

**AUGUST 2019**

**PREPARED BY**

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NORTHWEST VERNACULAR, INC.**

**FOR HISTORIC WALLINGFORD**

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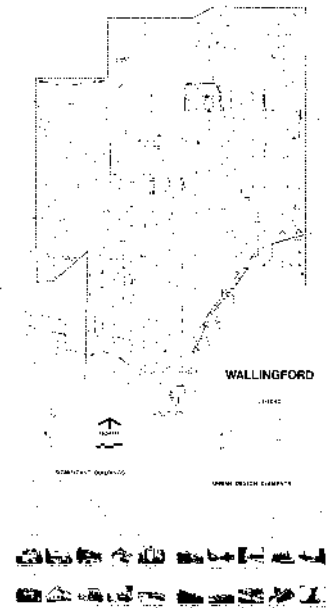
# 1. EXECUTIVE SUMMARY

This project is sponsored by Historic Wallingford, an all-volunteer neighborhood non-profit organization with a mission to foster an awareness of and appreciation for Wallingford's history and architecture.

The goal of this study is to provide information that can guide future preservation and historical interpretation efforts in Wallingford. Objectives include identifying potential historic district boundaries based on the neighborhood's platting and development patterns and developing a public information and outreach plan to gauge interest in a possible National Register and/or City of Seattle historic district. The study utilizes the same general boundary as the 1975 study conducted by Nyberg and Steinbrueck.

This study is organized into the following chapters:

- Executive summary, to provide a brief introduction to the project and an overview of the parts.
- Development periods, to establish the baseline time periods based on events central to the growth and character of the neighborhood.
- Nomination plan, to provide a recommendation on how to pursue listing to the National Register of Historic Places, based on our plat analysis and conversations with Historic Wallingford.
- Public involvement plan, to provide an overview of the public process requirements and a recommendation on how to meet those requirements.
- Plat analysis, organized by group based on the percent of contributing properties in each plat, this chapter provides guidance on what areas in the neighborhood may be eligible for historic district designation, most likely through a listing in the National Register of Historic Places, which is an honorary designation.
- Seattle Apartment MPS, utilizes the 2008 National Register *Multiple Property Submission: Seattle Apartment Buildings, 1900-1957* to evaluate the eligibility of apartment buildings within the neighborhood for individual National Register of Historic Places listing through the MPS.



Map from the Wallingford: An Inventory of Buildings and Urban Design Resources prepared by Folke Nyberg and Victor Steinbrueck. Source: Historic Seattle.

# 2. DEVELOPMENT PERIODS

Development periods provide the basis for organizing and relating plats and building development to periods of growth and change within the neighborhood. Thomas Veith's "A Preliminary Sketch of Wallingford's History, 1855-1985" (2005) organizes the Wallingford neighborhood's history into six development periods:

- The Pioneer Period, 1855-1871
- Early Plats and Development, 1872-1899
- The First Big Boom, 1900-1916
- Growth and Consolidation, 1917-1936



*Detail from the 1891 Birdseye View of Seattle and Environs prepared by the Hughes Lithograph Company showing the Wallingford neighborhood areas. North is oriented to the upper left. Note that the lithograph is not drawn to scale. Source: University of Washington Special Collections.*

- World War II and Post War Growth, 1940-1955
- Wallingford at the Turning Point, 1956-1985

Utilizing these periods as the foundation, NWV proposes the following revised development periods to outline Wallingford's history:

- Pioneer Period, 1855-1871
- Early Plats and Development, 1872-1899
- The First Big Boom, 1900-1916
- Growth and Consolidation, 1917-1936
- Transportation Shifts, World War II, and Post-War Growth, 1937-1955
- Wallingford at the Turning Point, 1956-1985

These periods reflect a closer look into Wallingford's specific history and try to tie beginning and end dates in with specific events (when possible).

## 2.1 THE PIONEER PERIOD, 1855-1871

This period extends from when the Wallingford area was first surveyed after the Treaty of Point Elliott (1855) to just before development began moving into the area.

- 1855: First survey of Wallingford area conducted in August 1855
- 1856: Second survey of Wallingford area conducted in 1856

Despite this early survey work, the area now known as Wallingford remained densely forested for nearly

the next two decades.

## 2.2 EARLY PLATS AND DEVELOPMENT 1872-1899

This period reflects Seattle residents moving north and acquiring and developing land north of Lake Union. Early construction in the neighborhood occurred during this period.

- 1872: Corliss P. Stone (1838-1906) purchased approximately 232 acres of property on the north shore of Lake Union, stretching between present-day Albion Place N and Interstate 5
- 1878: William Ashworth purchased 15 acres of land from Stone
- 1880: Ashworth built a two-room house on the hill above the shoreline
- 1880-81: Western shores of Lake Union logged
- 1883: Lake Washington Improvement Company incorporated on March 3, 1883. Multiple plats platted and recorded in area now known as Wallingford
  - » Lake Union Addition – property owned by M. D. Ballard and Harriet E. Ballard, C. P. Stone and Elmira Stone, Nellie M. Andrews, and Hiram Burnett and Elizabeth M. Burnett and surveyed by Whitworth & Thomson. Formed the basis of the town of Edgewater.
  - » Washington Addition – property owned by William Burritt and Catharine Burritt.
- 1887: Hills north of Lake Union logged
- 1887: Construction began on Seattle, Lake Shore & Eastern Railroad and a wooden trestle along the north shore of Lake Union was completed in the summer of 1887. Hills north of Lake Union logged by this time.
  - » Woodland Addition to Salmon Bay City – property owned by Robert D. McFadden and surveyed by O. P. Anderson.
- 1888: Porterfield's Addition – property owned by T. J. Porterfield and Elizabeth E. Porterfield.
  - » One of earliest houses built on Wallingford Avenue (then Elmer Street) in Lake Union Addition for George Lough family.
- 1889: Edgewater Post Office established on May 20, 1889 (only lasted until January 5, 1891, when another post office was established at nearby Latona in late 1890). Electric railway arrived at Green Lake. Multiple plats platted and recorded in area now known as Wallingford.
  - » Wallingford's Division of Green Lake Addition – property owned by John N. Wallingford and Arabella J. Wallingford and surveyed by Richard Nevins, Jr.
  - » Kilbourne's Division of Green Lake Addition – property owned by Edward S. Kilbourne and Leila S. Kilbourne and surveyed by Richard Nevins, Jr.
  - » Wood's South Division of Green Lake Addition – property owned by W. S. Ladd and Caroline A. Ladd and William D. Wood and Emma W. Wood.
  - » Latona Addition – property owned by G. Morris Haller and Annie C. Haller and surveyed by P. D. Hamlin & Co.
  - » Harrison Heights Addition – property owned by J. A. Gould and Anna L. Gould and surveyed by P. D. Hamlin & Co.
- 1890: Latona Post Office established
  - » Supplemental Plat of Woodland Park Addition – property owned by Guy C. Phinney and Nellie Phinney.



- » Edgemont Addition – filed by George Boman.
- 1891: Entire Wallingford area (along with Fremont and part of Queen Anne) incorporated into City of Seattle.
- 1892: Wood's South Shore Division of Green Lake Addition – property owned by William D. Wood and Emma W. Wood.

## 2.3 THE FIRST BIG BOOM, 1900-1916

This period reflects the first intensive wave of development in the Wallingford era, building off the extensive platting that occurred during the previous period. The neighborhood's growth is reflected in the establishment and construction of schools and transportation routes.

- 1904: Interlake School opened for school in September 1904
- 1907:
  - » Lincoln High School opened for school in 1907 – additions added in 1914 and 1920
  - » House of Good Shepherd, constructed in 1907 for the Sisters of the Order of the Good Shepherd
  - » Wallingford Avenue Line of the Seattle Electric Company began service in January 1907
  - » Shore Lands Sale of 1907
  - » Gas plant constructed
- 1908: Meridian Line with service through Wallingford began in July 1908
- 1910: Wallingford Commercial Club said to be founded this year
- 1912: Wallingford name (aside from the Wallingford family and street) emerges with the Wallingford Church and Wallingford Hill Baptist Mission
- 1913: Wallingford Fire and Police Station constructed

## 2.4 GROWTH AND CONSOLIDATION, 1917-1936

This period reflects a second wave of development in Wallingford, which established much of the residential housing stock in the neighborhood as well as commercial development patterns.

- 1917: Lake Washington Ship Canal and locks opened and in service
- 1920: Paramount Theater constructed at 2115 N 45th (Guild 45<sup>th</sup> Theater)
- 1920s:
  - » A few boatyards opened on north shore of Lake Union
  - » Increased residential (single family and multi-family) and commercial construction
- 1925:
  - » Street light dedication in Wallingford
  - » First two blocks north of Lake Union zoned for industry – but still remained primarily homes. A *Seattle Times* article noted that in Wallingford “virtually every available building lot is occupied by a home. It is the home center of the metropolis.”
  - » Wallingford Playfield opened
- 1927: Intermediate school opened, Hamilton Intermediate School

- 1930: Wing added to Lincoln High School
- 1932: George Washington Memorial Bridge (Aurora Bridge) dedicated
- 1933: Aurora Avenue N highway opened to traffic
- 1933: Paramount Theater renovated (design by Bjarne Moe)

## 2.5 TRANSPORTATION SHIFTS, WORLD WAR II AND POST WAR GROWTH, 1937-1955

This period reflects the build-up to World War II, transportation developments to reflect the increasing popularity of the automobile, and early post-war changes.

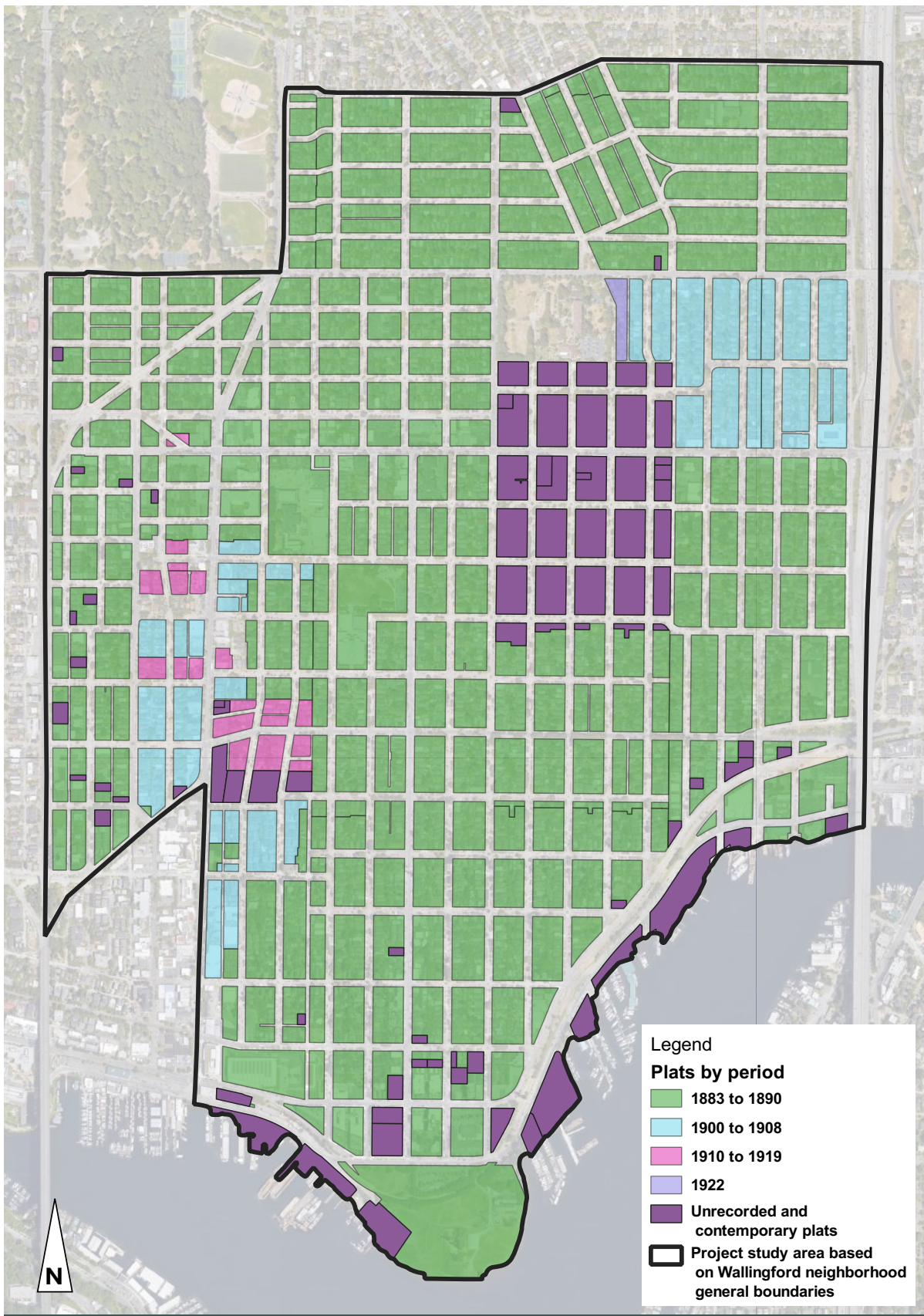
- 1937: Green Lake Line replaced by buses
- 1940: Wallingford Line abandoned
- 1941: Meridian Line rail service ended
- 1940: Pioneer Sand & Gravel Company opened on Wallingford's Lake Union shoreline
- 1941: Safeway Store constructed on N 45th Street with associated parking lot
- 1943: Street car tracks removed throughout city and streets repaved
- 1945: Wallingford post office established on 45th Street
- 1949: Library branch, Wilmot Memorial Library, opened in Wallingford in a former house
- 1950: Wald's Foodland, a modern grocery store, was opened on 45th Street – named changed to Food Giant in 1953. Prominent sign on top of store always part of its appearance
- 1953: First part of Alaska Way Viaduct opened, providing another way for north end residents like those in Wallingford
- 1954: Dick's hamburger stand was opened (the first) with associated parking

## 2.6 WALLINGFORD AT THE TURNING POINT, 1956-1985

This period reflects the changes to Wallingford with the closure of the natural gas plant, completion of I-5, and responses to aging commercial and civic buildings.

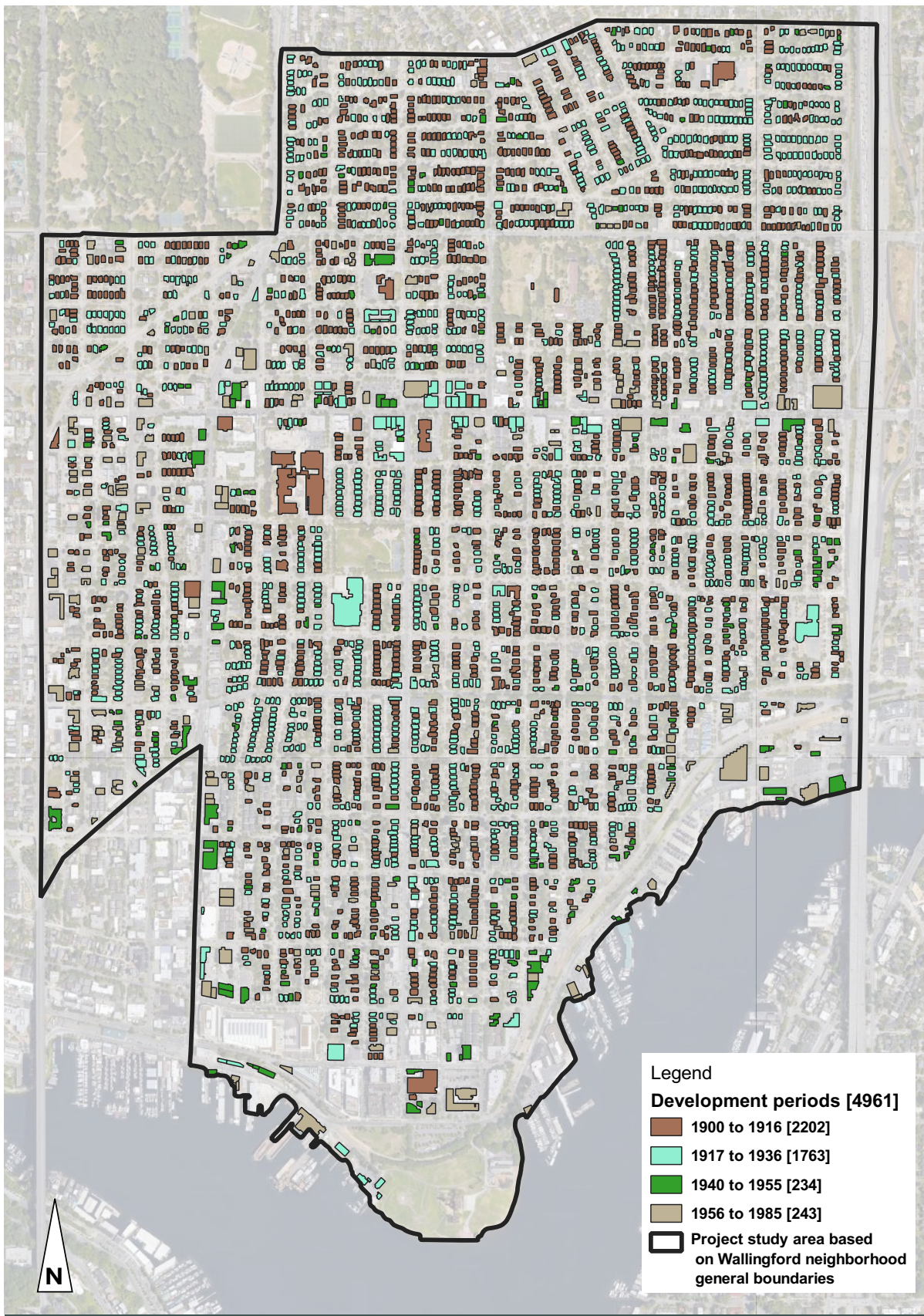
- 1956: Natural gas plant shut down
- 1962: First segment of Seattle Freeway (Interstate 5) which included the Lake Washington Ship Canal Bridge and its approaches opened in December 1962
- 1965: Entire length of I-5 through Seattle opens
- 1971: Lincoln High School becomes a four-year high school (city-wide change)
- 1972: Interlake School closed as an elementary school but remained occupied as an annex to Lincoln High School
- 1973: House of the Good Shepherd closed
- 1975: Natural gas plant converted to park and Gas Works Park open
- 1976: Historic Seattle takes over ownership of the House of the Good Shepherd
- 1981: Interlake School surplus and Lincoln High School closed
- 1982: Interlake School building redeveloped as Wallingford Center





Map 1. *Plats by periods platted.*





Map 2. Properties by development periods.

### 3. NOMINATION PLAN

The following addresses the recommended areas and the steps needed to prepare a National Register of Historic Places historic district nomination. The research process table and the outline identify the specific steps necessary to develop background on individual buildings and the plat development. Throughout this plan boundaries are based on significance, development patterns, and integrity. Boundaries are not limited to individual plats, these simply provided the best starting point to better understand the neighborhood's development and to align development patterns with district boundaries.

#### 3.1 RECOMMENDED AREAS

The following areas are recommended for the development of National Register of Historic Places nominations. The recommended areas consolidate the plat analysis into larger areas with the highest percent contributing properties based on integrity and major arterials for preliminary discussions with the State Architectural Historian, Historic Wallingford. It is expected that the boundaries and property status levels will be refined through the research conducted as part of preparing each nomination. These boundaries represent a refined planning area from which to initiate the research.

Once nominations have been completed for these areas, the plat analysis should be revisited to determine if any of the high integrity smaller areas could rise to potential NRHP historic district eligibility based on the experience gained taking the recommended areas through the nomination process.

##### 3.1.A AREAS A AND B

These areas could be undertaken as a single nomination, in phases as a single, or as two separate nominations. They are recommended as the starting point for nomination development due to the smaller number of properties and high integrity level.

- Area A
  - » 430 total properties
  - » 357 contributing (83%) if the period of significance (POS) extends from 1900 to 1936
  - » 3 additional contributing properties if the POS is extended to 1955
  - » The south edge along N 45th Street is held back to avoid non-contributing commercial properties allowing the historic district to be set back behind the commercial row along N 45th Street
  - » 260 properties (60%) built during the neighborhood's 1900 to 1916 development period

There are seven aspects of integrity established by the National Park Service and utilized in evaluating properties to determine if they continue to convey those historical and/or architectural associations for which they are significant.

- **Location:** the place where the historic property was constructed or the place where the historic event took place.
- **Design:** the composition of elements that constitute the form, plan, space, structure, and style of a property.
- **Setting:** the physical environment of a historic property that illustrates the character of the place.
- **Materials:** the physical elements combined in a particular pattern or configuration to form the aid during a period in the past.
- **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period of history.
- **Feeling:** the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.
- **Association:** the direct link between a property and the event or person for which the property is significant.

