

Queen Anne Historic Context Statement Update: 1963–2012

PREPARED BY

CARL WILLIAMS AND HEATHER LEE MILLER

HISTORICAL RESEARCH ASSOCIATES, INC.

FOR THE SEATTLE DEPARTMENT OF NEIGHBORHOODS, HISTORIC PRESERVATION
PROGRAM AND THE QUEEN ANNE HISTORICAL SOCIETY

PREPARED WITH THE SUPPORT OF 4CULTURE

DECEMBER 2015

Introduction

From the excitement of the Century 21 Exposition and cultural and social unrest in the 1960s to the so-called Boeing Bust of the 1970s when the “last person leaving SEATTLE” was requested to “turn out the lights,” Seattle’s development has ebbed and flowed with the economic tides (Brookings Institute 2013). The Forward Thrust programs of the 1970s invested millions of dollars into public institutions and infrastructure, and its legacy can be seen today in the numerous parks dotting the City’s neighborhoods. After a decline in the 1970s, Seattle’s population has grown steadily from just under 500,000 in 1980 to over 600,000 in 2010 (City of Seattle Strategic Planning Office 2001). Seattle is now a global economic player with companies such as Microsoft, Amazon, and Starbucks accelerating an economy no longer propelled primarily by Boeing. Despite the effects of the 2008 Great Recession, Seattle’s economy and development has continued to grow and new construction is apparent (City of Seattle Office of Economic Development 2013). Queen Anne is no exception. The pressure of economic success is redefining the neighborhood, much as it did after the 1962 Century 21 Exposition.



Figure 1. Sketch by Victor Steinbrueck from *Queen Anne: An Inventory of Buildings and Urban Design Resources* (Nyberg and Steinbrueck 1975).

Growth and Development

“Queen Anne is fighting the battle of whether graceful old homes shall be replaced with high-rises. What high-rises really mean is high density living. Economics will force high-rises. It is a matter of when.”

--John S. Murray, State Representative and Queen Anne News publisher, quoted in *Seattle Daily Times* (Woodward 1968)

Following a drop in population in the 1970s, a number reflected citywide after the “Boeing Bust” layoffs, Queen Anne saw consistent growth both in population and housing units built in the subsequent decades (City of Seattle Department of Planning and Development 2010; U.S. Census Bureau 2015). Increased density and population manifested physically primarily along the arterials that surround the hill (15th Avenue W., Elliott Avenue W., Dexter Avenue N., Westlake Avenue N., and Mercer Street); along Queen Anne Avenue N. (Figure 1), which bisects the hill running north–south; and new infill projects on single-family residential lots. In 2010, the neighborhood’s population sat at 35,458, with a density of 18.87 people per acre, more than 7 above the city average of 11.4. (City of Seattle Department of Planning and Development 2010). The neighborhood continues to attract a variety of ages and includes some of the city’s highest percentages of 25–34 year olds, especially in the Uptown area, where 42 percent of the population comprises 25–34 year olds, comparable to the Capitol Hill neighborhood (Downtown Seattle Association and Metropolitan Improvement District 2011).

The neighborhood’s geographic profile affects the area’s development in multiple ways. As explained in the 1975 Historic Seattle Authority’s *Inventory of Buildings and Urban Design Resources*, “Some of the physical advantages of the Queen Anne community are its convenient, close-in location, established relatively high-density character, excellent views, and the fact that its topography negates its use as a thoroughfare to other places thereby making it rather isolated” (Nyberg and Steinbrueck 1975) (see Figure 2).



Figure 2. 1977 aerial. Note the larger apartment and condominium complexes along the south slope of the hill (center). Also note the large acreage dedicated to Seattle Center (center right). Photo courtesy State of Washington Department of Ecology 1977.

With the exception of larger mixed-use building construction along main arterials, single-family home construction was the predominant form of development along residential streets at the top of the hill (with a few pockets of neighborhood commercial and smaller multifamily units). Conversely, multifamily, commercial, and office structures add density to the slopes encompassing the hill. By the 1960s, most of the view slopes on Queen Anne were developed, so growth had to take place on difficult sloping parcels, or through the removal of existing structures (Reinartz 1993).

Changes in the zoning code have been integral in how Queen Anne formed and continues to transform. Zoning laws in the 1950s allowed greater building height. In Queen Anne (and throughout Seattle), changing code restrictions, in the minds of many residents,

began to degrade the neighborhood's character, as new larger structures dwarfed existing ones or replaced them altogether (Figure 3). In the 1960s and 1970s, multiple groups formed to combat this type development, including West Slope Residents, North Queen Anne Preservation Association, Galer Street Community Action Committee, Steering Committee of West Slope Residents, North Queen Anne Association, and Queen Anne Community Development Council, which drafted formal recommendations to preserve the neighborhood's residential character in 1968 (Reinartz 1993).

The neighborhood's grassroots efforts reflected a wider movement to protect historic resources at the local, state, and federal levels. The National Historic Preservation Act was passed in 1966, followed by the establishment of the Washington Heritage Register in 1971 and the City of Seattle Landmarks Preservation Ordinance in 1973. In certain cases, designating a structure on the local, state, or federal historic registers provides owners with special tax incentives and credits. Queen Anne currently has 37 Seattle City Landmarks.

United South Slope Residents (USSR), one of the more vocal community groups, formed in the early 1970s. Well-organized and well-funded, USSR was often successful in thwarting development along the south slope. According to a 1977 *Seattle Times* article, "the U.S.S.R. wins again. It was just last August that the United South Slope Residents on Queen Anne Hill won their fight with high-rise developers and convinced the City Council to downzone the south side of the hill. Then, as now, somebody dared to come between the south slope residents and their panoramic views of Puget Sound and downtown Seattle" (Anderson 1977).



Figure 3. April 20, 1975. *Seattle Daily Times* article addressing concerns over zoning code restrictions (Collins 1975).

The group's persistent efforts throughout the 1970s and 1980s led not only to specific south slope down-zoning but also to widespread zoning changes, including environmental review of various projects. As detailed by Michael Herschensohn:

As a result of their eventual victory in court, environmental reviews required by the State Environmental Policy Act must now evaluate the cumulative negative environmental impacts of projects rather than a narrow look at the impact of each development on its immediate surroundings. What began as an effort to protect Queen Anne's south slope had far-reaching impacts across the state (Herschensohn 2014).

In addition to zoning changes, the city's efforts in the 1970s to desegregate the public school system had long-term impacts on Queen Anne. Launched in 1972, mandatory busing lasted until 1999 (Tate 2002). The busing program, along with a declining school population on Queen Anne led to the closure of multiple schools including Queen Anne High School and West Queen Anne School.

After the downturn in population in the 1970s, the population and economic vitality of Seattle began to increase in part due to the success of local companies such as Microsoft, Starbucks,

Costco, and Expedia in the 1980s and 1990s. To guide economic growth and population increase, the City of Seattle officially adopted the 1994 *Comprehensive Plan: Toward a Sustainable Seattle*, which included specific neighborhood plans, including Queen Anne. The plan designated Upper Queen Anne as a Residential Urban Village and Uptown Queen Anne as an Urban Center (City of Seattle Department of Planning and Development 2005).

Currently, two design guideline documents serve as tools for these designated areas: Upper Queen Anne Neighborhood Design Guidelines and Uptown Neighborhood Design Guidelines. The Upper Queen Anne Guidelines direct development along Queen Anne Avenue N. and within the smaller commercial hubs scattered around the hilltop, including along Boston Street, W. McGraw, and 10th Avenue W. The guidelines encourage a village center atmosphere, minimizing construction of larger, taller buildings, fostering construction of pedestrian-friendly amenities, and preserving and reusing existing older buildings (Figure 4) (City of Seattle Department of Planning and Development 2013a). The Uptown Neighborhood Design Guidelines define four distinct character areas within the neighborhood: Uptown Park, Uptown Urban, Heart of Uptown, and Civic/Institutional (Seattle Center). Integral themes the design guidelines emphasize include establishing a pedestrian-friendly active urban center with a diversity of housing and businesses (Figure 5) (City of Seattle Department of Planning and Development 2013b). These guidelines, adopted in 2009, continue to guide development.

Current city zoning reflects the development that has transpired since the 1960s, with single-family residences blanketing much of the top of the hill, and low-rise, midrise, and commercial zones flanking the arterials. Industrial activity is limited to Interbay and the waterfront (Figure 6).

