



APPENDIX D **Historic Resources Survey**





CITY OF BELLEVUE

Comprehensive Plan 2044

Historic Resources Survey



City of Bellevue

Community Development Department
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Bellevue, WA 98004



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SECTION 1 Introduction

Environmental Science Associates (ESA) was retained by the City of Bellevue to conduct a Historic Resources Survey as a part of the City's Environmental Impact Statement (EIS) for the Comprehensive Plan Periodic Update (Project). The Comprehensive Plan Periodic Update extends through 2044. The survey includes 121 resources that were constructed in or prior to 1994 (50 years old or older as of 2044) in four select areas of the city: Eastgate, Lake Hills, Lake Heights, and Sherwood Forest.

Survey maps are included in Attachment A. All survey information is included in a table, located in Attachment B, and photos of the resources are included in Attachment C.

This Project was undertaken by the following ESA staff members:

- Meagan Scott, MUP, Secretary of the Interior (SOI) qualified in Architectural History, Lead Researcher, Surveyor
- Nicole Lobodzinski, Deputy Project Manager
- Chris Lockwood, PhD, RPA, SOI qualified in Archaeology, Senior Editor
- Pam Xander, MA, Project Manager
- Andy Wilson and Lamai Cox, Geographic Information Systems (GIS) Analysts
- Peter Carr, Technical Editor

ESA appreciates the assistance received from City of Bellevue staff Thara Johnson, Comprehensive Planning Manager and City's Project Manager; Emil King, Community Development Planning Director; Cameron Parker, Senior Planner, and Sydney Prusak, Associate Planner.

1.1 Survey Areas

This Historic Resources Survey for the City of Bellevue, King County, Washington, included the survey and inventory of select areas of the City’s Eastgate, Lake Hills, Lake Heights, and Sherwood Forest neighborhoods (**Figure 1**). Information about the process used to select these areas is provided in Section 2.1. Approximately 30 buildings were surveyed in each neighborhood. The total surveyed area encompasses approximately 30.7 acres:

- 6.5 acres in Eastgate
- 5.2 acres in Lake Hills
- 11.6 acres in Lake Heights
- 7.4 acres in Sherwood Forest

1.2 Survey Objectives

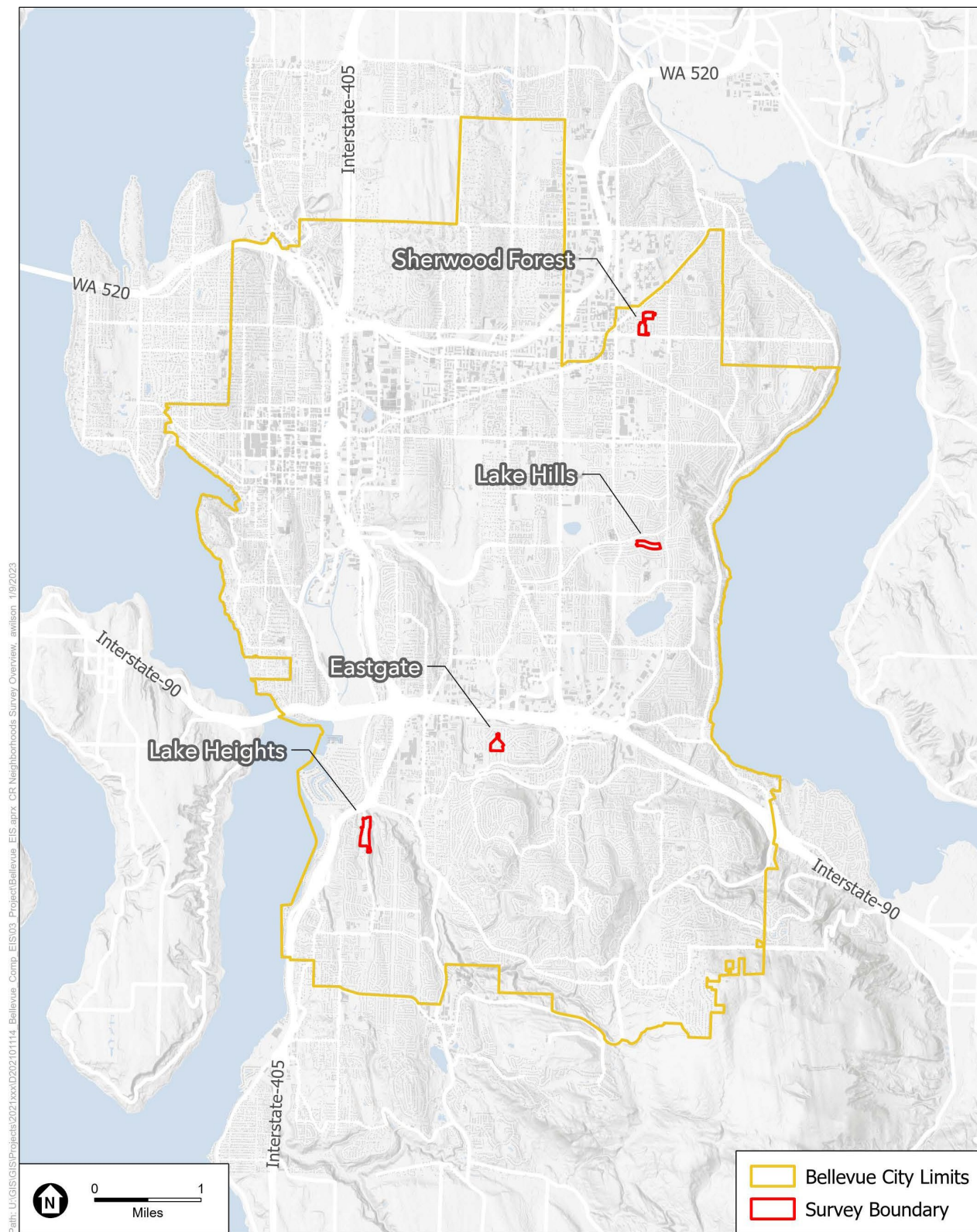
As a part of this Project, the City of Bellevue has identified the need to meet the requirements of Vision 2050, including multicounty planning policy (MPP) DP-6: “preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character” (Puget Sound Regional Council 2020:76).