- » 139 properties (32%) built during the neighborhood's 1917 to 1936 development period
- » 7 plats, recorded pre 1901 through 1922
- Area B
  - » 591 total properties
  - » 411 contributing (70%) if the period of significance (POS) extends from 1900 to 1936
  - » 11 additional contributing properties if the POS is extended to 1955
  - » 235 properties (40%) built during the neighborhood's 1900 to 1916 development period
  - » 299 properties (51%) built during the neighborhood's 1917 to 1936 development period
  - » 3 plats, with the main plat recorded in 1889

### 3.1.B AREA C

This area should follow areas A and B due to its large scale. This area is important for its social history, as some of the oldest plats in the neighborhood, and representing what is often thought of as the core of Wallingford. Prior to commencing decide if the Latona Addition (recorded 1889) north of N 40th Street and east to Interstate 5 should be included or done as a separate NRHP historic district based on volunteer capacity, historic and architectural associations, and consultation with the State Architectural Historian.

- Area C
  - » 1319 total properties
  - » 912 contributing (69%) if the period of significance (POS) extends from 1900 to 1936
  - » 28 additional contributing properties if the POS is extended to 1955
  - » 622 properties (47%) built during the neighborhood's 1900 to 1916 development period
  - » 549 properties (42%) built during the neighborhood's 1917 to 1936 development period
  - » Over 12 plats, recorded between 1883 and 1918

### 3.1.C AREA D

This area should follow areas A and B and could either follow or precede area C. Prior to commencing research a site walk through with the State Architectural Historian should be conducted to specifically address the boundaries for this area and if any properties west across Woodlawn Avenue N or north across N 50th Street should be included.

- Area D
  - » 207 total properties
  - » 148 contributing (71%) if the period of significance (POS) extends from 1900 to 1936
  - » 100 properties (48%) built during the neighborhood's 1900 to 1916 development period
  - » 82 properties (40%) built during the neighborhood's 1917 to 1936 development period
  - » A single plat, recorded in 1889



## 3.2 REFERENCE PARTS

National Park Service reference materials:

- How to Complete the National Register Registration Form. <https://www.nps.gov/nr/uploads/nrb16a.pdf>
- How to Apply the National Register Criteria for Evaluation. [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)
- Researching a Historic Property. <https://www.nps.gov/subjects/nationalregister/upload/NRB39-Complete.pdf>
- Historic Residential Suburbs. Guidelines for Evaluation and Documentation. <https://www.nps.gov/nr/uploads/Suburbs.pdf>
- Historic Residential Suburbs in the United States, 1830-1960 Multiple Property Listing. <https://www.nps.gov/nr/uploads/Suburbs.pdf>
- Seattle Apartment Buildings, 1900-1957 Multiple Property Submission. <https://fortress.wa.gov/dahp/wisaardp3/api/api/resultgroup/1163/Document/187724>
- Defining Boundaries for National Register Properties. <https://www.nps.gov/nr/uploads/Boundary.pdf>
- How to Improve the Quality of Photographs for National Register Nominations. <https://www.nps.gov/subjects/nationalregister/upload/NRB23-Complete.pdf>
- Photo Policy Update. This includes naming conventions for the photographs that will be included with the nomination. Note that this does not apply to the individual building photographs that are taken for the purpose of illustrating Section 7 and aiding in writing the physical descriptions. [https://www.nps.gov/subjects/nationalregister/upload/Photo\\_Policy\\_update\\_2013\\_05\\_15\\_508.pdf](https://www.nps.gov/subjects/nationalregister/upload/Photo_Policy_update_2013_05_15_508.pdf)
- NR White Paper: Evaluating Common Resources for NR Eligibility. [https://www.nps.gov/nr/publications/guidance/NR\\_workshop\\_3-11-09/White\\_paper\\_on\\_common\\_resources\\_4-09.doc](https://www.nps.gov/nr/publications/guidance/NR_workshop_3-11-09/White_paper_on_common_resources_4-09.doc)
- NR White Paper: The Components of a Historic Context. [https://www.nps.gov/nr/publications/guidance/NR\\_workshop\\_3-11-09/White\\_paper\\_on\\_historic\\_context\\_4-09.doc](https://www.nps.gov/nr/publications/guidance/NR_workshop_3-11-09/White_paper_on_historic_context_4-09.doc)

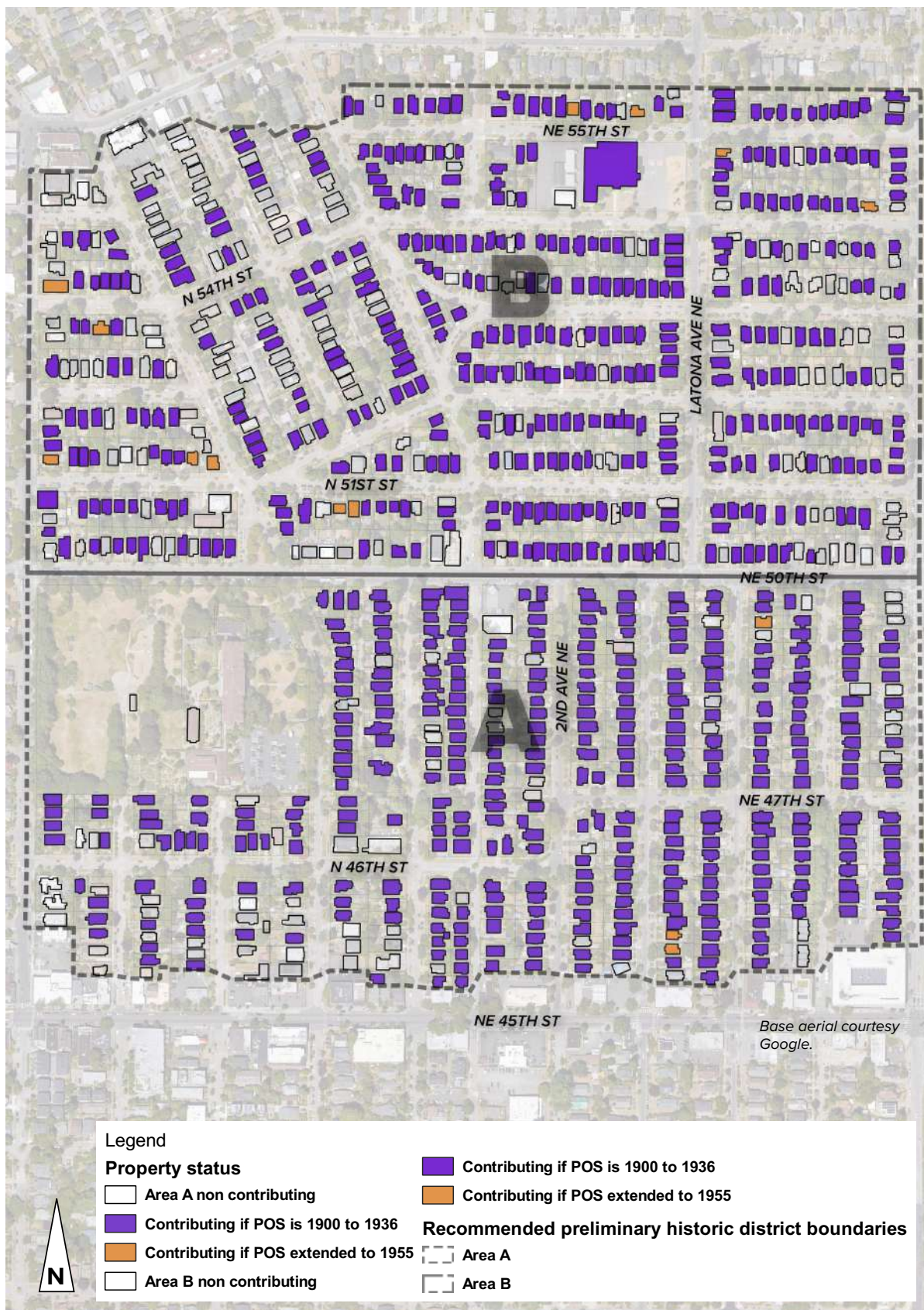
Department of Archaeology and Historic Preservation reference materials:

- Nomination deadlines and submittal policy. [https://dahp.wa.gov/sites/default/files/ACHP%20DEADLINES\\_21.pdf](https://dahp.wa.gov/sites/default/files/ACHP%20DEADLINES_21.pdf)
- Washington State NR District Guidebook. [https://dahp.wa.gov/sites/default/files/NRDistrictGuide\\_0.pdf](https://dahp.wa.gov/sites/default/files/NRDistrictGuide_0.pdf)

Historic context development should utilize the development periods established in this study and the historic context developed by Thomas Veith in 2005. <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-wallingford.pdf>