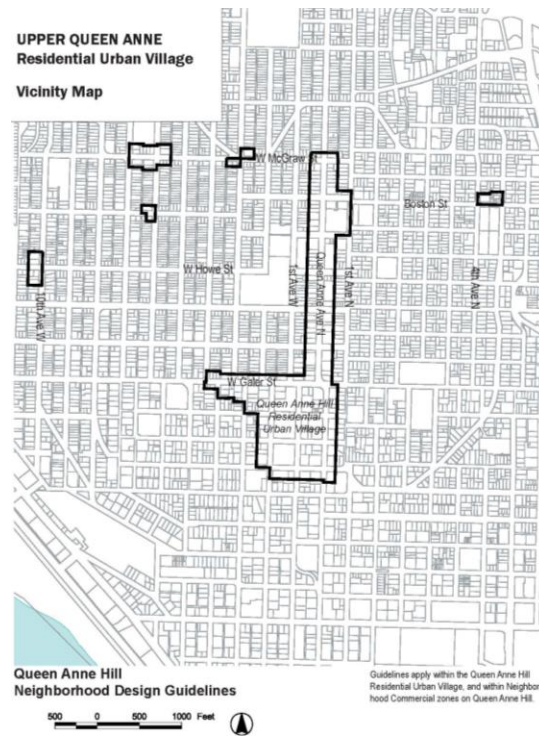


Figure 4. *Upper Queen Anne Design Guideline Map* (City of Seattle Department of Planning and Development 2013a).



Figure 5. *Uptown Neighborhood Design Guidelines Map* (City of Seattle Department of Planning and Development 2013b).

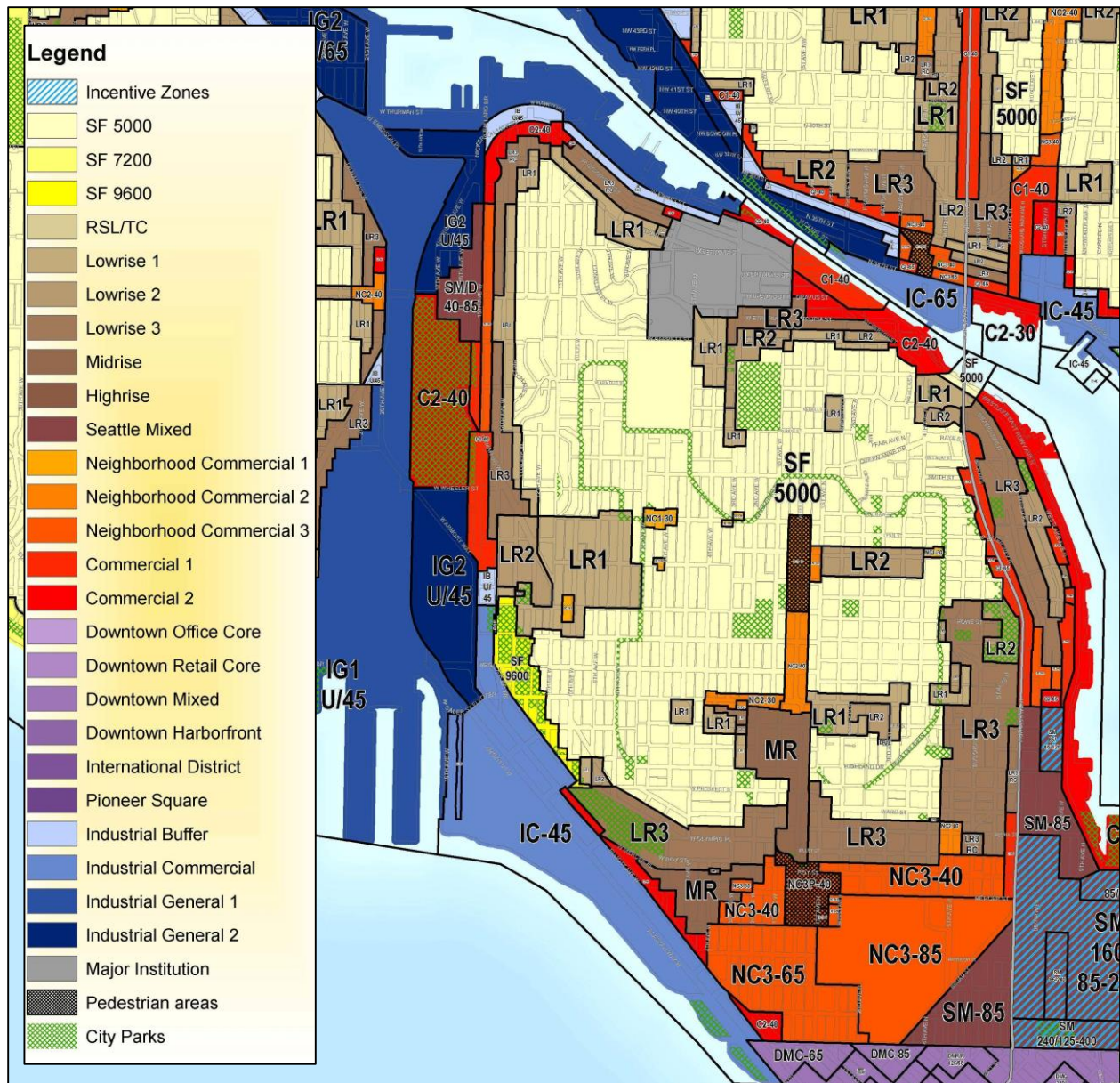


Figure 6. *City of Seattle Zoning Code Map*. Note that much of the top of the hill is zoned for single-family residences, while the arterials are a mixture of commercial, low rise, and midrise. Industrial sections of the neighborhood are limited to Interbay and the water front. (City of Seattle Department of Planning and Development 2014).

Improving Infrastructure

“The HILL sits cheek-by-jowl with the busy business district which rises in stately tiers up from the harbor. Yet it enjoys splendid isolation. No major arterials send traffic barging over the hill. Major Traffic routes skirt the steep rise.”

--“Fortress Queen Anne,” *Seattle Times* (Johnsrud 1975)

TRANSPORTATION

All of the major road links to and from Queen Anne that are used today were in place by 1963, fostered by completion of the Fremont Bridge (1917), Aurora Bridge (1932), and a reconstruction of the 1917 Ballard Bridge (1940), as well as arterials and residential streets (City of Seattle Department of Transportation 2015a; Long 2003). Queen Anne Boulevard, completed in 1916 as a scenic route circling the crown of the hill, is a City of Seattle Landmark and remains a character-defining urban feature of the neighborhood (Reinartz 1993). Additionally, public transportation transitioned fully to a bus system, with the removal of the streetcar lines in 1940 (Dorpat 2001).

For the most part, transportation development after 1962 took the form of improving the existing links that skirted the hill. For example, a major reconfiguration of Dexter Avenue N. along Queen Anne’s east slope was completed in 2011 and included new dedicated transit islands and buffered bike lanes among other improvements (City of Seattle Department of Transportation 2015b). Cutting east–west across the South Lake Union Neighborhood and through Uptown Queen Anne, Mercer Street has been reconfigured as a two-way street in an attempt to untangle the “Mercer Mess” (City of Seattle Department of Transportation 2015c). Both of these projects display how Queen Anne’s geography continues to affect its development, as major thoroughfares are guided around the hill rather than up and over. Potential future transportation projects that will affect the neighborhood’s development and feel are Sound Transit’s ongoing efforts to extend its light-rail system, including potential route alternatives along 15th Avenue W., Westlake

Avenue N., and Dexter Avenue N., and even a tunnel running directly beneath the hill and the Ship Canal to Fremont (Sound Transit 2014).

PARKS & GREENBELTS

In 1968, King County voters approved seven of twelve Forward Thrust bond propositions that included rapid transit, youth service, a multipurpose stadium (Kingdome), and parks and recreation, among others (McRoberts 1999). For Queen Anne, the most tangible legacy of these bonds took the form of new park construction and the renovation of existing ones (Reinartz 1993). In 1972, the playfield associated with the Queen Anne Recreation Center was enlarged to the west and redeveloped. It was followed in 1979 by construction of the Queen Anne Aquatic Center (Sherwood 2015a). The Aquatic Center (Figure 7) was designed by Benjamin McAdoo, Jr., the first African American to operate a long-term architectural practice in the state of Washington (Ochsner 1998).



