The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Landmark NOMINATION Application

Name: **Benjamin S. Anderson House**

Year Built: **1901**

Street and Number: 4211 Brooklyn Avenue NE

Assessor's File No. 114200-0950

Legal Description: Lot 10, Block 10, Brooklyn Addition to Seattle, according to the plat recorded in Volume 7 of Plats, Page 32, in King County, Washington.

Plat Name: Brooklyn Addition **Block:** 10 **Lot:** 10

Present Use: Rooming house

Present Owner: Internos Properties LLC

Original Owner: Benjamin S. Anderson

Original Use: Single family house

Architect: **Unknown**

Builder: Unknown

Submitted by: David Peterson / Historic Resource Consulting Date: January 25, 2019
301 Union Street #115
Seattle WA 98111
Ph: 206-376-7761 / david@dphrc.com

Reviewed by: _____ Date: _____
(Historic Preservation Officer)

Benjamin S. Anderson House

4211 Brooklyn Avenue NE

Seattle Landmarks Preservation Board

January 25, 2019

David Peterson *historic resource consulting*
301 Union Street #115 Seattle WA 98111 P:206-376-7761 david@dphrc.com

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I. INTRODUCTION

This report was written at the request of The Standard at Seattle LLC, a development company, in order to ascertain its historic nature prior to a proposed major alteration to the property.

This report was written and researched by David Peterson. Unless noted otherwise, all images are by the author and date from September and October 2018. Sources used in this report include:

- Material on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library, including original permits. Unfortunately, no original drawings exist.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection.
- Historic photographs of the subject property to assess changes to the exterior to the building, including 1937 tax assessor photographs and images in the Seattle Municipal Archives.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue College in Bellevue, Washington.

II. BUILDING INFORMATION

Name (historic/current):	Benjamin S. Anderson House
Year Built:	1901
Street & Number:	4211 Brooklyn Avenue NE
Assessor's File No.:	114200-0950
Original Owner:	Benjamin S. Anderson
Present Owner:	Internos Properties LLC
Original Use:	Single family house
Present Use:	Rooming house
Original Designer:	Unknown
Original Builder:	Unknown
Plat/Block/Lot:	Plat: Brooklyn Addition / Block: 10 / Lot: 10
Legal Description:	Lots 10, Block 10, Brooklyn Addition to Seattle, according to the plat recorded in Volume 7 of Plats, Page 32, in King County, Washington.

III. ARCHITECTURAL DESCRIPTION

A. Site and Neighborhood context

The subject property is a midblock parcel located on Brooklyn Avenue NE between NE 42nd and 43rd Streets in the University District neighborhood. The parcel is rectangular in plan, measuring approximately 40 by 103 feet, oriented east-west. The site is gently sloped, dropping approximately eight feet from northeast to southwest property corner. There is an alley along the west (rear) side of the property. ***[See Figs. 1-3 for current maps and aerial photos of the subject site]***

To the north of the subject property, sharing a property line, is the Ranice Apartments, a two-story wood-frame 9-unit apartment building constructed in 1908. It was originally called the Minerva Apartments. The building's front porch was enlarged from one to two stories around 1960.

To the west, across the alley, are two c.1906 and 1909 foursquare-style rooming houses, and the three-story 22-unit Starlighter Apartments, built in 1961.

To the east, across the street, is a surface parking lot and two masonry apartment buildings: the four-story 39-unit mid-block brick-and-terra-cotta Campus Apartments, built in 1923, and located on the corner is the three-story 32-unit Stanford Apartments, built in 1924.

To the south, directly on the property line, is a three-story 36-unit unreinforced masonry apartment building, called the Wellesley, which was constructed in 1925 in a Collegiate Gothic style. The L-shaped building occupies the corner of NE 42nd Street and Brooklyn Avenue NE.

While the University District has several Seattle-designated landmarks, the following are those within a three or four block radius:

- University Methodist Episcopal Church and parsonage (1907) at the corner of 42nd & Brooklyn;
- Neptune Theater (1921, Henderson Ryan), at the corner of 45th & Brooklyn;
- Anhalt Hall (1928, Frederick Anhalt), at 711 NE 43rd Street;
- Parrington Hall (1902) on the University of Washington campus.

The University of Washington campus lies two blocks to the east of the subject site, on the east side of 15th Avenue NE.

At the north end of the subject block is the southernmost part of a block-long excavation on the east side of Brooklyn Avenue between NE 43rd and 45th Streets, which is to be a new underground light-rail station, opening in 2021. That location is already the site of the two tallest buildings in the University District, the 22-story UW Tower (1973), and the 15-story Hotel Deca (b. 1932), at Brooklyn and NE 45th Street.

For city planning purposes, the subject parcel is zoned SM-U/R 75-240[M1] (Seattle Mixed-Urban Residential with an allowed height between 75 and 240 feet), and is located in the University District Northwest Urban Center Village overlay.

In the 1975 building inventory of the University District by Victor Steinbrueck and Folke Nyberg (part of their citywide inventory project), the subject building was described as "significant to the city—warrants further evaluation for designation as historic landmark." [1] The 2002 Seattle

[1] Nyberg and Steinbrueck, 1975, unpaginated.

Department of Neighborhoods Seattle Historical Sites inventory sheet for the subject building does not make a statement as to whether the building is likely to meet Seattle landmark criteria and National Register criteria, only that it should be inventoried.[2]

B. Building description

The subject building was constructed as a single family dwelling in 1901 for Benjamin S. Anderson. ***[See Figs. 4-28 for current images of the subject building]***

The house is two stories, roughly rectangular in plan, and measures approximately 30 by 45 feet, oriented east-west. According to tax records, structure is wood frame, originally built on a post and beam foundation, with no basement. By the early 1970s, a partial basement was listed on tax records, which was improved into another dwelling unit with separate entrance around 1979-1980.

The house was designed by an unknown builder in the Victorian Italianate style. The front or east elevation is two stories, symmetrically composed, with a pyramidal roof having overhanging eaves supported by S-curve shaped brackets. When originally constructed in 1901, the rear 15 feet of the house was only one story, probably with a shed roof. By 1919, a second story had been added. Because the rear 15 feet of the house projects approximately 3 feet south from the rest of the house (allowing room for an east-facing side door and steps), the roof there is gabled. The roof also includes a gabled dormer on each the rear and south elevations, featuring a pedimented gable with broken cornice returns. In recent decades, two rectangular skylights have been added to the peak of the roof on the front elevation. The roof is clad with contemporary asphalt composite shingles.

On the front or east elevation, the first floor has a center entrance flanked by two angled bay windows, covered by a one-story full-width hip-roof porch. The porch is supported by four Tuscan posts, each punctuated at the crossbeam by shaped brackets, and its ceiling is finished with painted beadboard. The porch decking itself is wood but likely dates to recent decades, with modern concrete steps and metal handrails at the front walk. At the center of the second floor is a projecting square bay window topped by a hip roof; the bay corners feature peculiarly simple cylindrical wood posts supporting simple blocks, an apparently original condition that appears in the 1937 tax assessor photograph. All three bay windows feature decorative, angled wood slats in the bulkhead panels below the glazing.

The house is clad in painted drop siding (probably cedar) with a deep reveal. Windows are primarily original double-hung wood sash with 1-over-1 glazing. The second floor front box bay window has metal or aluminum sash which appears to date from the mid-20th century or later. At the rear basement level, and the first floor rear enclosed porch, are aluminum sash windows which date to c.1979-80 alterations. The rear elevation at the second floor also features two decorative lozenge-shaped windows at the building corners which date to the rear part second floor addition that occurred by 1919.

Window and door trim varies at locations across the building. Both side elevations feature relatively heavy triangular-peak header trim at the first floor windows. Above these on the second floor, window header trim is projecting but without the triangular peak; this trim appears at the front and rear elevation doors and windows as well. At some other locations, on the front and rear elevations, much simpler flush window jamb and header trim occurs.

[2] Summary for 4211 Brooklyn AVE / Parcel ID 1142000950 / Inv # UD068, Seattle Department of Neighborhoods Seattle Historic Sites database, 2002.

The interior is organized around a central hall and straight-run stairway providing access to the second floor, which retains an original turned-wood balustrade and newel post. While the building was originally built as a single family residence with connecting interior spaces, the rooms for many years have been partitioned into separate apartments reached from the central hall, or directly from the outside (as is the case at the basement level). Tax records indicate that ceiling heights at the first floor are 9 feet at the first floor, 8 feet 6 inches at the second floor, and 7 feet at the basement. Tax records state that original interior finishes of the house included fir floors, plaster walls, fir trim, but no tilework or fireplace. One second-floor unit was available for inspection for this report; some original finishes may remain but there appear to be no significant interiors. Original or at least period casework at interior doors and windows is commonly seen at the perimeter walls.

C. Summary of primary alterations

Permits, and historic tax assessor photographs provide information regarding alterations to the building. Most permits on file for alterations to the property are related to minor electrical or mechanical work. Below are the earliest permits on file (to 1915), and those related to significant building alterations listed after:

Permit	Date	Cost	Comments on permit card
[9650	1901	-----	Alter & raise (occupancy: residence).] [3]
8563	1901	$950	2 story frame house 30x30
[68116	1908	$5,000	2 story frame 42 x 84 (occupancy: apts).][4]
99358	1911	$50	Raise & repair foundation.
134058	-----	-----	Record missing.
140760	1915	-----	Repair residence.
587034	1979-84	$2,500	To repair foundation and skirt board, enclose back porch and construct new entrance to basement.

The primary alterations to the building include:

- Second story added to rear third of the building (between 1905 and 1915).
- Rear porch enclosed (1979-84).
- Interiors partitioned over time into separate apartments.

Only one upstairs unit and the entry foyer stairway were available for inspection for this report; interiors appear to have been updated over time, with only the original stair balustrade and some door trim remaining.

[3] This permit does not appear to be the correct original permit and is apparently listed in error. (The 1901 date of construction is listed in tax records). The original permit listed on the permit card is #9650, which does not appear to be the correct permit, for several reasons: 1) The address is for 126 N. Broadway; by 1901, the subject street had been renamed from Broadway (its original name on the plat) to Brooklyn; 2) The block and lot number are not indicated on permit #9650; 3) The dimensions of the building described on the full text of permit #9650 do not appear to easily match any component of the subject building. Additionally, we do have a newspaper notice (see elsewhere in report) of Benjamin Anderson receiving a permit in 1901 for the subject address, 4211 Brooklyn, whereas permit #9650 lists a James Kiefer as the builder or owner of the property, not Benjamin Anderson. Anderson is also listed as the resident of the building in the 1901 Polk's Seattle directory. Therefore, permit #9650 does not appear to be the correct original permit. The correct original permit is #8563, dated June 12, 1901, as confirmed by its listing in the Seattle Daily Bulletin on June 15, 1901.

[4] This permit, listed on the handwritten permit reference card, apparently is a mis-transcription of the actual permit, and refers to the adjacent property to the north, not the subject property, which does not fit the description on the permit. The adjacent property, 4215 Brooklyn Avenue NE, is a 2 story frame apartment building constructed in 1908, and measuring not 42 x 84 feet but 42 x 34 feet (the "3" was mis-read as an "8.")