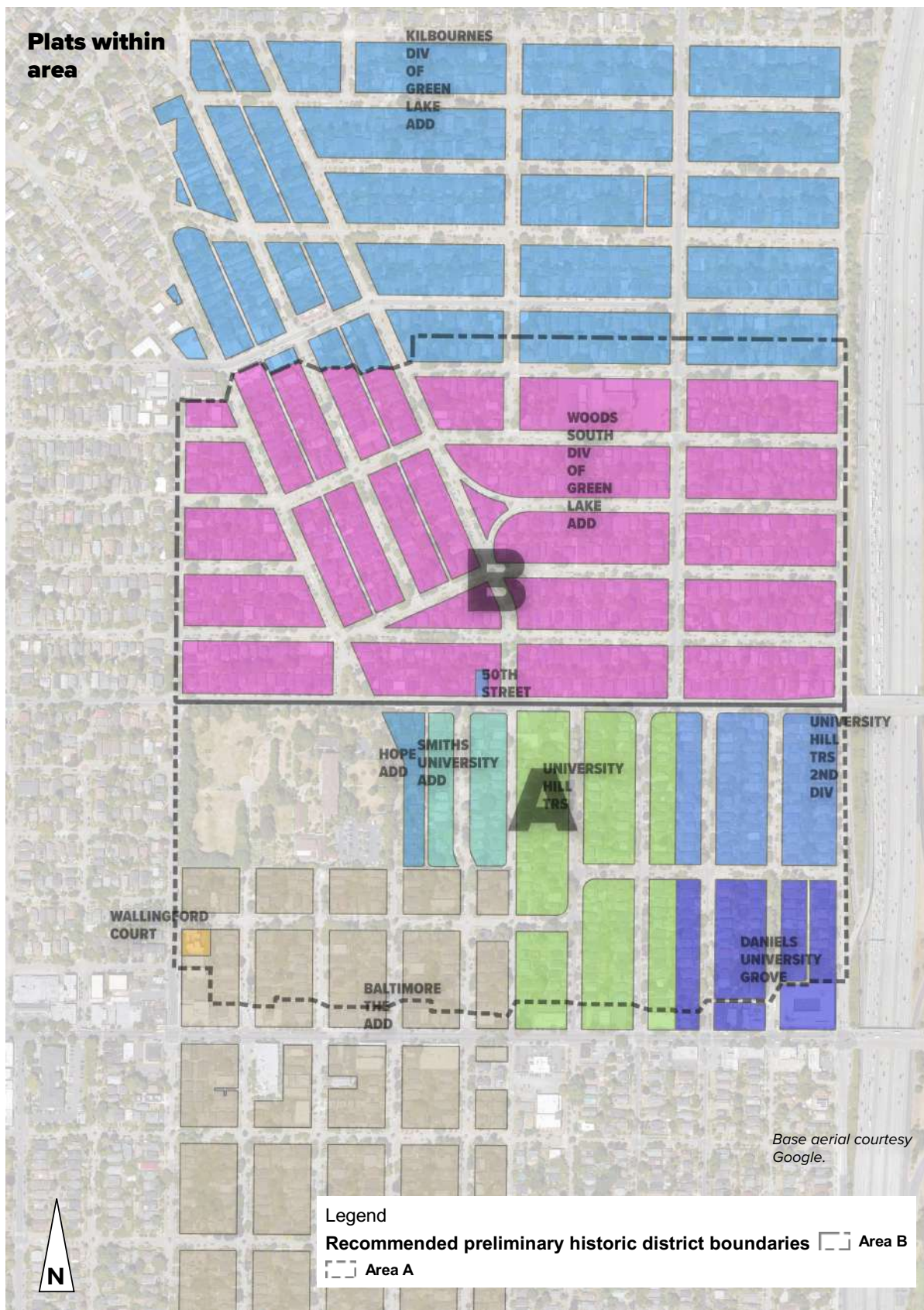
**Map 4. Areas A and B Status**





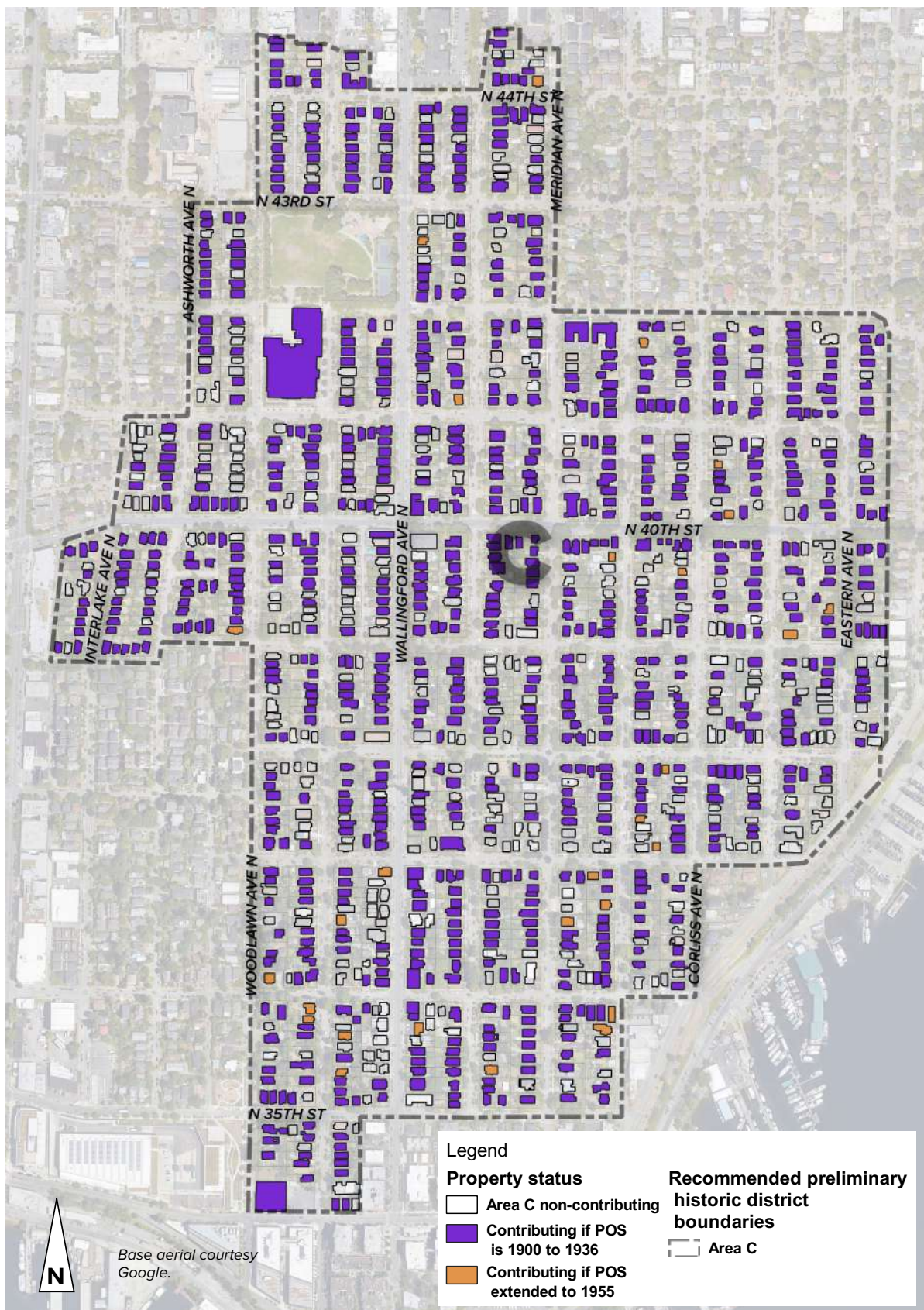
Map 5. Areas A and B Development



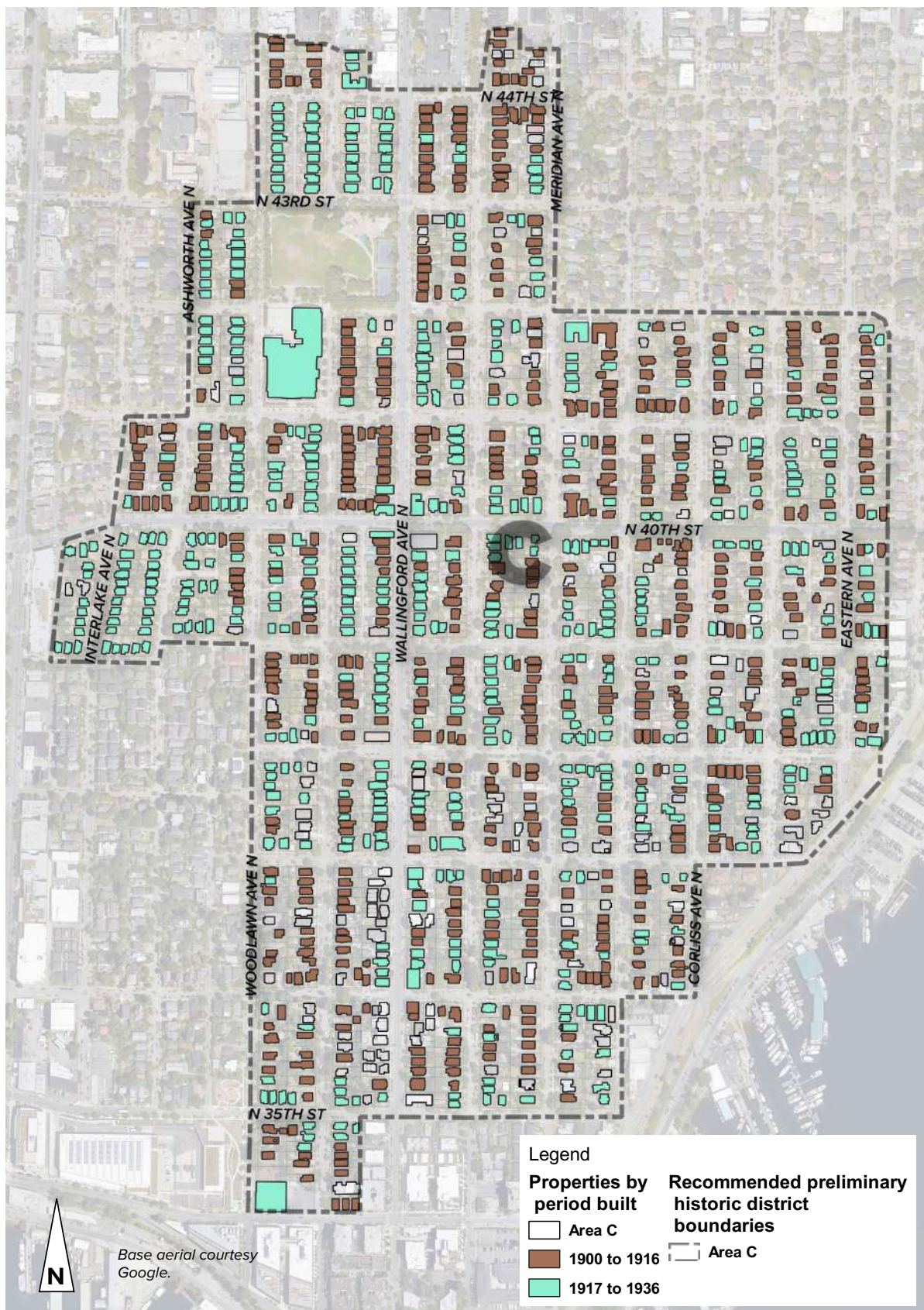


Map 6. Areas A and B Plats



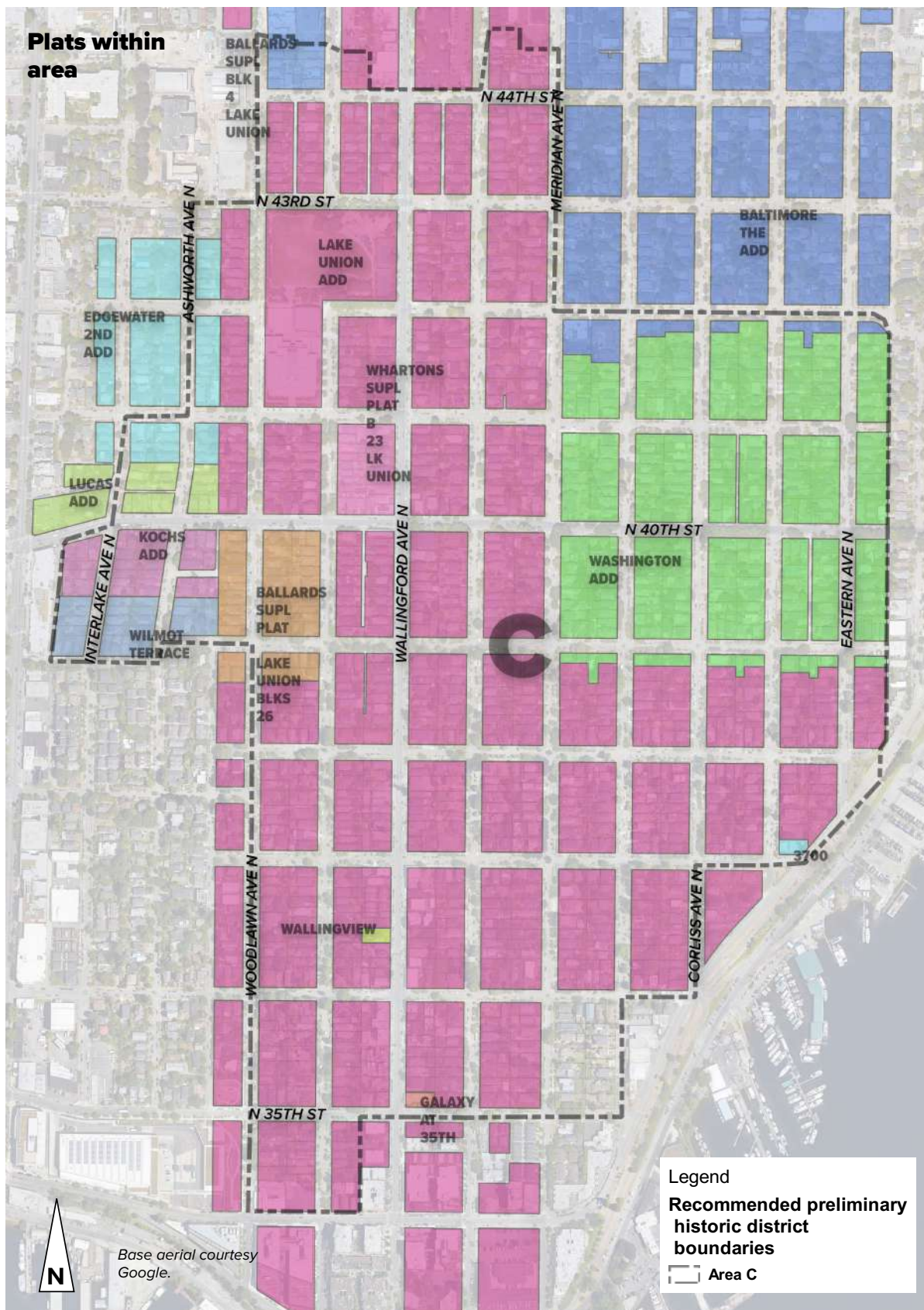






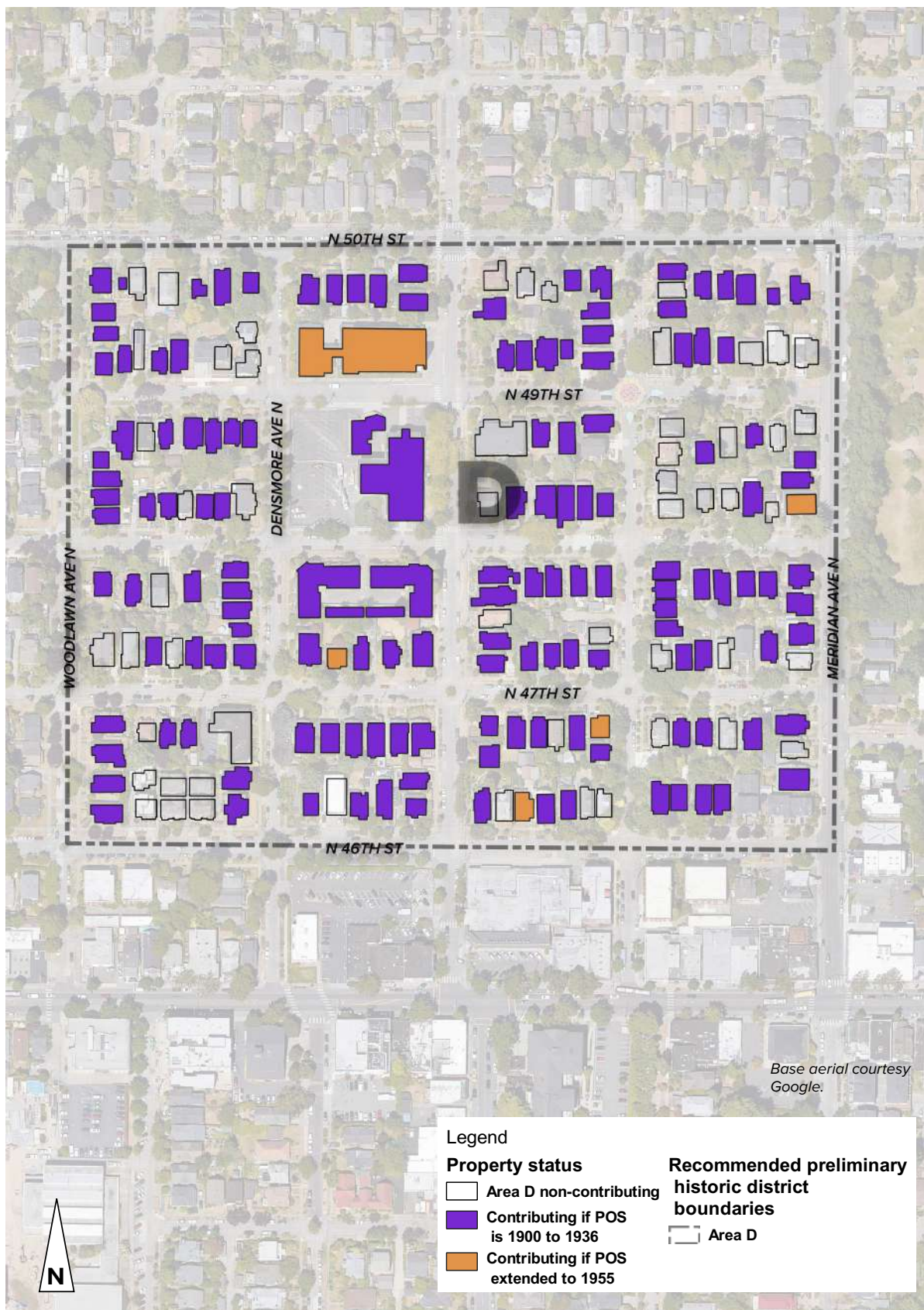
Map 8. Area C Development





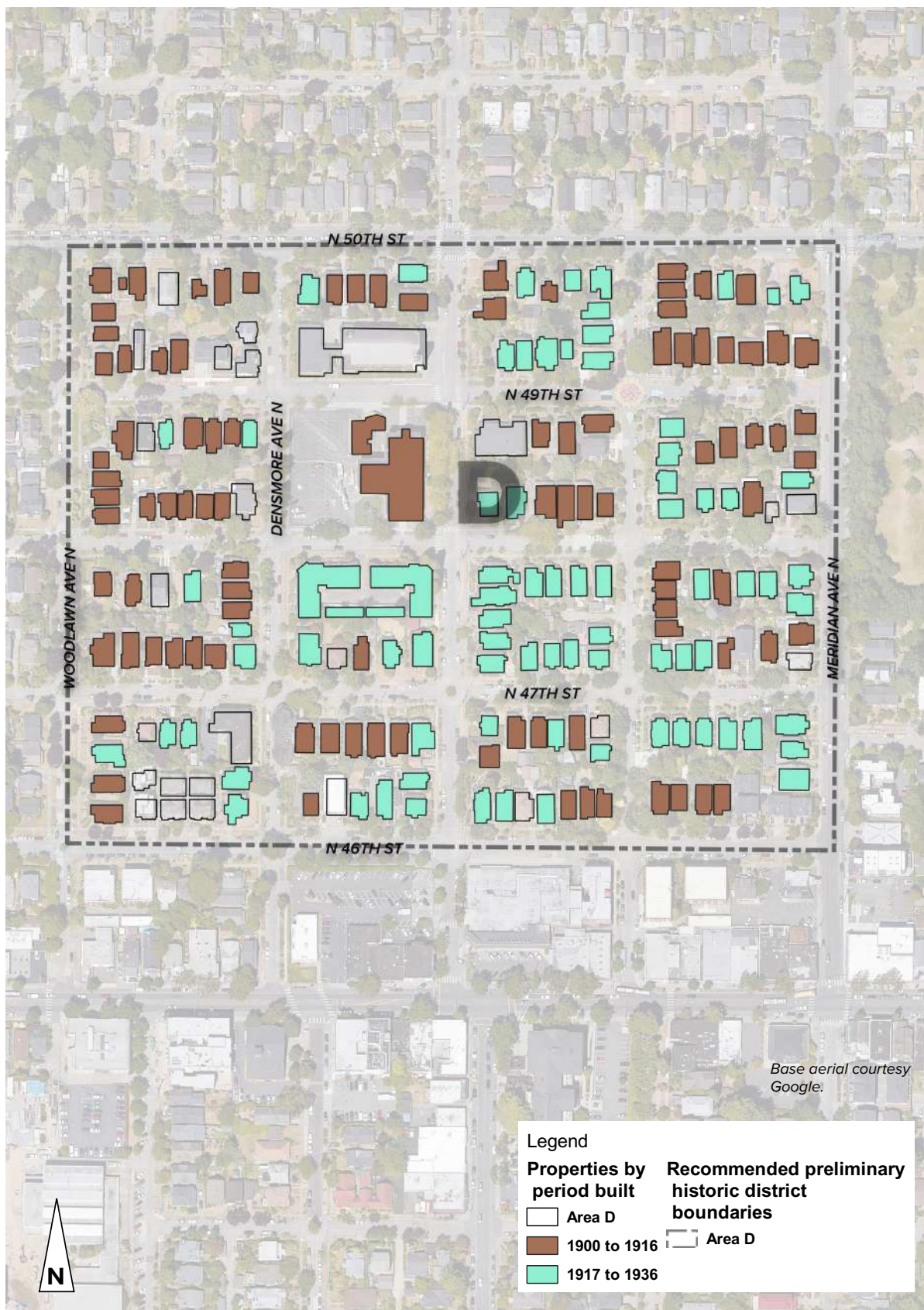
Map 9. Area C Plats





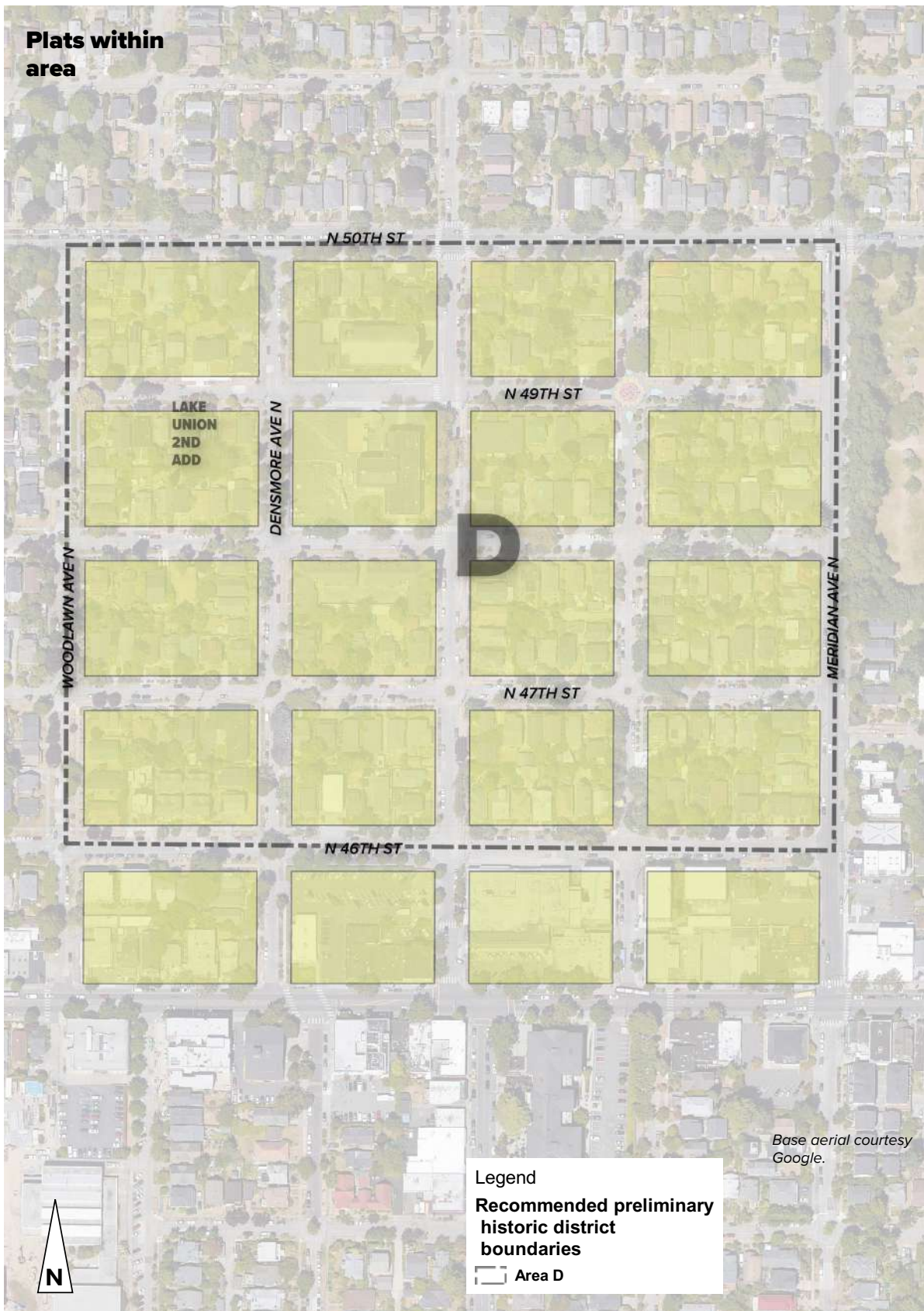
**Map 10. Area D Status**





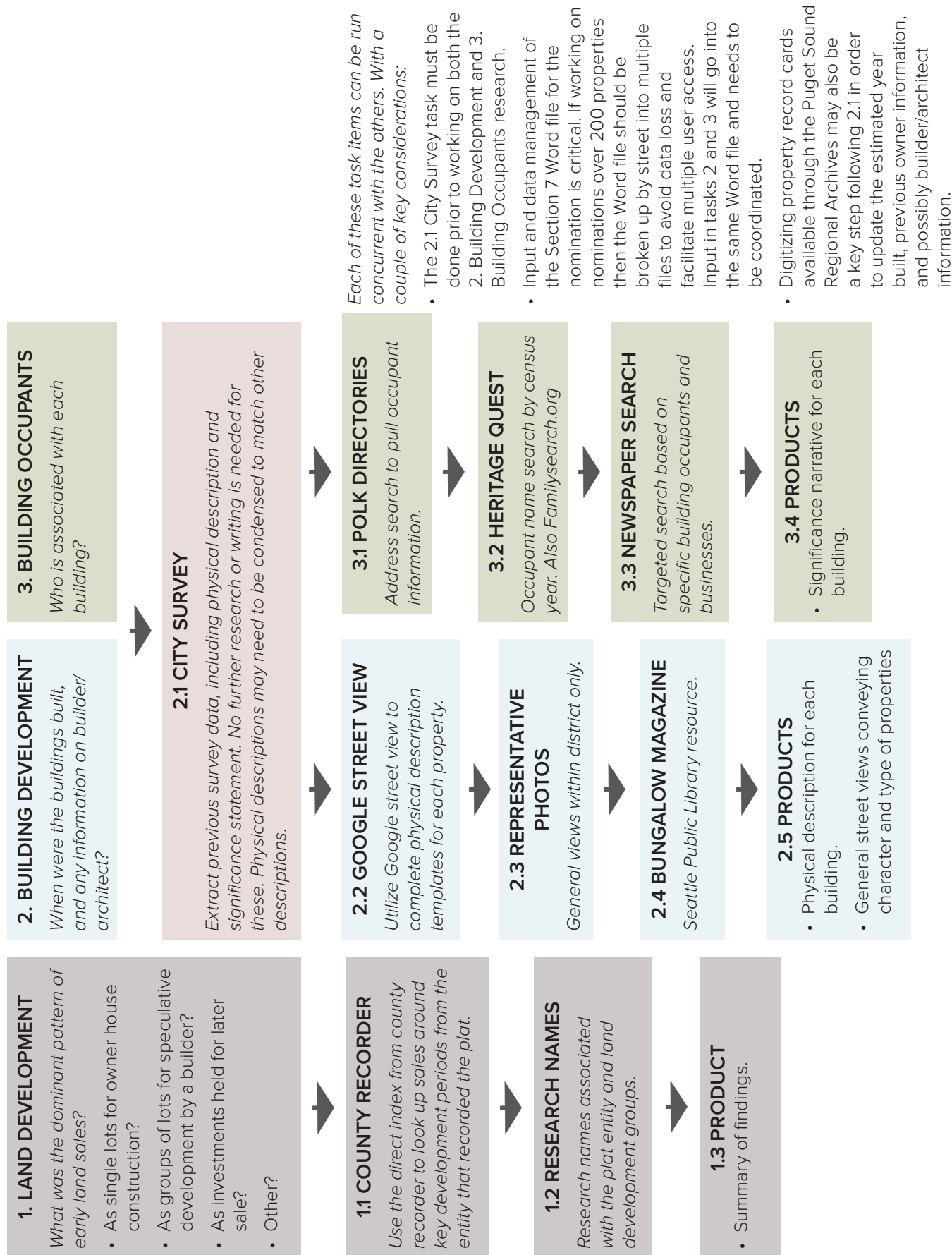
Map 11. Area D Development





Map 12. Area D Plat

Table 1. Research Process





### 3.3 RESEARCH PROCESS

The following research is intended to provide the background specific to the underlying plat(s) and the individual buildings within the historic district. Numbers added to the headings correspond to the preceding table.

#### 3.3.A LAND DEVELOPMENT

The intent of this research is to identify and document the dominant pattern of early land sales. Did the people who platted the subdivision sell the lots individually for owner house construction, or to builders for speculative development, or were they held for a period as an investment until land values made it lucrative to develop. These patterns are key to understanding how the historic district developed and for identifying any builders or architects who might be associated with early construction.

##### 3.3.A.i *County Recorder*

The recorder has a record of all land sales. The direct index records sales by the seller (grantor) and the reverse index by the buyer (grantee). Parcel numbers and addresses will not help, information is organized by grantor, grantee, township, range, section, plat, block and lot. Limitations on this are the legibility of the microfilm and the size of the plat. This will work well for a small plat; however, will be impractical for large plats. County assessment rolls available through the Puget Sound Regional Archives provide tax payer and estimated fee owner on five year intervals organized by plat; however, these are oversized bound volumes and can be difficult to utilize. Testing each of these will help to identify which works best for the particular area being researched.

Information needed for research:

- Name of plat, entities who recorded the plat, and year
- Key years for development in the plat (in what 5 year ranges were the most properties built)

Research steps:

- Go to the King County Archives. The county records site online: <https://recordsearch.kingcounty.gov/LandmarkWeb/Home/Index> does not include land sales for many subdivisions back past the 1970s. All recording created prior to the period when the Recorder's Office began digitization are accessible on microfilm along with the direct/indirect indexes covering the period from 1852 to 1975 on microfilm. These materials are available to access, no appointment necessary, in the archive's self-service research area. The microfilm research room is open to the public on a walk-in basis on Monday, Tuesday, Thursday, and Friday, from 9 am to 4 pm.
- In the direct index from county recorder, go to the year the plat was recorded and look up the entity that recorded the plat. Look at what land sales were made from the plat. If there were multiple, photograph the page or write down the purchaser name, date recorded, book, and page information for each. Based on key years for development, go to the direct index including that year range and do the same search. You are looking for patterns, such as single lot sales to different people, or sales to one person of multiple lots/blocks, or someone who over multiple transactions buys multiple lots.

### 3.3.A.ii Research Names

Using the names identified in the county recorder research, this step does the research to understand who they were.

Information needed for research:

- Name of entities, and year(s) active in a Word file
- Seattle Public Library card

Research steps:

- Polk directories, search by year for which the entity was active relative to the plat. Record any information regarding their occupation, residence, work and any other details. Include a footnote reference and the following Polk citation with the years consulted.
  - » Example: R. L. Polk & Company, Inc., "Polk's Seattle Directory. (R. L. Polk & Company, Inc.: Seattle, YEAR through YEAR.
- Heritage quest or Familysearch.org search via Seattle Public Library, search for names of plat owners and any builders/developers by census year. Record information and copy the citation at bottom of search results and include it as a footnote reference in the Word file.
  - » Example: United States Census Bureau. Year: 1930; Census Place: Wenatchee, Chelan, Washington; Page: 8B; Enumeration District: 0044; FHL microfilm: 2342219.
- Seattle Times online newspaper search via Seattle Public Library. Search by name. Export as a pdf any relevant articles and save to a Source Seattle Times folder and copy the CMS citation from site for any info found and paste into a footnote reference.
- *Shaping Seattle Architecture*, available at the Seattle Public Library, search the index for names identified through the recorder research.