Figure 7. Queen Anne Aquatic Center, constructed 1974. Designed by Benjamin McAdoo, Jr. Photo courtesy Leanne Olson.

Subsequent parks added through Forward Thrust included the 1970 Bhy Kracke Park (Fifth Avenue N. and Highland Drive) (Sherwood 2015b), as well as the 1971 Mayfair Park (Second Avenue N. and Raye Street) (Reinartz 1993). In addition to Forward Thrust–funded parks, the West Mini Ewing

Park was constructed in 1972 along the Ship Canal (Sherwood 2015c).

Kerry Park, deeded to the City by Mr. and Mrs. Albert Sperry Kerry in 1927, was enhanced in 1971 with the Changing Forms sculpture by local artist Doris Chase. A gift from Kerry's three children, it remains one of Seattle's iconic public art pieces (Sherwood 2015d). Added to Marshall Park in 1977–78, through the efforts of Victor Steinbrueck as a memorial for Betty Bowen, the Betty Bowen Viewpoint includes vistas of the Puget Sound and features sculptures by leading Northwest artists. The viewpoint is located on the corner of 7th Avenue W. and W. Highland Drive (Andrews 1999).

Two parks marking important historic activities were constructed along Queen Anne's south slope. In 2001, construction was completed on Ward Springs Park, which includes the inactive historic pump house that pumped 80,000 gallons of water a day to residents on the hill. In 2004, Counterbalance Park: An Urban Oasis was constructed to pay

homage to the counterbalance trolley system that serviced Queen Anne Avenue until the 1940s (City of Seattle Parks and Recreation 2015a, 2015b) Both parks are palpable reminders of the neighborhood's geography and how it continues to affect development. Counterbalance Park, which replaced one of the last remaining gas stations in the neighborhood, is one of the few remaining open spaces (other than parking lots) in the densely developed Uptown.

In addition to dedicated parks, the slopes of Queen Anne are marked by two greenbelts, the 12.5-acre SW Queen Anne Greenbelt and the 9.7 acre Northeast Green Belt. Initially proposed in 1954, and incorporated into the City Council's 1957 Comprehensive Plan, their current configuration is based off of multiple propositions and bonds over the subsequent decades, including Forward Thrust funds, a 1989 King County Open Space and Trails Bond Issue, and allocations from the King County Council in 1993 for open space acquisition (City of Seattle Parks and Recreation 2015c, 2015d).

Building on Queen Anne

“Queen Anne is probably as typical and representative an area of Seattle as can be found. The overall evaluations of both buildings and urban design resources indicate an expression of strong conservatism as well as a tendency toward environmental classicism.”

–*Queen Anne: An Inventory of Buildings and Urban Design Resources* (Nyberg and Steinbrueck 1975)

SINGLE-FAMILY RESIDENTIAL

Construction on Queen Anne during the decades between the 1960s and 2010s has represented a cross section of architectural styles: “From the 1960s’ ‘New Frontier’ modernism of the Seattle Center to the respectful and meticulous restorations conducted since the 1980s, late twentieth-century Queen Anne architecture has generally reflected the changing styles of modernism throughout the country. Good examples of most styles of the Modernist Movements were built on the hill” (Reinartz 1993).

Originating in the 1930s, Ranch-style houses in California had become America’s most popular building style by the 1950s and 1960s (Figure 8). Ranch houses can be found peppered throughout the Queen Anne neighborhood and generally range in age from the early 1950s to 1970s. These houses were sometimes stylized with details evoking Spanish, Colonial Revival, or Neoclassical styles (McAlester 2013). Because typical

Ranch-style houses are one-story tall, many have been renovated (often with a story added) or demolished to make way for larger, taller houses. Although fewer in number in Queen Anne than Ranch-style houses, examples of other stylistic movements of the 1960s, 1970s, and 1980s were also constructed around the neighborhood, including Contemporary-style houses (Figure 9), which are more commonly associated with 1960s suburban subdivisions, and Shed-style buildings, which commonly date from the 1970s and 1980s (McAlester 2013).

In addition to stylistic preferences, the environmental movement that emerged in the 1960s also influenced building designs, as “green” architecture and sustainable practices became more important for homeowners. This trend manifested in a variety of forms, from passive-solar heating and cooling to utilization of energy-efficient appliances to native landscape plantings and solar-generated power (Figure 10) (McAlester 2013).



Figure 8. 1103 Bigelow Avenue N., constructed 1961. Ranch-style house (King County GIS 2015a). Photo from Google Street View.



Figure 9. 2536 Mayfair Avenue N., constructed 1955. Contemporary-style house (King County GIS 2015b). Photo from Google Street View.



Figure 10. 2501 Westview Drive W., constructed 1910. Seattle City Landmark house with solar panels added to front elevation dormer. (King County GIS 2015c). Photo courtesy Leanne Olson.

Replacement Houses & Renovations

Similar to patterns of growth in highly desirable Seattle neighborhoods, the demolition of existing older houses to make way for often larger replacement houses is prevalent on Queen Anne in the recent decades. These buildings take a variety of forms and styles, from New Traditional houses, which apply features of historic styles including Shingle, Italian Renaissance, and Craftsman, to Twenty-First-Century Modern houses loosely based on the International style (Figures 11–13) (McAlester 2013). A house's particular location in the neighborhood often dictates its design—for example, those perched on the slopes are designed to take advantage of the views, with a concentration of windows on the view side(s) of the house. This emphasis toward the view is not bound by a particular building style.

Another common house type found on both the slopes and crown of the hill are older homes that have been renovated so much that little of the original historic fabric is left. Typical examples add either one or two stories to an existing foundation and single story to create a two- or three-story house. For

example, the house at 1313 Fifth Avenue W. appears to be a modern house built in the 2000s, but is in fact an extensively renovated 1959 residence (Figure 15) (King County GIS 2015e). Compare this with the Postmodern residence at 173 Ward, which rejects classical sense of proportion and detailing and modernist restraint (Figure 14) (King County GIS 2015g; Reinartz 1993).

Conversely, it should be noted that many houses on Queen Anne are restored and enlarged in a historically sensitive manner that respects the character-defining features of the house. One such example is the house at 501 W. Comstock Street. Built in 1914 in the Craftsman-style, a garage and sunroom were added to the side and rear of the property in a design that matches and compliments the original design (Figure 16) (King County GIS 2015f, Reinartz 1993). As previously noted, passage of local, state, and federal ordinances and legislation associated with historic preservation encouraged the retention and rehabilitation of historic resources through a variety of incentives, such as tax and building code relief and tax credits.



Figure 11. 1523 First Avenue W., constructed 2009. Voss House, designed by Eric Cobb. Example of replacement house (King County GIS 2015d). Photo courtesy Leanne Olson.



Figure 12. 2429 Queen Anne Avenue N., constructed 2012. Example of replacement house (King County GIS 2015e). Photo from Google Street View.



Figure 13. 1201 Seventh Avenue W., constructed 2007. New Traditional Italian Renaissance style house. Example of replacement house (King County GIS 2015f). Photo from Google Street View.



Figure 14. 173 Ward Street, built 1924, 1976 Postmodern style renovation designed by Bruce Goff. (King County GIS 2015g). Photo from Google Street View.



Figure 15. 1313 Fifth Avenue W., built 1959. 2004 renovation design by Sheri Olson (King County GIS 2015h). Photo from Google Street View.



Figure 16. 501 Comstock Street, built 1914, renovated 1989. Renovated Craftsman style house (King County GIS 2015i). Photo from Google Street View.

Stylistic & Building Trends

Queen Anne has a concentration of high-style, site-specific, architect-designed houses. Ranging in styles and forms, they reflect the stylistic preferences of their particular time. The following is a sample of noteworthy examples from the 1960s through the 2000s (Figures 17–25).



Figure 17. 18 Highland Drive, constructed 1965. Designed by Ralph Anderson (King County GIS 2015j). Photo from Google Street View.



Figure 18. 610 W. Highland Drive, constructed 1967. Designed by George Hartman (King County GIS 2015k). Photo courtesy Leanne Olson.



Figure 19. 411 W. Comstock Street, constructed 1968. Designed by Gordon Walker (King County GIS 2015l). Photo courtesy Leanne Olson.



Figure 20. 1217 Willard Avenue W., constructed 1970. Designed by Ralph Anderson (King County GIS 2015m). Photo courtesy Leanne Olson.



