

**HISTORIC RESOURCES SURVEY UPDATE 2014-15
UNIVERSITY PARK NEIGHBORHOOD
Seattle, Washington**

Survey Report prepared for:
City of Seattle Department of Neighborhoods
Historic Preservation Program
February 2015

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APPENDIXES

- A. University Park HRI Master List – by Address, Historic/Common Name, Date Built, Database Status
- B. Survey Master Map – Developmental Era/Project Findings

Survey Process:

Mobilization: The boundaries of the study area were NE 45th Street to the south and Cowen Park/Ravenna Park to the north, 16th Avenue NE to the West and 19th Avenue NE to the East; also including the area bounded by 20th Avenue NE, Ravenna Park and Ravenna Blvd (Park Home Circle). A preliminary *University Park Historic Resources Master List* including all previously inventoried properties (approximately 558 properties) was prepared. Custom color-coded (by construction date) GIS-base *Master Maps* of the study area were provided by the City of Seattle Historic Preservation Program (HPP). The study area was divided into eight survey zones in order to simplify and streamline the collection of pertinent field data. A customized field form (based on the standard field survey form) was utilized for the collection of field information regarding all extant properties known to have been constructed prior to 1974.

Literature Search: Previously published materials regarding the survey area and/or related to known historic properties were identified and/or collected. Pertinent documentation regarding the one designated City of Seattle Landmark located within the study area, University Unitarian Church, was collected. The previously prepared University District Historic Survey Report, prepared by Caroline Tobin and Sarah Sodt in 2002 was downloaded and reviewed.

Field Survey: Field investigation was undertaken by Jennifer Meisner and Kate Krafft beginning October 1, 2014 and was completed within two weeks (with the exception of buildings that were significantly obscured by dense fall foliage, which were re-photographed in February, 2015). Field investigators used field maps and paper field forms to collect pertinent physical description information and to categorize each property. Digital photographic images were taken for all identified historic properties. In all cases only the exterior portions of the properties were examined. Surveyors noted distinguishing features, any major alterations to or the demolition of previously inventoried properties. A preliminary categorization system was utilized during field examination in order to identify all properties that contribute to the neighborhood character and those buildings that exhibit well-preserved building form, features and finishes. The preliminary *Historic Resources Master List* was gradually expanded to include all newly identified properties. Digital photos were organized in electronic files for reference purposes. Approximately 558 historic properties were examined in the field and subsequently included in the expanded master list. At the conclusion of the Field Survey phase the project team reviewed the survey findings, preliminary inventory *Master List* and *Master Map* with Historic Preservation Program staff.

Inventory Research & Development:

Existing database reports for 234 properties included in the 2002 University District Historic Resources Inventory project were updated with the addition of a 2014 photograph, built date, building materials, style, integrity and categorization statements. The newly identified historic properties included on the Master List were entered into the City of Seattle Historic Resources database. Due to the total number of historic properties and the limitations of the project scope/budget, minimal reports were entered for 174 properties. Minimal reports included a 2014 photograph, built date, building materials, and categorization statement. More extensive survey reports, which included a 2014 photograph, built date, building materials and integrity, style, categorization statement and a brief description of appearance based on field notes were entered for 150 properties.

Full inventory forms were created for a selected group of 50 historic properties, including those from both 2002 database that had incomplete information and newly identified properties.

These properties were the focus of additional research and analysis. Property parcel numbers, built dates and historic ownership data was collected and included in those new and updated reports. The following additional information was entered for each inventory report: a 2014 photograph, building materials and integrity, style, categorization statement, statement of significance and description of appearance. This limited research effort was conducted by collecting King County Tax Assessor Property Record Cards and Seattle Department of Planning and Development Microfilm Library permit records. Some additional research was also undertaken utilizing historic maps, census records and the *Seattle Times* archival database.

Inventory Preparation and Analysis:

All new (2014) and updated (2002) survey and inventory reports have been compiled into the City of Seattle Historic Resources database as specified by the Historic Preservation Program. As noted above, minimal reports include only the addition of 2014 digital images and categorization statements. Survey reports include the addition of 2014 digital images, categorization statements and descriptions of appearance. Full inventory forms include 2014 digital images, categorization statements, building history and developmental era information, descriptions of appearance and relevant sources of information.