### 3.3.A.iii Product

Write up a summary based on the following outline. This will go into the nomination.

- Original plat: who platted, their background, where they lived, and any information on why they platted the area, and their relationship with the neighborhood and historic district's development.
- Plat development: summarize patterns identified through county recorder research, what these were, and how they influenced the character of the historic district, and what of these patterns are still evident in the historic district (such as a group of houses by an architect).
- Architect(s): identify, if known, any architects associated with the historic district. Provided a brief summary of their career, other works, and what buildings they designed within the historic district. Consult with the City historic preservation officer and/or conduct a search in the City Historic Resource Survey database by architect to identify associated properties and any Landmark nominations that could be consulted for background information.
- Builder(s): identify, if known, any builders associated with the historic district. Provided a brief summary of their career, other works, and what buildings they constructed within the historic district. Consult with the City historic preservation officer and/or conduct a search in the City Historic Resource Survey database by builder to identify associated properties and any Landmark nominations that could be consulted for background information.

### 3.3.B BUILDING DEVELOPMENT

The intent of this phase is collect background on individual buildings.

#### 3.3.B.i City Survey

This task will pull the physical description and significance statement for each previously surveyed property. Work on these would be considered complete and no further research would be needed. This data needs to be integrated into the main Word file for all of the properties so that further information is not pulled for these properties.

Information needed for research:

- Word list of properties by address and parcel number

Research steps:

- Go to the City Historic Resources Survey page <http://web6.seattle.gov/DPD/HistoricalSite/default.aspx> and search based on “Neighborhood” and then compare addresses to identify which properties on the Word list have been surveyed. Click on the “View” link for surveyed properties, and then copy and past the physical description and the significance statement into the Word file. Then copy the web URL and past it as a footnote reference for each property. This URL can be clicked on later to take you back to the form if any follow up is needed and serves as a reference to the source of the data.
  - » Example: <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011420>

#### 3.3.B.ii Google Street View

Utilize Google Street view to complete the physical information templates for each property, this will include roof form, cladding type, number of stories. Some limited field checking may be needed to confirm material types and what has or has not been altered.

#### 3.3.B.iii Representative Photographs

Take representative photographs for inclusion at the end of the nomination. These should include the following and be keyed to a map of the historic district.

- Views down key streets
- Examples of each different architectural style
- Views along the boundary streets
- Typical streetscape views showing house along the street

#### 3.3.B.iv Bungalow Magazine

Depending on the relevancy based on building types, this resource developed by the Seattle Public Library can aid in identifying properties related to patterns in the magazine.

- Access the map through this link <https://cdm16118.contentdm.oclc.org/digital/collection/p16118coll22> and search for any known properties within the historic district and record their



information in the Section 7 Word file.

### **3.3.B.v Property Record Cards.**

Property Record Cards of platted property from parcel number 000900-0010 to 133930-0075 are available on line through the Washington State Digital Archives: King County Assessor, Real Property Record Cards, 1937-1972. Parcels outside of this range require a visit to the Puget Sound Regional Archives in Bellevue where they can be digitized with a smart phone camera, renamed by address and provided to researchers to update estimated year built data for properties built ca. 1900, previous owner information, possible builder/architect information, physical attributes, and a historic photograph, which could be helpful for future walking tours or interpretive functions but is not needed for the National Register nomination. Contact the [archives](#) to discuss the best approach for pulling the records.

- Word list organized by parcel number, sorted from smaller parcel number to larger. The record pull would only be for the 1937 to 1972 cards, not the post 1972 records.

### **3.3.B.vi Products.**

- Word list incorporating all previously surveyed property data.
- Utilize Google map street views to write up physical descriptions for section 7.
- Representative photographs for inclusion at the end of the nomination.

## **3.3.C BUILDING OCCUPANTS**

The intent of this research is to document who lived in each house and what businesses operated from commercial buildings.

### **3.3.C.i Polk Directories**

This work will identify past occupants for each building. **This only needs to be done for contributing properties, no significance statement is required by DAHP for non-contributing properties.**

Information needed for research:

- List of addresses for contributing properties by street with estimated year built in a Word file

Research steps:

- Work through the Polk directories searching for each address and writing down the information found. If using hard copy Polk directories, this work has to start with the first reverse directory and looking up the addresses, writing down the occupant, and then looking up the occupant. For years prior to a house's construction, skip those for that house. **Stop research based on the period of significance for the district, so if it is 1936, then stop at 1936.** Additional years beyond the period can be included if there is volunteer capacity, but they are not required by DAHP.
- Under each property start the list with the oldest at the top and work down. This will allow the information to be used directly in section 7 with little rewriting or editing.
  - » 1900 to 1930, Fred D. and Joan V. Walters lived in the house. Fred worked as.... Joan worked as...
  - » 1931 vacant.

» 1932 to 1940, Max and Isabella P Suarez lived in the house....

### 3.3.C.ii *Heritage Quest*

Information needed for research:

- Word file list of occupants developed in task 3.3.C.i (Polk Directories)
- Seattle Public Library card or library terminal

Research steps:

- Access Heritage Quest via the Seattle Public Library. Go to A-Z Online Resources, then click on “HeritageQuest Online” and login.
- Using the Word file and the year for the first house occupants, search in the applicable census year for that person. Select the census year, then enter the last and first name, and in the “Lived in --” enter the City. Click “search.” In the search filters on the results page you may need to adjust them from “Broad” to “Exact” to reduce the amount of entries. Then click on “View Record” for desired entry and record the information in the Word file for that person. Click on each of the household members to pull their information. Copy the “Source Citation” at the bottom of the page and paste it into a footnote for the information collected.
  - » Example: Year: 1920; Census Place: Seattle, King, Washington; Roll: T625\_1927; Page: 1A; Enumeration District: 142
- This research takes time and should only be done for the first house occupants, or any early key occupants that lived in the house for a long period or had other significant associations.

### 3.3.C.iii *Newspaper Search*

This is a targeted search of key businesses and building occupants to collect additional background.

Information needed for research:

- Address list
- Word file list of occupants developed in task 3.3.C.i. (Polk Directories)
- Seattle Public Library card or library terminal

Research steps:

- Access Heritage Quest via the Seattle Public Library. Go to A-Z Online Resources, then click on “Seattle Times (1895- Current)” and login.
- Using the Word file list of occupants and the address list, search the Seattle Times database for hits. To try to narrow the search down, group the first and last name of the individual together (Ex: Jane+Doe) so you don’t get every listing of that first and last name occurring on the same page. Click on the link for the article and record the information in the Word file. Please make sure to record the citation for any article from which you pull information. Include the article author (if there is one), article title (or heading if it’s a listing within a section), newspaper name, date, and newspaper page.
- Example: Jane Doe, “Our Neighborhood’s History,” *The Seattle Daily Times*, April 1, 1910: A3.

### 3.3.C.iv *Products.*

- Significance narrative for section 7 of the nomination for each property.

## 4. PUBLIC INVOLVEMENT PLAN

The National Park Service, which manages the National Register of Historic Places program, requires states to identify owners of a nominated property, notify the owners in writing of the intent to nominate the property, and provide owners an opportunity to concur with or object to the nomination. The historic district review policy developed by the Governor's Advisory Council on Historic Preservation (ACHP) provides guidance on compliance. The ACHP is a nine member board established in 1971 and comprised of citizens knowledgeable in Washington's history, archaeology, and architecture and acts in advisory capacity to the governor on policy issues regarding preservation activities in the state and recommends to the State Historic Preservation Officer (SHPO) placement of properties onto the state and national register. The council was established and is defined by WAC 25-12. The staff to the council is Michael Houser, State Architectural Historian, who can be reached at (360) 586-3076 or Michael.Houser@dahp.wa.gov.

For districts, if a simple majority (50-percent plus one) of private property owners object by notarized letter to the listing, the property cannot be listed in the National Register [36 CFR 60.6(g)]

Here is the Governor's Advisory Council on Historic Preservation Historic District Review Policy: <https://dahp.wa.gov/sites/default/files/HISTORIC%20DISTRICT%20REVIEW%20POLICYfinal.pdf>

### 4.1 ACHP REQUIREMENTS

Prior to final submittal of the National Register nomination complete one from each category per the Governor's Advisory Council on Historic Preservation (ACHP) historic district review policy.

- Category 1 (choose one and verify that completed)
  - » Submit an article about pending district listing in a neighborhood newsletter.
  - » Conduct a formal neighborhood meeting about pending district listing with formal public notice published in the local newspaper. (This would be public meeting #2)
  - » Send an individual letter to each affected property owner about the proposed district listing.
- Category 2 (choose one and verify that completed)
  - » Develop an information flyer, which would be delivered door to door within the boundaries of the proposed district.
  - » Install an informational yard sign(s), 36" x 48" min at a prominent location within the proposed district (design to be approved by DAHP).
  - » Develop a Web site dedicated to informing owners about the proposed district. The Historic Wallingford website <https://www.historicwallingford.org/> could potentially meet this requirement but would need consent in writing from DAHP to this effect and clarity on what specific materials the department would want posted to the website.
  - » Have published a feature article in local newspaper about the proposed district.
  - » Or develop another form notification method, which is approved by DAHP.

### 4.2 PUBLIC MEETINGS

The following sections outline the key meetings and associated public process steps based on the above historic district review policy. These steps should be repeated for each historic district nomination



submitted.

#### 4.2.A PUBLIC MEETING #1

A kick off public meeting should be held within or adjacent to the proposed historic district to let residents know about the process and to invite volunteers to assist with the process.

- Document the location, date, time and attendance of the public meeting.
- Document the process used to advertise the meeting. This can include letters mailed to each property owner, door hangers, posting on the Historic Wallingford website, emailing notice to Historic Seattle for inclusion in their Enewsletter, flyers posted at key areas in the historic district, and social media.
- This is a good meeting to invite the State Architectural Historian to attend to explain what listing to the National Register means for property owners. This could be coordinated with a preliminary walk through the historic district to discuss boundaries, research and any potential issues.

#### 4.2.B NEIGHBORHOOD FIELD WORK

The date and time for the field work should be advertised through the Historic Wallingford website and social media. This will be the period when volunteers are taking a photograph of each house. Provide volunteers with a reference sheet and contact information explaining the project and what it means to be listed to the National Register.

#### 4.2.C PUBLIC MEETING #2

Public notice is required for this meeting. The public meeting should be advertised through the following steps:

- Public notice published in the *Seattle Times* at least 30 days prior to meeting.
- Posting on the Historic Wallingford website.
- Emailing notice to Historic Seattle for inclusion in their Enewsletter.
- Flyers posted at key areas in the historic district, mark on a map where these are posted.
- Social media posts, collect screen shots of these posts.

#### 4.2.D DAHP PUBLIC NOTICE

If property owners agree to pursue a NRHP historic district, and the nomination is submitted and accepted by DAHP, then DAHP will publish a general notice (for nominations of over 50 property owners) in the *Seattle Times* at least 30 days but not more than 75 days before the ACHP review meeting.

# 5. PLAT ANALYSIS

The following analysis is based on field data collected by Historic Wallingford volunteers in May and June of 2019 along with Geographic Information System (GIS) data downloaded from King County, the City of Seattle, and the Washington State Department of Archaeology and Historic Preservation relative to existing buildings and plats. This analysis informed the Nomination Plan recommendations outlined beginning on page 15. The overall study area follows the boundaries established in the 1975 Nyberg and Steinbrueck inventory with some adjustments along the north edge of the study area.

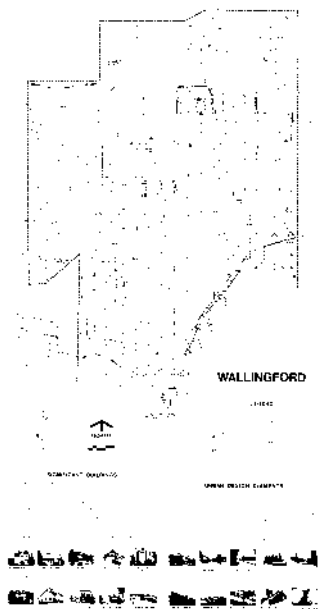
## 5.1 ANALYSIS SUMMARY

Plats served as the basis for evaluating the neighborhood due to the National Park Service requirement, per *National Register Bulletin 15 How to Apply the National Register Criteria for Evaluation* that:

*A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.*

The plats provide the definable geographic area and the underlying shared relationship, they are the first step in development, and as a result the first step in analysis. Most plats were not built out immediately, but filled in over the neighborhood’s development periods. Looking at development patterns of properties within plats relative to neighborhood development periods informs shared relationships within the plat and amongst plats. Plats with shared relationships could be grouped together as a single historic district nomination.

The Wallingford neighborhood is composed of at least 85 plats and at least 4,961 primary buildings (excluding garages, accessory dwelling units and other secondary structures). Of these 85 plats, 41 had sufficient contributing properties to be included in the analysis groups (A, B, C described below). Of these 41, only 19 plats are recommended as potentially eligible for National Register of Historic Places listing as historic districts. There were 3 plats that we were unable to make a recommendation on due to only part of the plat residing within the study area. These are listed in the following table.



Map from the Wallingford: An Inventory of Buildings and Urban Design Resources prepared by Folke Nyberg and Victor Steinbrueck. Source: Historic Seattle.

**Table 2. Plat Recommendation Summary**

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING	PERCENT CONTRIBUTING	ELIGIBILITY RECOMMENDATION	GROUP
BALLARDS SUPL BLK 4 LAKE UNION	12	10	1	83%	Yes	A
BALLARDS SUPL PLAT LAKE UNION BLKS 26	44	29	15	66%	Yes	A
DANIELS UNIVERSITY GROVE	58	55	3	95%	Yes	A
DAYS FRANCIES R LAGRANDE	96	61	35	64%	Unable	A
ELISE ADD	15	9	6	60%	Yes	A
HARRISON HEIGHTS ADD	254	149	105	59%	Yes	B
HOPE ADD	16	15	1	94%	Yes	A
KILBOURNES DIV OF GREEN LAKE ADD	89	65	24	73%	Unable	A
KOCHS ADD	31	23	8	74%	Yes	A
LAGRANDE EXTENSION ADD	72	53	19	74%	Yes	A
LAKE UNION 2ND ADD	240	158	82	66%	Yes	A
LAKE UNION ADD	950	647	302	68%	Yes	A
PORTERFIELDS ADD	191	118	73	62%	Yes	A
SMITHS UNIVERSITY ADD	43	38	5	88%	Yes	A
UNIVERSITY HILL TRS	136	123	13	90%	Yes	A
UNIVERSITY HILL TRS 2ND DIV	75	62	13	83%	Yes	A
WALLINGFORDS DIV OF GREEN LAKE ADD	310	176	134	57%	Yes	B
WASHINGTON ADD	246	201	45	82%	Yes	A
WHARTONS SUPL PLAT B 23 LK UNION	23	15	8	65%	Yes	A
WILMOT TERRACE	26	24	2	92%	Yes	A
WOODLAND ADD TO SALMON BAY CITY	108	71	37	66%	Unable	A
WOODS SOUTH DIV OF GREEN LAKE ADD	551	390	161	71%	Yes	A

### 3.2 OVERVIEW OF ANALYSIS PROCESS

The results are organized into three groups based on the percentage of contributing properties. The 60% threshold is used as a reference marker for a sufficient concentration of contributing buildings to convey the integrity of location, design, setting, materials, workmanship, feeling, and association within a potential historic district.



- Group A, 60% or more contributing properties
- Group B, 51 to 59% contributing properties
- Group C, less than 50% contributing properties

In order to establish a consistent methodology for field work, Northwest Vernacular conducted two training sessions with Historic Wallingford volunteers on the identification of extensive alterations to buildings. Volunteers were provided with a reference sheet identifying different types of alterations. The project area was divided into smaller field maps, which were then provided to volunteers for recording contributing / non contributing status recommendations. All field work was conducted from the public right-of-way. This information was then inputted into the GIS database.

For the purpose of this project, properties are defined as tax parcel and primary building. Garages, sheds and accessory dwelling units are not included as they are often not visible from the public right of way.

Northwest Vernacular staff evaluated each plat for potential historic district eligibility for listing to the National Register of Historic Places (NRHP) using the National Park Service's *National Register Bulletin 15 How to Apply the National Register Criteria for Evaluation* and the *National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and per the registration requirements established in the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing (MPL)*. Staff utilized criteria A and C. Future research may yield information making a plat eligible under other criteria.

The MPL refers to suburbs, which are developments based on their underlying plats, hence the use of Wallingford's historic plats as the basis for boundaries for evaluating potential historic districts. A suburb is defined, in the MPL, Section F page 44 as:

*A geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities.*

*This definition applies to a broad range of residential neighborhoods that, by design or historic association, illustrate significant aspects of America's suburbanization. In the simplest form, it applies to an entire subdivision based on historic boundaries indicated on the original or successive plats. The definition may also apply to smaller areas within the originally plated subdivision, or a grouping of contiguous subdivisions that during the historic period collectively assumed a cohesive identity as a historic neighborhood or suburb. This identity may have resulted from similar characteristics of design, interrelated patterns of development, or common relationship to important local events or trends of development.*

The following provides an explanation of factors considered in assigning status levels. It is expected that in the course of preparing a historic district nomination, the subject properties will be reviewed again both for physical alterations and their relationship to the period of significance for the historic district and updated accordingly.

#### **Contributing:**

- Remaining substantially intact. This means only one extensive alteration to plan, cladding, or windows.

## Noncontributing:

- Built between the 1980s to 2000s. Although the NRHP utilizes a 50-year cut off (1969 in as of 2019) unless there is exceptional significance, this project utilized the 1970s as a buffer decade to allow for the time that it may take to prepare some of these nominations during which time the 1970s will start to be 50-years or older; or,
- Substantially altered. This means two or more extensive alterations to plan, cladding, or windows.

Period of significance is a term utilized by the National Park Service and is the time period during which a property or historic district achieved its historical or architectural associations for which it is significant. For each plat recommended as a potential historic district we have included an estimated period of significance based on concentrations of development within the plat and that development's relation to the neighborhood's development periods. We expect that with each nomination, this period of significance will be adjusted and refined based on research specific to that plat.

The level of significance for all the recommended historic districts is at the local level of significance. Meaning that their historical and architectural significance relates to and is evaluated within the context of development patterns for the Wallingford neighborhood and the City of Seattle rather than state or national development patterns.

There are two limitations relative to the use of the National Register *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing* (MPL):

- The period of significance ends at 1960. So as each potential historic district is considered, if there is strong basis for extending a period of significance beyond 1960, then the MPL will not apply and a standard historic district nomination will have to be prepared.
- Commercial and possibly apartment buildings, can be listed under the multiple property group, but must individually meet Criterion A, B, C, or D of the National Register of Historic Places (NRHP).

After reviewing the historic context of the Wallingford area, Northwest Vernacular considered the following areas of significance as part of the evaluation:

- Transportation
- Community Planning and Development
- Architecture

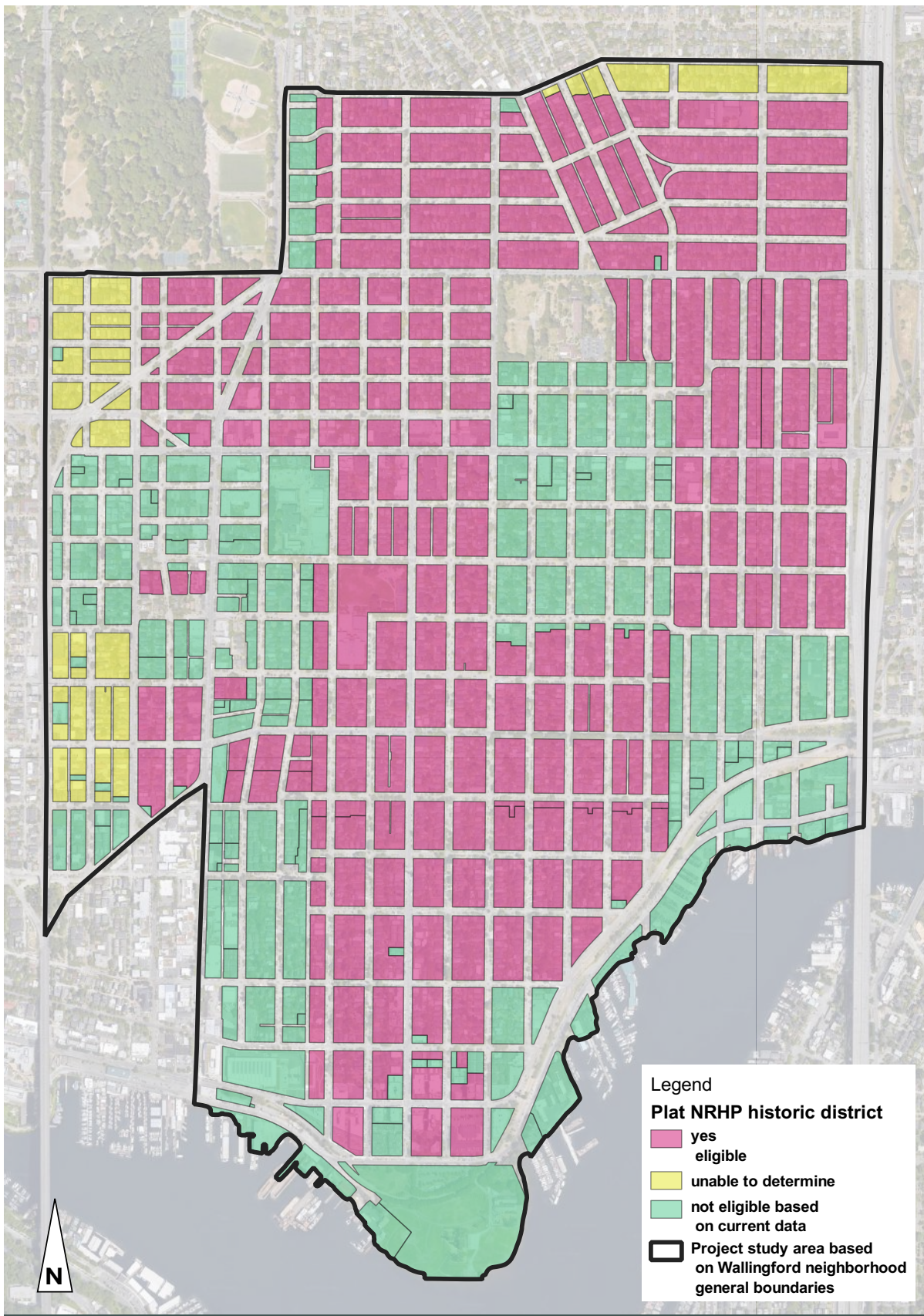
There are seven aspects of integrity established by the National Park Service and utilized in evaluating properties to determine if they continue to convey those historical and/or architectural associations for which they are significant. All seven were utilized in the evaluation of the individual plats and Northwest Vernacular's analysis was based on the National Register *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*.