III. HISTORICAL CONTEXT

A. The Development of the University District

Following the founding of Seattle in 1851, the area that would become the University District was not incorporated into the city boundaries until 1891. The first settlers in the area received land grants and began farming there in 1867, when the area was relatively rural and far from the city center. By 1887 the Seattle Lake Shore & Eastern Railway—today's Burke-Gilman Trail—had been developed and built by a group of investors, providing an east-west connection between Fremont and the west shore of Lake Washington. [5] ***[See Figs. 32-48 for historic images of the neighborhood]***

In 1890, James Moore—a prolific developer in early Seattle who already had success developing the Latona tract to the west, in 1889—purchased property, including part of the original settlers' farm, and began to subdivide it into building parcels. The first of these was the "Brooklyn Addition" (where the subject parcel is located), which corresponds approximately to the thirty-eight blocks between today's Roosevelt Way NE on the west, 15th Avenue NE on the east, NE 45th Street on the north, and Portage Bay to the south. Accordingly, the new neighborhood was advertised by Moore as "Brooklyn." In 1891, large areas north of the existing city were annexed to Seattle, including today's University District, Green Lake, Wallingford, Phinney Ridge, Montlake, and Magnolia. Many of Moore's street names were changed after annexation, to match Seattle's numbered street system. Seattle's population at this time was about 42,000 people. However, a nationwide financial crash in 1893 slowed development of the new neighborhood for a few initial years.[6]

The most significant event for the young neighborhood of Brooklyn was the decision in 1891 to relocate the University of Washington to this area from downtown Seattle, where physical growth for the institution had been limited. The university regents retained the original campus downtown for future development (today known as the University Tract), and began building in 1895 the new campus on the considerable acreage east of 15th Avenue NE and south of NE 45th Street, to the waterfront of Union Bay and Lake Union. The university spurred significant growth in the neighborhood. In addition to hundreds of students who attended the university, the non-student population quickly grew, so that by the first decade of the 1900s a complete community had developed, with apartment and single family housing, shops, churches, schools, and civic buildings. By this time, the neighborhood had come to be called the University District rather than Brooklyn. From 1900 to 1910, Seattle continued to grow due to population increase and through major annexations that took place in 1907. In 1900 the population was about 80,700; by 1910 it had nearly tripled to over 237,000.

In 1909, the Alaska-Yukon-Pacific Exposition was held on the University of Washington campus, a significant event which improved the university with permanent buildings and landscaping, and spurred further growth in the area. University Way, which included a trolley route along it as early as 1892, had developed by this time into the primary north-south and commercial spine of the neighborhood. A 1907 trolley line from Wallingford along NE 45th Street established that route as the primary east-west spine through the neighborhood.

The construction of the Lake Washington Ship Canal from 1911-1917 was another catalyst for growth in the area, and the period from 1915-1929 can be considered the neighborhood's commercial heyday. In 1919 an improved University Bridge resulted in increased traffic in the area. The opening of the new Montlake Bridge in 1925 furthered this growth.[7]

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[5] Information in this section primarily from Tobin, pp. 7-22; and HistoryLink.org, "Seattle Neighborhoods: University District—Thumbnail History," by Paul Dorpat, June 18, 2001, corrected May 2002.
[6] Tobin, p. 10.
[7] Tobin, p. 13.

In the immediate vicinity of the subject building, the most substantial buildings initially were a block to the east, along University Way. Two physically prominent churches anchored the subject block's corners of Brooklyn Avenue—the University Methodist Episcopal Church at southeast corner of 42nd Street (1907), today a designated Seattle landmark; and University Congregational Church (1910, demolished) at the northeast corner of 43rd Street, which was demolished around 1970, replaced by a bank, and today the site of the future light rail station. In the 1920s, the single family homes in the immediate vicinity were often replaced with three- or more-story masonry apartments built to the property lines, such as the nearby Stanford, Campus, and Wellesley apartment buildings. The largest of these nearby, the eight-story University Manor Apartments at the southeast corner of Brooklyn and 43rd, was constructed in 1926 and features elaborate Collegiate Gothic details, including humorous cast-stone grotesque corbels at sidewalk level.

With department stores, several theaters, and a few high-rise buildings by the late 1920s and early 1930s, the University District had by mid-century the one of the largest commercial cores outside of downtown Seattle. The overall population of Seattle through this period continued to grow but leveled off in the 1940s at approximately 366,000.

After World War II, the university's enrollment almost tripled, as veterans took advantage of the G.I. Bill. Fueled by wartime growth and postwar expansion and more annexations, Seattle's population by 1960 had reached 557,000.

Beginning in the late 1940s, parking congestion was a noticeable problem in the University District, and parking lots began to replace old houses and underperforming commercial buildings. Merchants organized the University District Parking Association to alleviate the problem. The presence of two high-rise buildings, the 9-story Brooklyn Building at 45th & Brooklyn (b. 1929; home of the General Insurance Company after 1936, and replaced in 1973 by the even larger 22-story Safeco Tower, now called the UW Tower) and the 15-story Edmond Meany Hotel (b. 1932, now the Hotel Deca), probably precipitated the increased demand over time for parking in the blocks north of NE 45th Street.

In 1947, a new state law enabled the university to acquire property by condemnation. A new campus plan in 1948 proposed expansion westward beyond its traditional boundaries, into the University District neighborhood. In the 1950s the ever-larger university began a controversial, decades-long program of purchasing homes, apartment buildings, and commercial structures west of 15th Avenue NE and south of NE 41st Street in order to redevelop more university buildings. A new campus approach, dubbed Campus Parkway, was constructed midblock between 41st and 40th Streets NE through condemned and demolished properties between 1950 and 1953.

Postwar suburban and commercial expansion in the 1950s and 1960s began to take a toll on the businesses of the University District centered around University Way. Shopping areas such as University Village and Northgate Mall—both opening in the late 1950s—were more receptive to a new car-centered culture. The construction of the I-5 interstate highway in the late 1950s accelerated this trend, and also established a powerful western boundary to the neighborhood.[8]

In the late 1950s and early 1960s, 11th Avenue NE (northbound) and Roosevelt Way (southbound) were converted to twinned one-way arterials in order to handle the increasingly higher volumes of car traffic between University Bridge and Lake City Way.[9] Roosevelt Way NE between NE 50th

[8] Tobin, p. 19.

[9] The project was planned in 1954 and was finally completed in 1960. See Seattle city council ordinance No. 86535, passed and authorized in October 1957, and "One Way in Roosevelt Way," *The Seattle Times*, January 12, 1960, editorials.

Street and University Bridge—which had already seen the development of car dealerships as early as the 1920s—was jointly promoted in the mid 1960s as the densest new and used car shopping zone in the state by the six automobile dealers along this strip.[10]

In 1965, the daytime population of the University District was approximately 70,000, and a University Development Plan began that year to address pressing concerns including growth, traffic and rapid transit, parking, zoning between family neighborhoods and denser development, schools, and parks.[11] Enrollment at the University reached a high in 1979 of 37,549 students.[12] Also in the late 1960s through the 1970s, the University District became the center of Seattle's counterculture movement, home to numerous coffee houses, music venues, alternative and fringe social and commercial ventures, and the site of repeated protests during the Vietnam War.

By the 1980s, the demographics of the University District had shifted towards a mostly student population. The closing in 1989 of the University Heights Elementary School (built 1902 with a 1908 addition) in the heart of the University District due to a failing enrollment, demonstrably reflected this trend.[13] In the 1990s, the neighborhood, like the rest of the city, experienced a building boom during an expansive national economy, with the construction of additional multifamily housing, office and university space, and renovation of older buildings in the area. This development trend is expected to increase in upcoming years, following the construction of a light rail station near NE 45th Street and Brooklyn Avenue NE (one block from the subject site), connecting the neighborhood to downtown and beyond. Significant upzoning of surrounding blocks in 2017 is expected to drive building heights and densities to levels not seen outside the downtown commercial core.

Today the boundaries of the University District generally include the area from Interstate 5 on the west, to the Portage Bay and Lake Washington shoreline on the south and east, and to Ravenna Boulevard and NE 45th Street on the north. The neighborhood has approximately 35,000 permanent residents, in addition to 50,000 university students and employees.[14] The neighborhood remains dominated by the nearby University of Washington, but is nevertheless a vibrant, walkable "city within a city," with shops, restaurants, entertainment venues, and offices which serve not only the student population, but adjacent neighborhoods and the city as a whole as well.

B. The development of the subject building, and building owners

The subject building was constructed in 1901 as a single family house, and is one of the oldest buildings in the Brooklyn area, according to the 2002 historic inventory of the neighborhood.[15] The original owner was Benjamin S. Anderson, and the estimated construction cost was $950.[16] The earliest map showing the site is the 1905 Sanborn fire insurance map, which indicates that the site was a double parcel, and that the subject building's rear portion (approximately 15 by 24 feet in plan) was originally only one story, with an open recessed porch at the northwest corner. At the rear of the parcel, next to the alley, was a one story outhouse with an attached shed, and another small shed-like building (perhaps a chicken coop). ***[See Figs. 29-31 for historic images of the subject building]***

[10] "Dealers promote 'U-Strip'," *The Seattle Times*, December 12, 1965, p. 12-C. See also Tobin, p. 15.
[11] Nielsen, p. 130.
[12] Tobin, p. 20.
[13] HistoryLink.org, "Seattle Neighborhoods: University District—Thumbnail History," by Paul Dorpat, June 18, 2001, corrected May 2002. Accessed March 2, 2011.
[14] Tobin, p. 22.
[15] "Summary for 4211 Brooklyn Ave / Parcel ID 1142000950 / Inv # UD068," Seattle Historical Sites database, Seattle Department of Neighborhoods, 2002.
[16] "Building permits," Seattle Times, June 13, 1901, p. 8.

In 1911, building permits were issued to raise and repair the foundation. In 1915, another permit was issued to repair the residence, but the nature of the work is unknown.[17] Another permit for unknown work (number 134058, "record missing"), would have been issued some time between 1911 and 1915. At some early time—possibly this last permit, and in any event by 1919 as evidenced by the Sanborn map of that year—a second story was added to the rear third of the subject building, with siding to match the rest of the house (although window hoods do not).

Also by 1919 (as shown on the Sanborn map of that year), the outhouse at rear had been adapted into a one-and-a-half story dwelling, a small freestanding garage was added along the alley, and a two-story dwelling addressed as 4207 Brooklyn Avenue was constructed at the southwest property corner. The subject house was described as offering housekeeping rooms for rent, a condition which had likely been ongoing since about 1911, based a few classified ad listings in the Seattle Times. The building today remains a rooming house.

In the early 1920s, the subject parcel (originally a double lot) was halved, and the southern portion was sold for the construction in 1925 of the three-story Wellesley Apartments, a brick structure to the south, at the corner of 42nd and Brooklyn. By 1950, the small shed structures and two other dwellings at the rear of the subject property had been removed, according to the Sanborn map of that year.

Original owners

Little additional information was found about original owner Benjamin S. Anderson.[18] According to federal census records, he was born in 1851 in Pennsylvania, the oldest son of ten children born to his parents, David Anderson and Susannah Homer Anderson (both from Pennsylvania). David Anderson was a farmer. The family lived in 1860 in Indiana, Pennsylvania south of Pittsburgh; in Huntingdon on a farm in the central part of the state in 1870; and in Burnside, Pennsylvania, on a farm (near Indiana again) by 1880. Around 1874, Benjamin married Mary Elizabeth Barry, and they began to raise a family eventually to include three daughters and two sons (born between 1880 and 1891). Benjamin worked on his father's farm(s) until his father died in 1889.

Later that year, at about age 38, Benjamin moved his family to Bothell in Washington State.[19] It is unclear how he was employed in the years between 1889 and 1900. In 1901, Anderson was listed in city directories at the subject address, 4211 Brooklyn Avenue, in Seattle. From 1901 until at least 1907, Benjamin S. Anderson was listed as a clerk in the office of the King County treasurer. After about 1910 he was simply listed as a clerk or as a bookkeeper. By at least 1915, city directories list his wife as well.[20]

Of Benjamin and Mary's five children, their oldest child, Stella Mae Anderson, married David Osborne Shiach in 1904, and lived with Benjamin and Mary at the subject house for a few years.[21] They eventually moved out; Stella outlived her husband, and died in 1941.[22] Benjamin and Mary's other children died relatively young—two daughters died of tuberculosis as teenagers two weeks apart in 1906, and a son died in 1916 in his late 20s. Benjamin Anderson himself died at home in

[17] A 1908 permit listed on the 4211 Brooklyn Avenue permit card on file, for permit # 68116, describing work as building a 42 x 84 foot 2-story frame apartment building for $5,000, appears to refer to the construction of the Minerva Apartments next door, at 4215 Brooklyn Avenue. While the building footprint is not 42 x 84, it is 42 x 34, likely a mis-transcription of the "3" for an "8."

