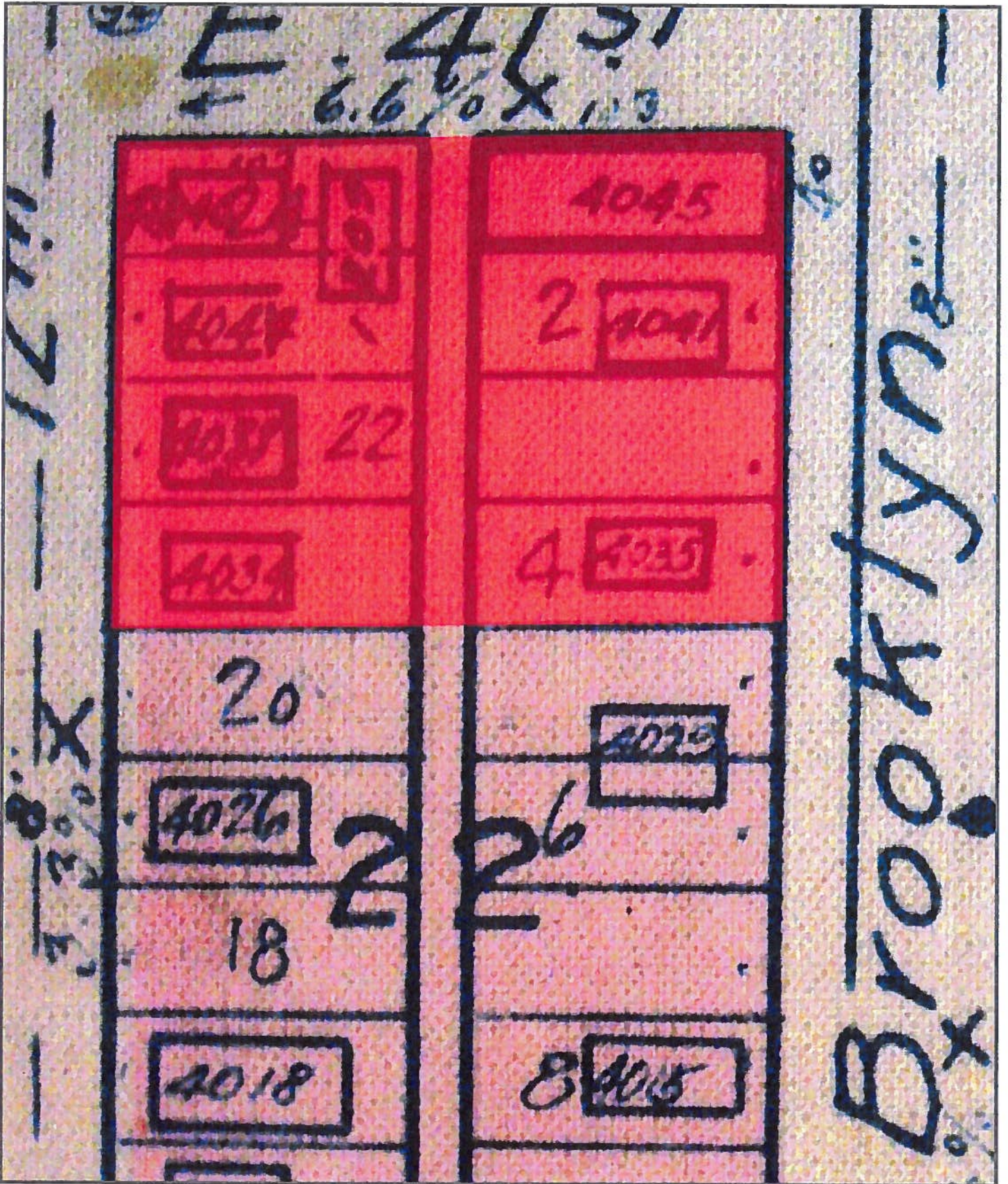
1904-1905 Sanborn Fire Insurance Company map. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



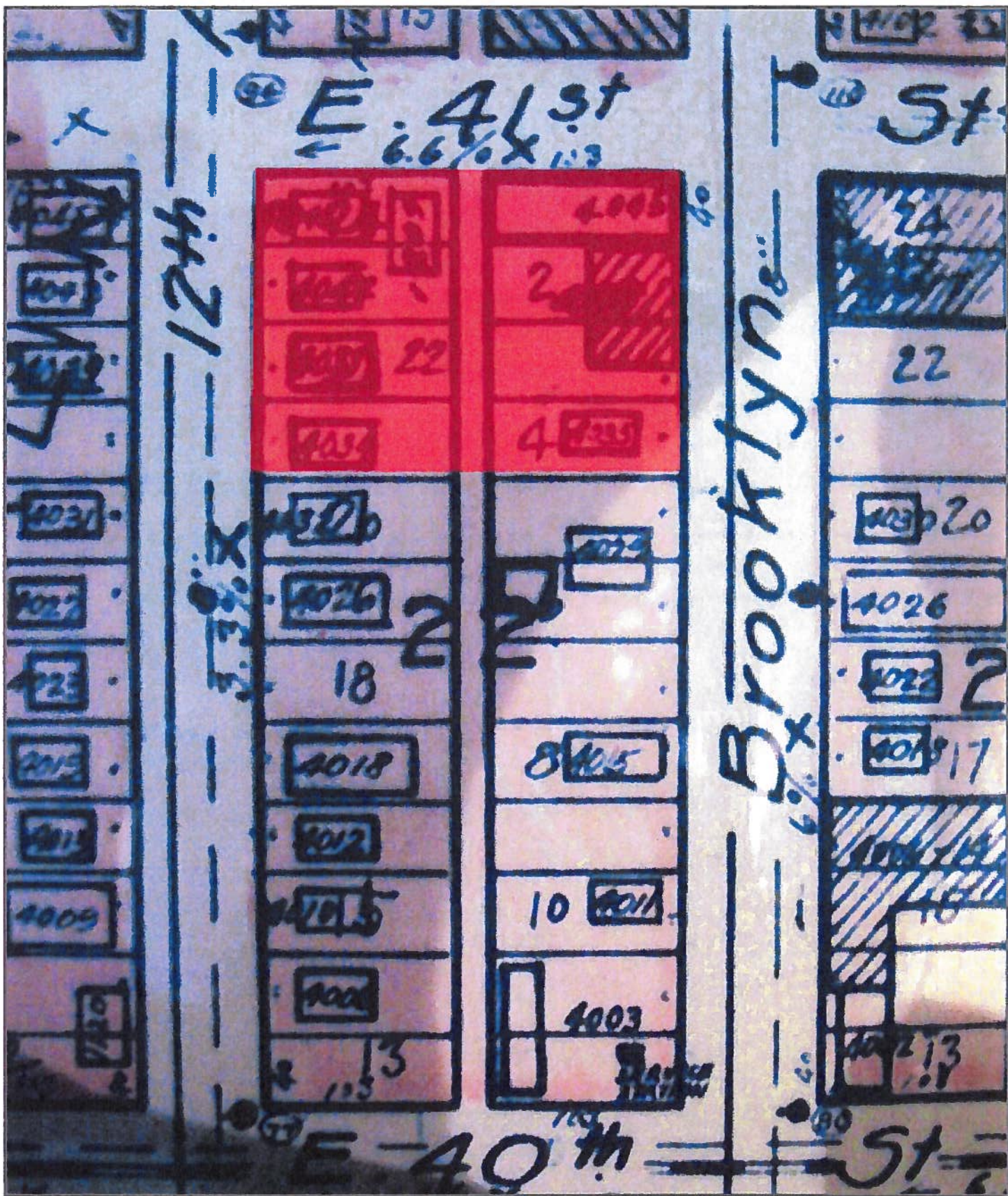
1905-1950 Sanborn Fire Insurance Company map showing updates through ca. 1919. The red shading marks the subject project area. The property record cards from the Puget Sound Regional Archives identified the south addition to the Patterson Apartments as ca. 1919. Kroll maps place the addition between 1920 and 1930. The last of the houses were built in 1918. Courtesy of the Seattle Public Library, Seattle Room.