A best practice for historic preservation and alignment with Vision 2050 MPP DP-6 would be to establish a baseline historic preservation inventory and undertake a survey of the entire city that includes resources that are 50 years old or older. Fifty years is the age threshold required for listing in the National Register of Historic Places (NRHP). Fifty years is generally considered the age standard for a historic resource unless a municipality has established separate criteria; Bellevue has not. As the Comprehensive Plan Periodic Update extends through 2044, best practices would include the survey of all resources 50 years old or older as of 2044 (built in or before 1994) to provide a full picture of historic resources for the full course of the Periodic Update’s lifespan.

A preliminary review of building ages in Bellevue suggests several thousand resources were constructed in or prior to 1994. During scoping discussions with the City, it was clear that a survey of this extent is beyond the scope of this Project. City staff,¹ however, expressed the need to start a baseline survey, even if it did not encompass the entirety of the city. To provide the first phase of the survey, ESA surveyed some of the areas in the city that contain resources 50 years old or older by 2044 (**Figure 1**). Details regarding the identification of these areas is included in Section 2.1. The goal of this Project is to identify and record all resources within the survey boundaries within the four selected neighborhoods constructed in or before 1994.

Information derived from this survey has been provided to the City and is also included in the appendices to this report. The resulting data will help guide the Comprehensive Plan Periodic Update, particularly in relation to possible zoning changes.

¹ City project manager/Comprehensive Planning Manager, Community Development Planning Director, Senior Planner, and Associate Planner



SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022;
Waterbodies: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update
and Wilburton Vision Implementation EIS

FIGURE 1 **Surveyed Areas**

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SECTION 2 Methods and Expectations

2.1 Methods

This Project was performed as a geographic survey, with the goal of identifying and recording all resources within the survey boundary constructed in or before 1994. The first step in selecting survey areas involved Bellevue's GIS staff developing a map of the city with blocks categorized according to period of construction (**Figure 2**). Based on this information, ESA and City staff met in late October and early November 2022 and identified five potential areas for survey: Wilburton, Eastgate, Lake Hills, Newport (which contains Lake Heights), and Northeast Bellevue (which contains Sherwood Forest). Wilburton was considered for potential survey due to the presence of the Washington State Heritage Register (WSHR)-listed Wilburton Trestle and the early development of the area. The other four areas were listed based on the high density of pre-1960 buildings, represented on **Figure 2** as large areas of dark purple.

The City chose to focus on residential buildings constructed during the post-World War II era as they are an integral part of Bellevue's history. City staff understand that residential building during this period was a primary force shaping the character of the city and are still an integral part of the city's landscape. City staff (Comprehensive Planning Manager, Community Development Planning Director, Senior Planner, and Associate Planner) subsequently decided that the mix of dates represented (and therefore surveyed buildings) in the Wilburton area was not the preferred area of focus for this survey, and this area was removed from the study. The City elected to focus on mid-century developments in Bellevue, which represents a time of intensive growth. A 1992-1993 survey and 1997 update previously recorded several of the pre-World War II buildings in Bellevue (Tobin and Pendergrass 1997). Tobin and Pendergrass' 1992-1993 recordation included physical descriptions of each building, along with data including address and year built, and the 1997 update revisited each of the buildings and documented any changes (the 1997 report includes a copy of the 1992-1993 report, and is on file with the City of Bellevue). For this Project, the City decided to survey previously unrecorded buildings to expand the number of documented resources in the city, as opposed to re-recording the older resources and documenting additional changes since 1997.