[18] The middle name appears as either Sparkle or Spankle in census records.

[19] Their fifth and final child was born in Washington state in 1891, while the others were born in Pennsylvania between 1880 and about 1889. The 1900 census lists them in the "Sammamish Precinct" (ie, Sammamish River). Bothel reference at "Mrs. David Shiach," obituary, Seattle Times, January 15, 1941, p. 17.

[20] Several Benjamin Andersons and Mary Andersons are listed in Seattle directories at the same time as the subject couple.

[21] "Weddings," Seattle Times, October 23, 1904, p. 33; and "Obituary," February 19, 1906, p. 5.

[22] "Mrs. David Schiach," obituary, Seattle Times, January 15, 1941, p. 17.

1919 at age 67, according to a brief death notice (no obituary could be found).[23] Their fifth child, Frank Ray Anderson, and his wife Emily lived at the subject property until Frank died a few years after his father, in 1923 around age 30. Mary Anderson died there in 1926 at age 75.[24] Frank's widow Emily appears to have inherited the subject property, and resided in it until about 1938.

Later owners

Tax records suggest that the property began to be managed in 1937 by John H. Dickey, a real estate agent, who began renting out furnished rooms around 1939.[25] Tax records appear to indicate that Dickey purchased the property in 1947. In any event, city directories indicate the property has had rented rooms through the mid-20th century, and up to the present day.

Property owners in the mid-20th century were not discovered for this report. In the 1970s, the property owner was Dusan Radovich, who continued to maintain the property as a rooming house. Around 1979-1980, he enclosed the back porch and constructed a new entrance to the basement. The property remained in the Radovich family until 2006, when it was sold to Internos Properties LLC, the present owner.

C. The Victorian Italianate style

The subject building is an example of a Victorian architectural style, known as Italianate, which originated in England and was popularized through the pattern books of American designer Andrew Jackson Downing in the 1840s and 1850s. While it originated in the 1830s as a picturesque style vaguely derived from Italian rural architecture, its ornamental details were incorporated as design elements in an increasingly eclectic manner by late 19th century designers, sometimes elaborately.[26] Like other Victorian period styles such as Queen Anne and Folk Victorian, Italianate utilized flexible combination of floor plans, building materials, and ornamentation, which made the style attractive to a wide variety of socioeconomic groups. Additionally, the style could be applied to a wide variety of building types, including commercial buildings, apartments, and everything from modest single family homes to high-style mansions.[27] ***[See Figs. 49-58 for images of the Italianate style]***

The style was popular in the United States from about 1850 to 1885, and particularly common in the expanding towns and cities of the Midwest and the Ohio River valley, as well as in many older but still growing cities of the northeastern and mid-Atlantic seaboard, and the south. In the west, San Francisco—which was expanding rapidly during those decades—is noted for wood-frame residential structures built in the Italianate style. By the 1880s, the style was overtaken nationwide by more popular Victorian modes such as the Queen Anne style, which would last until the 1910s, or by the increasingly popular Italian Renaissance Revival style, which would endure until the 1930s.[28]

The Italianate style was applied to both wood frame and masonry buildings, both commercial and residential. Massing is generally blocky or boxy, and can be symmetrical or asymmetrical. Residential structures are often two story, rectangular in plan, with a low-pitched, hipped, or pyramidal roof. Roof eaves have wide overhangs with decorative brackets underneath, often paired. Windows are tall and narrow, often grouped in twos or threes, and generally topped with heavy or elaborate window hoods or crowns. Houses sometimes have square towers, and one or two-story

[23] "Deaths," Seattle Times, February 12, 1919, p. 26.
[24] "Mary E. Anderson," obituary, Seattle Times, February 1, 1926, p. 20.
[25] "Summary for 4211 Brooklyn Ave / Parcel ID 1142000950 / Inv # UD068," Seattle Historical Sites database, Seattle Department of Neighborhoods, 2002.
[26] McAlester, p. 214; Ochsner, *Distant Corner*, p. 22, 24.
[27] Swope, pp. 26-27.
[28] McAlester, pp. 212, 263, 397.

bay windows. One-story porches are common, typically with turned posts or square posts with beveled edges.[29]

The Italianate style was used in Washington State from about 1870 to 1895, and several high-style examples exist. Good examples of high-style residential and non-residential Italianate structures in Washington State include the Kirkman House (1880), a highly detailed brick-built example in Walla Walla; the Ezra Meeker mansion (1887) in Puyallup, elaborate but built of wood; and the Columbia County Courthouse (1887) in Dayton, the oldest courthouse in the state. The Washington Court Building (c.1892) at 221 S. Washington Street in Seattle is a local high-style example of Italianate applied to a masonry commercial building, although late and verging on a more eclectic composition.

In contrast to high-style buildings, pioneer-period vernacular buildings often attempted to evoke the Italianate style through simple massing and the most minimal Italianate details, such as the Corliss P. Stone house (c.1880s, demolished) in Fremont. In Seattle pre-dating the great fire of 1889, false-front wood-frame commercial buildings lining downtown streets often incorporated elementary Italianate details such as bracketed eaves and heavy window hoods. Vernacular residential structures to about 1900 also used blocky massing and applied brackets and window hoods to create a simple but distinguished Italianate appearance.[30] Locally, the style is today relatively uncommon, as explained by historian Caroline Swope in *Classic Houses of Seattle:* "There are only a few surviving examples in Seattle. In part this is because Seattle's population grew rather slowly until the 1880s, and by then the Italianate style was outmoded. Urban regrading projects, growing business districts, and economic pressures have also contributed to the small number of surviving Italianate structures."[31]

Examples of Italianate residential structures in Seattle include:

- The George W. Ward house (c.1882), at 520 E. Denny Way, is one of the city's oldest buildings and perhaps the city's best existing example of the Italianate style.[32] It was moved to its present location from Boren Avenue and Pike Street in 1986. The house is a designated Seattle landmark and listed on the National Register.
- The Drake house (c.1900) at 6414 NW 22nd Avenue in Ballard, is a designated Seattle landmark and an example of a one-story symmetrically-massed vernacular cottage. Coincidentally, the house features decorative diagonal wood slats in the panels below its bay windows, like the subject building.
- 1414 S. Washington (c.1901), moved in the 1980s from its original location at 208 13th Avenue South. Also known as Victorian House, the building is a Seattle landmark.
- 1801 and 1805 E. Spruce Street (c.1900, possibly dating to 1888).[33] Both houses appear to have been renovated in recent years.

[29] Swope, pp. 26-27; McAlester, pp. 212-214.
[30] National dates according to Swope, p. 27; and Washington State dates according to the Washington State Department of Archaeology and Hisotric Preservation, "Late Victoirian: Italianate," Architectural Style Guide, https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/italianate.
[31] Swope, pp. 27-28.
[32] Recent research by Seattle historian Rob Ketcherside suggests the construction date may be 1889.
[33] Earlier date according to City of Seattle Department of Neighborhoods Historic Building Survey.

V. BIBLIOGRAPHY and SOURCES

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VI. LIST OF FIGURES

The Italianate style

Note:

The abbreviations below are used in source citations for the following figures and images:

DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Museum of History and Industry
PSRA	Puget Sound Regional Archives, historic tax assessor photo
SDCI	Seattle Department of Construction and Inspections
SMA	Seattle Municipal Archives
UWSC	University of Washington Special Collections

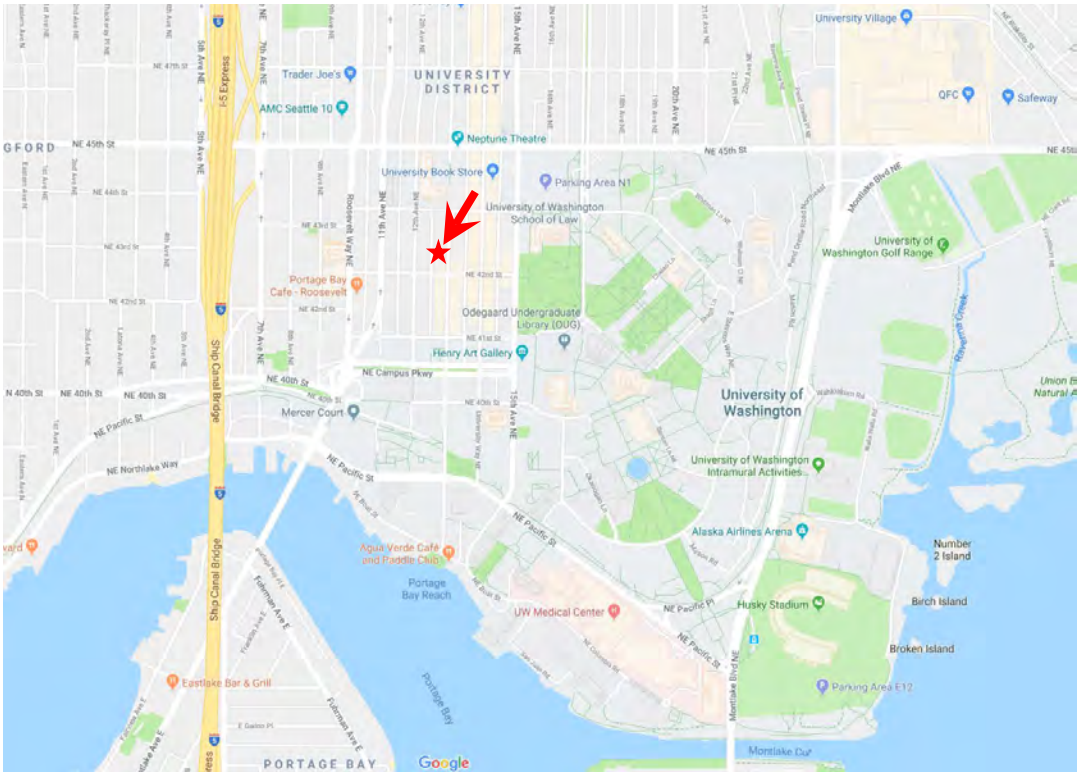


Fig. 1 – Map of the immediate neighborhood in 2017.
North is up. Subject site indicated by red star and arrow. (Google Maps)

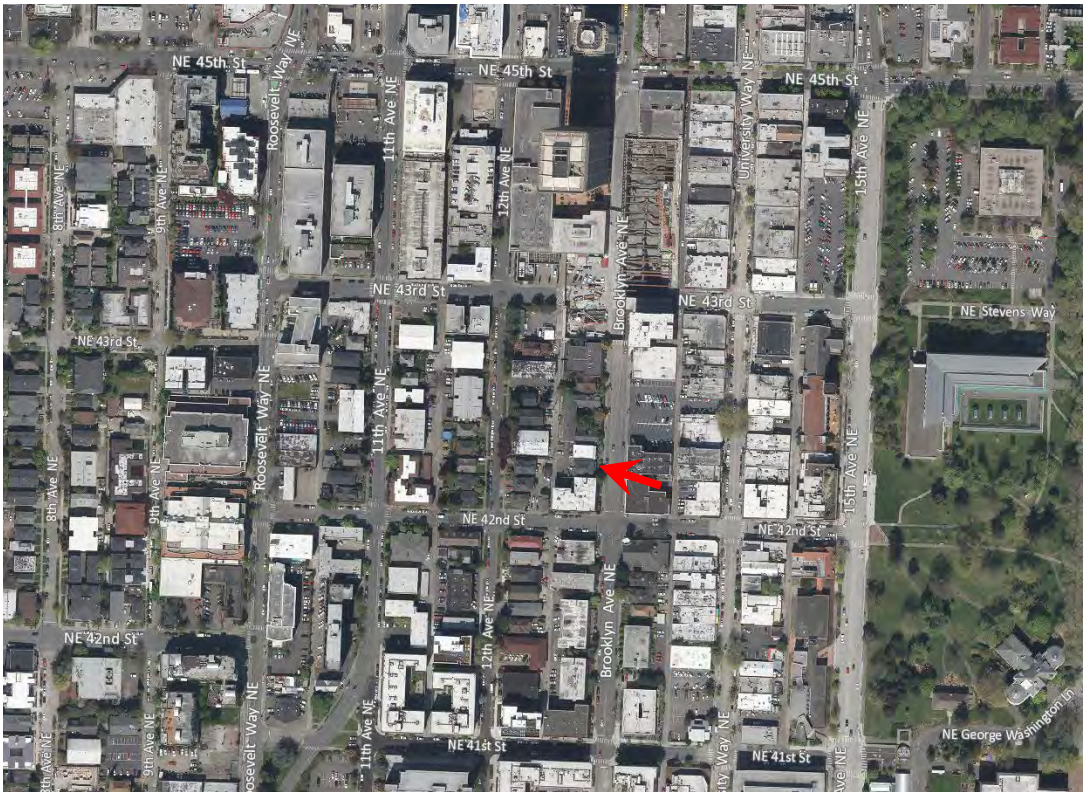


Fig. 2 – Neighborhood aerial photo; subject site indicated by arrow. North is up.
The University of Washington campus is visible at right. The series of horizontal bracing bars for the lightrail tunnel station excavation are visible one block north of the arrow. (Google Maps 2018)