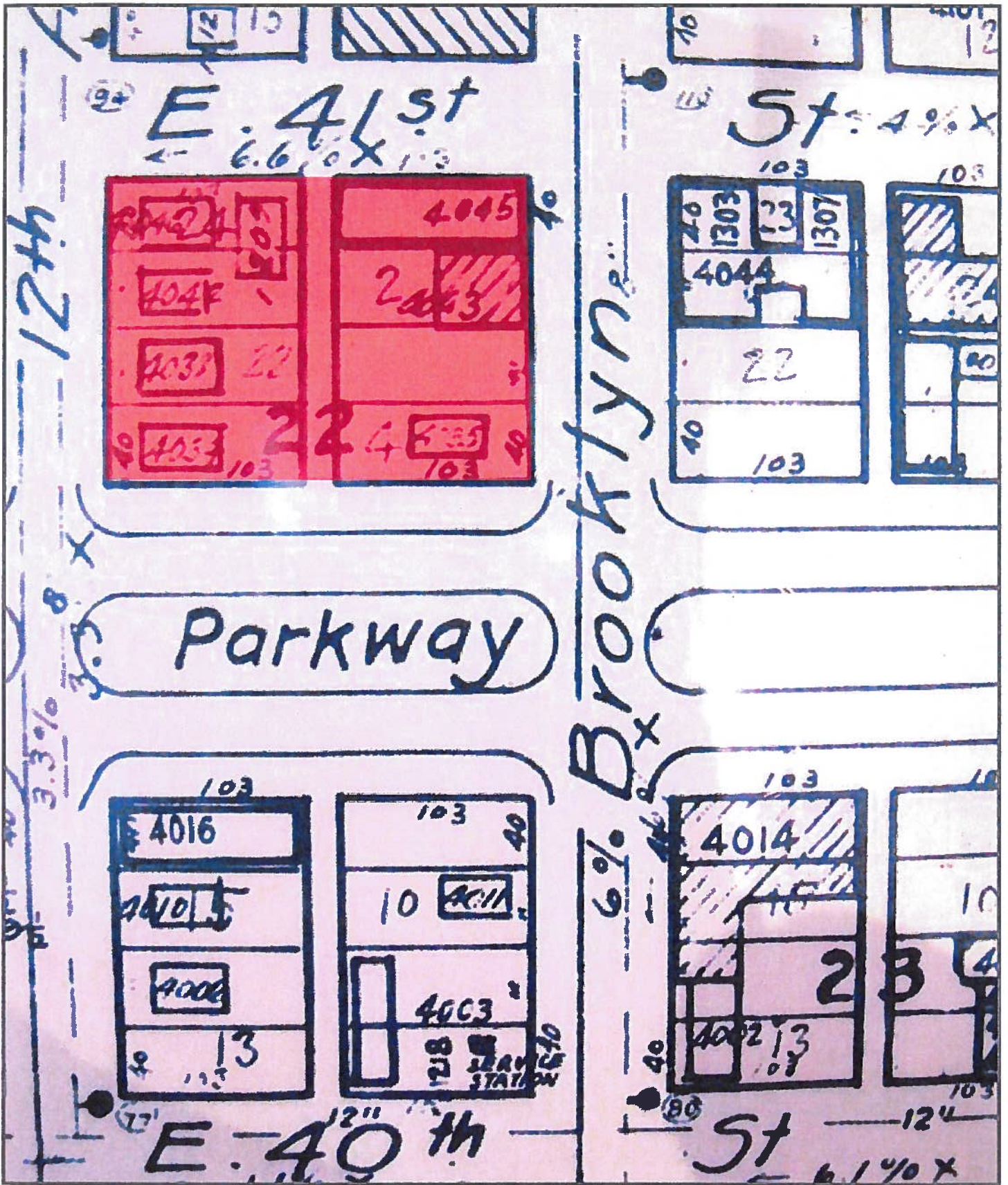
1905-1951 Sanborn Fire Insurance Company map showing updates through ca. 1951. The red shading marks the subject project area. Note the detail in south additions to the Patterson Apartment relative to the 1930, 1950 and 1966 Kroll maps. Courtesy of the Seattle Public Library, Seattle Room.