Figure 21. 1136 Eighth Avenue W., constructed 1984. Designed by Warren Pollock (King County GIS 2015n). Photo courtesy Leanne Olson.



Figure 22. 602 W. Prospect Street, constructed 1992. Designed by Larry Rough (King County GIS 2015o). Photo from Google Street View.



Figure 23. 15 McGraw Street, constructed 1995. Designed by Lane Williams (King County GIS 2015p). Photo from Google Street View.



Figure 24. 308 W. Halladay Street, constructed 1997. Design by David Coleman (King County GIS 2015q.) Photo from Google Street View.



Figure 25. 1926 Seventh Avenue W., constructed 2004. Designed by Tom Kundig, Olson Kundig Architects (King County GIS 2015r). Photo courtesy Leanne Olson.

MULTIFAMILY RESIDENTIAL

Multifamily property types on Queen Anne range from turn of the twentieth century houses renovated into multiple units (Figure 26), ten-story 1950s retirement mid-rises (Figure 27), to four to five-story mixed-use buildings constructed following the 2009 neighborhood design guidelines (Figure 28), and three-story townhouses (Figure 29). The majority of the multifamily structures are located along the slopes of the hill and the main arterials on the top of the hill, including Queen Anne Avenue N., McGraw Street, and West Galer Street (City of Seattle Department of Planning and Development 2010).



Figure 26. 216 W. Roy Street, constructed 1914 (King County GIS 2015s). Photo from Google Street View.



Figure 27. 11 W. Aloha Street, constructed 1960 (King County GIS 2015t). Photo from Google Street View.



Figure 28. 1900 Queen Anne Avenue N., constructed 2014 (King County GIS 2015u). Photo from Google Street View.



Figure 29. 116 Galer Street, constructed 2001 (King County GIS 2015v). Photo from Google Street View.

During the 1960s and 1970s, in a continuation of architectural movements of modernistic styles such as Bauhaus and International, many multifamily units constructed were stripped of the classical ornamentation. These building types are described in the 1975 Inventory as “Contemporary Apartment c. 1940-1970 Along the view slopes and replacing earlier mansions are these efficient-looking, high-rise apartments changing community appearance” (Nyberg and Steinbrueck 1975).

Street. It embodies the distinct architectural properties of midcentury modern architecture and portrays how Queen Anne’s “view slopes” transformed from single-family to multifamily. Built in 1963, the Aloha House apartment complex rose on the site of the Dillis B. Ward Mansion (Figure 30), an 1880s built Queen Anne style house. “A \$600,000 apartment building, Aloha House, is rising on Queen Anne Hill on the site of one of Seattle’s former fine old mansions.... Instead of one family, the site now will accommodate 48 households. The apartments afford a spectacular view of the city, Mount Rainier and the Olympic Mountains” (*Seattle Daily Times* 1962). Despite the architectural grandeur of the mansion, the site and its sweeping views proved too prized, and it was razed.

Aloha House Built on Hill



\$600,000 ALOHA HOUSE REPLACING QUEEN ANNE HILL MANSION

Figure 30. The Aloha House as planned (*Seattle Daily Times*, 1962).

Indicative of both the architectural stylistic preferences of 1960s and 1970s multifamily structures and the development of Queen Anne is the apartment building at 100 Aloha



Figure 31. 111 W. Highland Drive, constructed 1974 (King County GIS 2015x). Photo courtesy Leanne Olson.

In a continuation of development patterns from the 1960s, the more contentious developments of the 1970s proved to be too much for neighborhood groups. Large monolithic concrete structures that blocked views and the sun itself were being constructed; these included the 1970 built Continental House at 100 Ward Street and the 1974 built 111 W. Highland Drive condominiums (Figure 31) (King County GIS 2015w, 2015x). Both did little to respect the mass and scale of the structures around them, instead pushing the boundaries of zoning codes. Construction of the Continental House was even delayed due to litigation arising out of high-rise zoning affecting the area (*Seattle Daily Times* 1969). As previously discussed, this led to formation of multiple neighborhood groups that made it their objective to preserve the neighborhood character. Despite these examples of larger monolithic developments that caused consternation and eventual zoning code change, more modest multifamily developments were constructed throughout Queen Anne in the 1960s and continue to be built today (refer back to Figure 6).

The 1980s were marked by the renovation of two historically significant schools into multifamily complexes. West Queen Anne School, built in 1896, with subsequent changes in 1902, 1916, and 1934, was listed in the National Register of Historic Places

(NRHP) in 1975 and declared a Seattle City Landmark in 1977 (City of Seattle Department of Neighborhoods 1977; DAHP 2015a). Despite community opposition, the school closed in 1981. However, just three years later, the school, once teeming with children, breathed new life as a condominium complex (Reinartz 1993).



Figure 32. 201 Galer Street. Queen Anne High School, constructed 1909. Converted to multifamily 1986 (King County GIS 2015y). Photo from Google Street View.

Queen Anne High School followed a similar path as West Queen Anne School, moving from a thriving educational epicenter on the hill to an underutilized facility (Figure 32). Shut down in 1981, listed in the NRHP in 1984, and designated a Seattle City Landmark in 1985, the high school was converted to residential units and reopened in 1986 (City of Seattle Department of Neighborhoods 1985; DAHP 2015b). The successful conversion of both schools was in part due to the collaborative efforts of the Seattle School District and Historic Seattle Preservation and Development Authority, along with private developers, who understood the importance of retaining the buildings' historic character-defining features. School closures reflected a change in demographics during the 1960s and 1970s, as the number of school-age children in the neighborhood declined (Reinartz 1993).

In the 1990s, with vacant land on Queen Anne almost nonexistent, developers turned to single-family lots zoned as multifamily, former industrial sites, or existing multifamily structures for development (Reinartz 1993).

In addition to larger, full-block developments (Figure 33), smaller multifamily housing units proliferated along the neighborhood’s arterials in the 2000s and 2010s (Figures 34–35). Often tall and narrow, with parking to the rear or middle of the lots, these developments typically replace smaller houses on larger lots or displace older buildings on abutting lots. These multifamily rowhouse and townhouse property types are vertical in orientation with attached central common walls, and minimal front, rear, and side setbacks.



Figure 33. 812 Fifth Avenue N., constructed 2002. The condominiums display a representative property type from the 1990s and 2000s. Larger in scale, this structure takes up almost the entire block and replaced smaller buildings (King County GIS 2015z). Photo from Google Street View.



Figure 34. 2202 Warren Avenue N., constructed 2007. The structure displays a New Traditional building style, where popular historic building styles are applied to contemporary building (King County GIS 2015aa). Photo from Google Street View.



Figure 35. 210 Boston Avenue N., constructed 2008. The “Beantown” townhouses at 210–216 Boston Avenue N. display the attached townhouse property type (King County GIS 2015ab). Photo from Google Street View.

COMMERCIAL

In 2012, Queen Anne’s six primary commercial hubs generally persist in the same locations as in 1963:

(1) Queen Anne Avenue between Galer and McGraw Streets; offshoots of Queen Anne Avenue onto (2) W. Galer Street and (3) Boston Street; (4) McGraw Street between Sixth and Seventh Avenues W.; (5) the Uptown area, bordered by Queen Anne Avenue, Mercer Street, and Denny Way; and (6) Nickerson Street from the Fremont Bridge to the Ballard Bridge. Each has grown and shrunk with the vagaries of population and cultural trends that endure to this day (Reinartz 1993).

These areas remain vital to the neighborhood’s ability to function in a somewhat self-sufficient manner with grocery stores and corner stores next to restaurants and offices.

Queen Anne Avenue N. – Top of the Hill



Figure 36. 1925 Queen Anne Avenue N., constructed 2007. This mixed-use building reflects the greater size and density of developments along Queen Anne Avenue N (King County GIS 2015ac). Photo from Google Street View.