Fig. 3 – Aerial photo of the subject site. Subject parcel indicated by red dashed line. (SDCI GIS, 2018)

Fig. 4 – Context: View north on Brooklyn Avenue NE from NE 42nd Street. Subject building hidden by tree and apartment building at left; approximate location indicated by arrow. The green building at right is the former University Methodist Episcopal Church, today a Seattle landmark. UW (former Safeco) Tower visible in distance at 45th & Brooklyn. Fencing and

cranes in distance are related to lightrail station construction at 43rd & Brooklyn. (Google Streetview, 2018)

Fig. 5 – Context: View north on Brooklyn Avenue NE,
subject building hidden behind tree, front porch barely visible and indicated by arrow.

Fig. 6 – Context: View south on Brooklyn Avenue NE towards site;

subject building indicated by arrow.

Fig. 7 – Context: Southward on alley towards site; subject building indicated by arrow. (Google Streetview 2018)

Fig. 8 – East elevation

Fig. 9 – East elevation, upper floor


Fig. 10 – East elevation, upper floor, detail of bay window

Fig. 11 – East elevation, first floor

Fig. 12 – East elevation, first floor, view across porch

Fig. 13 – East elevation

Fig. 14 – East elevation, detail of bay window and siding

Fig. 15 – East elevation, detail of porch and porch stair handrail

Fig. 16 – North elevation, view towards rear

Fig. 17 – West elevation

Fig. 18 – West elevation

Fig. 19 – West elevation, basement level windows

Fig. 20 – South elevation, view from front (left) and from rear (right)

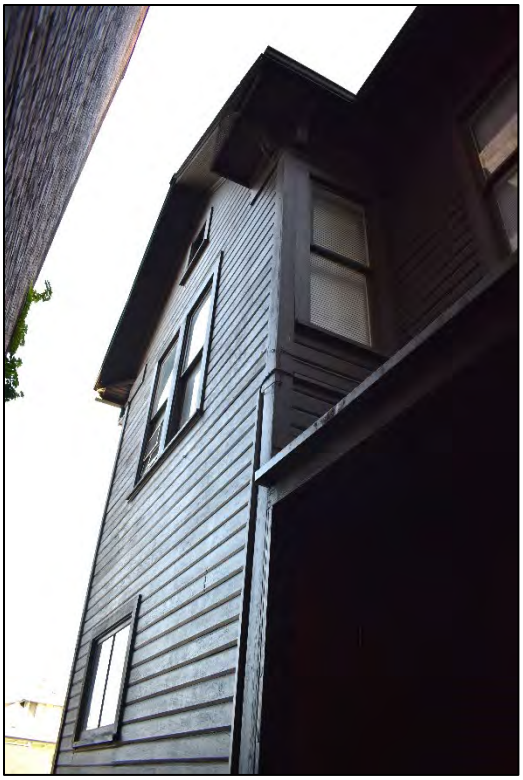


Fig. 21 – South elevation, rear part, showing gable roof at second floor

Fig. 22 – South elevation, rear part, showing side porch and stair at first floor

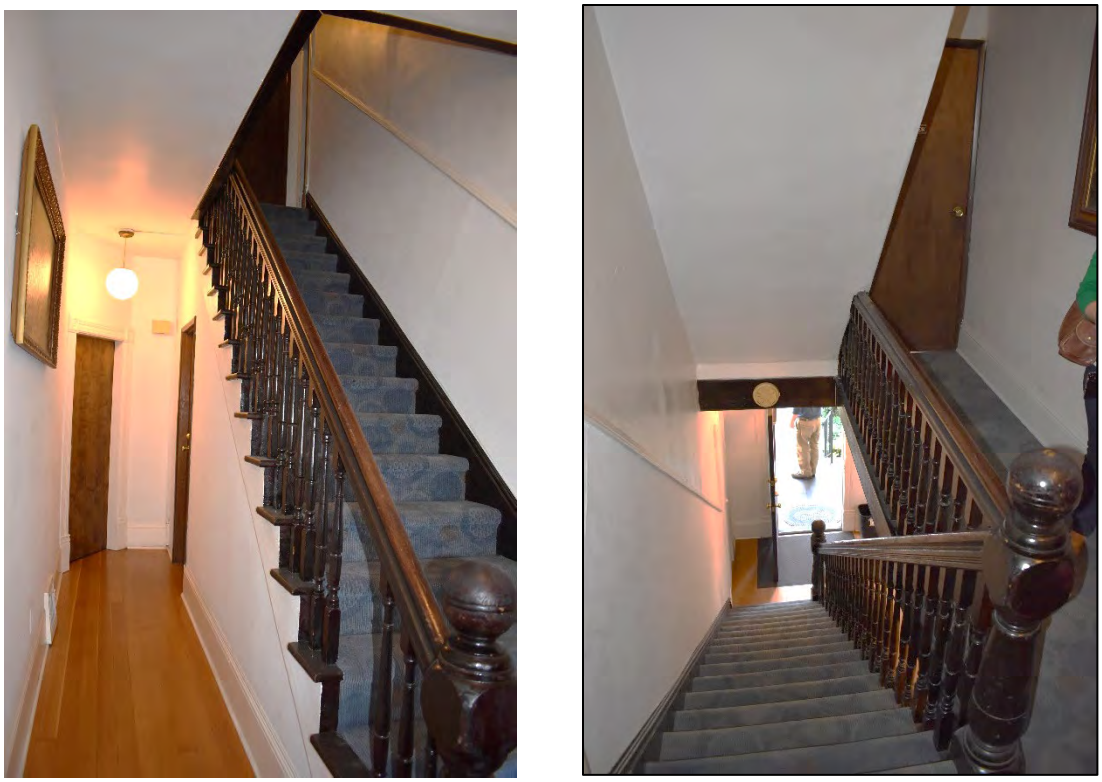


Fig. 23 – Interior, main entrance and stairway

Fig. 24 – Interior, apartment entries at upper stair landing

Fig. 25 – Interior, typical upper floor apartment

Fig. 26 – Interior, typical upper floor apartment

Fig. 27 – Interior, typical upper floor apartment

Fig. 28 – Interior, typical upper floor apartment

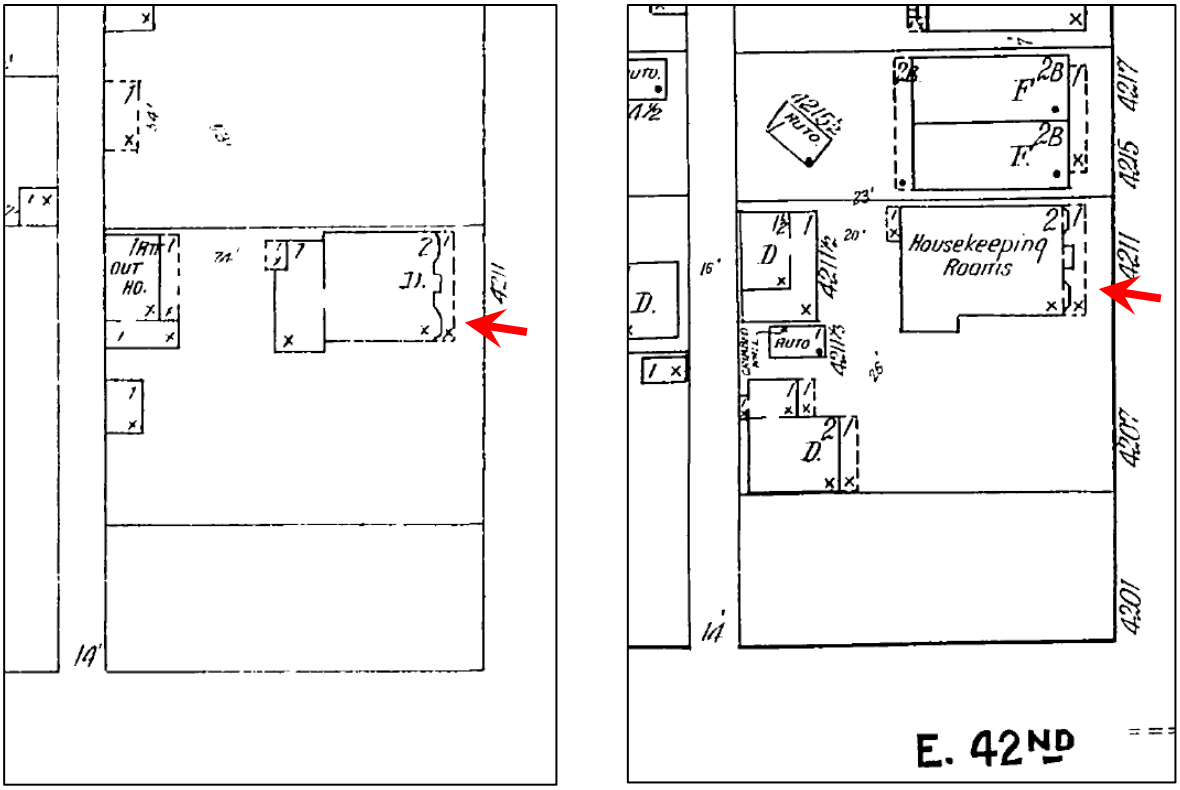


Fig. 29 – 1905 (left) and 1919 (right) Sanborn fire insurance maps of the subject building (b. 1901), indicated by arrow. By 1919, map notation indicates the rear portion has had a second story added.

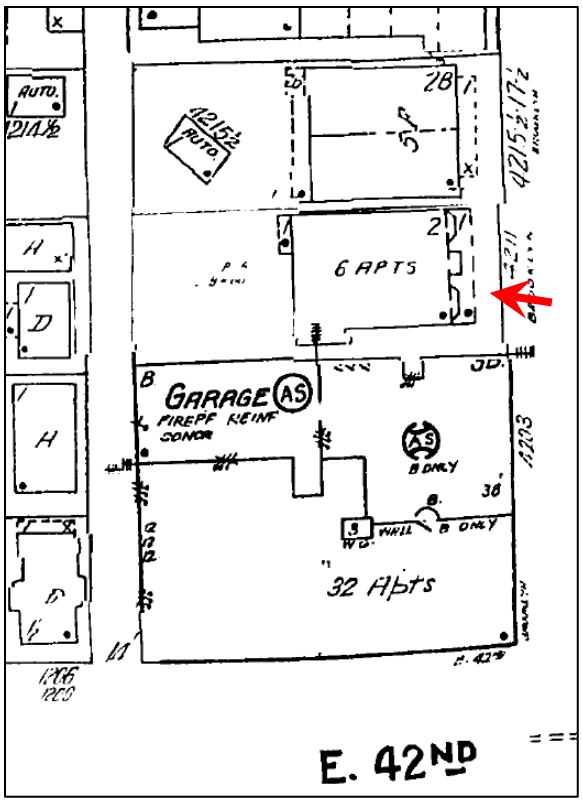


Fig. 30 – 1951 Sanborn fire insurance map of the subject property, indicated by arrow. North is up.