The historic context statement from the 2002 University District Historic Survey Report was reviewed and information pertinent to the development of the University Park neighborhood was synthesized and included herein. One (1) final *Master Map* has been prepared in order to identify inventory properties by developmental era and according to the Project Findings. The *Project Findings* as noted below were developed in consultation with Historic Preservation Program staff and are intended serve as a tool to identify those properties that exhibit characteristics which contribute to the neighborhood character of the University Park neighborhood and should be taken into consideration for neighborhood planning purposes.

Summary of University Park Neighborhood Developmental Eras

The University District is one of Seattle's most populous neighborhoods. It is home to the State of Washington's largest and most prestigious university with over 50,000 students, faculty and staff. The District is a major residential area with about 35,000 permanent residents. It includes concentrations of older homes in the University Park neighborhood, and University Heights areas. A mix of older single-family houses, apartments, and newer apartments are located in Brooklyn, which is the oldest area of the district. For the purposes of this project, the University Park neighborhood is bounded by NE 45th Street to the south and Cowen Park/Ravenna Park to the North, and 16th Avenue NE to the west and 19th Avenue NE to the east, as well as the area bounded by 20th Avenue NE, Ravenna Park and Ravenna Blvd. (Park Home Circle).

The two primary periods of growth in the University District (and University Park neighborhood) were 1895 to 1914, following the University of Washington's move to the area in 1895, and 1915 to 1929, which was a boom period for Seattle as a whole. The period between 1915 and 1929 also saw the greatest development of commercial buildings and apartments in the district.

1895-1914 Developmental Era

The first stimulus to growth in the area is associated with the transportation of coal from mines at Newcastle and Renton. Coal was moved across Lake Washington and via the Montlake portage route from 1872 to 1878. This was a cumbersome process, involving shipment by barge to the Montlake portage, then transferring the coal to a steamer in Portage Bay, which took the coal to south Lake Union. From there, coal was moved by rail to the Pike Street coal bunkers, where it was loaded onto ships. The Lake Washington Improvement Company, which held the

rights to canal construction, opened a shallow draught waterway between Lake Union and Lake Washington in 1885-1886.

In 1886, Seattle citizens organized the Seattle, Lake Shore and Eastern Railroad, which was intended to serve Seattle from the north and connect with the areas east of Lake Washington. The railroad line was completed from Fremont to Union Bay on Lake Washington in early 1887. In 1889, William W. Beck and his wife Louise purchased a large tract of land adjacent to the railroad line and platted the Ravenna area and portions of the University District. With the completion of the railroad to the area and plans for a ship canal, the area suddenly became attractive to development and a series of plats and re-plats were filed. Around the same time, David Denny's Rainier Power and Railway Company brought the first electric trolley line to the University District from the south. David Denny built the Latona Bridge in 1891 to provide a connection for his streetcar service to Brooklyn (the plat that was filed by James A. Moore in 1890, and which is now the center of the University District) from Eastlake Avenue to the south. In 1892 the line was extended to the north along Columbus Avenue (now University Way) insuring that Columbus would become the district's primary commercial street.

The national economic crash of 1893 slowed growth in the district and the city as a whole. Although few buildings from this early era remain in the University District, the street pattern was established during this period and the route of the railroad line still exists as the Burke-Gilman Trail.

In the fall of 1895 the University of Washington moved to its present campus with an enrollment of 310 students. The University Store opened at 42nd and Columbus the same year, and the streetcar stop at 42nd and Brooklyn Avenue soon became known as University Station. The platting of the area continued during the 1890s, with the University Heights Addition extending along both sides of Columbus Avenue, the commercial district, (now University Way) to NE 5th Street in 1899. By 1900, university enrollment was 614 students and the 1900 Census counted over 400 people in the Brooklyn Addition. University enrollment more than doubled in the five years between 1905 and 1910, reaching 2,200 students by 1910. By 1910 the University District had become a city within a city, containing the greatest concentration of commercial buildings outside of downtown.

The decade between 1900 and 1910 was also the peak period of subdivision in the area. In 1906 the 20-block University Park Addition north of campus was filed. It became the most affluent and exclusive area in the district. The extension of additional streetcar lines stimulated speculation and housing development north of NE 45th Street. These included a trolley line to Ravenna Park developed by W.W. Beck, and the 1907 extension of a line along NE 45th Street from 14th Ave. NE (now University Way) to Meridian in Wallingford. Virtually the entire District was platted and ready for development by 1910. One distinctive feature of the University Park neighborhood is its very narrow lots. The Moore Investment Company, which platted it, apparently wanted to maximize its profits by creating small lots, most of which were under 4,500 square feet. Fairly substantial houses were still built on these relatively small lots.