- **Location:** The boundaries that historically defined the plat remain intact along with the location of streets. The size and shape of house lots remain intact. The plat retains its historic proximity to the transportation corridors. Location analysis used GIS data to compare original plats with existing parcel, building footprint, and aerial data to obtain a general sense; this will be updated for each nomination.
- **Design:** The arrangement and hierarchy of streets and arrangement of blocks remain intact. The spatial organization of the plat around the street car and/or the automobile remains evident through the streets, driveways, and garages (or lack of). Plat design analysis used volunteer field work data,

and GIS data to compare original plats with existing parcel, building footprint, and aerial data to obtain a general sense; this will be updated for each nomination.

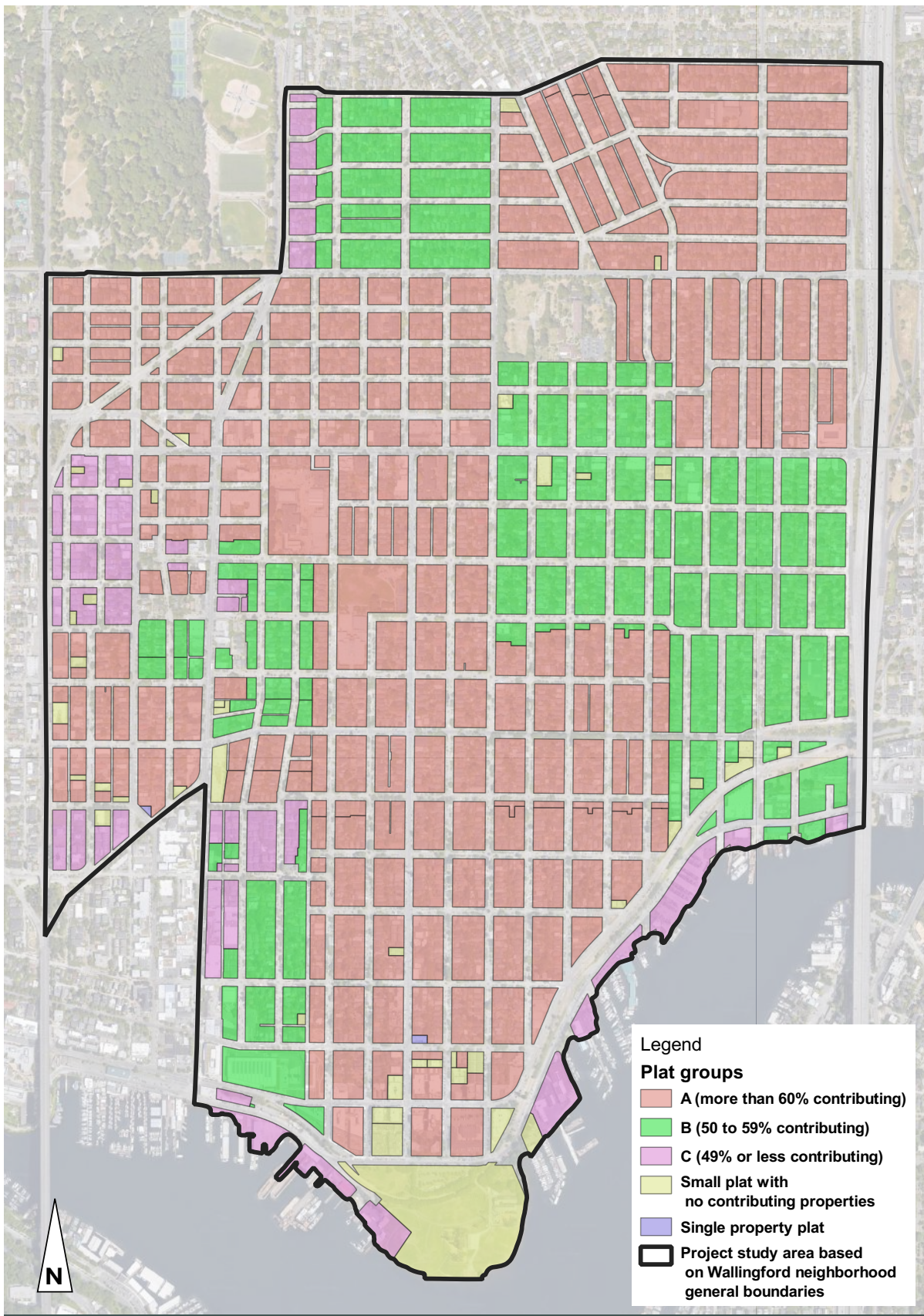
- **Setting:** Landscape character remains that is consistent with single family residential subdivisions, such as front and rear yards, building set backs from the street. Setting analysis used GIS data to compare original plats with existing parcel, building footprint, and aerial data to obtain a general sense; this will be updated for each nomination.
- **Materials:** Building, roadway, walkway, fencing, curbing, and landscaping materials remain. Most buildings retain key exterior materials related to their original construction. Materials analysis used volunteer field work data; this will be updated for each nomination.
- **Workmanship:** Street pavement, curbs, buildings, and sidewalks retain evidence of workmanship. Workmanship analysis used volunteer field work data; this will be updated for each nomination.
- **Feeling:** Feeling remains when walking or driving along the streets, conveying a sense of the original build out of the plat. Feeling analysis used volunteer field work data, and GIS data to compare original plats with existing parcel, building footprint, and aerial data to obtain a general sense; this will be updated for each nomination.
- **Association:** The plat remains in continued residential use. The plat conveys the period when it achieved importance and continues to reflect design principles that shaped it. Association analysis used volunteer field work data, and GIS data to compare original plats with existing parcel, building footprint, and aerial data to obtain a general sense; this will be updated for each nomination.





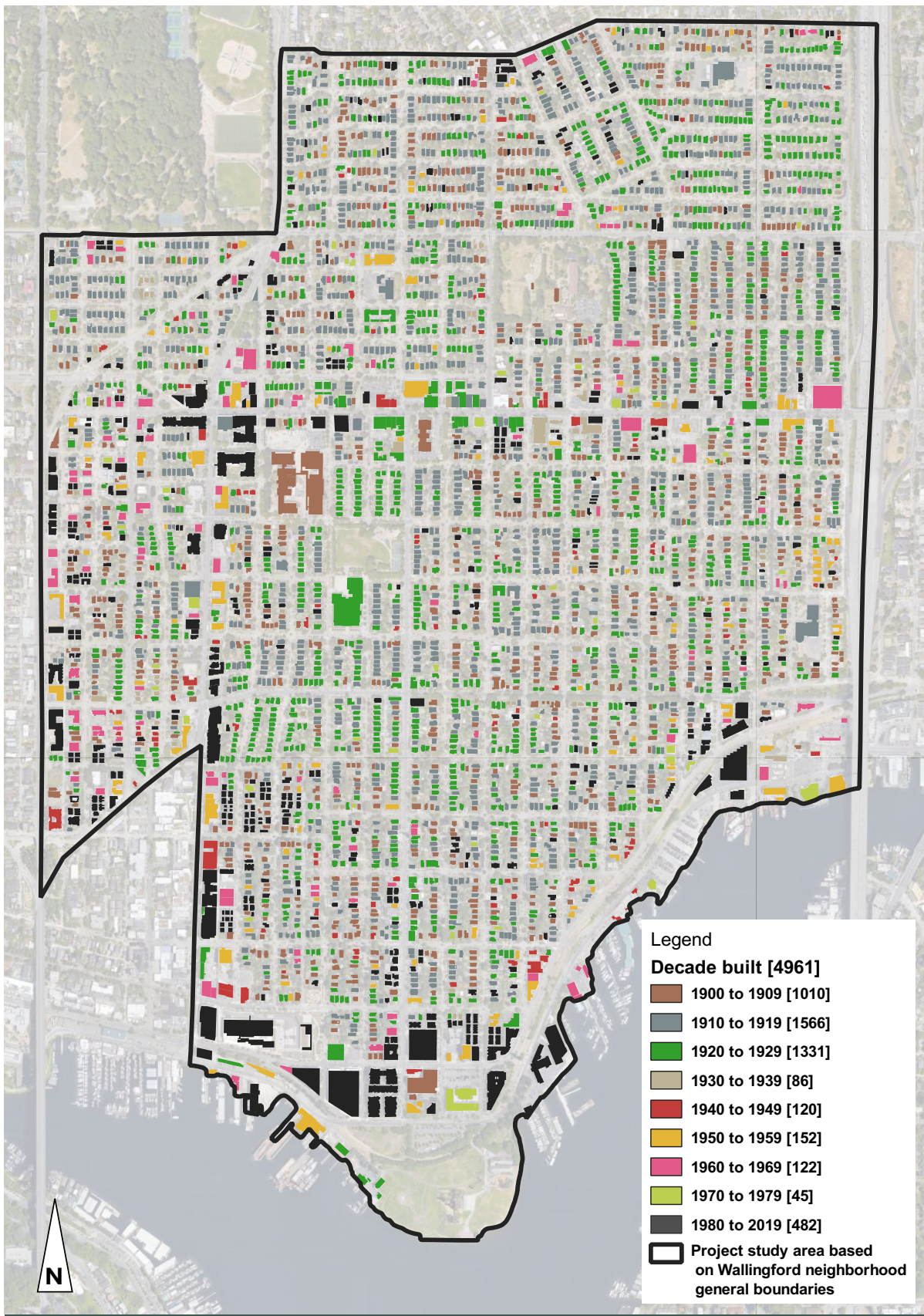
*Map 13. Plats by eligibility.*





Map 14. *Plats by groups.*

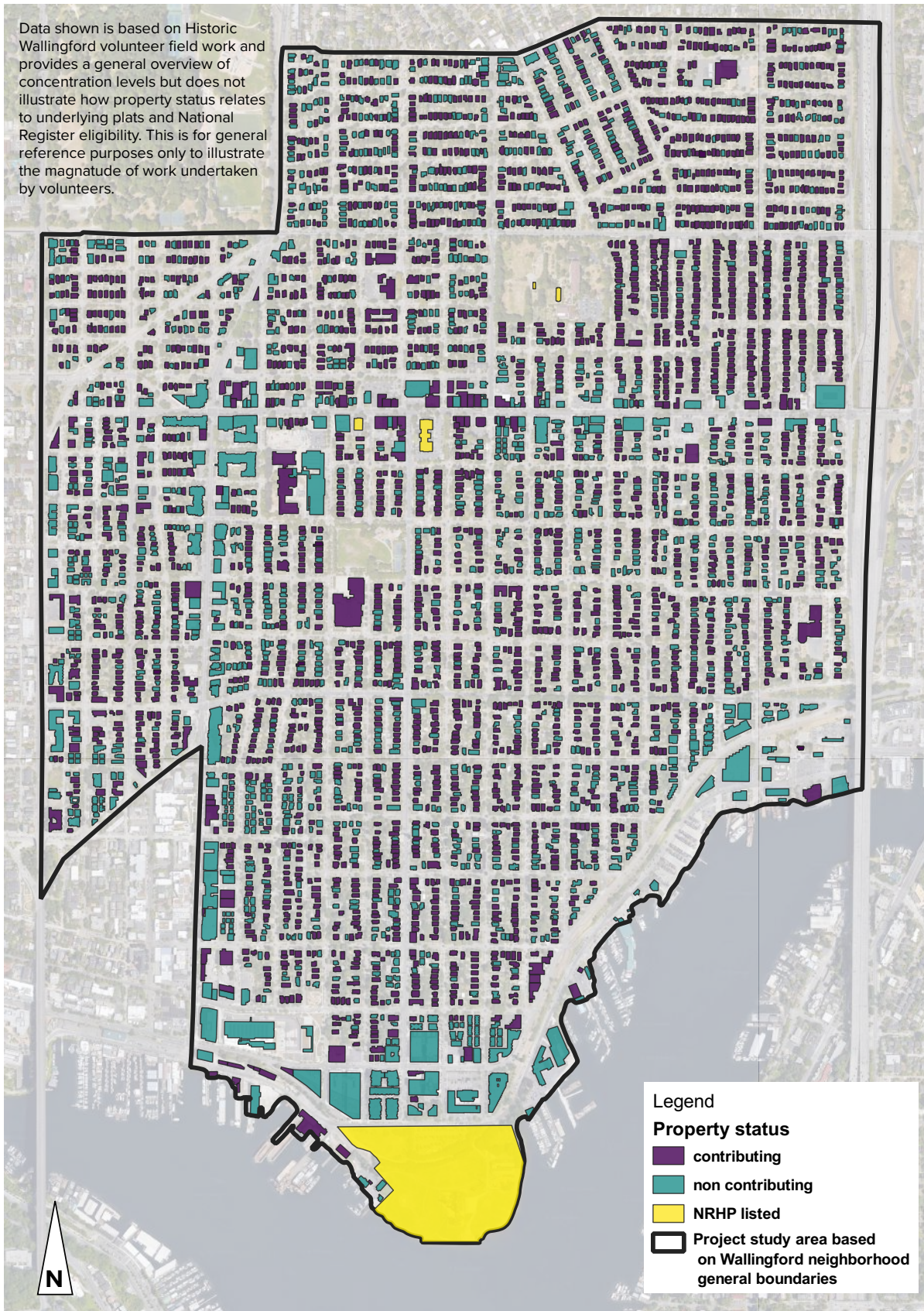




Map 15. Properties by decade.



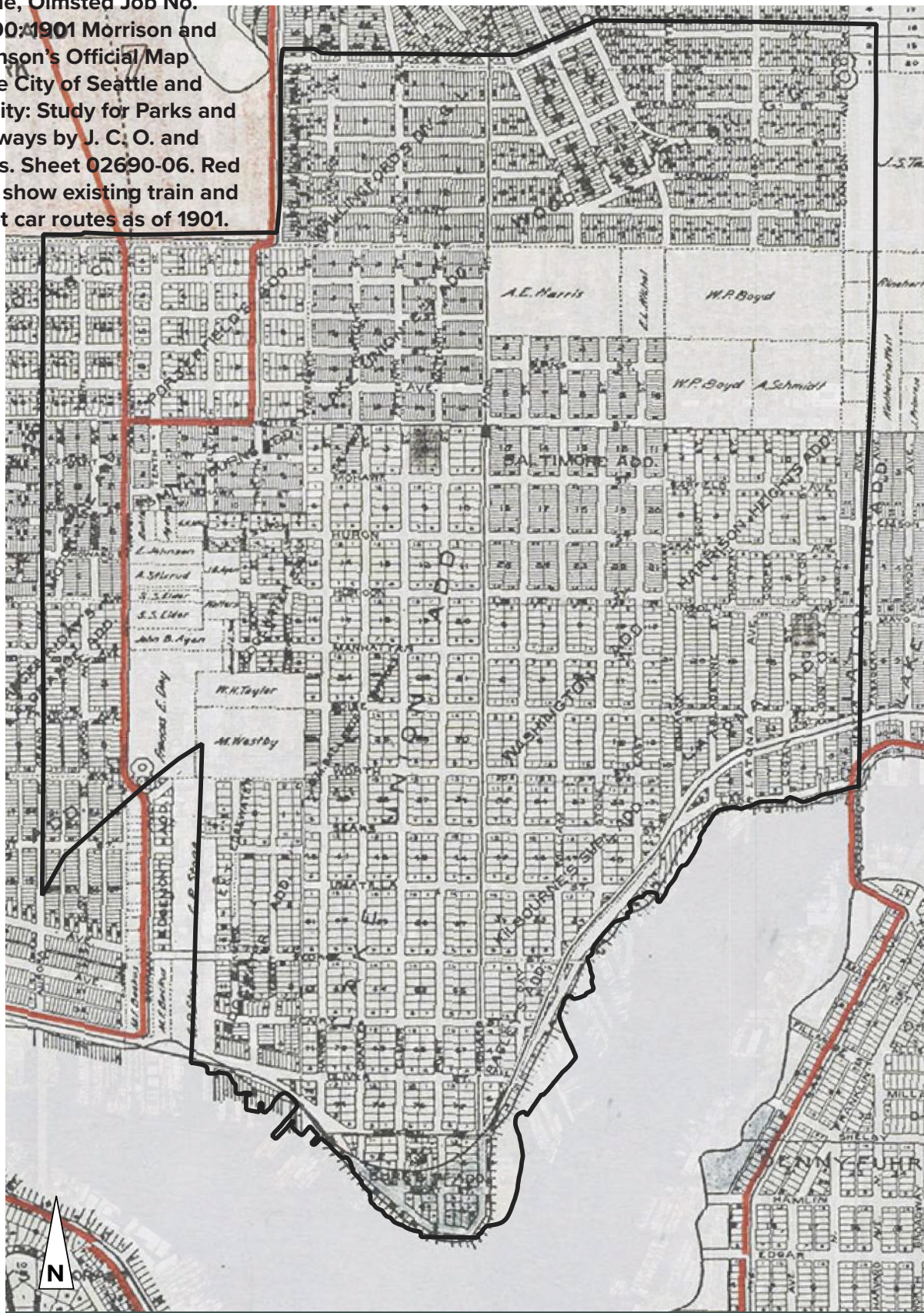
Data shown is based on Historic Wallingford volunteer field work and provides a general overview of concentration levels but does not illustrate how property status relates to underlying plats and National Register eligibility. This is for general reference purposes only to illustrate the magnitude of work undertaken by volunteers.



Map 16. Properties by status.



Map source: Olmsted Online, Olmsted Job No. 02690: 1901 Morrison and Robinson's Official Map of the City of Seattle and Vicinity: Study for Parks and Parkways by J. C. O. and Jones. Sheet 02690-06. Red lines show existing train and street car routes as of 1901.



Map 17. Street car routes by 1901.



[illegible]

Map 18. Street car routes and proposed routes.



## Map 19. Commercial District



Total buildings: 73, two NRHP listed  
 Contributing: 39 (53%), excludes NRHP listed from count  
 Focus area total buildings: 28, 1 NRHP listed  
 Contributing in focus area: 20 (74%), excludes NRHP listed

### Recommendation

The focus area provides a central core for discussion with property owners and consideration of Federal Historic Tax Credit use if the area were to be listed to the NRHP under NRHP criteria A and C at the local level of significance. Further refinement of this area will require a site visit and discussion with the State Architectural Historian.