Fig. 31 – 1937 image of the subject house
(PSRA)

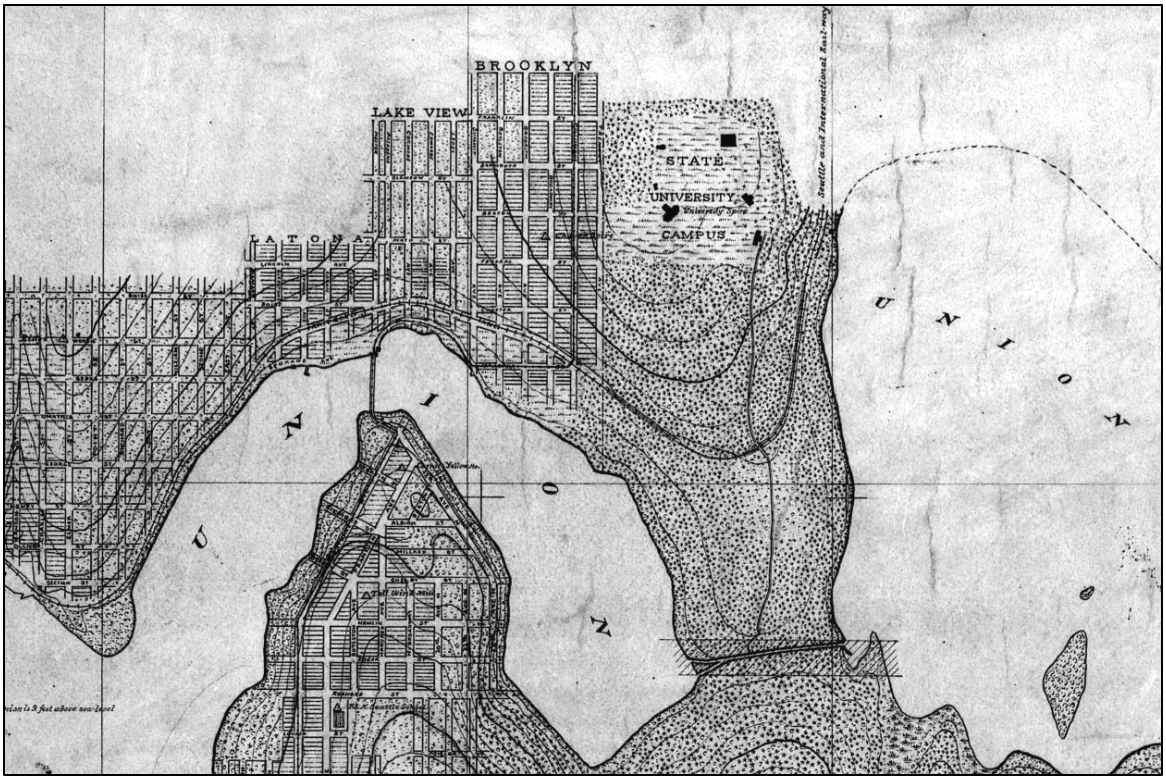


Fig. 32 – 1899 map detail, showing the Brooklyn neighborhood platted in 1890. To the west are the Latona and Lakeview plats; visible at right is the new University of Washington campus. Note the Latona Bridge visible at left center, spanning Union Bay. The Montlake Cut has not yet been built. (J. J. Gilbert, "Seattle Bay and City, Washington, topographic resurvey," Treasury Department US Coast and Geodetic Survey, 1899)

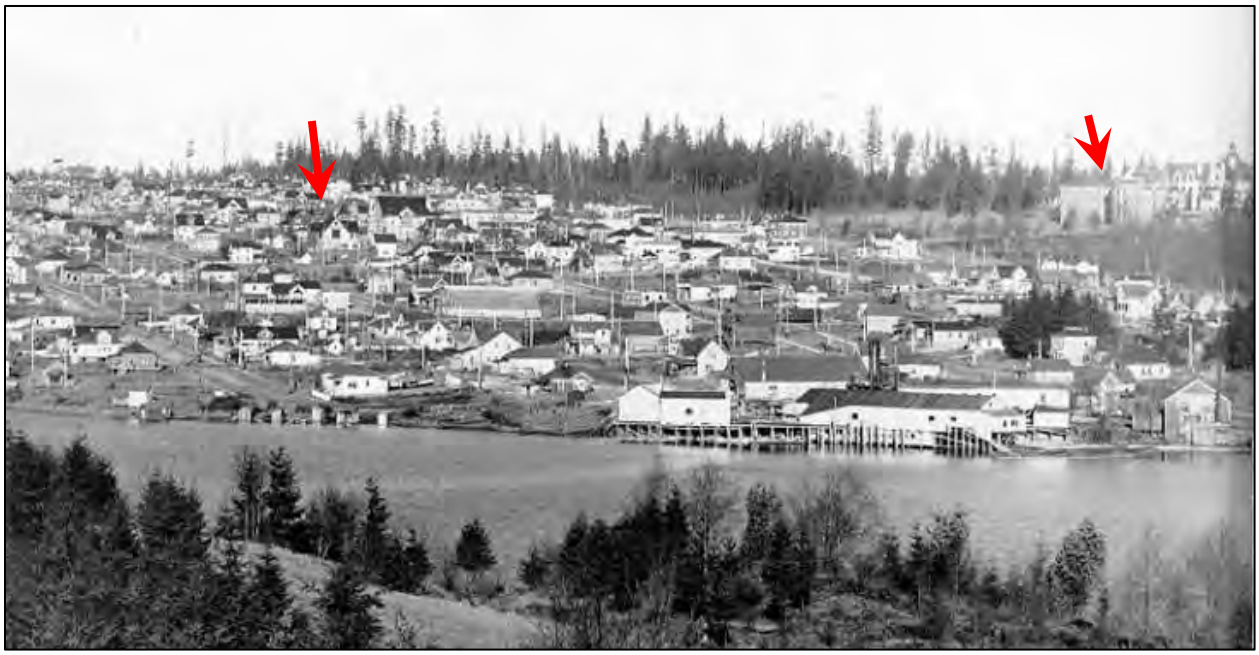


Fig. 33 – c.1907 view of the Brooklyn neighborhood (now part of the University District), Portage Bay in foreground. Right arrow indicates Parrington Hall on the University of Washington campus; left arrow indicates estimated location of subject building (not visible), which had been built in 1901. (UWSC SEA1889).

Fig. 34 – 1909 Alaska-Yukon-Pacific Exposition at the UW campus, view northward; some buildings were temporary, others permanent. The University District neighborhood is visible at upper left. Approximate location of subject building indicated by arrow. The arched main AYP Exposition gate is visible below and to left of arrow. (Wikimedia)

Fig. 35 – (Left) 1909 Alaska-Yukon-Pacific Exposition arched main gate at 15th Avenue & 40th Street; (Right) 1928 view of the College Inn, built 1909 for the AYP Exposition, visible in left photo also. By 1928, the eight-story Commodore Apartments had been built to the right of the College Inn. (Left: Paul Dorpat; Right: SMA #2888)

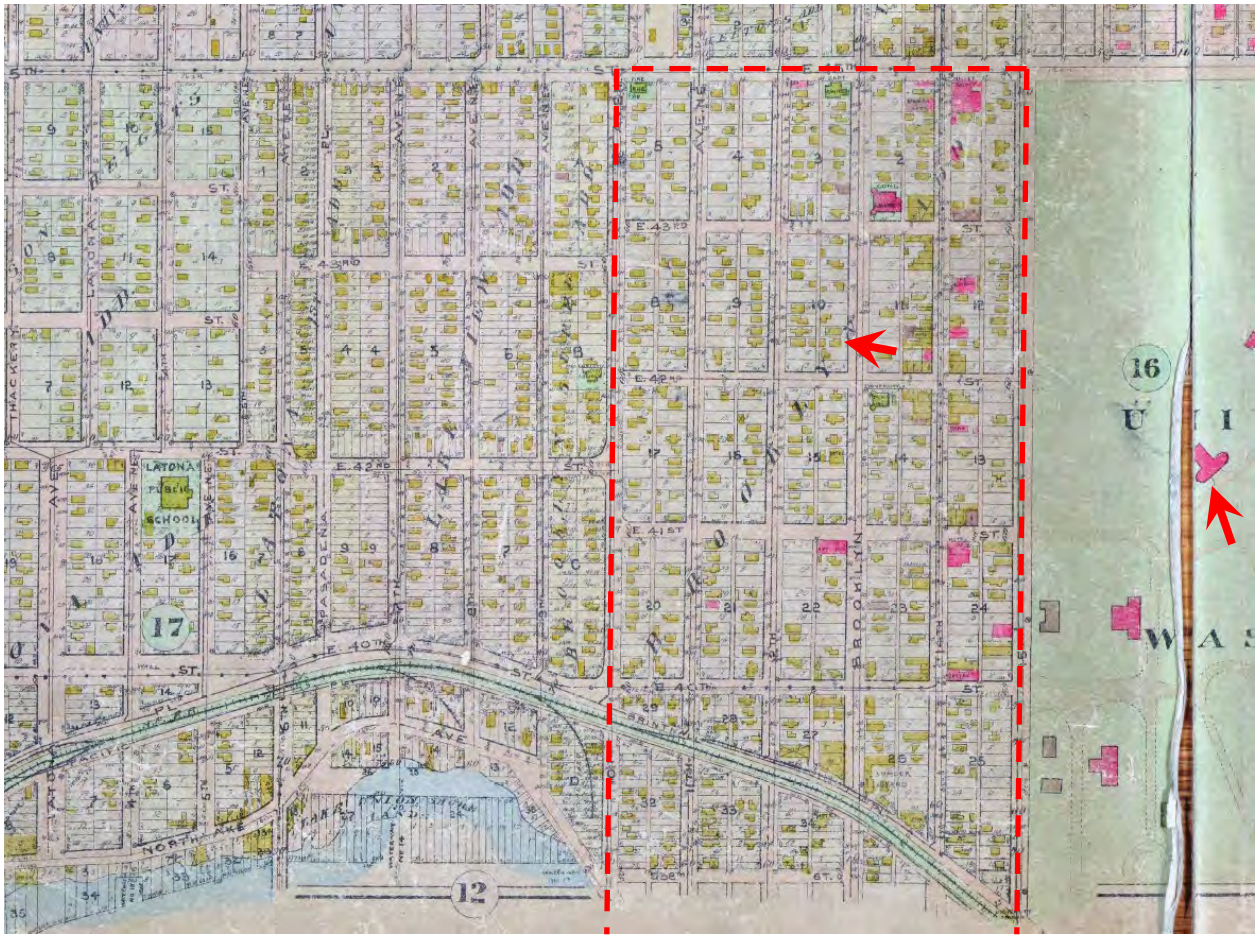


Fig. 36 – 1912 Baist map of the original Brooklyn neighborhood plat (later University District) indicated by red dashed lines; west of that is the Latona neighborhood, anchored by the Latona Public School. Subject building indicated by left arrow. North is up. Red buildings represent masonry structures. The UW campus is the green area at far right, east of 15th Avenue NE, with Parrington Hall indicated by the right arrow. The uppermost east-west street shown is NE 45th Street. Portage Bay is largely cut off at the lower part of the map.

Fig. 37 – Circa 1912 view of the Latona neighborhood waterfront, one half mile southeast of the subject site., near today's Interstate 5 bridge. Parrington Hall on the UW campus is visible and indicated by arrow. (Paul Dorpat)

Fig. 38 – 1918 view of University Way NE at NE 42nd Street, one block east of the subject site. (Paul Dorpat, Dan Kerlee)

Fig. 39 – University Methodist Episcopal Church (built 1907) at Brooklyn Avenue & 42rd Street, a half block from the subject site. The building is a designated Seattle landmark. (Paul Dorpat)

Fig. 40 – University Congregational Church (built 1910) at Brooklyn & 43rd Street, a half-block from the subject site. The church was demolished around 1970. (Paul Dorpat)

Fig. 41 – 1927 view northward on University Way at 45th Street,
three blocks northeast of the subject site. (SMA #2844)

Fig. 42 – Circa 1930 view of the corner of University Way & 43rd Street,
two blocks from the subject site. (Paul Dorpat)

Fig. 43 – Circa 1930s southeasterly view of the University District near the subject site. The subject building is not visible. The tower of the University Methodist Episcopal Church at 42nd & Brooklyn, a half block from the subject building, is visible in the distance at middle right.