Based on this information, City GIS staff performed a more granular review to identify one cluster of 30 buildings in each of the four survey areas to record for this Project. The resulting areas, seen in **Figure 3**, were provided to ESA, along with an Excel spreadsheet containing parcel numbers, addresses, and construction dates for 120 buildings within the survey areas. The City also provided a separate dataset with building permit records on file with the City dating from 2017 through November 2022, as well as two previous historic resources surveys not in Washington Information System for Architectural and Archaeological Records Data (WISAARD) (Tobin and Pendergrass 1997; Fitting et al. n.d.).²

² "East Lake Hills" in **Figure 3** is a current name for a portion of the larger Lake Hills development. This report refers to the area as Lake Hills, as it was known during the original post-war period when it was under construction.

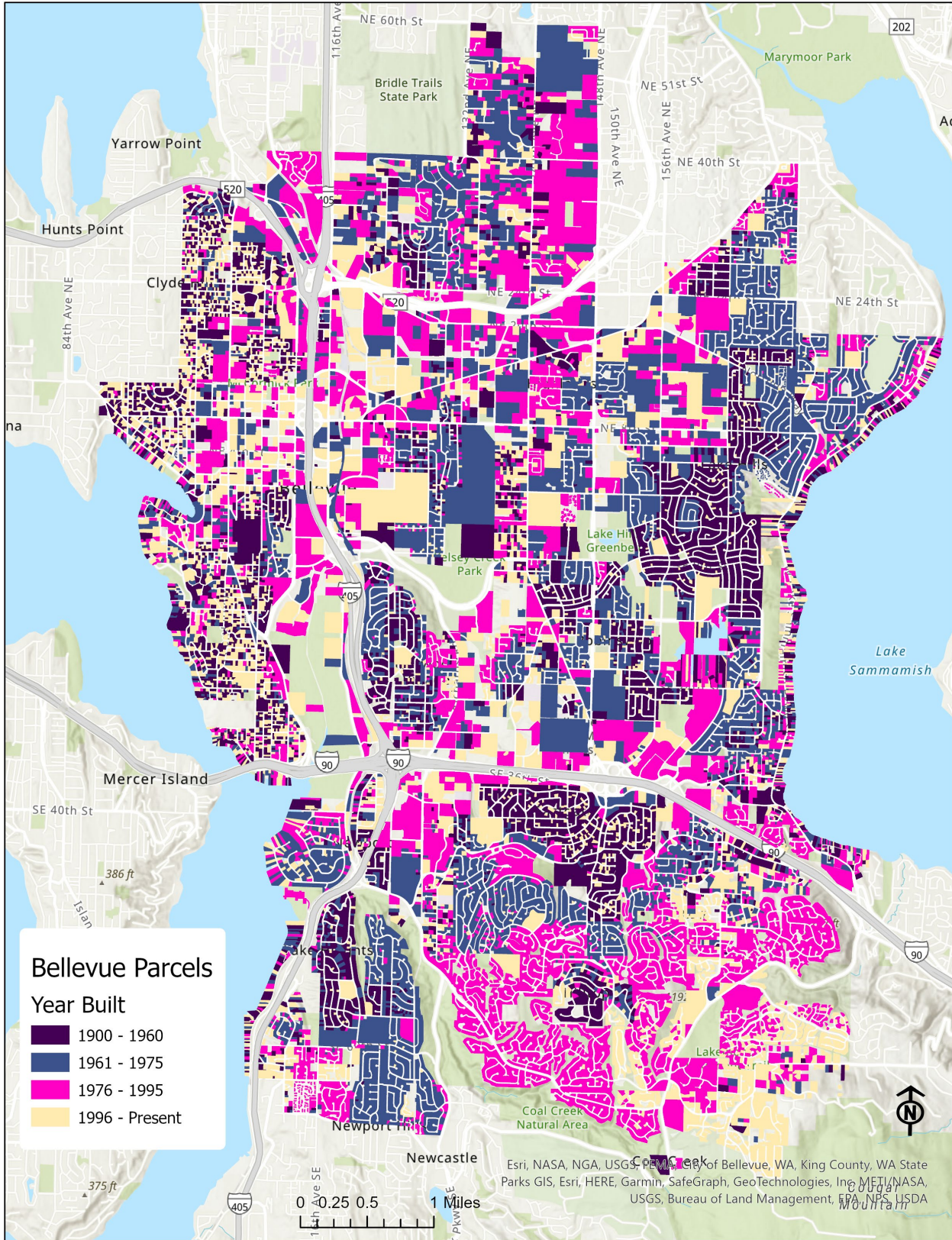
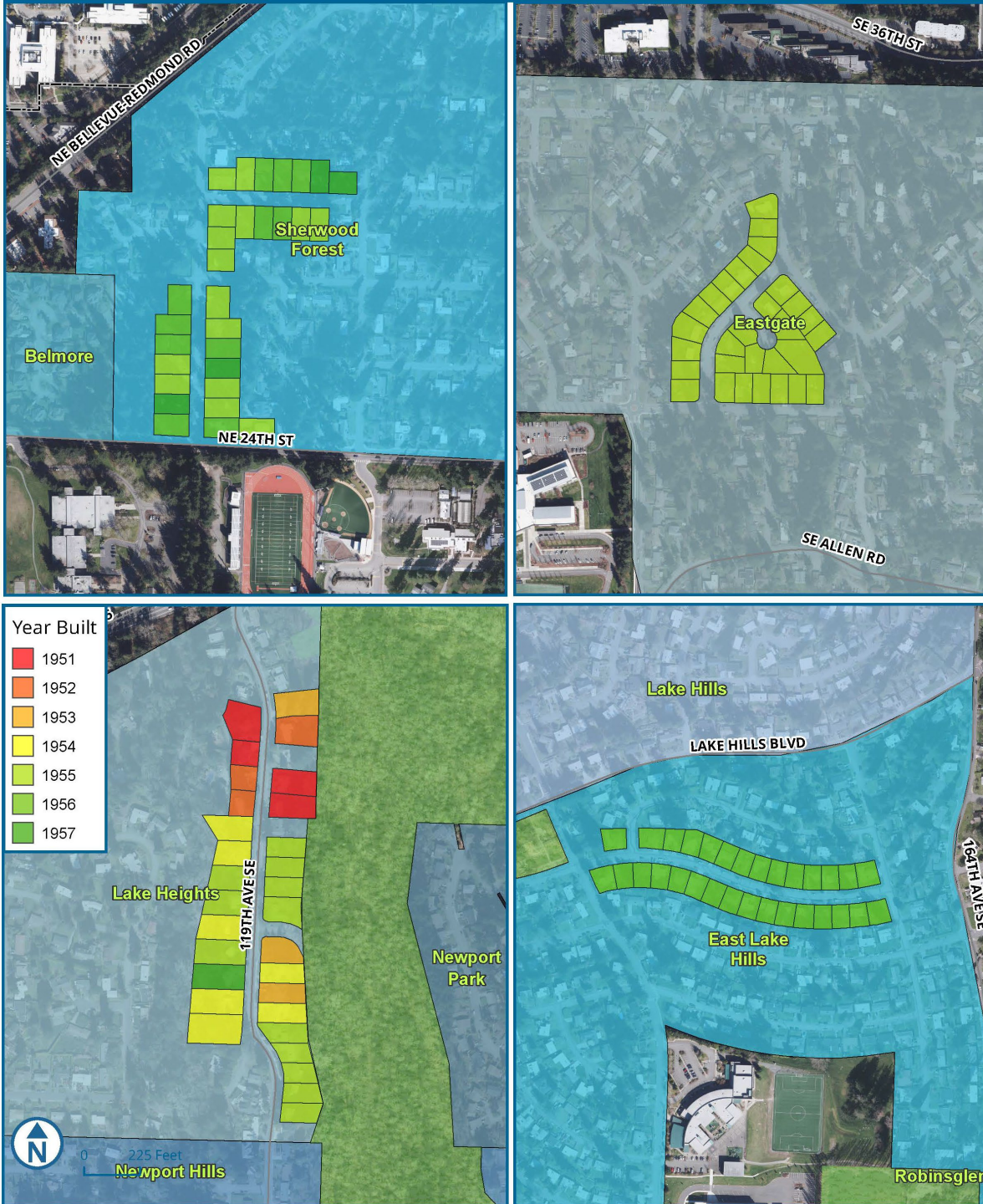


FIGURE 2 City-Produced Preliminary Survey Map Showing Construction Dates in Bellevue



Potential Parcels for Historic Survey

Sherwood Forest, Eastgate, Lake Heights, Lake Hills



Date: 11/1/2022 File Name: V:\PlanningDept\GIS\ArcGIS\CompPlanning\CompPlanUpdate2024\CAI Historic Properties\HistoricProperties_gr2.mxd

NOTE: “East Lake Hills” is current GIS nomenclature for a subarea of the larger Lake Hills development. Elsewhere, this report refers to this area as “Lake Hills,” as it was known and identified during construction.