- Associated with the neighborhood's Early Plats and Development (1872-1899) and The First Big Boom (1900-1916) periods
- Role of business district as connecting thoroughfare to other neighborhoods and growth of automobile influences, main arterial connecting between Aurora Avenue N (SR99) the University District, and parts north and south of the Wallingford neighborhood
- Reflects corridor role changes from early auto periods and addition of commercial buildings in front of houses
- Relationship to streetcar lines for early development

## 5.2 GROUP A

Table 3. Group A Data

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING	PERCENT CONTRIBUTING	ELIGIBILITY RECOMMENDATION
BAGLEYS ADD	33	23	10	70%	No
BALLARDS SUPL BLK 4 LAKE UNION	12	10	1	83%	Yes
BALLARDS SUPL PLAT LAKE UNION BLKS 26	44	29	15	66%	Yes
DANIELS UNIVERSITY GROVE	58	55	3	95%	Yes
DAYS FRANCIES R LAGRANDE	96	61	35	64%	Unable
ELISE ADD	15	9	6	60%	Yes
HOPE ADD	16	15	1	94%	Yes
KILBOURNES DIV OF GREEN LAKE ADD	89	65	24	73%	Unable
KOCHS ADD	31	23	8	74%	Yes
LAGRANDE EXTENSION ADD	72	53	19	74%	Yes
LAKE UNION 2ND ADD	240	158	82	66%	Yes
LAKE UNION ADD	950	647	302	68%	Yes
PORTERFIELDS ADD	191	118	73	62%	Yes
SMITH & BURNS ADD	56	34	22	61%	No
SMITHS UNIVERSITY ADD	43	38	5	88%	Yes
UNIVERSITY HILL TRS	136	123	13	90%	Yes
UNIVERSITY HILL TRS 2ND DIV	75	62	13	83%	Yes
WASHINGTON ADD	246	201	45	82%	Yes
WHARTONS SUPL PLAT B 23 LK UNION	23	15	8	65%	Yes
WILMOT TERRACE	26	24	2	92%	Yes
WOODLAND ADD TO SALMON BAY CITY	108	71	37	66%	Unable
WOODS SOUTH DIV OF GREEN LAKE ADD	551	390	161	71%	Yes

All plats recommended as a potential historic district are recommended as eligible for NRHP listing through both the conventional historic district listing process, and as meeting the registration requirements for listing utilizing the National Register of Historic Places *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing* (MPL) under NRHP criterion A and C at the local level of significance.

## Map 20. BAGLEYS ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 33  
Contributing: 23 (70%)  
Platted: 1883

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of non contributing infill development that departs significantly from the initial single family residential character. The plat has integrity of location and design, but diminished integrity of setting, materials, workmanship, feeling, and association.

- Platted in 1883, but not developed until 1910s and 1920s
- Several large apartment buildings in the east portion from the plat built in the 1940s, 1950s, and 1960s
- Several large apartments built post 1980 in the south portion
- The south end has been re-platted as North Pointe, and the east portions as Lake Union Shore Lands Addition
- Originally platted by H. B. and Kittie M. Bagley, husband and wife, and included lots extending to deep water along the shore of Lake Union, now part of the Lake Union Shore Lands Addition
- As part of the Lake Union Addition nomination, conduct research to determine if the northwest portion (block 1) has sufficient historical associations to be included as part of the nomination as this portion of the plat retains high integrity and supports streetscape integrity and continuity along Meridian Avenue N and N 36th St

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 21. BALLARDS SUPL BLK 4 LAKE UNION



Legend

Property status  
 teal non contributing  
 purple contributing  
 yellow NRHP listed

Total buildings: 13, one NRHP listed  
 Contributing: 10 (83%), excludes NRHP listed from count  
 Platted: 1890

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (6 buildings) and 1910s (5 buildings)
- Platted by M. D. and H. E. Ballard, husband and wife, the plat is geographically separate from their Ballards Supplemental Block Lake Union Blocks 26 plat
- Associated with the neighborhood's Early Plats and Development (1872-1899) and The First Big Boom (1900-1916) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928
- Period of significance estimated from 1906 through 1915, encompassing the first and last buildings built
- The NRHP listed Wallingford Fire and Police Station (built 1913) is within this plat
- Infill consists only of 2017 building within the original northwest corner of the plat

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 22. BALLARDS SUPL PLAT LAKE UNION BLKS 26



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 44  
Contributing: 29 (66%)  
Platted: 1890

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (8 buildings), 1910s (18 buildings) and 1920s (13 buildings)
- Period of significance estimated from 1901 through 1929, encompassing the first and last buildings built
- Infill consists of a 1939, a 1957, a 1976, and two 2008 buildings
- Depending on association, the 1939 and 1957 buildings could potentially contribute to the historic district though they would have to be reconciled with the MPL periods
- Platted by M. D. and Harriet E. Ballard, husband and wife, the plat is geographically separate from their Ballards Supplemental Block 4 Lake Union plat
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and the Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 23. DANIELS UNIVERSITY GROVE



### Legend

Property status  
■ non contributing  
■ contributing  
■ NRHP listed

Total buildings: 58  
 Contributing: 55 (95%)  
 Platted: 1907

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (3 buildings), 1910s (23 buildings) and 1920s (24 buildings)
- Period of significance estimated from 1907 through 1925, encompassing the first and last buildings built
- Infill consists of three 1956, a 1966, and two 2008 buildings
- Depending on association, the three 1956 buildings could potentially contribute to the historic district though they would have to be reconciled with the MPL periods
- Platted by Leonard and Annie S. Daniels, husband and wife
- Associated with the neighborhood's The First Big Boom (1900-1916), and the Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 24. DAYS FRANCIES R LAGRANDE



### Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 96 (within the Wallingford neighborhood)  
 Contributing: 61 (64%)  
 Platted: 1889

### Recommendation

The west half needs to be evaluated for contributing/non contributing properties and the impact of the growth and development of Aurora Avenue N (SR 99) relative to the plat before a recommendation can be made. The portion of the plat (6 blocks) within the Wallingford neighborhood retains substantial integrity; however, the plat is bisected by Aurora Avenue N with the west half of the plat in the Fremont neighborhood. The following is based only on the portion evaluated.

- Substantially developed in the 1900s (26 buildings), 1910s (11 buildings) and 1920s (14 buildings)
- Period of significance estimated from 1900 through 1925, encompassing the first and last buildings built
- Infill consists of three 1940s, three 1950s, nine 1960s, two 1980s, four 1990s, eighteen 2000s buildings along with five smaller replats within the original plat
- Platted by Francies R. and B. F. Day, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and the Growth and Consolidation (1917-1936) periods
- MPL Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 25. ELISE ADD



### Legend

Property status  
■ non contributing  
■ contributing ■ NRHP listed

Total buildings: 15  
 Contributing: 9 (60%)  
 Platted: 1910

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed between ca. 1922 and ca. 1925 (12 buildings) with only one building built in 1916
- Period of significance estimated from 1916 through 1925, encompassing the first and last buildings built
- Most of the houses were built ca. 1923, suggesting additional research to determine if they are the work of a single builder
- Infill consists of a ca. 1968 and a ca. 1989 building
- Platted by Elise and N. C. Johnson, husband and wife
- Associated with the neighborhood's The First Big Boom (1900-1916), and the Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 26. HOPE ADD



### Legend

Property status  
■ non contributing  
■ contributing ■ NRHP listed

Total buildings: 16  
 Contributing: 15 (94%)  
 Platted: 1922

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed between ca. 1921 and ca. 1923 (16 buildings)
- Period of significance estimated from 1921 through 1923, encompassing the first and last buildings built
- The first house was built ca. 1921 with most built ca. 1922, and the last three in the plat built ca. 1923, suggesting additional research to determine if they are the work of a single builder
- Platted by The House of the Good Shepherd of Seattle, Sr. M Emiliano president and Sister M. Helen, secretary
- The association between the plat and the NRHP-listed Home of the Good Shepherd should be researched as part of the nomination
- Associated with the neighborhood's Growth and Consolidation (1917-1936) period
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 27. KILBOURNES DIV OF GREEN LAKE ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 89  
Contributing: 65 (73%)  
Platted: 1889

### Recommendation

The portion of the plat (4 blocks) within the Wallingford neighborhood retains substantial integrity; however, most of the plat resides within the Green Lake neighborhood (shown as parcel outlines to the north of the surveyed area) and was not evaluated as part of this project. The north portion needs to be evaluated for contributing/non contributing properties. The following is based on the portion evaluated as part of this project.

- Substantially developed during the 1900s (29 buildings), 1910s (20 buildings), 1920s (24 buildings), and the 1930s (3 buildings)
- Period of significance estimated from 1900 through 1937, encompassing the first and last buildings built, though the post 1928 period would have to be reconciled with the MPL periods
- Infill consists of two 1940s, three 1950s, two 1960s, three 1980s, and three 2000s buildings
- Platted by Edward C. and Leilla S. Kilbourne, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and the Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 28. KOCHS ADD



### Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 31  
 Contributing: 23 (74%)  
 Platted: 1918

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed between ca. 1920 and ca. 1930 (29 buildings) with only one building built ca. 1920 and ca. 1930 with the rest built during the 1920s
- Period of significance estimated from 1920 through 1930, encompassing the first and last buildings built
- Based on the concentrated development period additional research should be done to determine if they are the work of a single builder
- Infill consists of a ca. 1941 and a ca. 2005 building
- Platted by William A. L. and Mary Koch, husband and wife, in 1915 and recorded in 1918
- Associated with the neighborhood's Growth and Consolidation (1917-1936) period
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 29. LAGRANDE EXTENSION ADD



### Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 72  
 Contributing: 53 (74%)  
 Platted: 1901

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

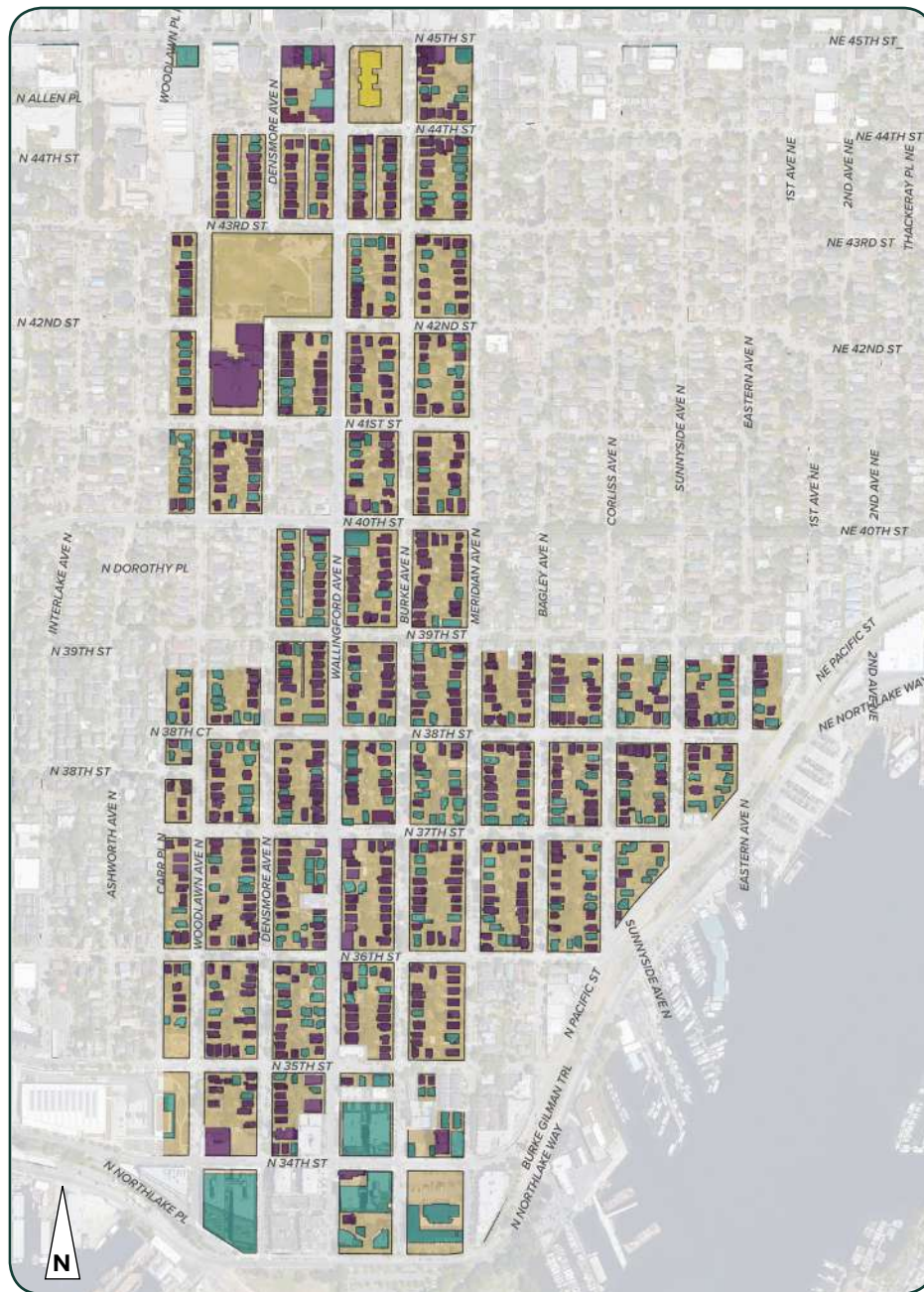
- Substantially developed in the 1900s (18 buildings), 1910s (12 buildings), and 1920s (12 buildings)
- Development within the plat during the 1930s (7 buildings) and 1940s (8 buildings) at close to 10% each decade is higher than other plats and should be evaluated relative to the period of significance
- Period of significance estimated from 1900 through 1948, encompassing the first and last buildings built, the initial development, Depression era and World War II era development
- Infill consists of two 1950s, two 1960s, three 1970s, a ca. 1987, ca. 1999, and ca. 2002 buildings
- Platted by John B. Agen, Marthine Westby, Emma Swift (separate owners) and Richard S. and Jane Cox, husband and wife as an extension to the Francies R. Days La Grande plat (plated 1889) to the west
- Associated with the neighborhood's The First Big Boom (1900-1916), Growth and Consolidation (1917-1936), and Transportation Shifts, World War II and Post War Growth (1937-1955) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)
- The Edgemont Addition at the south end of the plat and the associated ca. 1923 building should be evaluated for inclusion in the historic district

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 30. LAKE UNION ADD



### Legend

Property status  
 non contributing  
 contributing  
 NRHP listed

Total buildings: 949 (excluding the NRHP listed property)  
 Contributing: 647 (68%)  
 Platted: 1883

### Recommendation

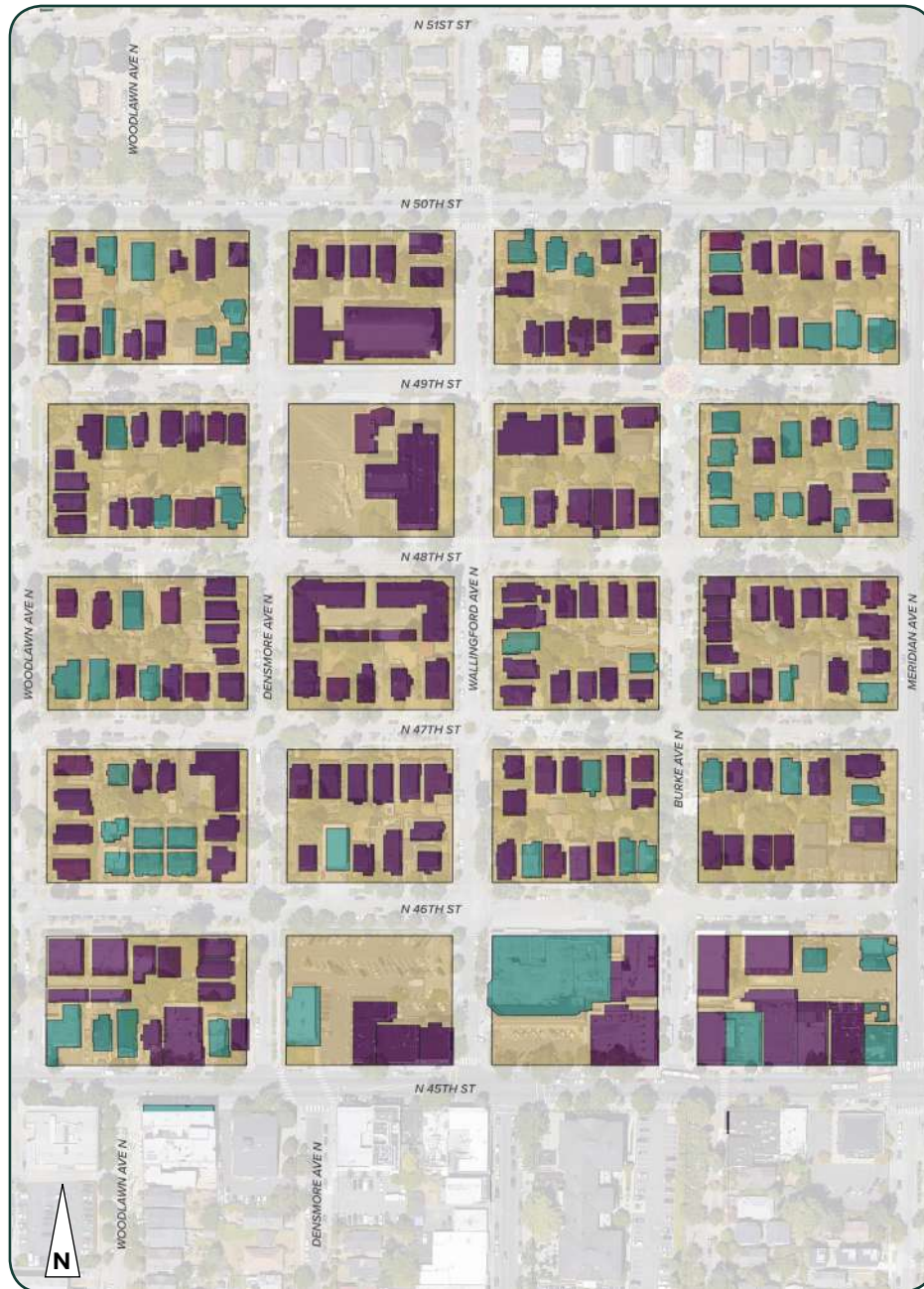
The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (203 buildings), 1910s (288 buildings), and 1920s (309 buildings) with some development trailing into the 1930s and mostly the first two years (11 buildings)
- Period of significance estimated from 1900 through 1929, encompassing the first and last buildings built, and substantial development of the plat
- The 1930s buildings should be evaluated to determine if they are an extension of the 1920s development or a separate period and based on this how they relate to the period of significance
- The twenty-six 1940s buildings should be evaluated relative to their association with the neighborhood's Transportation Shifts, World War II and Post War Growth (1937-1955) period to determine how they might relate to the period of significance
- Infill consists of 23 1950s, 13 1960s, 11 1970s, 13 1980s, 6 1990s, and 36 buildings from the 2000s
- Platted by E. P. and Sarah P. Ferry, husband and wife, and one of the three oldest plats in the neighborhood
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- The plat contains the NRHP listed Interlake Public School (1904 built)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 31. LAKE UNION 2ND ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 239  
Contributing: 175 (73%)  
Platted: 1889

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (18 buildings), 1910s (112 buildings), and 1920s (73 buildings)
- Period of significance estimated from 1901 through 1929, encompassing the first and last buildings built, and substantial development of the plat
- Depression era, World War II era and post war development requires additional research that could push the period of significance out to 1959 depending on development's association with the neighborhood's Transportation Shifts, World War II and Post War Growth (1937-1955) period
- Infill consists of five buildings during the 1930s, eight during the 1940s, seven 1950s, four 1960s, three 1970s, a ca. 1983, and nine buildings from the 2000s
- Platted by E. P. and Sarah P. Ferry, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 32. PORTERFIELDS ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 191  
Contributing: 118 (62%)  
Platted: 1888

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (26 buildings), 1910s (56 buildings), and 1920s (54 buildings)
- Period of significance estimated from 1900 through 1928, encompassing the first and last buildings built, and substantial development of the plat
- Infill consists of 7 1930s (just prior to 1940), 5 1940s (most during WWII), 9 1950s, 12 1960s, 5 1980s, 3 1990s, and 14 buildings from the 2000s
- Additional research on the 1930s and 1940s development should be conducted to determine what if any relationship these properties have to the World War II era development within the neighborhood
- Platted by T. J. and Elizabeth E. Porterfield, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards, and roadways)
- The diagonal paths of Green Lake Way N and Stone Way N, and N 46th Street crossing through the plat are later additions that should be evaluated to determine their relationship to the period of significance and if they contribute to or diminish the integrity of the plat

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 33. SMITH & BURNS ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 56  
Contributing: 34 (61%)  
Platted: 1889