Fig. 44 – 1948 view of 42nd Street from the UW campus; 15th Avenue NE crossing in foreground. The tower of the University Methodist Episcopal Church at Brooklyn & 42nd is visible at far left, one half block from the subject site. (Paul Dorpat)

Fig. 45 – 1933 northeastward view of the University District, showing University Bridge in foreground under construction. UW campus at upper right. (SMA 7989)

Fig. 46 – Circa 1940 northward view of the University of Washington.
University District visible at left. Arrow indicates approximate location of subject building.

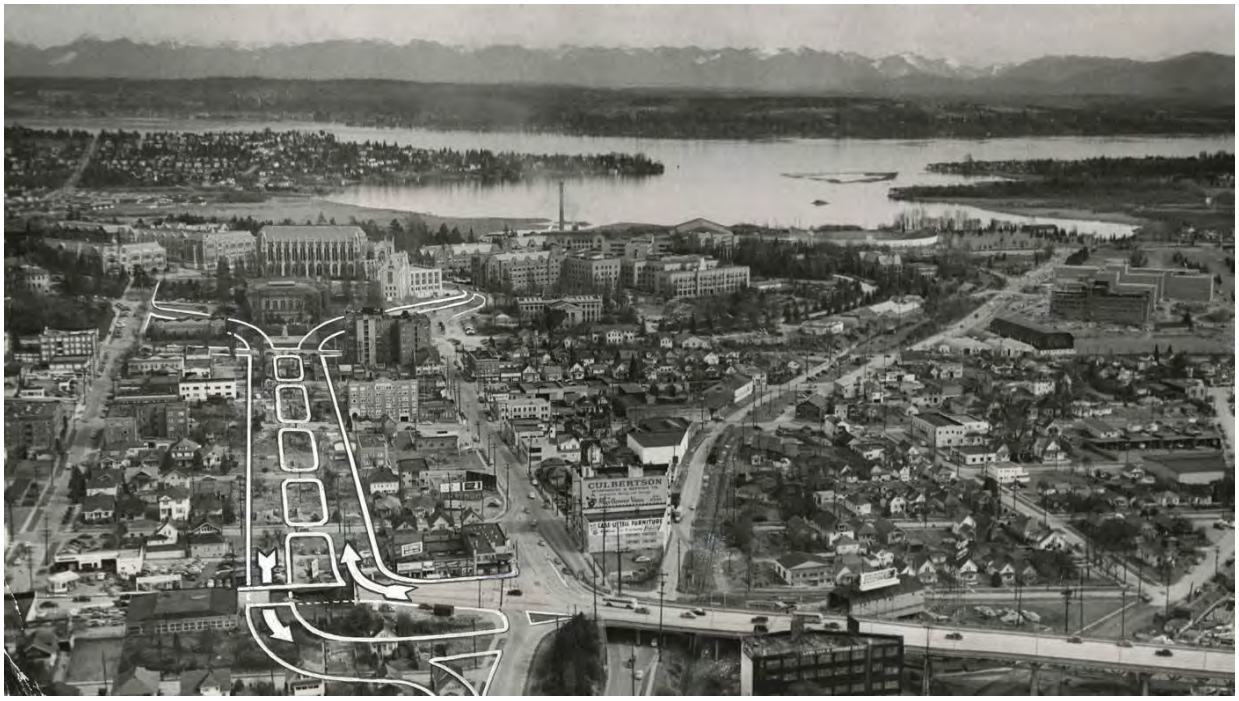


Fig. 47 – 1949 view eastward from the University District towards the UW campus, with annotation showing a proposed path for the new Campus Parkway, which was constructed 1950-1953. Subject property is not visible, approximately two blocks to the left of the street visible at left, NE 41st Street. (Paul Dorpat, Ron Edge)

Fig. 48 – 2017 University of Washington campus map, showing post-1950 expansion into the University District neighborhood and Portage Bay waterfront (left or west of the pale green portion, which represents the original campus). Subject building's approximate location indicated by arrow. North is up. (University of Washington)

(Top row):

"A Villa in the Italian Style," A. J. Downing, 1842. Downing popularized the Italianate style with his publications.

Stengel-True House (1864), in Marion, Ohio, is typical of more elaborate Italianate homes popular in the mid-1800s in Eastern cities.

(Middle row):

Examples of Italianate homes constructed of wood. A rowhouse in Washington DC (1860s), and a typical rowhouse in San Francisco CA (1880s).

(Bottom):

Factor's Row (1855), New Orleans, LA. An early example of the Italianate style applied to a commercial building, in masonry.

Fig. 49 – The Italianate style

Fig. 50 – Italianate: Kirkman house (1880), Walla Walla WA
(Phbludwig/Wikimedia)

Fig. 51 – Italianate: Ezra Meeker mansion (1887), Puyallup WA
(City of Puyallup)

Fig. 52 – Italianate: Columbia County courthouse (1887), Dayton WA

Fig. 53 – Italianate: Corliss P. Stone house (c.1880s, demolished), 1120 N. 35th Street, Seattle (MOHAI SEA0005)

Fig. 54 – Italianate: George W. Ward house (c.1882), 520 E. Denny Way, Seattle (Joe Mabel)

Fig. 55 – Italianate: Washington Court Building (c.1892), 221 S. Washington Street, Seattle (Joe Mabel)

Fig. 56 – Italianate: Drake House (c.1900) at 6414 NW 22nd Avenue in Seattle, a designated Seattle landmark. (Google Streetview)

Fig. 57 – Italianate: "Victorian House" (c.1900), 1414 S. Washington Street, a designated Seattle landmark. (Joe Mabel)

Fig. 58 – Italianate: House at 1801 E. Spruce Street (c.1900), Seattle
(King County Tax Assessor)

189.

1. DISTRICT 7 | 2. ADDITION BROOKLYN
SECTION ___ TWP. ___ N. RANGE ___ EWM. ___ BLOCK 10 TRACT OR LOT NO. 10
DESCRIPTION

LIMITS N.L.
CODE NO. 1
PERMIT NO. Jacobs 1972 R011
DATE R1-7-5

3. ADDRESS OF PROPERTY 4211 Brooklyn — CONTRACT PURCHASER JH Dickey ~~#1523~~
4. FEE OWNER King Co. T.D. <8-2-37 — # 11960>
5. ARCHITECT ___ CONTRACTOR ___
6. ORIG. BUILDING COST $ ___ OCCUPIED BY Owner RENTAL PER MONTH $ ___ ESTIMATED RENTAL PER MONTH $27.50
7. CONDITION OF EXTERIOR ~~Poor~~ F INTERIOR Poor FOUNDATION Poor FLOOR PLAN Accept.

8. BUILDING	TILE WORK	PORCHES OP 180 OP 100
1 Fmly. Dwl.	None	2 One Story
2 Stories		~~2~~ Roofed
~~13~~ Rms. (apts 12/56 Hey)		~~1~~ Rec.
56 1st Flr.		EXTRA FEATURES
57 2nd Flr.		2 Bays 1 Sty
	ATTIC	1 Box Window
INTERIOR WALLS	Stairway	BUILT-INS
~~13~~ 10 Pl.	Useful	Usual
papered	Unfinished	
	HEATING FA 2722	CONSTRUCTION 7-5 K
FLOORS	Stove converted	Sgl. Cheap
~~15~~ 10 Fir	Hot Air Furnace	CEILING HEIGHT
	Oil Burner	1st Flr. 9'
		2nd Flr. 8'6"
FIRE PLACE		
None	BASEMENT	
	None	
INTERIOR TRIM		
~~13~~ 10 Fir		
PLUMBING	FOUNDATION	
~~8~~ 13 Fixtures	P&B	
2 Tub Leg	Pch. P&B	
3 ~~2~~ Toilets	ROOF	
3 ~~1~~ Basin	~~Shingle~~ Comp	
1 H.W.Tank		
1 Ldy. Tray	EXTERIOR WALLS	
Cheap	Rustic	
1 Shower		
2 sinks		

9. CORNER JOINTS Cased DOWN SPOUTS SEWER CONNECTED Yes
10. FIRST FLOOR JOIST SIZE 2 x 6 AND 16 INCH CENTERS BRIDGED Yes
11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 4 x 4 and 6x6
12. CLASS OR GRADE NO. 2 SHAPE NO.
13. BUILDING FINISHED OR UNFINISHED Finished
14. DEPRECIATION: CONDITION ~~75~~ 60 % OBSLSE. ___ % ECON. SUIT ___ % TOTAL 59 %
DATE BUILT 1901 REMODELED No
EFFECTIVE AGE ~~22~~ 26 YEARS FUTURE LIFE 8 YEARS

LAND INFORMATION
1. SIZE 40 x 103 TOPOGRAPHY Level GRADE Above 1 FEET
2. STREET ROAD Graded SURFACE Paved ALLEY Noned
3. SIDEWALK Conc. SEWERAGE Sewer WELL ___ ELECT. PUMP ___
4. LANDSCAPING Lawn COND. Poor
5. TREND Static VALUE OF LAND ___
6. USE OF DISTRICT Res. VIEW Poor
7. RESIDENTIAL Med. Old ZONED BUSINESS
REMARKS

MAIN BUILDING

DIMENSION	SQ. FT. AREA
3 x 15	~~1350~~ 1330
29 x 45	
x	
x	
PCH. 3 x 9	27
PCH. 6 x 29	174

IMPROVEMENT VALUE
MAIN BUILDING $ 1250
OTHER BUILDINGS $
TOTAL $ ~~620~~ 1600
ASSESSED VALUE 50% $ ~~310~~ 800
DATE 6-9-37
R-550 +050 56-CB

1640 '72 R011 2100 M '64

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					x		$
					x		
					x		
					x		
					x		

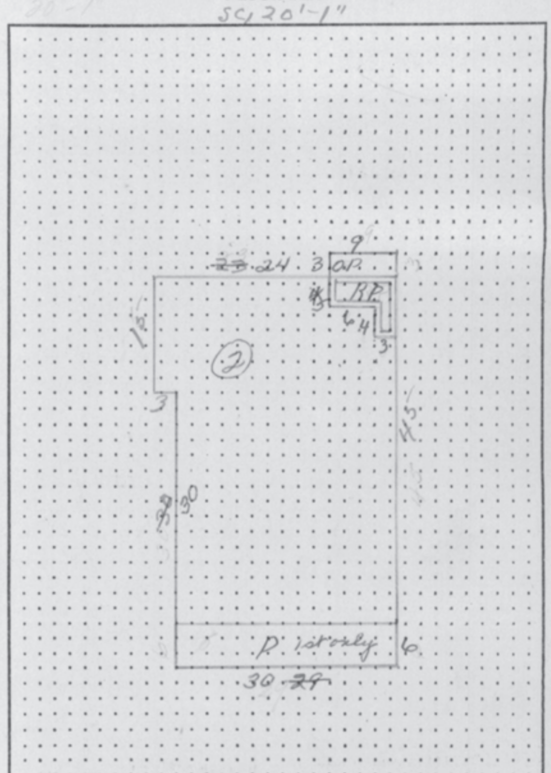
T.D. 29866

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
J H Dickey	12/18/47		1760		

REMARKS Old homes and apts. in block.

also 4211½ Brooklyn Av

FLOOR PLAN
SC 20'-1"