Since the neighborhood’s inception, Queen Anne Avenue N. has been its main commercial and business thoroughfare on the top of the hill (Figure 36). The avenue supports a variety of uses, from restaurants, convenience, and grocery stores to boutiques, businesses, and offices (Reinartz 1993). The “Ave” has developed a village center feel, rather than a repetitive traditional storefront pattern (City of Seattle Department of Planning and Development 2013a) and represents a spectrum of building dates with the highest concentration dating either from the earlier decades of the 1900s or from a century later in the 1990s to 2010s. Many of the early twentieth-century commercial buildings are smaller in size—often a house that has been converted to a business or restaurant or a typical one- or two-bay

storefront building. The eastern side of the block between W. McGraw and W. Boston Streets retains a row of original houses from the 1900s that are now converted into businesses (King County GIS 2015ad, 2015ae, 2015af). Recent growth along Queen Anne Avenue N. has taken the form of larger, multiple parcel mixed-use structures that include residential on the upper floors and commercial, office, and retail on the ground floor.

W. Galer Street



Figure 37. Block between Third Avenue W. and Fourth Avenue W. on W. Galer Street. Photo from Google Street View.

An offshoot of Queen Anne Avenue N., W. Galer Street developed commercial entities in association with the streetcar that ran from Sixth Avenue W. to Queen Anne Avenue N. until 1940 (Reinartz 1993). Although the streetcar no longer rumbles along the tracks, W. Galer Street still retains businesses intermixed with houses and multifamily structures. The range of building types along this stretch are displayed along the south side of W. Galer Street between Third and Fourth Avenues W (Figure 37). Proceeding east–west

along the block, one first finds a 1930s four-story brick complex with two wings framing a central courtyard off of W. Galer Street. Tucked beside the apartment building is a 2009 mixed-use structure that repeats the brick apartment's wings form. Next along the block is a 1913 traditional one-story storefront building (King County GIS 2015ag, 2015ah, 2015ai).

Boston Street



Figure 38. Boston Street commercial block. Photo from Google Street View.

Besides W. Galer Street and W. McGraw Street, Boston Street is the only street off of Queen Anne Avenue N. that supports commercial businesses (Figure 38). These businesses proceed east of Queen Anne Avenue N. for one block and are more of extension of the main drag than a distinct commercial area.

W. McGraw Street between Sixth and Seventh Avenues W.



Figure 39. W. McGraw Street between Sixth and Seventh Avenues W. Photo from Google Street View. Note the 1926 Anhalt Building at left center (City of Seattle Department of Neighborhoods 2015a).

W. McGraw Street, caters to the surrounding residential blocks with coffee shops, restaurants, cleaners, and a small grocery store. Between Sixth and Seventh Avenues W. (Figure 39), the buildings from the early 1900s retain some of their original character, while a one-story brick building constructed in 1978, with massing similar to the buildings around it, houses a clothes cleaner and commercial-office space (King County GIS 2015aj, 2015ak, 2015al). Farther east on W. McGraw Street at the “Five Corners” intersection, where W. McGraw Street meets W. McGraw Place and Third Avenue W., Five Corners Hardware sits as it has since 1940 (Reinartz 1993).

Uptown

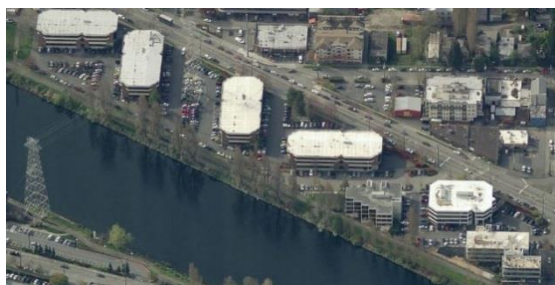


Figure 40. Uptown section of Queen Anne. First Avenue N. between Mercer Street and Republican Street. Photo from Google Street View.

Hugging the bottom of the Queen Anne's south slope and straddling the Seattle Center, the Uptown neighborhood features a high concentration of commercial and office buildings. These buildings accommodate constant foot traffic from tourists and locals visiting Seattle Center and attending cultural and sporting events, as well as neighbors looking for a night on the town or a bite to eat. Following the Century 21 Exposition, the area saw periods of growth, with both new construction and through the rehabilitation of

existing buildings. For example, the Hansen Baking Company building (1900), located at 1st Avenue N. and Mercer Street, was adaptively reused in 1974. The economic growth of the 1990s, by contrast, ushered in an era of new, larger-scale low-rise construction such as the Marketplace, which replaced the aforementioned Hansen Baking Company building. The trend following the 2008 recession has been toward new, large-scale midrise apartments with ground-level retail.

A block displaying this juxtaposition of buildings styles, time periods, and uses is First Avenue N. between Mercer Street and Republican Street (Figure 40). The block ranges from a one-story, ca. 1946 structure that is currently a Thai-themed restaurant, to multiple three- to four-story brick buildings dating from the 1920s and 1930s. The newest and largest structure on the block is a 2012 seven-story, mixed-use structure (King County GIS 2015am, 2015an, 2015ao, 2015ap).



Nickerson Street

Figure 41. Birds-eye view of Nickerson Street. The largest of these developments, 130–180 Nickerson Street, built in the 1980s, includes four almost identical buildings. Located just north of the 130–180 Nickerson Street building complex is the 1980s constructed building at 2 Nickerson Street. Photo from Bing Birds-Eye View.

Connecting the Ballard Bridge to Fremont Bridge, Nickerson Street is a busy thoroughfare that parallels the Ship Canal (Figure 41). Since the early 1900s, the area abutting Nickerson Street has been lined with light industry and businesses (Lentz and Sheridan 2005). Along with the continued growth of Seattle Pacific University, one of the most significant changes to the commercial landscape of the area has been the construction of multiple office buildings along the Ship Canal between Seattle Pacific University and the Fremont Bridge. Constructed in the late 1970s and early 1980s, these buildings conjure office park stylistic features with multiple structures of the same plan surrounded by parking lots (King County GIS 2015aq, 2015ar). Additionally, Nickerson Street is lined with multifamily and single-family housing.

Dexter Avenue, 15th Avenue W., and Elliott Avenue W.

In addition to the previously detailed primary commercial zones, the areas abutting the major arterials of Dexter Avenue, 15th Avenue W., and Elliott Avenue W. have seen considerable change in the recent decades. In a similar story told throughout Seattle, underdeveloped lots are being transformed into four- to six-story commercial and mixed-use buildings (King County GIS Center 1998, 2013). These areas will continue to transform as pressures from the growth of South Lake Union and downtown advance north.

INDUSTRIAL

Industrial activity is currently limited to Interbay, west of 15th Avenue W., along the Ship Canal, north toward the Ballard Bridge, and small pockets along the west side of Lake Union. Both areas for the most part are associated with maritime and railroad industries, as well as more recently constructed storage facilities.

INSTITUTIONAL/PUBLIC

Seattle Pacific University



Figure 42. Seattle Pacific University's footprint has expanded considerably since its founding over 100 years ago in 1891. Outline indicates general boundary of the campus (approximate). Photo from King County GIS 2013.

Seattle Pacific University (SPU), founded in 1891 as the Seattle Seminary, has added and renovated numerous buildings since 1963 (Figure 42). In the 1960s alone, the school constructed 15 new buildings, remodeled 10 existing ones, and acquired 70 real-estate properties. In 1977, the school officially became SPU, and in 1982, McKenna Hall, which houses the university's accredited School of Business and Economics, was added (Seattle Pacific University 2015). To quell

neighbors' concerns over this growth, the university crafted and adopted the 1991 Master Plan that set out a blueprint for growth (Reinartz 1993). From its early beginnings as a seminary housed in just one building to a university with over 4,000 students on a 40-acre campus, the school has become an anchor on Queen Anne's north slope and will continue to influence the area from the north slope to the Ship Canal.

Seattle Center

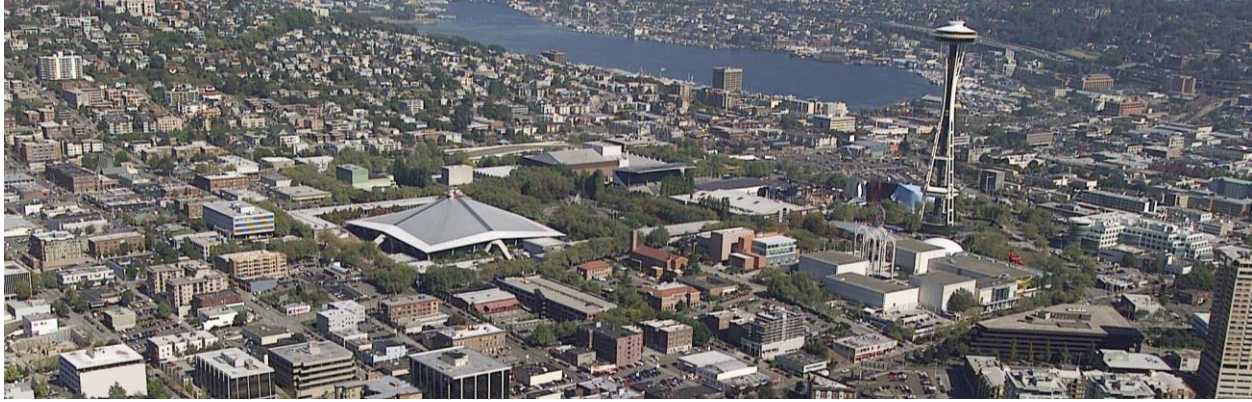


Figure 43. 2001 birds-eye view of the Seattle Center. Photo from State of Washington Department of Ecology 2001.