The first parks in the area were also established at this time and included the 1903 and 1908 Olmsted Brothers park plans for Seattle. These plans included Cowen and Ravenna parks and Ravenna and University boulevards. The Olmsteds recommended that a parkway extend from the University north to the south side of Ravenna Park, where many tall trees remained, and from there to Green Lake. Charles Cowen, a local entrepreneur, donated land for Cowen Park in 1905. The city acquired Ravenna Park by condemnation from W.W. Beck in 1911. Beck had

operated the park as a private concern since the 1880s. The University Parkway (now 17th Ave. NE) is noteworthy since it provided a formal entry to the north end of the university campus.

The first fraternities and sororities were built on University Way north of NE 45th Street. Phi Delta Theta was the first fraternity on University Way, and by 1906 there were five fraternities and sororities in the area. After 1910, the Greeks began to move to the University Park neighborhood north of campus. By 1914, eighteen of the fraternities and sororities were located on University Boulevard (now 17th Avenue NE) or 18th Avenue NE, and only one was on University Way.

The University District and other areas north of Lake Union became attractive residential districts during the decade following the AYP. In 1908, a local newspaper published the following assessment of the University Park neighborhood: "...it is only a matter of short time until the district will rank with Capitol and Queen Anne Hills as far as residences are concerned. One noticeable and pleasing thing about the buildings is that in most cases a definite style of architecture has been followed with the result that the very original eyesores found in most every community are lacking." (*The Interlaken*, January 4, 1908, p. 1.) The styles described in the article include English, Colonial, Dutch, and "Modern." Today, we refer to these styles as Tudor Revival, Colonial Revival (with Dutch Colonial as a subtype), and American Foursquare or Craftsman. Many of these houses were pattern book designs by architects such as Victor W. Voorhees and Fred Fehren and developer Jud Yoho.

1915-1929 Developmental Era

The construction of the Lake Washington Ship Canal between 1911 and 1917 stimulated growth in the University District. The old Latona Bridge was remodeled in 1916 before the ship canal opened and served the area until a new bridge, called the University Bridge, opened in 1919. The new bridge established 10th Avenue NE (now Roosevelt Way) as the major north-south arterial.

During the 1920s, there was a major construction boom in Seattle and the University District also flourished. By this time the structures built for the AYP had deteriorated, and a new campus plan had been prepared by Seattle architect Carl F. Gould in 1915, which called for Collegiate Gothic style for all new construction on the campus. In April, 1920, university president Henry Suzzallo recommended to the University Commercial Club that new buildings in the commercial district also be in the Tudor Gothic or Collegiate Gothic style to reinforce the district's identity. The Montlake Bridge opened in 1925 and it also reflects the Gothic style intended to complement the Collegiate Gothic-style buildings on campus. Transportation improvements during this time included a streetcar and pedestrian trestle over Cowen Park built in 1925 and a streetcar loop between Montlake, the University District, and Wallingford added in 1928.

The construction of single-family homes in the district continued through the 1920s and the area was almost entirely built out by 1930. Most of the development was concentrated in the area north of NE 50th Street and west of Roosevelt Way, in the Park Home Circle north of Ravenna Boulevard and east of 20th Avenue NE, and in the University Park Neighborhood. Craftsman bungalows and Tudor Revival-style houses were popular during this period. By this time, University Park had become an extremely desirable neighborhood for University faculty families, a trend that continued until about 1950.

The University District, within which the University Park neighborhood is located, continued to develop in three phases over the next several decades: during the Depression and War years

between 1930 and 1945; during the Post-War years between 1946 and 1964 and during the modern to contemporary period, 1965 to present. The University Park neighborhood, however, was almost completely built out by the mid-1930s. A total of 13 new buildings were constructed in the period between 1940 and 1974. Five single family residences were constructed in the 1940s, four buildings were constructed in the 1950s (three single-family dwellings and a sorority house), two buildings were constructed in the 1960s (an apartment building and an institutional/religious building, and two buildings were constructed in the 1970s, prior to the end of the study period in 1974 (one single family residence and one apartment building. More recent development in the area is scarce and is the result of earlier buildings being demolished and replaced by new buildings constructed after 1974.