FRONT

114200-0950 2880 100 0010

11420 0950

DISTRICT: ROAD	SCHOOL	WATER	FIRE	METRO
Seattle-1	1			

DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
1938		1140	400B	1540	EXEMPT		incl. in Sale Price				
1947		1500	400	1900	3-46	NJS					
1947		1500	890	2390	3-46	S (KB)	~~COUNTY CONT.~~ ~~County Contract 1523~~				
1949		1500	890	2390	7-47	le	~~Co. Cont. 1543~~ Assrs 1949 Roll				
1950		2400	890B	3290	2-10-49	NS					
1958		2400	1050	3450	1-8-58	E.K.	Imp. revised. R.V. Bldg. heating, interior on other				
1960		2400	1050	3450	7-7-58	LL	Rv				
1963		2400	1250	3650	2-7-62	FD	RV				
1964		2400	550	2950	1-11-63	DS.	Z				
1964		2880	550	3430	1-15-63	Bll	Rv.				
1965		2880	100	2980	4/24/64	Ed	Zoning R.V.				
1 L 5760 B 200 T 5960*114200-0950-0 8/9											
1972		10300	1640	11940	12-16-70	SLG	RV(1)				
1972 L 8178 B 1302 T 9480*114200-0950-0 9/71											
1973 L 10300 B 1640 T 11940*114200-0950-0 9/71											
19											
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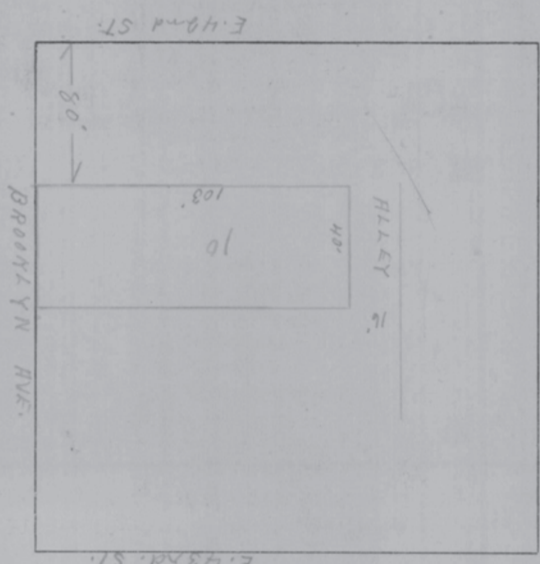


LAND CLASSIFICATION AND SEGREGATION
SCALE ONE INCH 100 FEET TO 2½ ACRES OR 330 FEET
THIS SQUARE INDICATES 2½ ACRES

SECTION N.E.17 TWP. 25 N RANGE 4 E

PARCEL NO.
TAX LOT NO.

#1565
PLAT MAP
QUARTER MAP
AERIAL PHOTO

FOR REFERENCE ONLY

KING COUNTY
RESIDENTIAL PROPERTY RECORD

099 SHEET 01 OF 01

MAJOR 114200 MINOR 0950 2 FOLIO 1375 A

3 Addition: BROOKLYN ADD

4 Quar 1 Sec 17 Twn 25 Rge 04 Block 010 Lot 010

Situs 5 Area 010 Sub Area J 6 Zip 98

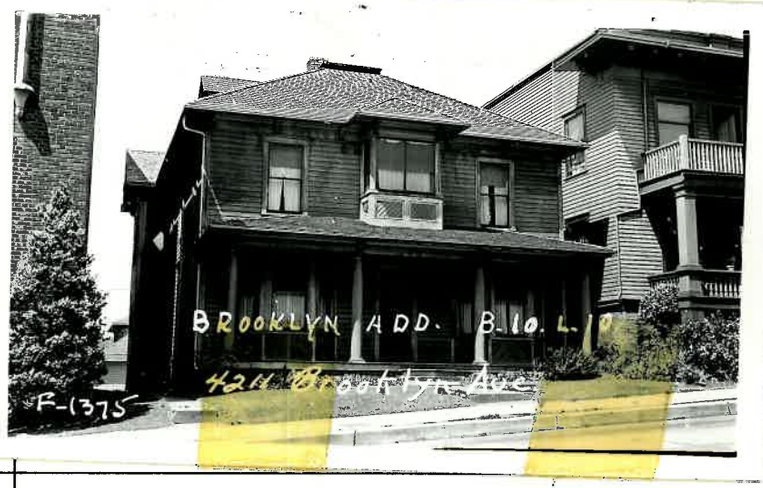
7 Address: 4211 BROOKLYN NE

8 Description: SEE LEGAL

9 LAND ONLY | UNDERWATER TIDELANDS

10 REMARKS

Cod



10A PERMIT INFORMATION

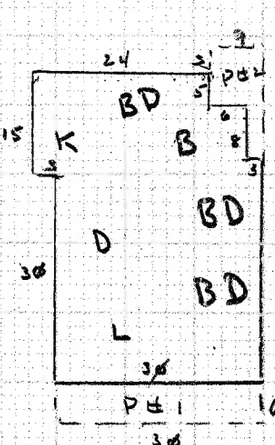
No. _____ Date Issued _____ P.V. _____

Date Const. Started _____ Date Completed 1901

Date Occupied _____

Remodeled _____

11 PLAT OF BUILDING Scale 1 CM =



LAND

100	Zone Actual								
101	Zone Conformity	1 N		2 Y					
102	Hgt. & Best Use	1 N		2 Y					
103	Unit	1	FF	2	SF	3	AC	4	ST
104	Lot Width								
105	Lot Depth								
106	Square Foot or Acres								
107	Lot Width or Acres (useable)					%			
108	Lot Depth (useable)					%			
110	Lot Wd. (standard)								
111	Lot Depth (standard)								
113	Unit Value								
114	Representative Site	1 SS		2 N		3 G			
115	Irregular	1 N		2 Y					
116	Corner	1 N		2 Y					
117	Grade	1	LW	2	Ev	3	HG		
118	Slope	1	LV	2	S/U	3	S/D	4	BK
119	Street Access	1 SS		2 N		3 G			
120	Water Front	1	N	2	SD	3	LK	4	RV
121	Dock Suitability	1 N		2 P		3 Y			
122	Tide Land	1 N		2 Y					
123	Alley	1 N		2 Y					
124	Cul De Sac	1 N		2 Y					
125	Thru Street	1 N		2 Y					
126	Street Front	1 N		2 Y					
127	Curbs & Gutters	1 N		2 P		3 N			
128	Sidewalks	1 N		2 P		3 N			
129	Street Surface	1 N	C	2	BT	3	0	4	GR
130	Street Condition	1 SS		2 N		3 G			
131	Street Traffic	1 N		2 N		3 L			
132	Street Lights	1 N		2 SS		3 N		4 G	
133	Water	1 N	WD	2	PR	3	B		
134	Water System	1 N	AD	2	IA				
135	Sanitary Sewers	1 N		2 N					
136	Storm Sewers	1 N		2 N					
137	Underground Utilities	1 N		2 P		3 Y			

VIEW

140	View Lot	1 N		2 Y				
141	View Olympic Range	1 SS		2 S		3 G	4 E	
142	View Cascade Range	1 SS		2 S		3 G	4 E	
143	View Mt. Rainier	1 SS		2 S		3 G	4 E	
144	View Pug. Sound	1 SS		2 S		3 G	4 E	
145	View Lake	1 SS		2 S		3 G	4 E	
146	View River	1 SS		2 S		3 G	4 E	
147	View City	1 SS		2 S		3 G	4 E	
148	Territorial View	1 SS		2 S		3 G	4 E	
149	View Utilization	1 SS		2 S		3 G	4 E	

NEIGHBORHOOD AND TOTAL PROPERTY

151	Predominate Use	1 S		2 N		3 O		
152	Arch. Attractiveness	1 SS		2 N		3 G		
153	Landscaping	1 SS		2 N		3 G		
154	Unit Balance	1 SS		2 N		3 G		
155	Esmts. & Restrs.	1 SS		2 N		3 G		
156	External Nuisances	1 SS		2 N		3 G		
157	Conf. Gen. Neigh.	1 SS		2 N		3 G		
158	Conf. Immed. Neigh.	1 SS		2 N		3 G		
159	Prox. to Trans.	1 SS		2 N		3 G		
160	Prox. to Soc. Service	1 SS		2 N		3 G		
161	Prox. to Public Service	1 SS		2 N		3 G		
162	Trend	1 SS		2 N		3 G		
163	Planning	1 SS		2 N		3 G		
164	Market Demand	1 SS		2 N		3 G		
165	Land Use Code							
166	Base Lot Value			$				
167	Permanent Rev. Needed							0
168	Obsolescence (Refers to land value)							

STAFF

170	Land Data Date	1	1	/	7	3		
171	Appraiser No.	/	0	0	8	5		
172	Reviewer No.							
185	Date / / Sale							

ASSESSORS FORM #84

BUILDING DATA

MAJOR 114280 MINOR 0950 FOLIO 1375

12 EXTERIOR
- [ ] Bd. & Btn. [ ] Shingle
- [ ] Rustic [ ] Shake
- [X] Ced./Sid. [ ] Conc. Blk.
- [ ] Plywood
- [ ] Brick Veneer %
- [ ] Stone %
- Other

13 ROOF
- [X] Hip [X] Comp.
- [ ] Gable [ ] Tile/Slate
- [ ] Shed [ ] Tar/Gravel
- [ ] Flat [ ] Shingle
- [X] Gutters [X] Drain
- [ ] Shake [ ] Lgt. [ ] Hvy
- Other

14 WINDOWS
- [X] Wood [ ] Steel
- [ ] Alum. [0] Sl/Gl/Dr
- Other

15 FOUNDATION
- [ ] Concrete Thick
- [ ] Concrete Block
- [X] Post & Pier
- Other

16 FLOOR CONST.
- Flr. Joists 2 X 6
- 0 Bridged 16" O.C.
- Post & Beam 4X4 X 4X6
- Stud Bearing X
- [ ] Concrete Slab
- [ ] Hidden

17 ELECTRIC
- Int. Fix. [ ] SS [X] S [ ] G
- Ext. Fix. [ ] SS [X] S [ ] G
- Other

18 CONST CLASS
- [ ] Single [ ] Sub. Std.
- [X] Double [X] Std.
- [ ] Solid [ ] Good
- [ ] Pre. Fab. [ ] Special

19 ROOM DETAIL

	B	1	A	½	2
No. 13					
Entry					
Dining		1			
Fa/De/R					
Bedroom		2			8
Bath		1			1
Living		1			
Kitchen		1			
Utility					
Grade		3			5

- Unf. ½ Floor Area Sq. Ft.
- Unf. Full Floor Area Sq. Ft.

20 BUILT-INS NO. 0
- [ ] B.BQ. [ ] Disp.
- [ ] D.W. [ ] Intercom
- [ ] Fan. & Hd. [ ] App. Is.
- [ ] Vacuum [ ] Stereo
- [ ] Rng. & Ov. [ ] Bi [ ] Di
- [ ] Dbl. Oven [ ] Bi [ ] Di
- Other

21 ATTIC
- [X] None
- [ ] Unfinished
- Finished Area
- Grade [ ] SS [ ] S [ ] G
- Strwy. 1 [N] 2 [Y] 3 [F]
- Other

22 BASEMENT 360 ①
- [ ] None [X] Part [ ] Full
- Finished Rms. No. 0
- Finished Area 0
- Grade [ ] SS [ ] S [ ] G
- [ ] Daylite Bsmt.
- Garage X
- Other

23 HEATING
- [X] Oil [ ] Gas [ ] Elec.
- [ ] F/wf [ ] Grav. [ ] Rdnt.
- [ ] BB [X] F.A. [ ] HW
- [ ] Conversion
- [X] Adeq. [ ] Inadeq.
- Other

24 INSULATION
- [ ] Walls [ ] Ceiling
- Other

25 KITCHEN
- Eat. Area [ ] Adeq. [ ] Inad.
- Cabinets [ ] Adeq. [ ] Inad.
- Cab. Matl. [ ] SS [ ] S [ ] G
- Cdr. Matl. [ ] SS [ ] S [ ] G
- Remodeled [ ] No [ ] Yes

26 FLOORS
- [ ] HW [ ] Conc. [ ] Tile
- 12 SW [ ] WWC [1] Lino.
- Other

27 PLUMBING
- 2 Tub 2 Basin
- 2 Toilet [ ] Shower St.
- Baths Full 2 3/4 [ ] 1/2
- Grade [ ] SS [X] S [ ] G
- 1 Sink 1 HW Tank
- 1 Laundry Conn.
- 0 Other Sgl. Outlets
- 0 Roughed in Baths
- Other

28 FIREPLACE NO. 0
- [ ] Bsmt. [ ] 1st. [ ] 2nd.
- [ ] Sgl. [ ] Mult. [ ] Fr.Std.
- [ ] Brick [ ] Stone
- Grade [ ] SS [ ] S [ ] G
- Other

29 PORCH

No. 1	X OP	Enc.	1 St.	
No. 2	X OP	Enc.	1 St.	
No. 3	OP	Enc.	St.	