After six months and ten million visitors, the Century 21 Exposition ended in 1962, and the City of Seattle gained control of the fairgrounds (Reinartz 1993). The impact of the Century 21 Exposition stretched beyond Queen Anne, transforming Seattle “from a rather provincial backwater into a genuinely cosmopolitan port city” and creating “a lasting legacy of important civic buildings for arts, professional sports, and community events” (Crowley and McRoberts 1999).

Building on the excitement of Century 21, Seattle Center remains an important cultural center for the city, drawing tourists and locals alike to the area for festivals, plays, sporting events, and exhibitions. It houses numerous venues, including the Chihuly Garden and Glass, Marion Oliver McCaw Hall, Seattle Children’s Theatre, Seattle Repertory Theatre, and SIFF Film Center. The Seattle Center also hosts numerous events, such as the immensely popular Northwest Folklife Festival, Bite of Seattle, and Bumbershoot (Reinartz 1993).

Seattle Center has had an impact on the adjacent Uptown Queen Anne, where parking lots, restaurants, and bars cater to visitors. And although the overall beneficial or deleterious effects of sport franchises to the city’s economy have been hotly debated, in 2009, just one year after the Seattle Supersonics relocated, business sales directly surrounding the Seattle Center declined by 50 percent (Allen 2009).

Significant buildings constructed or substantially renovated after 1963 include (information cited from the *Seattle Center Historic Landmark Study* [Seattle Center Redevelopment Department 2013] unless otherwise noted):

Building/ Structure	Construct. Date	Renovation Date(s)	Architect(s)/ Designer(s)
Marion Oliver McCaw Hall	1928	1961, 2001, 2003	Priteca & Chiarelli (1961) LMN Architects (2001, 2003)
Mercer Arts Arena	1928	1961, 1964, 2001	Schack, Young & Myers (1928) Kirk, Wallace, McKinley & Associates (1961) Priteca & Chiarelli (1964) LMN Architects (2001)
Armory	1939	1962, 1995	Arrigo M. Young (1939) (Denfeld 2013)
Exhibition Hall	1961	1993	Kirk, Wallace, McKinley & Associates
Playhouse	1961	1987	Kirk, Wallace, McKinley & Associates
Mercer Street Parking Garage	1961		Kirk, Wallace, McKinley & Associates

Building/ Structure	Construct. Date	Renovation Date(s)	Architect(s)/ Designer(s)
International Fountain	1961	1995	Kazuyuki Matsushita and Hideki Shimizu
Key Arena	1962	1979, 1995	Paul Thiry
Northwest Rooms	1962	1964, 2007, 2010–2012	Paul Thiry
Seattle Repertory Theatre	1983	1996, 2002	NBBJ
KCTS Building	1986		McKinley Architects
Experience Music Project	1999		Frank O. Gehry (EMP 2015)
Chihuly Garden & Glass Pavilion	2012		Owen Richards (Chihuly 2015)

Schools on the Hill

In the 1980s, due to a variety of factors, including changing demographics, economic hardships, declining enrollment, and federal guidelines for desegregation that mandated citywide bussing, multiple schools on Queen Anne were shuttered. These included West Queen Anne School, North Queen Anne Elementary, and Queen Anne High School. Queen Anne High School saw a precipitous drop in enrollment from over 2,500 in the mid-1960s to fewer than 1,000 by the time its doors shut in 1981. In a successful attempt to save the buildings, both West Queen Anne School and Queen Anne High School were designated Seattle City Landmarks and listed in the NRHP in 1975 and 1984, respectively (Reinartz 1993).

Although changing demographics of the neighborhood closed multiple schools, the area still featured several elementary and middle schools. The Franz H. Coe School, located at 2433 Sixth Avenue W., was designed by James Stephen and constructed in 1907, with additions added in 1914 and 1972. In 2000, after several options were weighed, the school district decided to extensively renovate the 1907 and 1914 buildings and demolish the 1972 sections. However, the school met a fiery end in 2001 and was destroyed in the midst of renovation. One year later, the school was rebuilt and reopened (HistoryLink.org 2015a).

The original John Hay School, located at 411 Boston Street, designed by James Stephen, was built in 1905; to increase capacity, a

second school building, designed by Floyd Naramore, was added in 1922. These schools were closed in 1988 after the new John Hay Elementary School opened its doors at 201 Garfield Street. Situated on the former site of Queen Anne High School’s Luther Field, the “new” school was designed by Cardwell-Thomas & Associates. In 2004–2005, the school district revamped the original John Hay buildings, and reopened them as Queen Anne Elementary School. (Herschensohn 2012).

Located at 1915 First Avenue W., Worth McClure Middle School, originally named Elisha P. Ferry Junior High School, opened in 1962 to alleviate overcrowding at Queen Anne High School. Renamed to honor Worth McClure, who served as Seattle’s Superintendent of Schools for 14 years (1930–1944), the school shares the adjacent Queen Anne Community Center and Playfield with the Seattle Parks Department. (HistoryLink.org 2015b).

In addition to these public schools, the neighborhood houses multiple private schools, including Seattle Country Day School, which was founded in 1964 in Burien, and moved to its permanent home at 2619 Fourth Avenue N. in 1975. (Seattle Country Day School 2015).

Religious Institutions

Home to numerous religious-affiliated organizations, significant religious buildings constructed after 1962 in the Queen Anne neighborhood include St. Paul’s Episcopal Church (1963) at 15 Roy Street, and the United Methodist Church (UMC) (2010) at

180 Denny Way (King County GIS 2015as, 2015at). St. Paul’s was designed by the architecture firm Steinhart, Stanley & Theriault (Houser 2015), while the more recent UMC was designed by Bassetti Architects. In addition to worship space, the UMC building also includes an urban outreach center to service the surrounding community (Bassetti Architects 2015, First United Methodist Church 2015).

Public Housing

In addition to traditional market-rate apartments and condominiums, Queen Anne also includes Seattle Housing Authority complexes for low-income and senior citizens. In 2012, six Authority complexes were located on Queen Anne, four designated as low-income public housing and two for senior citizens. All were constructed between 1969 and 1985, and include a total of 355 units.

In 2012, the Housing Authority’s headquarters moved to Uptown on the corner of John Street and Queen Anne Avenue N. (King County GIS 2015aw, 2015aw, 2015ax, 2015ay, 2015az, 2015ba, 2015bb; Seattle Housing Authority 2015). Buildings include:

Building	Construction Date	Address
Housing Services & Administrative Office (Headquarters)	1974	190 Queen Anne Avenue N.
Center West	1969	533 Third Avenue W.
Olympic Heights	1970	110 W. Olympic Place
Queen Anne Heights	1970	1212 Queen Anne Avenue N.
West Town View	1977	1407 Second Avenue W.
Michaelson Manor	1985	320 W. Roy Street
Carroll Terrace	1985	600 5th Avenue W.

Fire Stations

Queen Anne is protected by two fire stations: No. 8 and No. 20. Fire Station No. 8, located on the top of the hill at 110 Lee Street, was originally constructed in 1963. In 1986, the station was extensively remodeled, including reorienting the apparatus bays to Lee Street (City of Seattle Department of Neighborhoods 2015b). In 2012, the station again required upgrades, including interior renovations and seismic improvements, as well as an addition to the east (Seattle Fire Department 2015a). The adjacent water towers, Water Tank No. 1 and No. 2 were demolished in 2007 due to seismic vulnerability. Water Tank No. 1, a Seattle City Landmark, is one of the few landmarks purposely demolished (Queen Anne Historical Society 2015). A new water tower in the same location was constructed in 2008 (King County GIS 2015au).