Major Historic Property Types/Characteristics

Domestic – Single Family Dwellings

The majority of historic properties in the University Park neighborhood were designed as single family residences. Many are still categorized as such but due to the neighborhood's close proximity to the University of Washington and the high demand for student housing, many houses closer to the University are currently used as rooming houses and some have been converted to duplexes.

Nearly 90% of the approximately 475 single family residences surveyed display design characteristics of one of seven styles. Four of these seven styles are predominate: Colonial Revival, Craftsman, American Foursquare, and Tudor Revival. This large concentration of houses that display just a few architectural styles gives the neighborhood a cohesive and pleasingly homogeneous feeling. The other three, less prevalent styles are Queen Anne, Prairie, and Minimal Traditional. About 10% of single family residences in the survey area display characteristics of various other styles.

Colonial Revival

The Colonial Revival style was prominent in the US between 1880 and 1955. Approximately 30% of all single family residences in the neighborhood display characteristics of the Colonial Revival style and its subtypes, making it the most prevalent style.

Identifying features of the Colonial Revival style include an accentuated front door, normally with a decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form an entry porch; doors commonly have overhead fanlights or sidelights; facades normally shows symmetrically balanced windows and center door; windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs. These houses commonly have one-story side wings, either open or enclosed, usually with a flat roof. Colonial Revival style houses located mid-block in the University Park neighborhood commonly feature side entries due to the typical long-narrow lot size. These symmetrical central hall-parlor plans could be efficiently built with the gable end toward the street and entry on the side to fully utilize the lot.

A subtype of the Colonial Revival style is the **Dutch Colonial**. Dutch Colonial-style houses are distinguished by their gambrel roofs. Most are steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width porch may be included

under the main roof line or added with a separate roof. Dutch Colonial-style houses in the University Park neighborhood also commonly feature front-facing gambrel roofs with side entries. Their narrow form fit well onto the neighborhood's narrow streetcar suburb lots. Approximately 20% of all Colonial Revival houses in this neighborhood are Dutch Colonials.

Another subtype of the Colonial Revival style is the **Colonial bungalow**. Colonial bungalows are one-and-one-half stories in height and commonly present a centered front gable added to either a hipped or side gabled roof. This relatively narrow house form is also prevalent on narrow streetcar suburb lots. They display typical Colonial Revival detailing, which could include a pedimented porch roof supported by slender columns, facades with symmetrical balanced windows and center entry, and windows with double-hung sashes, usually with multi-pane glazing in one or both sashes. Approximately 21% of all Colonial Revival-style houses in this neighborhood are Colonial bungalows.

Craftsman

Craftsman-style houses were generally constructed between 1905 and 1930. They are distinguished by low-pitched, gabled roofs with wide, unenclosed overhangs; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extend to ground level (without a break at level of porch floor). Approximately 27% of the single-family residences in the University Park neighborhood display Craftsman-style design characteristics. Approximately 33% of all Craftsman-style houses are one-and-one-half story **Craftsman bungalows**. A handful of Craftsman houses display Tudor-style or Prairie-style influences (as described below).

American Foursquare

The American Foursquare (sometimes called Classic Box) style appeared on American streets around the turn of the twentieth century and remained popular until around 1930. This style promised affordable, utilitarian housing for middle-class families trying to gain the most from a modest lot. Simplistic and practical, American Foursquares are one of the most common housing types of this period. Approximately 18% of all single family residences in the University Park neighborhood are American Foursquares.

American Foursquare's origins are rooted in the work of architect Frank Lloyd Wright, who shunned asymmetrical late-Victorian pretension and pioneered a humbler, boxier, more down-to-earth alternative for domestic architecture. Pattern books and mail-order catalogue companies such as Sears, Roebuck & Co., and Aladdin Houses helped promote this new vision by offering kit homes that included American Foursquare plans. The pieces were trucked or shipped by boxcar to cities across the country, which helps explain why American Foursquares were built in neighborhoods near rail lines.

The following characteristics are typical of American Foursquare-style houses: cubical-shape, two-stories, square in plan and elevation; hipped or pyramidal roof with hipped, gabled or pedimented dormers on one or more sides of the main roof; deep full-width or wrap around porch, one story in height, with significant structural components; centered front entrance with equal groupings of windows on either side of both stories or off-centered entrance with symmetrical upper story window arrangement;

Craftsman, Colonial Revival, or Prairie-style influences are often evident in the design of doors, windows, porches and eaves.