- Other

30 DECK 0

No. 1	Conc.	Wd	Cvd.	
No. 2	Conc.	Wd	Cvd.	
No. 3	Conc.	Wd	Cvd.	

- Other

30A SOURCE OF DATA
- Owner 11/16/73
- Tenant
- N.H.
- N.H. Card
- Card Returned

Code	31 REMARKS
218	SS NO GARAGE

50 MISCELLANEOUS IMPROVEMENTS

Year	Items	Const	Gr	Floor	Roof	Dimensions	Area	$ F.V.
1905	PH 1 OP	FR		Wood	Comp	6 x 30		
1905	PH 2 OP	FR		Wood	Comp	3 x 8 6 x 9		

51 PRINCIPAL BUILDING

Fl	Dimensions	Area	Fl	Dimensions	Area	Fl	Dimensions	Area
1	30 x 30	900	2	15 x 33	495	B	x	360
1	5 x 24	120	2	30 x 30	900		x	
1	8 x 30	240		x	1395		x	
1	2 x 33	66		x			x	

1326

BUILDING DATA

200	Condo [ ] Co-op [ ] Poss. Int. Units			0	0	2
201	Use Type	1S	2X		3O	
202	Year Built 19 01	Cost Year 19		7	1	
203	Depreciation Table					
204	Functional	1SS	2S		3G	
205	Condition	1SS	2S		3G	
206	Workmanship	1SS	2S		3G	
207	No. of Stories					
208	Total Rooms					
209	Entry					
210	Dining					
211	Fam/Den/Rec.					
212	Bedrooms					
214	Utility Type Rooms					
215	No. of Built-Ins					
216	Adeq. Electric	1SS	2S		3G	
217	Adeq. Plumbing	1SS	2S		3G	
218	Adeq. Garage	1SS	2S		3G	
219	Adeq. Storage	1SS	2S		3G	
220	Bsmt. Garage Area					
221	Unfin. Attic Area					

BUILDING COST DATA

229	Per Cent Complete					
230	Eff. Yr. 19 01	Obsol %		Net Cond %		
231	Grade K 1 0 7	Variation		0	5	
232	1st. Floor Area					
233	Upper Floors Area					
234	Half Story Area					
235	Unf. Floors ½	Full				
236	Fin. Attic Grade	Area				
237	Strwy. to Unf. Attic	1N	2Y		3F	
238	Total Bsmt. Area					
239	Fin. Bsmt. Grade	Area				
240	Daylite Bsmt.	1N	2Y			
241	Ext. Brick %	Ext. Stone %				
242	Heating Source	1 Oil	2 G	3 El.		
243	Heating System	1 F/W	2 Gr	3 Rd.		
		4 EBB	5 Fa	6 Hw.		
244	Heating Area					
245	Central Cooling Costs $					
246	Bathrooms Full	3/4		1/2		
247	H.W. Tank/Sink/Laundry					
248	Other Single Plumbing Outlets					
249	Fireplaces Single	Multi.-fl.		Free-Std		
250	Fireplace Add Outlets					
252	Porch 1 DK 2 OP 3 En Area					
253	Porch 1 DK 2 OP 3 En Area					
254	Porch 1 DK 2 OP 3 En Area					
255	Additional Costs $					
256	Garage Att. Area					

ACCESSORY IMPROVEMENTS

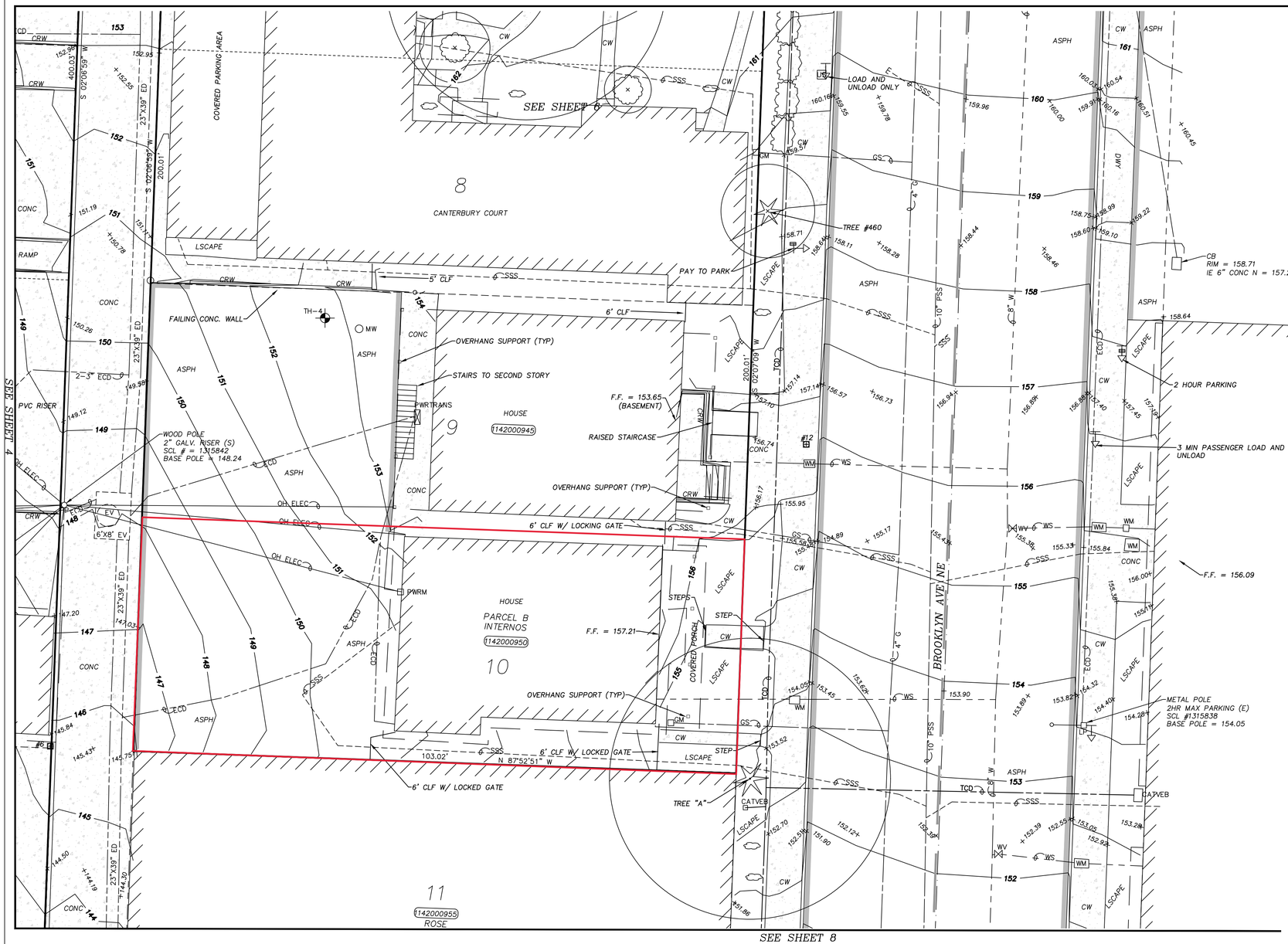
258	Gar. Det. Grade	Area				
259	Eff. Year 19	Net Cond. %				
260	Carport Area					
262	No. of Parking Stalls					
266	Pool Grade	Area				
267	Pool Eff. Yr. 19	Net Cond. %				
268	1 Poured 2 Gunite 3 Fib. gl. 4 Plastic					
269	Concrete Area					
270	Asphalt Area					
271	Other Misc. Imps. Value $					
272	Permanent Review Needed					⊘

STAFF

282	Building Data Date			/		
283	Appraiser No.					
284	Reviewer No.					

TOPOGRAPHIC SURVEY

NE 1/4 SECTION 17, TOWNSHIP 25N, RANGE 4E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON
STANDARD AT SEATTLE



LEGEND

- FOUND MONUMENT
- CALCULATED POSITION / CONTROL POINT
- TH-7 — TEST HOLE
- EV — ELECTRIC VAULT
- PWRTRANS — POWER TRANSFORMER
- PP — WOOD POWER POLE
- GP — WOOD GUY POLE
- LP — METAL POLE WITH LIGHT
- SP — METAL STRAIN POLE
- PWRM — POWER METER
- ANCHOR
- TEL VLT — TELEPHONE VAULT
- TMH — TELEPHONE MANHOLE
- TEB — TELEPHONE ENCLOSURE BOX
- CATVEB — CABLE TV ENCLOSURE BOX
- GM — GAS METER
- GAS V — GAS VALVE
- HYD — FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WMH — WATER MANHOLE
- WM — WATER METER
- WV — WATER VALVE
- MW — MONITORING WELL
- SANITARY SEWER MANHOLE
- CO — SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- TRAFFIC SIGNAL
- PARKING METER
- ROAD SIGN AS NOTED
- STREET SIGN AS NOTED
- POST
- BOLLARD
- MAILBOX
- BICYCLE RACK
- HEDGE
- BUSH
- STUMP
- SMALL DECIDUOUS < 12" WITH DRIPLINE
- LARGE DECIDUOUS >= 12" WITH DRIPLINE
- SMALL CONIFER < 12" WITH DRIPLINE
- LARGE CONIFER >= 12" WITH DRIPLINE
- PLATLINE
- EASEMENT
- TIGHT OF WAY
- PROPERTY LINE
- LOT LINE
- MONUMENT LINE
- WATER LINE
- SANITARY SEWER
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND TELECOMMUNICATIONS
- BUILDING OVERHANG
- FENCE AS NOTED
- CONCRETE HATCH
- BUILDING HATCH
- TRUNCATED DOME HATCH
- BRICK HATCH

CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	244094.876	1275161.997	157.10	FND MAGNAIL
2	243986.314	1275158.722	150.84	FND MAGNAIL
3	243863.676	1275157.820	143.44	SET MAGNAIL
4	243639.273	1275145.603	131.86	SET MAGNAIL
5	243628.724	1275324.277	140.50	SET MAGNAIL
6	243765.948	1275307.582	145.66	SET MAGNAIL
7	243958.333	1275328.413	157.58	SET MAGNAIL
8	244080.262	1275332.744	165.00	FND MAGNAIL
9	244086.537	1275206.832	156.86	SET MAGNAIL
10	243671.502	1275420.692	147.38	SET MAGNAIL
11	243619.970	1275479.346	147.20	SET MAGNAIL
12	243817.508	1275436.711	156.55	FND MAGNAIL
13	243990.988	1275493.583	167.29	FND MAGNAIL

N

0 10 20 30

1" = 10'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION MADE BY ME OR UNDER MY DIRECTION.

12/06/2018
DATE

JEREME F. CHAPMAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 45779

JEREMY F. CHAPMAN — STATE OF WASHINGTON — 45779 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12/06/2018

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kpff

TOPOGRAPHIC SURVEY
OF A PORTION OF
SEC. 17 TWP 25 N, R 4 E, W.M.,
AT THE REQUEST OF
W & A ENGINEERING

SCALE: 1" = 10'
JOB: 81800106
DATE: 12/06/2018
SHEET 7 OF 8