### Recommendation

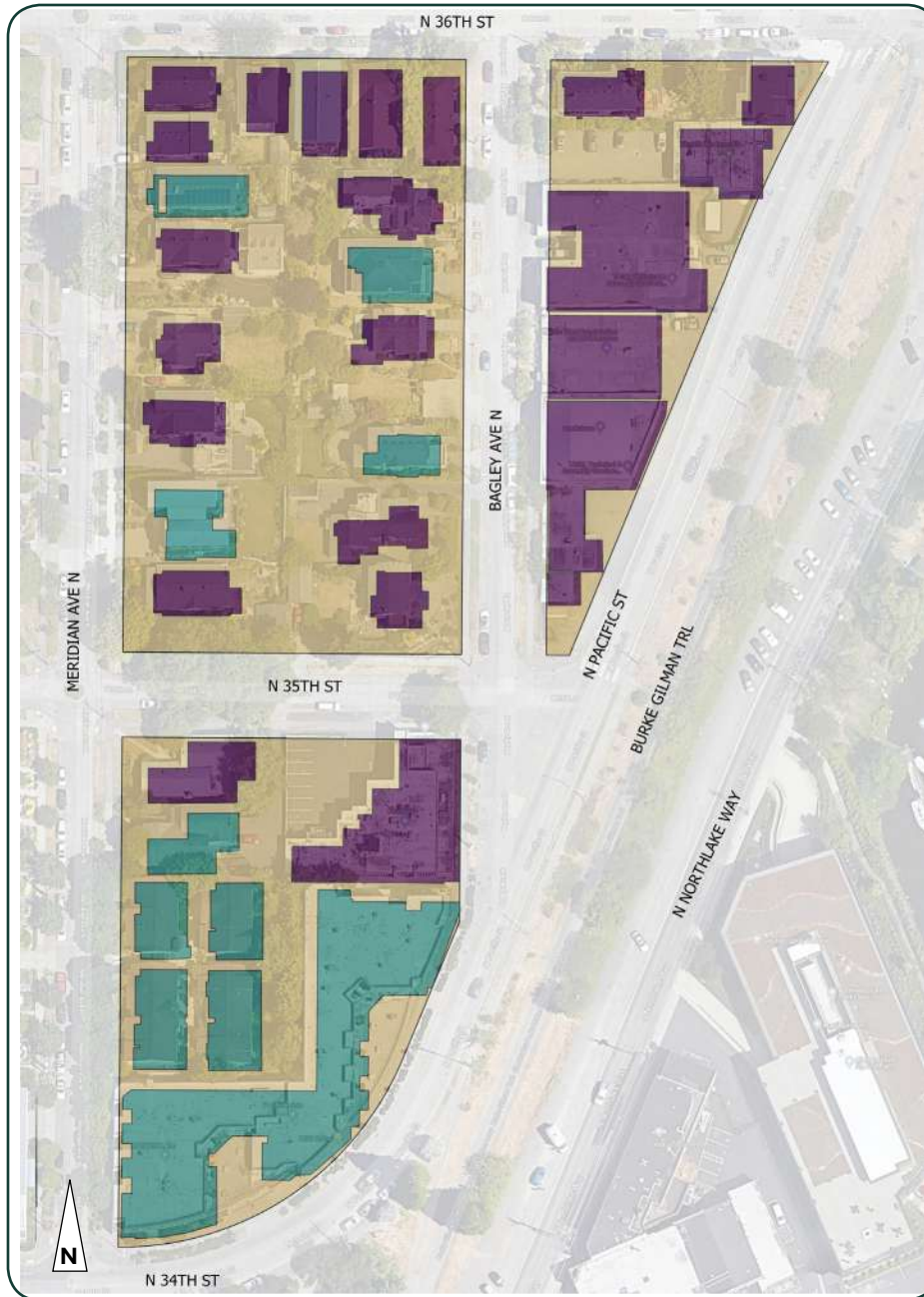
The plat is not recommended as a potential NRHP historic district due to the extent of non contributing infill development that departs significantly from the initial single family residential character. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (7 buildings), 1910s (17 buildings), and 1920s (6 buildings)
- Period of significance estimated from 1906 through 1923, encompassing the first and last buildings built, and substantial development of the plat
- Infill consists of 2 1930s, 5 1940s (most during WWII), 3 1950s, 3 1960s, 1 1970s, 2 1980s, 2 1990s, and approximately 8 buildings from the 2000s
- Platted by Thomas G. Smith and Frank Burns Jr.
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 34. SMITHS UNIVERSITY ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 43  
Contributing: 38 (88%)  
Platted: 1908

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (14 buildings), 1910s (22 buildings), and 1920s (6 buildings)
- Period of significance estimated from 1906 through 1924, encompassing the first (prior to the plat) and last buildings built, and substantial development of the plat
- Infill consists of a 2003 building
- Platted by the Title Trust Company, underlying land owner, and Ira Bronson, mortgage holder for development
- Associated with the neighborhood's The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- Research into the original builder(s) and architect(s) based on the concentrated development period will be important

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 35. UNIVERSITY HILL TRS



### Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 136  
 Contributing: 123 (90%)  
 Platted: 1905

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

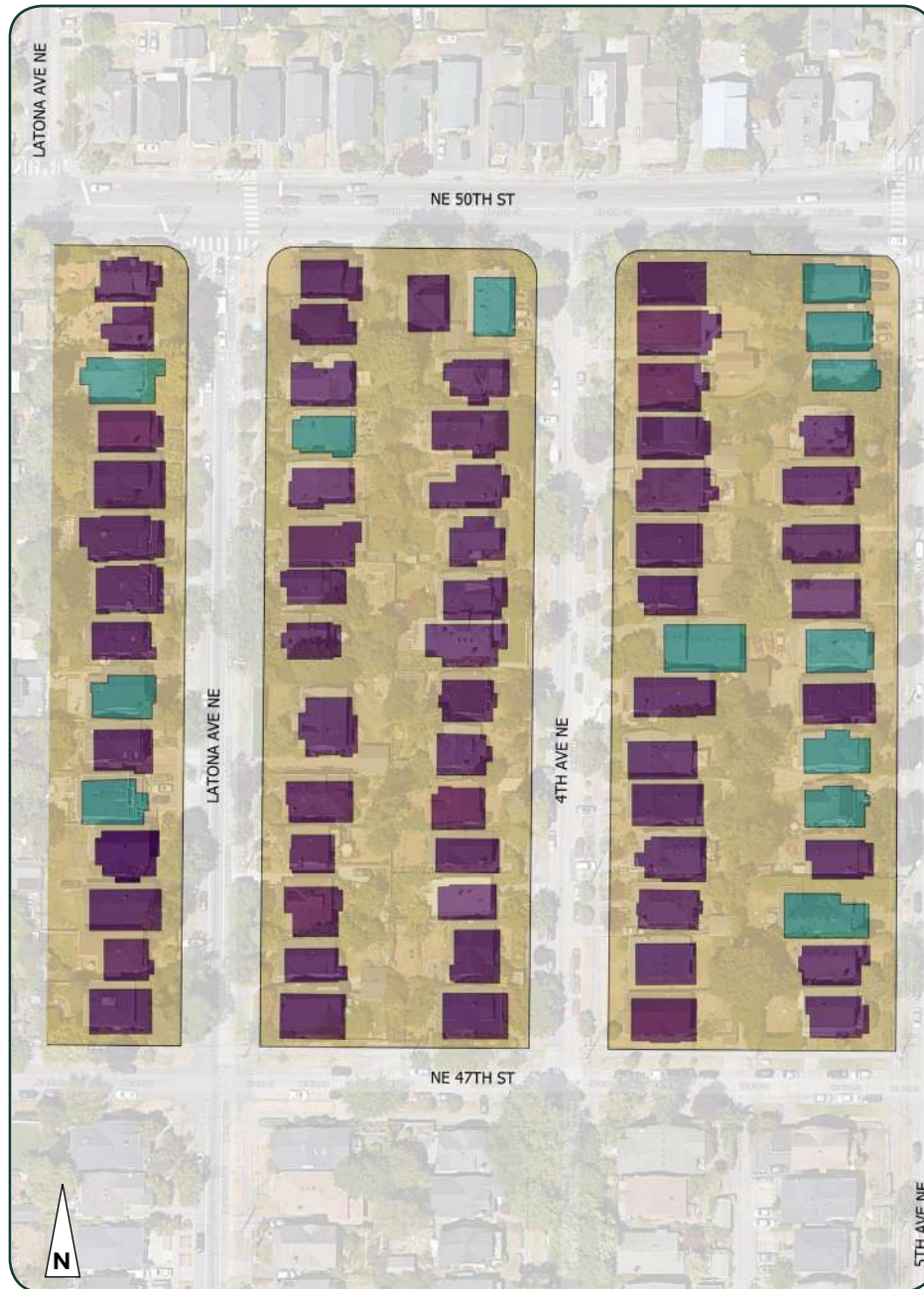
- Substantially developed in the 1900s (47 buildings), 1910s (92 buildings), and 1920s (53 buildings)
- Period of significance estimated from 1901 through 1928, encompassing the first (prior to the plat) and last buildings built, and substantial development of the plat
- Research into the development of the three ca. 1930 buildings should determine if they are extension of the 1920s development or a separate period
- Infill consists of 3 1940s, 1 1950s, 1 1970s, 2 1980s, 7 1990s, and 2 buildings from the 2000s
- Platted by the University Investment Company, Charles M. Best president and Norman J. Bruen secretary
- Associated with the neighborhood's The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- The development was highly publicized through real estate advertisements in the Seattle Times
- The nomination should include University Hills TRS 2nd Division as the next in the series of plats

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 36. UNIVERSITY HILL TRS 2ND DIV



Legend

Property status  
■ non contributing  
■ contributing ■ NRHP listed

Total buildings: 75  
 Contributing: 62 (83%)  
 Platted: 1906

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (11 buildings), 1910s (38 buildings), and 1920s (18 buildings)
- Period of significance estimated from 1901 through 1928, encompassing the first (prior to the plat) and last buildings built, and substantial development of the plat
- Research into the development of the one ca. 1930 building should determine if it is an extension of the 1920s development or a separate period
- Infill consists of a 1940s, 5 1990s, and a building from the 2000s
- Platted by the University Investment Company, Charles M. Best president and Norman J. Bruen secretary
- Associated with the neighborhood's The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- The nomination should include University Hills TRS as the first in the series of plats

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 37. WASHINGTON ADD



Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 246  
 Contributing: 201 (82%)  
 Platted: 1883

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

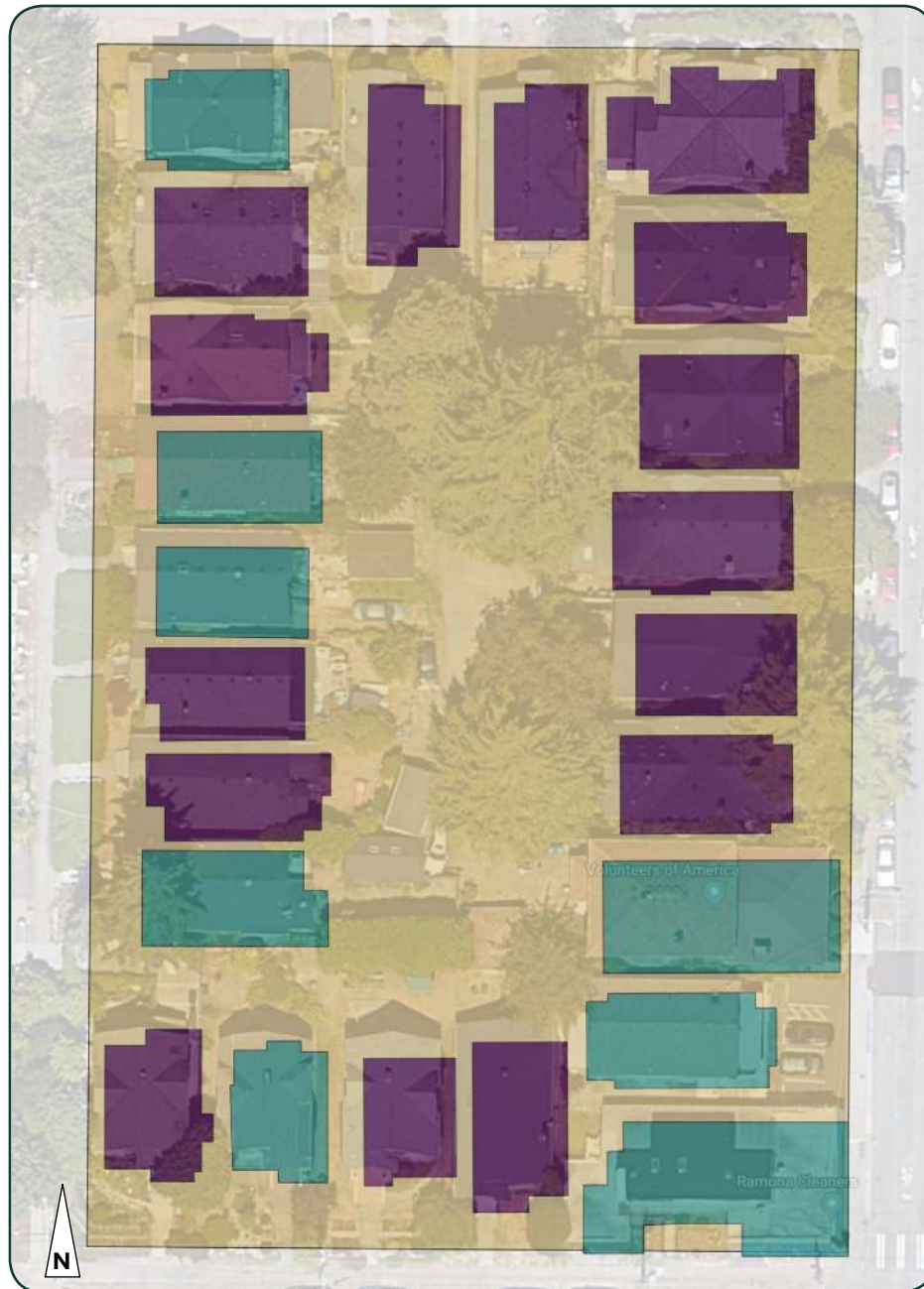
- Substantially developed in the 1900s (67 buildings), 1910s (77 buildings), and 1920s (74 buildings)
- Period of significance estimated from 1900 through 1929, encompassing the first and last buildings built, and substantial development of the plat
- Research into the development of the five ca. 1930 and the one ca. 1939 buildings should determine if it is an extension of the 1920s development or a separate period
- Infill consists of 6 1940s, 3 1950s, 2 1970s, 1 1992, and 10 buildings from the 2000s
- Platted by William and Catharine Burritt, husband and wife
- This is one of the oldest three plats in the neighborhood
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 38. WHARTONS SUPL PLAT B 23 LK UNION



Legend

Property status  
 teal non contributing  
 purple contributing  
 yellow NRHP listed

Total buildings: 23  
 Contributing: 15 (65%)  
 Platted: 1889

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (5 buildings), 1910s (16 buildings), and 1920s (2 buildings)
- Period of significance estimated from 1909 through 1927, encompassing the first and last buildings built, and substantial development of the plat
- Platted by O. C. Wharton
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- This should be included as part of the Lake Union Addition nomination since the plat is a supplemental plat to that addition

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 39. WILMOT TERRACE



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 23  
Contributing: 15 (65%)  
Platted: unrecorded

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1920s (23 buildings)
- Period of significance estimated from 1922 through 1929, encompassing the first and last buildings built, and substantial development of the plat
- Research into the builder(s) and/or architect(s) will be important based on the concentrated development period
- Associated with the neighborhood's Growth and Consolidation (1917-1936) period
- MPL Subtype III Early Automobile Suburbs 1908 to 1945
- The reason for this being an unrecorded plat and when it was established needs to be researched as part of the nomination

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 40. WOODLAND ADD TO SALMON BAY CITY



Total buildings: 108  
Contributing: 71 (66%)  
Platted: 1887

### Recommendation

The portion of the plat (approx. 10 blocks) within the Wallingford neighborhood retains substantial integrity; however, most of the plat resides within the Fremont neighborhood and was not evaluated as part of this project. The west portion needs to be evaluated for contributing/non contributing properties. The following is based on the portion evaluated as part of this project.

- Substantially developed in the 1900s (14 buildings), 1910s (16 buildings), and 1920s (2 buildings)
- Period of significance estimated from 1909 through 1927, encompassing the first and last buildings built, and substantial development of the plat
- Platted by O. C. Wharton
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- This should be included as part of the Lake Union Addition nomination since the plat is a supplemental plat to that addition
- The development and impact of the diagonal Green Lake Way N through the plat and the impact of Aurora Avenue N (SR 99) bisecting the plat into an east third and a west two-thirds should be evaluated relative to the period of significance and plat development

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 41. WOODS SOUTH DIV OF GREEN LAKE ADD



### Legend

Property status  
 non contributing  
 contributing  
 NRHP listed

Total buildings: 551  
 Contributing: 390 (71%)  
 Platted: 1889

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (89 buildings), 1910s (203 buildings), and 1920s (196 buildings)
- Period of significance estimated from 1900 through 1929, encompassing the first and last buildings built, and substantial development of the plat
- Research on the 9 ca. 1930 and one ca. 1938 buildings will be important to determine if they are part of the 1920s development or a separate period
- Infill includes 6 1940s, 9 1950s, 8 1960s, 2 1970s, 8 1980s, 4 1990s, and 16 buildings from the 2000s
- Platted by W. S. and Caroline A. Ladd, husband and wife, and William D. and Emma W. Wood, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928
- The plat includes the R. A. McDonald School (McDonald International School), built in 1913

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

### 5.3 GROUP B

Table 4. Group B Data

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING	PERCENT CONTRIBUTING	ELIGIBILITY RECOMMENDATION
AGENS JOHN B ADD	20	11	9	55%	No
BALTIMORE THE ADD	379	203	176	54%	No
EDGEWATER 2ND ADD	76	40	36	53%	No
EDGEWATER ADD	131	76	55	58%	No
ELDER'S S S ORCHARD ADD	27	15	12	56%	No
FERGUSONS ADD	11	6	5	55%	No
FERGUSONS ADD REPLAT BLKS 3 & 4	12	6	6	50%	No
HARRISON HEIGHTS ADD	254	149	105	59%	Yes
LATONA ADD	203	110	93	54%	No
LUCAS ADD	31	16	15	52%	No
WALLINGFORDS DIV OF GREEN LAKE ADD	310	176	134	57%	Yes

All plats recommended as a potential historic district are recommended as eligible for NRHP listing through both the conventional historic district listing process, and as meeting the registration requirements for listing utilizing the National Register of Historic Places *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing* (MPL) under NRHP criteria A and C at the local level of significance.



## Map 42. AGENS JOHN B ADD



Total buildings: 20  
Contributing: 11 (55%)  
Platted: 1919

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of non contributing infill development in the east portion. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association.

- Platted in 1919, with one building built ca. 1918 and 12 built in the 1920s
- Infill consists of 2 1940s, 2 1950s, 2 1990s, and a ca. 2014 building
- Platted by John B. Agen

#### Legend

Property status  
■ non contributing  
■ contributing ■ NRHP listed

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 43. BALTIMORE THE ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 379  
Contributing: 203 (54%)  
Platted: unknown

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of non contributing infill development along N 45<sup>th</sup> Street and in the blocks immediately north and south of N 45<sup>th</sup> Street. North of the commercial district along N 45<sup>th</sup> Street the contributing property count rises to 70%, while to the south the contributing property count remains around 50%. Refer to district recommendations for inclusion of the north area in area A. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association.

- Development occurred in the 1900s (86 buildings), 1910s (131 buildings), and 1920s (84 buildings)
- Infill consists of 10 1930s, 13 1940s, 5 1950s, 9 1960s, 5 1970s, 12 1980s, 4 1990s, and 19 buildings from the 2000s
- Pull a copy of the plat, book 7 page 89, as there was no scanned version in iMap

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 44. EDGEWATER ADD



### Legend

Property status  
■ non contributing  
■ contributing  
■ NRHP listed

Total buildings: 131  
 Contributing: 76 (58%)  
 Platted: 1889

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of non contributing infill development in the south and west portions of the plat, and replatting of parts of the south portion. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association. The blocks east of Ashworth Avenue N will need to be looked at individually to determine if there is sufficient architectural and/or historical cohesion to support a potential small historic district.

- Development occurred in the 1900s (48 buildings), 1910s (30 buildings), and 1920s (22 buildings)
- Infill consists of 1 1930s, 6 1940s, 11 1950s, 7 1960s, 2 1970s, 2 1980s, 7 1990s, and 60 buildings from the 2000s
- Platted by C. P. and Elmira L. Stone, husband and wife, and William and Annie Ashworth, husband and wife

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 45. EDGEWATER 2ND ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 76  
Contributing: 40 (53%)  
Platted: 1889

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of extensive alterations to buildings and non contributing infill development along Interlake Avenue N and Ashworth Avenue N. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association. The blocks east of Ashworth Avenue N will need to be looked at individually to determine if there is sufficient architectural and/or historical cohesion to support a potential small historic district.

- Development occurred in the 1900s (24 buildings), 1910s (19 buildings), and 1920s (24 buildings)
- Infill consists of 1 1930s, 1 1940s, 1 1980s, and 6 buildings from the 2000s
- Platted by Watson H. Brown and Edward Brady

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 46. ELDER'S S S ORCHARD ADD



### Legend

Property status  
■ non contributing  
■ contributing  
■ NRHP listed

Total buildings: 27  
 Contributing: 15 (56%)  
 Platted: 1906

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of extensive alterations to buildings and non contributing infill development along Stone Way N. The plat has integrity of location, design, but diminished integrity of setting, materials, workmanship, feeling, and association.