Tudor Revival

The Tudor Revival style is characterized by steeply pitched roofs, usually side-gabled (less commonly hipped or front-gabled); facades are dominated by one or more prominent front-facing gables, usually steeply pitched; tall, narrow windows, usually in multiple groups, with multi-pane glazing; massive chimneys, front door and/or entry porch with round or Tudor arch; decorative half-timbering. Tudor Revival houses were popular between 1880 and 1955. Approximately 11% of all single family residences in the University Park neighborhood display characteristics of the Tudor Revival or Builder's Tudor style.

Queen Anne

Queen Anne-style houses were predominately constructed in the U.S. between 1880 and 1910. They are distinguished by steeply pitched roofs of irregular shapes, usually with a dominant front-facing gable; patterned shingles cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical facades with partial or full-width porches which are usually one story high and extend along one or both side walls. Approximately 2% of the single family houses in this neighborhood can be categorized as Queen Anne cottages or variants of the Queen Anne style.

Prairie

Prairie-style houses were popular between 1900 and 1920. They are distinguished by low-pitched roofs, usually hipped, with widely overhanging eaves that typically are boxed; two stories, with one-story porches often with massive, square supports; and eaves, cornices, and facade detailing emphasizing horizontal lines. Approximately 1% of single-family houses display Prairie-style characteristics. Most are Foursquare in form.

Minimal Traditional

Minimal Traditional-style houses date from the mid-1930s to the 1950s. They are distinguished by low- or intermediate-pitched roofs, often gabled; relatively small in size, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or one-over-one; minimal amounts of added architectural detail; and dormers are rare. Most of the University Park neighborhood was completely built out by the early 1930s so the Minimal Traditional is a less prevalent style, making up only approximately 2% of the single family housing stock in this neighborhood.

Other Styles

Approximately 10% of all single family dwellings in the University Park neighborhood display characteristics of one of the following styles: Classic Revival, Spanish Eclectic, Mission Revival, Period Revival, Pan Adobe, and Eclectic Revival.

Domestic - Multi-family Dwellings

As noted above, a significant number of single-family residences have been converted to rooming houses or duplexes in response to the high demand for student housing in this neighborhood. In most cases, the conversion from single family to rooming house is not evident on the exterior as residents generally enter the house through the main front

door. Most duplex conversions some have exterior alterations associated with additional doors to create individual entries to distinct units.

The University Park neighborhood includes only four apartment buildings that were constructed during the survey period, prior to 1974. They are the Ravenna Parkside and Heather Arms Apartments, located at 5800 to 5812 15th Ave. NE. The Ravenna Parkside and Heather Arms apartments were originally constructed as single family residences in 1910 by N.B. Beck, a local developer and resident of the University District. N.B. Beck lived in the large house immediately to the east of this site, at 5825 16th Ave NE. The architects Bressman and Dupree designed the residences in a Dutch inspired style. They were converted into nine apartments each in 1926. These buildings are important for their distinctive Dutch-inspired style and the desirable location adjacent to Ravenna Park. Two considerably later apartment buildings were constructed closer to the University. One was built in 1964 at 4536 16th Ave. NE and the other was built in 1972 at 1600 NE 47th Street.

Institutional Buildings

Fraternities and Sororities

Numerous fraternity and sorority houses were built north of the University of Washington campus the 1920s and early 1930s. They were concentrated in the University Park neighborhood between between 17th Avenue NE (the broad, tree lined Olmsted-designed boulevard, originally called University Boulevard, and 20th Avenue NE between NE 45th and NE 47th streets. By 1941 there were 41 houses in this area, which became known as "Greek Row". Although many have been altered, most are generally well preserved and retain their historic relationships to the street.

Most of these houses were architect-designed; the designers included many prominent local architects, such as Ellsworth Storey, Bebb and Gould, Lionel Pries, William J. Bain, Sr., J. Lister Holmes, and Arthur Loveless. Most of the houses were designed in the Collegiate Gothic style in keeping with the predominate style of campus buildings during this period, although some displayed a Georgian Revival-influenced style.