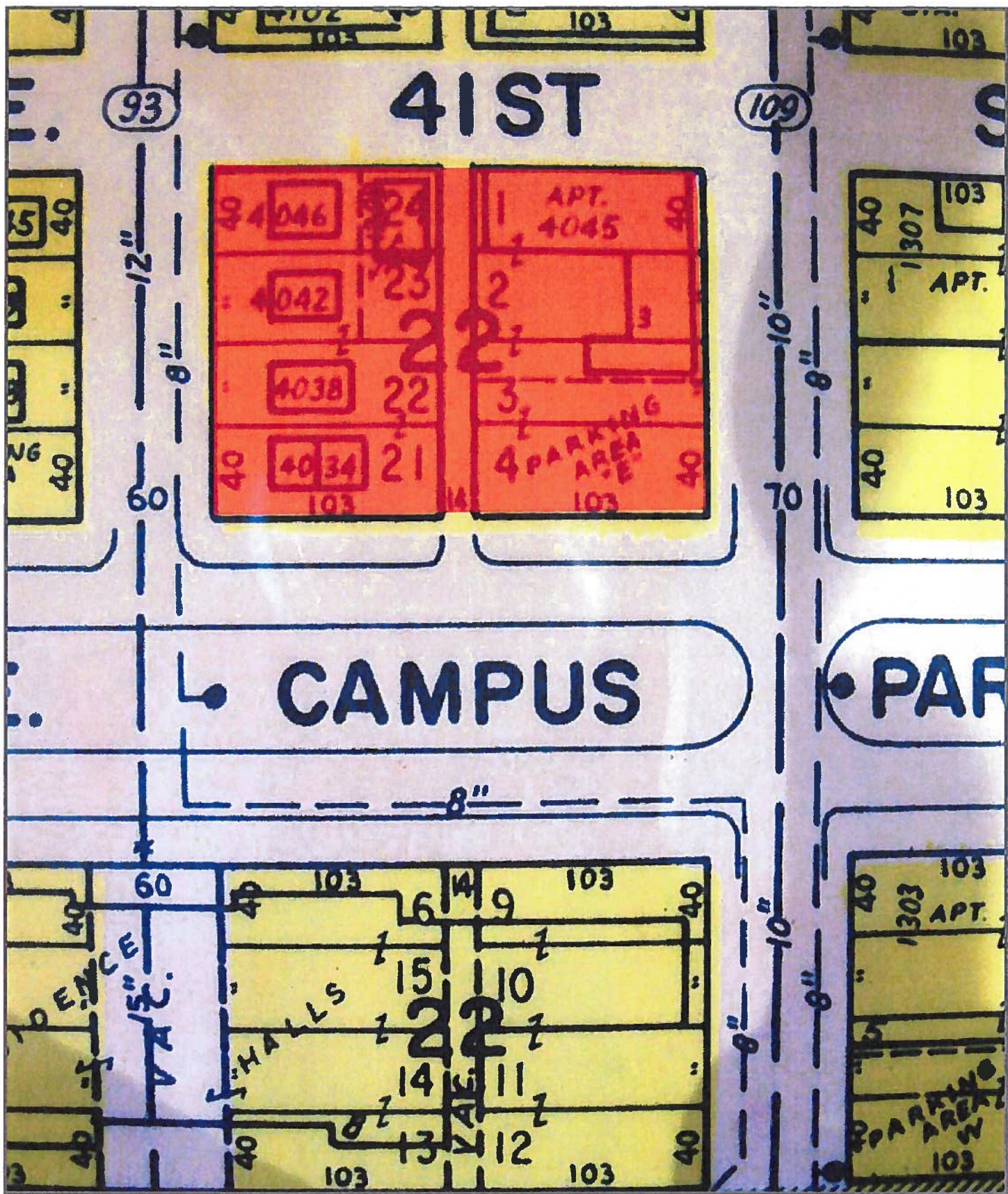
1920 Kroll Map Company Atlas of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



1930 Kroll Map Company Atlas of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



1950 Kroll Map Company Atlas of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.



1966 Kroll Map Company Atlas of Seattle. The red shading marks the subject project area. Courtesy of the Seattle Public Library, Seattle Room.