- Development occurred in the 1900s (5 buildings), 1910s (18 buildings), and 1920s (1 building)
- Infill consists of a ca. 1966, ca. 1970, and a ca. 1996 building
- Platted by S. S. and Lillian A. Elder, husband and wife

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 47. FERGUSONS ADD



### Legend

Property status  
 non contributing  
 contributing  
 NRHP listed

Total buildings: 11  
 Contributing: 6 (55%)  
 Platted: 1906

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of replatting of the south and northeast portions. The plat has integrity of location, but diminished integrity of design, setting, materials, workmanship, feeling, and association.

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 48. FERGUSONS ADD REPLAT BLKS 3 & 4



### Legend

Property status  
■ non contributing  
■ contributing ■ NRHP listed

Total buildings: 12  
 Contributing: 6 (50%)  
 Platted: 1908

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of alterations to buildings and infill development at the west end. This was a replat of a portion of the Fergusons Addition (plated 1906), and even considered as a combined element the plats lack sufficient building integrity. The plat has integrity of location, but diminished integrity of design, setting, materials, workmanship, feeling, and association.

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 49. HARRISON HEIGHTS ADD



### Legend

Property status  
 non contributing  
 contributing  
 NRHP listed

Total buildings: 254  
 Contributing: 149 (59%)  
 Platted: 1889

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (72 buildings), 1910s (84 buildings), and 1920s (59 buildings)
- Period of significance estimated from 1900 through 1928, encompassing the first and last buildings built, and substantial development of the plat
- Research into the development of the 2 ca. 1930 and one ca. 1935 buildings should determine if they are an extension of the 1920s development or a new period and how they relate to the period of significance
- Infill consists of 3 1940s, 15 1950s, 5 1960s, 1 1970s, 4 1990s, and 7 buildings from the 2000s
- Platted by J. A. and Anna L. Gould, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- The plat remains intact, there is proportionately little infill development, and houses with more than one extensive alterations are generally dispersed within the plat so the setting and feeling within the plat remains

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 50. LATONA ADD



### Legend

Property status  
 ■ non contributing  
 ■ contributing  
 ■ NRHP listed

Total buildings: 203  
 Contributing: 110 (54%)  
 Platted: 1889

### Recommendation

The plat is not recommended as a potential NRHP historic district due to the extent of infill development south of N 40<sup>th</sup> Street in the south half of the plat. The plat has integrity of location, but diminished integrity of design, setting, materials, workmanship, feeling, and association. The blocks north of N 40th Street rise to 65% contributing and will need to be looked at individually to determine if there is sufficient architectural and/or historical cohesion to support a potential small historic district.

- The portion of the plat north of N 40th Street retains 65% contributing properties. Research to determine the development patterns for the plat and how the north and south portions historically related could potentially support consideration of only the north portion as a historic district
- Platted by G. Morris and Annie C. Haller, husband and wife

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

## Map 51. LUCAS ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 31  
Contributing: 16 (52%)  
Platted: 1911

### Recommendation

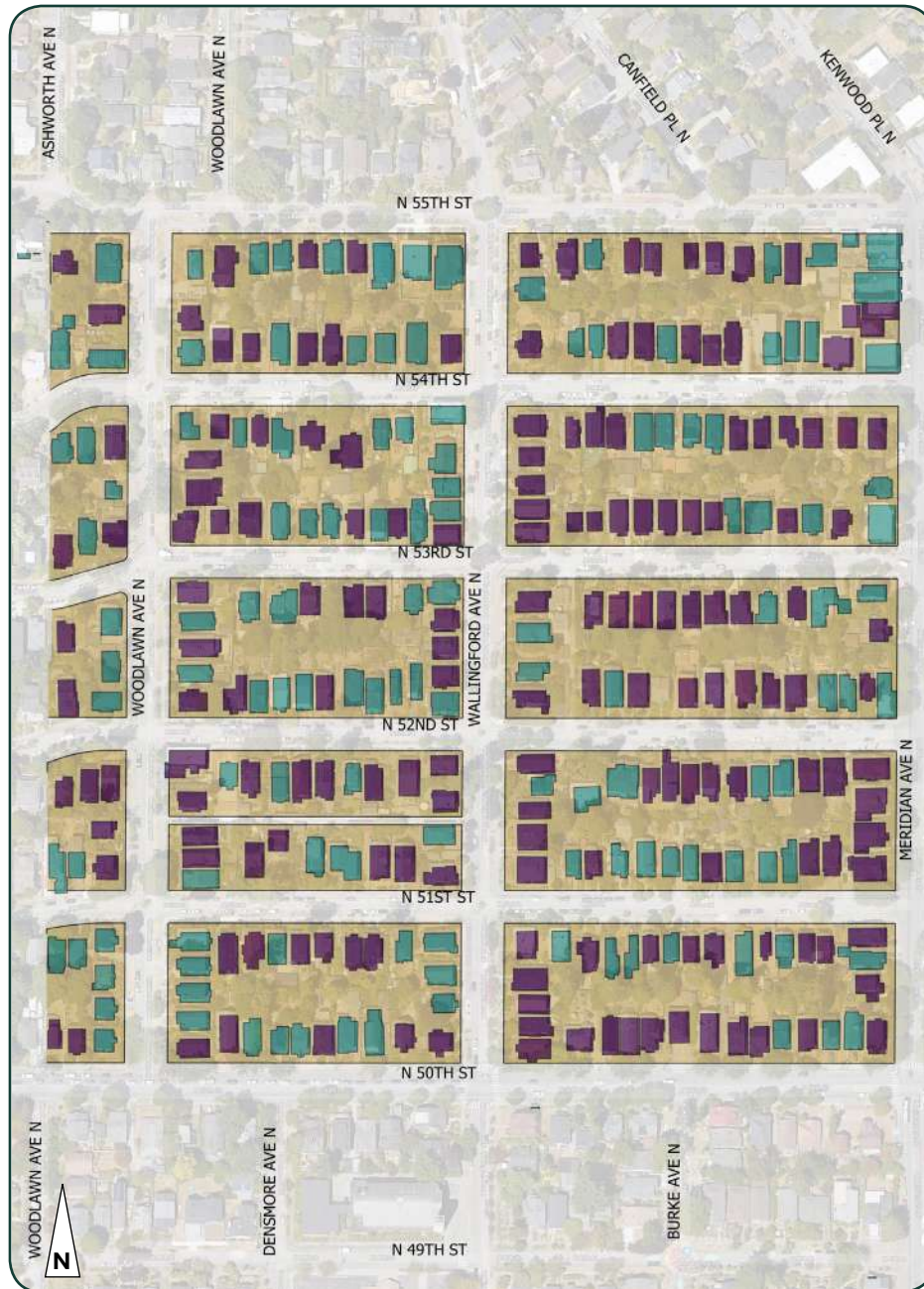
The plat is not recommended as a potential NRHP historic district due to the extent of infill development along Stone Way N and extensive alterations to buildings. The plat has integrity of location, but diminished integrity of design, setting, materials, workmanship, feeling, and association.

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular



## Map 52. WALLINGFORDS DIV OF GREEN LAKE ADD



### Legend

Property status

- non contributing
- contributing
- NRHP listed

Total buildings: 310  
Contributing: 176 (57%)  
Platted: 1889

### Recommendation

The potential historic district is recommended as eligible for NRHP listing. The plat and associated buildings constructed during the estimated period of significance retain integrity of location, design, setting, materials, workmanship, feeling, and association.

- Substantially developed in the 1900s (84 buildings), 1910s (124 buildings), and 1920s (69 buildings)
- Period of significance estimated from 1900 through 1928, encompassing the first and last buildings built, and substantial development of the plat
- Infill consists of 1 ca. 1938, 3 1940s, 7 1950s, 2 1960s, 1 1970s, 7 1980s, and 12 buildings from the 2000s
- Platted by John N. and Arabella Wallingford, husband and wife
- Associated with the neighborhood's Early Plats and Development (1872-1899), The First Big Boom (1900-1916), and Growth and Consolidation (1917-1936) periods
- MPL Subtype II Streetcar Suburb, 1888 to 1928, and the Subtype III Early Automobile Suburbs 1908 to 1945 (depending on the degree to which the accommodation of automobiles is evident in the design of streets, homes, yards and roadways)
- The plat remains intact, there is proportionately little infill development, and houses with more than one extensive alterations are generally dispersed within the plat so the setting and feeling within the plat remains
- The Woodland Park Addition Supplement plat recorded in 1890 by Guy C. and Nellie Phinney abuts the west edge of this plat and should be considered as part of a district nomination

## WALLINGFORD HISTORIC DISTRICT FEASIBILITY STUDY

Northwest Vernacular

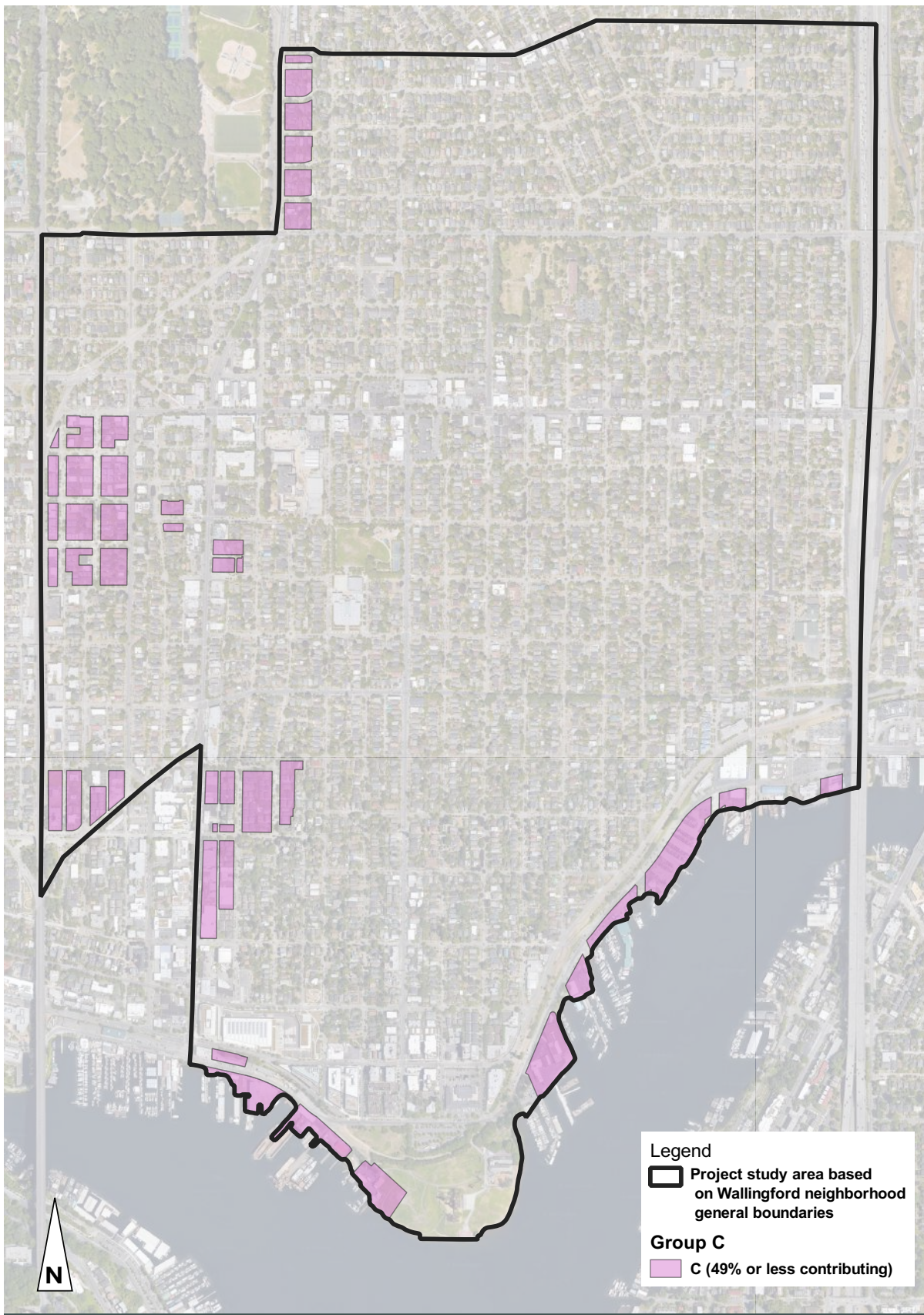
## 5.4 GROUP C

*Table 5. Group C Data*

This group consists of plats with less than 50% contributing properties, and plats with a single property that is contributing.

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING	PERCENT CONTRIBUTING
DENNY & HOYTS ADD	27	10	17	37%
KIMBALLS LAKE UNION ADD	10	4	6	40%
LAKE UNION SHORE LANDS ADD	25	10	15	40%
MOTOR LINE 3RD ADD	105	50	55	48%
STONES C P EXT OF EDGEWATER ADD	66	23	43	35%
STONES C P HOME ADD	9	4	5	44%
TRONSTADS ADD	6	2	4	33%
WOODLAND PARK ADD SUPL	52	22	30	42%
EDGEMONT ADD	1	1	0	100%
GALAXY AT 35TH	1	1	0	100%





Map 53. Group C Areas

## 5.5 NOT APPLICABLE GROUP

**Table 6. Group Not Applicable Data**

This group consists of plats without any contributing properties, that are typically small plats with just 1 to 4 properties within the plat.

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING
3700	1	0	1
3515 & 3517 CARR PLACE NORTH	1	0	1
42ND STREET CONDOS	1	0	1
4418 CORLISS NORTH	1	0	1
50TH STREET	1	0	1
AURORA TERRACE (0005)	1	0	1
BISCAYNE THE	1	0	1
BRAZIL ADD	4	0	4
BRIDGE WATER WEST	1	0	1
BURKE ST TOWNHOUSES	2	1	1
CITY LIGHTS	1	0	1
CITY VIEW	1	0	1
COBRIZO	1	0	1
EASTERN CROSSING	3	0	3
GAS WORKS PARK	1	0	1
GAS WORKS PARK MARINA	1	0	1
GREEN LAKE TOWNHOUSES	1	0	1
IRELAND	1	0	1
LAKEVIEW NORTH	1	0	1
LANDINGS LAKE UNION	1	0	1
LUCAS PLACE	1	0	1
NORTH POINTE	1	0	1
PACIFIC PALISADES	1	0	1
PARK AVENUE NORTH	1	0	1
PARK HOUSE	1	0	1
REGATA	3	0	3
SAGE	1	0	1
SEVILLE THE	1	0	1
SHARPLESS 2ND ADD	1	0	1
SOLIE ARMS	1	0	1

PLAT NAME	TOTAL BUILDINGS	CONTRIBUTING	NON CONTRIBUTING
STONE BLOSSOM	1	0	1
STONE WAY	1	0	1
TANGLETOWN	3	0	3
TAVONA	2	0	2
WALLINGFORD COURT	2	0	2
WALLINGVIEW	1	0	1
WHITMAN PLACE	1	0	1
WHITMAN PLACE NORTH	1	0	1



## 6. SEATTLE APARTMENT MPS ANALYSIS

The National Register *Multiple Property Submission: Seattle Apartment Buildings, 1900-1957* provides the historic context and registration requirements to facilitate the individual listing of apartment buildings meeting the registration requirements. This project did not conduct a comprehensive evaluation of apartment buildings within the neighborhood; however, recommendations are based on field work data from Northwest Vernacular staff and Historic Wallingford volunteers.

Associated property types include the following that were designed and constructed specifically as multiple dwellings, and contain at least five living units (each with a kitchen and bath facilities), with only incidental commercial use (less than 25-percent of one floor).

- Low-rise apartment blocks (less than 4 stories)
- Mid-rise apartment blocks (5 to 8 stories)
- High-rise apartment blocks (more than 8 stories); and,
- Courtyard/Townhouse apartments

Requirements applicable to all building types:

- Constructed between 1900 and 1957;
- Located within the city of Seattle corporate limits as of October 1, 2008 (as described in Section G below).
- Has at least five self-sufficient dwelling units, each with private kitchen and bath facilities.

Registration requirements for a low-rise apartment block in addition to those requirements applicable to all building types:

- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on the primary facade, and substantial retention of original materials on minor facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

Registration requirements for a mid-rise apartment block in addition to those requirements applicable to all building types:

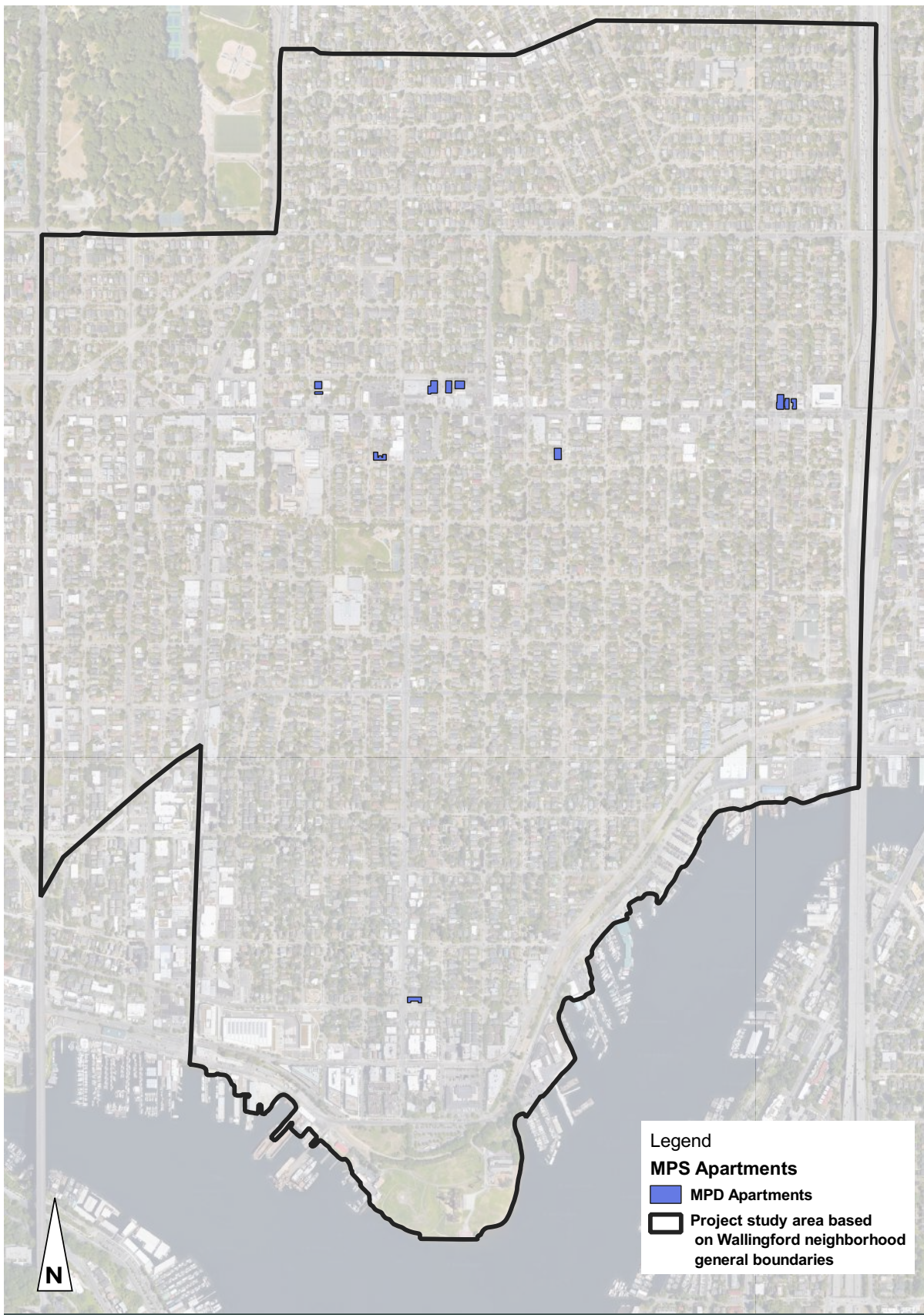
- Retention of the building's plan (a small shed or similar addition on the rear would be allowable);
- Retention of original materials on all visible facades;
- Substantially intact ornamentation;
- A substantially intact primary entry and lobby (a modern entry door would be allowable if the remainder of the entry is intact); and,
- Window sash, whether original or replacements, that are compatible with the building's character and style.

Refer to the following map for properties that should be evaluated for potential NRHP eligibility under the MPS.

**Table 7. Apartments**

ADDRESS	YEAR BUILT	PARCEL	ELIGIBILITY
4402 DENSMORE AVE N	1925	4083300235	MPS Apartments
4405 CORLISS AVE N	1926	0510002225	MPS Apartments
4515 BURKE AVE N	1928	4083802805	MPS Apartments
300 NE 45TH ST	1956	1890000140	MPS Apartments
308 NE 45TH ST	1956	1890000145	MPS Apartments
308 NE 45TH ST	1956	1890000145	MPS Apartments
1800 N 35TH ST	1957	2683900000	MPS Apartments
1911 N 46TH ST	1929	4083802695	MPS Apartments
1903 N 46TH ST	1929	4083802715	MPS Apartments
1603 N 46TH ST	1926	4083803125	MPS Apartments





Map 54. MPS Apartment locations.