The earlier houses were predominately constructed of wood and by the 1920s, most were clad in brick. Fraternity and sorority houses in the neighborhood included Sigma Nu (1916) by Ellsworth Storey, Zeta Psi (1927) and Zeta Tau Alpha (1929) by Arthur Loveless, Sigma Kappa (1930) by Joseph Skoog, Chi Psi (1926-27) by Stuart & Wheatley, Phi Gamma Delta (1928-29) by Mellor & Meigs with J. Lister Holmes, Theta Chi (1932) by Walter Lund, Delta Chi (1922) and Psi Upsilon (1924) by Bebb and Gould, and Pi Beta Phi (1932-1935) by William J. Bain, Sr.

Churches

Two historic churches are located in the University Park neighborhood. One is University Unitarian Church (now University Presbyterian Church) at 4555 16th Ave. NE. It was designed by respected Seattle architect Ellsworth Storey in the English Gothic style and built in 1915. It is a designated City of Seattle Landmark. The other historic church located in the neighborhood is the Third Church of Christ Scientist (Now City Church) at 4756 17th Ave. NE. It was designed in the Classical Revival style by Portland architect George Foote Durham, who was renowned nationally for his church designs, and constructed in 1919 to 1923.

Project Findings

Designated City Landmarks

University Unitarian Church (now University Presbyterian Church) at 4555 16th Ave. NE. (1915).

Demolished Historic Properties (identified in 2002 HRI)

The University Park HRI 2014 Master List identifies 3 historic properties that have been demolished since the 2002 HRI as of October 10, 2014: 4745 17th Ave. NE, 4747 17th Ave. NE and 5253 19th Ave. NE.

Properties that Contribute to Neighborhood Character

Based on field work conducted in October 2014, all historic properties constructed prior to 1974 were assessed in order to determine whether they appeared to contribute to the distinct character of the neighborhood. Three factors were considered in this assessment:

- Retention of the characteristic relationship to the streetscape
- Retention of essential historic building form
- Retention of a sufficient amount of exterior historic building fabric (design features, cladding and/or window sash/openings) to convey historic character

Most of the properties included in this study are well-preserved. Although many exhibit some degree of alteration, for example, new windows in existing window openings, new siding, changes to porch configurations, or rear additions, they remain generally intact and continue to convey historic character. The vast majority of properties retained their characteristic relationship to the streetscape and historic building form. The most typical alterations were:

- *Window Changes:* Historic windows with true divided lights were sometimes replaced with newer windows with wood or vinyl sash, some with false divided lights, others with plain glass or picture windows in both single-family dwellings and fraternity and sorority houses. Storm windows were installed over original windows on some single-family residences.
- *Cladding Changes:* Original wood clapboard or shingle siding was sometimes changed to non-historic synthetic siding materials including vinyl, asbestos or aluminum. In most cases the non-historic cladding does not diminish the historic character of the property and is considered to be an easily reversible alteration.
- *Exterior Alteration and Additions:* Many originally open covered porches have been enclosed, but in most cases, these alterations are minimally intrusive. As noted above, several single-family residences have been converted to rooming houses or duplexes. Building alterations designed to create additional living space include new roof dormers and additions to the rear. In most cases, these alterations are located on non-primary facades, are minimally intrusive, and as such, these properties retain their historic relationships to the street and continue to contribute to the neighborhood's historic character. In a few instances, a new, intrusive story has been added, which alters the mass and scale of the building to such a degree as to render it non-contributing to neighborhood character. Second entrances were added to several single family homes that were converted to duplexes. Several fraternity and sorority houses have been altered with the addition of a new building mass or wing, but most still contribute to neighborhood character.

Non-historic, Obtrusive and/or Non-contributing Properties

The University Park HRI 2014 Master List and map identify (a) properties that were constructed after 1974 and (b) those historic properties that based on the above stated assessment factors do not appear to contribute to the character of the neighborhood. Modern infill buildings constructed since 1975 were not assessed to determine impact to neighborhood character.

Intact Historic Properties

The University Park HRI 2014 Master Lists identifies only 27 properties out of a total of 558 examined as part of this survey and inventory project that *do not* contribute to neighborhood character. These 27 properties either do not retain their characteristic relationship to the street, and/or do not retain their essential building form, and/or do not retain enough historic building fabric to convey historic character, or were constructed after 1974. A total of 531 properties contribute to the neighborhood's distinct character.

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