Station No. 20, originally built in 1949, relocated to a new LEED Platinum–certified station along 15th Avenue W. in 2014 (Seattle Fire Department 2015b). The original station was located at 3205 13th Avenue W.

Libraries

Queen Anne is currently serviced by the 1914-built Queen Anne Branch library located at 400 W. Garfield Street. Designed by W. Marbury Somerville and Harlan Thomas, and listed on the NRHP in 1982 and designated a Seattle City Landmark in 2001, the branch underwent an extensive interior remodel in 2007 (City of Seattle Department of Neighborhoods 2003; DAHP 2015c; Seattle Public Library 2015).

Summary

“Queen Anne is the most clearly defined of all Seattle’s hills, a miniature mountain rising abruptly from Elliott Bay, the ship canal, Lake Union and the Seattle Center. Its residents cling tenaciously to steep slopes, hunker down on the relatively flat top and boast, with few dissenters, that they command the most outstanding views in a city that prides itself on spectacular vistas.”

–“Queen Anne Hill Seattle’s Miniature Mountain,” *Seattle Times* (Duncan 1979)

Its location close to downtown, quality housing stock, a geographic profile that makes its upper residential reaches private, and phenomenal views of the surrounding land, sea, and city make Queen Anne one of Seattle’s more desirable neighborhoods. It has also developed a commercial identity both in Upper Queen Anne Avenue and Uptown, which along with smaller commercial nodes provide amenities within walking distance of every home. The neighborhood persistently tries to balance its historic character with the continued pressures of development. This balancing act teetered throughout the 1960s and early 1970s, when economic prosperity funded the construction of taller and larger buildings, and was felt again in the 1990s, 2000s, and 2010s, as large projects were proposed and quite a few built. The disagreements over preservation and progress within Queen Anne have grown more pronounced as Uptown, Dexter Avenue, and Queen Anne Avenue N. respond to economic development with increased density. With some success, however, the ongoing efforts of grassroots organizations, community groups, and city planners have helped the neighborhood retain many of the features that make it one of Seattle’s most intact historic communities.

Bibliography

Allen, Percy

2009 Turning the Key. *Seattle Times*, July 1, C1. Seattle, Washington.

Anderson, Ross

1977 House Builder Lost Uphill Battle. *Seattle Daily Times*, February 10, A7. Seattle, Washington.

Andrews, Mildred

1999 Bowen, Betty (1918–1977). HistoryLink.org Essay 662. Electronic document, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=662, accessed September 2015.

Bassetti Architects

1999 First United Methodist Church. Electronic document, <http://www.bassettiarch.com/projects/firstunited.html>, accessed October 2015.

Brookings Institute

2013 *The 10 Traits of Globally Fluent Metro Areas Seattle*. Electronic document, <http://www.brookings.edu/~media/Multimedia/Interactives/2013/tentraits/Seattle.pdf>, accessed May 2015.

Collins, Alf

1975 Down Zones and Property Values. *Seattle Daily Times*, April 20, A24. Seattle, Washington.

Chihuly Garden and Glass (Chihuly)

2015 Exhibition. Electronic document, <http://www.chihulygardenandglass.com/about/exhibition>, accessed May 2015.

City of Seattle Department of Neighborhoods

1977 Ordinance No. 106146 West Queen Anne Elementary School Landmark Listing. Electronic document, <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/OrdinanceDocuments/106146.pdf>, accessed May 2015.

1985 Council Bill No. 104870 Queen Anne High School Landmark Listing. Electronic document, <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/OrdinanceDocuments/112274.pdf>, accessed May 2015.

2003 Ordinance No. 121101 Queen Anne Library Landmark Listing. Electronic document, <http://clerk.seattle.gov/~scripts/nph-brs.exe?s3=&s4=121101&s5=&s1=&s2=&S6=&Sect4=AND&l=0&Sect2=THESON&Sect3=PLURON&Sect5=CBORY&Sect6=HITOFF&d=ORDF&p=1&u=%2F~public%2Fcbor1.htm&r=1&f=G>, accessed May 2015.

2015a Seattle Historical 615–625 W. McGraw St. W. Electronic document, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=494>, accessed May 2015.

2015b Seattle Historical Sites 110 Lee Street. Electronic document, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-1092516914>, accessed May 2015.

City of Seattle Department of Planning and Development

2005 City of Seattle Comprehensive Plan. Electronic document, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd016610.pdf, accessed May 2015.

- 2010 Census Profile: Queen Anne. Electronic document, http://gisrevprxy.seattle.gov/ArcGIS/rest/services/DPD_EXT/SP_CRA/MapServer/0/50/attachments/462, accessed May 2015.
- 2013a Upper Queen Anne Neighborhood Design Guidelines. Electronic document, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2098814.pdf, accessed May 2015.
- 2013b Uptown Neighborhood Design Guidelines. Electronic document, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2098813.pdf, accessed 2015.
- 2014 Zoning Map of Seattle, North Half. Electronic document, [http://www.seattle.gov/dpd/research/GIS/webplots/Large_Zoning_Map_\(North\).pdf](http://www.seattle.gov/dpd/research/GIS/webplots/Large_Zoning_Map_(North).pdf), accessed 2015.
- City of Seattle Department of Transportation
- 2015a Bridges and Roadway Structures: Fremont Bridge. Electronic document, <http://www.seattle.gov/transportation/bridges.htm>, accessed May 2015.
- 2015b Dexter Avenue N – Fremont Avenue N (Fourth Avenue N) to Roy Street. Electronic document, http://www.seattle.gov/transportation/dexter_pave.htm, accessed May 2015.
- 2015c Mercer Corridor Project. Electronic document, <http://www.seattle.gov/transportation/mercercorridor.htm>, accessed May 2015.
- City of Seattle Fire Department
- 2015a Station 8 – Queen Anne. Electronic document, <http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs08/8.htm>, accessed May 2015.
- 2015b Station 20 – West Queen Anne. Electronic document, <http://www.seattle.gov/fleetsfacilities/firelevy/facilities/fs20/20.htm>, accessed May 2015.
- City of Seattle Parks and Recreation
- 2015a Ward Springs Park. Electronic document, http://www.seattle.gov/parks/park_detail.asp?ID=763, accessed May 2015.
- 2015b Counterbalance Park: An Urban Oasis. Electronic document, http://www.seattle.gov/parks/park_detail.asp?ID=4438, accessed May 2015.
- 2015c NE Queen Anne Greenbelt Forest Restoration Plan. Electronic document, <http://www.seattle.gov/parks/horticulture/vmp/NortheastQueenAnneGB.pdf>, accessed May 2015.
- 2015d SW Queen Anne Greenbelt. Electronic document, http://www.seattle.gov/parks/park_detail.asp?ID=234, accessed May 2015.
- City Seattle Office of Economic Development.
- 2013 Economic Indicators Dashboard. Electronic document, <http://www.seattle.gov/Documents/Departments/economicdevelopment/CAI-OED-IndicatorsDashboard06-20-2013.pdf>, accessed May 2015.
- City of Seattle Strategic Planning Office
- 2001 Decennial Population. Electronic document, http://www.seattle.gov/dPd/cs/groups/pan/@pan/documents/web_informational/dpdd017686.pdf, accessed May 2015.
- Crowley, Walt, and Patrick McRoberts
- 1999 Seattle Neighborhoods: Seattle Center—Thumbnail History. HistoryLink.org Essay 1321. Electronic document, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1321, accessed May 2015.
- Denfeld, Duane Colt

- 2013 National Guard Armories in Washington. HistoryLink.org Essay 10452.
http://historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10452, accessed October 2015.
- Department of Archaeology and Historic Preservation (DAHP)
- 2015a West Queen Anne Elementary School 515 West Galer Street Seattle, WA 98104 Historic Register Report. Department of Archaeology and Historic Preservation, Olympia, Washington. Electronic document, accessed 2015.
- 2015b Queen Anne High School 215 Galer Street Seattle, WA 98104 Historic Register Report. Department of Archaeology and Historic Preservation, Olympia, Washington. Electronic document, accessed 2015.
- 2015c Queen Anne Branch Library 400 W. Garfield Street Seattle, WA 98119 Historic Register Report. Department of Archaeology and Historic Preservation, Olympia, Washington. Electronic document, accessed 2015.
- Duncan, Don
- 1979 Queen Anne Hill Seattle's Miniature Mountain. *Seattle Daily Times* 10 November:17. Seattle, Washington.
- Dorpat, Paul
- 2001 Now & Then—Queen Anne Counterbalance (Seattle). HistoryLink.org Essay 3027. Electronic document,
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3027, accessed May 2015.
- Downtown Seattle Association and Metropolitan Improvement District
- 2011 Downtown Demographics Report. Electronic document,
http://www.downtownseattle.com/files/file/Demographics2011_WEB.pdf, accessed May 2015.
- Experience Music Project (EMP)
- 2015 The EMP Building. Electronic document, <http://empmuseum.org/about-emp/the-emp-building.aspx>, accessed May 2015.
- First United Methodist Church
- 2015 History. Electronic document, <http://firstchurchseattle.org/who-we-are/history/>, accessed October 2015.
- Herschensohn, Michael
- 2012 John Hay Schools – 4th Ave. N. and Boston St.. Queen Anne Historical Society. Electronic document, <http://www.qahistory.org/john-hay-school.html>, accessed May 2015.
- 2014 How the “United South Slope Residents” Helped Save Kerry Park. Queen Anne Historical Society. Electronic document, <http://www.qahistory.org/how-the-ussr-helped-save-kerry-park.html>, accessed May 2015.
- Historylink.org
- 2015a Seattle Public Schools, 1862–2000: Coe School. HistoryLink.org Essay 10484. Electronic Document,
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10484, accessed May 2015.
- 2015b Seattle Public Schools, 1862–2000: Worth McClure Middle School. HistoryLink.org Essay 1055. Electronic document,
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10557, accessed May 2015.
- Houser, Michael

2015 Theriault, Robert D. (1922–2005). Documentation and Conservation of the Modern Movement, Western WA. Electronic document. http://www.docomomo-wewa.org/architects_detail.php?id=139, accessed October 2015.

Johnsrud, Byron

1975 Fortress Queen Anne: This Far and No Farther. *Seattle Daily Times* July 13. Seattle, WA.

King County GIS Center

1998 Aerial of Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2013 Aerial of Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015a 1103 Bigelow Avenue N., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015b 2536 Mayfair Avenue N., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015c 2501 Westview Drive W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015d 1523 First Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015e 2429 Queen Anne Avenue N., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015f 1201 Seventh Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015g 173 Ward Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015h 1313 Fifth Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015i 501 Comstock Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015j 18 Highland Drive., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015k 610 W. Highland Drive, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015l 411 W. Comstock Street., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015m 1217 Willard Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015n 1136 Eighth Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015o 602 W. Prospect Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015p 15 W. McGraw Street., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015q 308 W. Halladay Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015r 1926 Seventh Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

2015s 216 W. Roy Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

- 2015t 11 W. Aloha Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015u 1900 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015v 116 Galer Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015w 100 Ward Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015x 111 W. Highland Drive, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015y 201 Galer Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015z 812 Fifth Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015aa 2202 Warren Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ab 210 Boston Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ac 1925 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ad 2232 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ae 2226 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015af 2220 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ag 1427 Third Avenue W., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ah 313 W. Galer Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ai 317 W. Galer Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015aj 601 W. McGraw Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ak 615 W. McGraw Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015al 600 W. McGraw Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015am 100 Republican Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015an 526 First Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ao 23 Mercer Street, Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ap 505 First Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015aq 3318 Queen Anne Avenue N., Seattle, WA. Electronic document,
<http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.

- 2015ar 4Nickerson Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015as 15 Roy Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015at 180 Denny Way, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015au 110 Lee Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015av 190 Queen Anne Avenue N., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015aw 533 Third Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ax 110 W. Olympic Place, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ay 1212 Queen Anne Avenue N., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015az 1407 Second Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015ba 320 W. Roy Street, Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- 2015bb 600 5th Avenue W., Seattle, WA. Electronic document, <http://gismaps.kingcounty.gov/iMap/>, accessed May 2015.
- Lentz, Florence K. and Mimi Sheridan
 2005 *Queen Anne Historic Context Statement*. Seattle Department of Neighborhoods, Historic Preservation Program, and Queen Anne Historic Society.
- Long, Priscilla
 2003 Seattle's George Washington Memorial Bridge (Aurora Bridge) Is Dedicated on February 22, 1932. HistoryLink.org Essay 5418. Electronic document, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=5418, accessed May 2015.
- McAlester, Virginia Savage
 2013 *A Field Guide to American Houses*. Alfred A. Knopf, New York.
- McRoberts, Patrick
 1999 King County Voters on Forward Thrust Bonds Approve Stadium and Aquarium and Nix Transit on February 13, 1968. HistoryLink.org Essay 2168. Electronic document, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=2168, accessed May 2015.
- Nyberg, Folke, and Victor Steinbrueck
 1975 *Queen Anne: An Inventory of Buildings and Urban Design Resources*. Electronic document, <http://historicseattle.org/wp-content/uploads/2014/07/Queen-Anne-1.pdf>, accessed May 2015
- Ochsner, Jeffrey Karl, ed.
 1998 *Shaping Seattle Architecture A Historical Guide to the Architects*. University of Washington Press, Seattle, WA.
- Queen Anne Historical Society
 2015 Queen Anne Water Towers – 110 Lee St. Electronic document, <http://www.qahistory.org/water-towers.html>, accessed May 2015.
- Reinartz, Kay F.

- 1993 *Queen Anne: Community on the Hill*. Queen Anne Historical Society, Seattle, Washington.
- Seattle Daily Times*
- 1962 Aloha House Built on Hill. *Seattle Daily Times* September 16:33. Seattle, Washington.
- 1969 Queen Anne Condominium Going Up. *Seattle Daily Times* November 30:A1. Seattle, Washington.
- Seattle Center Redevelopment Department
- 2013 Seattle Center Historic Landmark Study. Electronic document, <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/ResearchProjects/SeattleCenterLandmarksStudy-03-26-13.pdf>, accessed May 2015.
- Seattle Country Day School
- 2015 Seattle Country Day School History. Electronic document, <http://www.seattlecountryday.org/page.cfm?p=508>, accessed May 2015.
- Seattle Housing Authority
- 2015 Low Income and Senior Housing. Electronic document, <http://www.seattlehousing.org/housing/>, accessed May 2015.
- Seattle Pacific University
- 2015 Our History. Electronic document, <http://spu.edu/about-spu/our-history>, accessed May 2015.
- Seattle Public Library
- 2015 About the Queen Anne Branch. Electronic Document, <http://www.spl.org/locations/queen-anne-branch/qna-about-the-branch>, accessed May 2015.
- Sherwood, Don
- 2015a West Queen Anne Playfield. Electronic Document, <http://www.seattle.gov/parks/history/QueenAnnePF.pdf>, accessed May 2015.
- 2015b Bhy Kracke Park. Electronic Document, <http://www.seattle.gov/parks/history/BhyKracke.pdf>, accessed May 2015.
- 2015c West Mini Ewing Park. Electronic Document, <http://www.seattle.gov/parks/history/WEwingMiniPk.pdf>, accessed 2015.
- 2015d Kerry Viewpoint. Electronic Document, <http://www.seattle.gov/parks/history/KerryVP.pdf>, accessed May 2015.
- Sound Transit
- 2014 Transit Expansion Study Ballard to Downtown Seattle Final Report. Electronic document, http://www.soundtransit.org/sites/default/files/documents/pdf/projects/Ballard/20140603_B2D_Report.pdf, accessed May 2015.
- State of Washington Department of Ecology
- 1977 Shoreline Aerial Photograph. Electronic document, https://fortress.wa.gov/ecy/shorephotos/yr1970/King/hi_res/KIN0677_038.jpg, accessed May 2015.
- 2001 Shoreline Aerial Photograph. Electronic document, https://fortress.wa.gov/ecy/shorephotos/yr2000/King/hi_res/000925_125810_1g.jpg, accessed May 2015.
- Tate, Cassandra
- 2002 Busing in Seattle: A Well-Intentioned Failure. HistoryLink.org Essay 3939. Electronic document, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3939, accessed October 2015.
- Woodward, Walt

- 1968 Queen Anne and Its High-Rise Anxiety. *Seattle Daily Times*, July 21. Seattle, Washington.
- U.S. Census Bureau
- 2015 2009–2013 American Community Survey 5-Year Estimates. Electronic document, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2194928.pdf, accessed May 2015.