FIGURE 3 City-Produced Map of Areas to Survey as a Part of This Project

In collaboration with ESA, the City determined that WISAARD’s Historic Property Inventory (HPI) forms would serve as a model for the information to be collected in the field for the survey, although HPI forms were not created for this Project. Information compiled on each resource included:

- Address
- Parcel number
- Neighborhood
- Year built
- Stories
- Historic use
- Current use
- Foundation
- Form type (single dwelling, church, etc.)
- Roof type
- Roof material
- Cladding
- Structural system
- Plan
- Style
- Changes to plan
- Changes to windows
- Changes to cladding
- Appears to meet NRHP (individual)
- In a potential NRHP historic district
- Would contribute to an NRHP historic district
- Photograph(s)

The Washington State Department of Archaeology and Historic Preservation (DAHP) identifies two levels of survey: reconnaissance and intensive, which serve as useful guidelines for a project’s level of effort. A reconnaissance level survey is a “‘first look’ at a broad group of historic resources and records [...] observational information on architectural style and features” (DAHP 2023d). Intensive level surveys, however, record in-depth information on each resource and historic research about the building’s use(s), ownership history, and changes throughout time. As this was a reconnaissance level survey, ESA did not conduct extensive historic research on the city, individual neighborhoods/development, or individual buildings, although an overview of the city’s history and neighborhoods was developed for broad context (see Section 3, *Cultural Setting*).

During the planning phase, information collected prior to the field survey was input into an ESRI GIS database and made available to field survey team through the ESRI Collector mobile application (Collector app) to create a working map with all relevant data available in the field. Pre-populated data in the Collector app included a general building location for each parcel containing a building constructed in or prior to 1994, denoted by a point on the parcel; address; parcel number; year built; and neighborhood. This information was uploaded into the Collector app by ESA’s GIS staff.

Generally, the field survey team worked along one side of a street from one end to the other, then worked back on the other side of the street. Field equipment included data collection devices loaded with the Collector application (Collector app) and a high-quality digital camera. The devices were further equipped with internet access, allowing data verification where needed, including building addresses, construction dates, and number of buildings on the parcel. For each building, architectural data and at least one photo were recorded directly into the Collector app. The field survey team documented all resources from the public right-of-way as they were not afforded access rights to privately owned parcels. The architectural significance and potential eligibility

(both individually and as contributing to a potential district) for each resource was evaluated using NRHP criteria and aspects of integrity. Data collected in the field were then subject to a quality assurance/quality control (QA/QC) review.

Landmarks

Resources that have been listed in a historic register—local or the NRHP—are also referred to as *landmarks*. There is no difference between referring to a resource being *listed in a historic register* or as a *landmark*. Resources that are individually listed or contribute to a historic district are called landmarks.

Based on buildings' significance, potential landmark status, and neighborhood histories (Section 3) the team developed recommendations for potential historic districts. Because Bellevue does not have a local historic register, only NRHP recommendations were extended. These recommendations (Section 5) are largely based on the density of potentially contributing buildings, as this was a reconnaissance survey and extensive research on each building was not a part of the Project. Additionally, preliminary recommendations for possible individual landmarks were based on visible integrity and architectural character (Criterion C), as Criterion A and Criterion B are related to significant events and persons (respectively), and evaluation under these Criteria require additional research outside the scope of this project. Criterion D is related to information important in history or prehistory; given construction dates of the buildings that were recorded, it seems unlikely they would yield such information.

Survey staff evaluated each building based on its current state, taking into account any visible alterations as well as alteration data as provided by the City. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to possibly lose its historic character. While some modifications are found to be sensitive to the historic character and do not impact a building's integrity, other, more extreme modifications can diminish the integrity of the resource and therefore alter the significance. Window replacement is common in older houses as homeowners often desire a more energy-efficient option. Window alterations that retain the fenestration and light pattern, as well as the use of like materials, typically do not alter the character of a building. Another sensitive alteration would be the enclosure of a side porch or garage with the original footprint intact; the resource may be affected but does not necessarily lose integrity. On the other hand, buildings that have had large additions or major alterations to the main façade or prominent features, especially where one cannot determine the original from the alterations, would be identified as having lost or diminished integrity. Furthermore, some alterations are permanent while others may be reversible.

2.2 Evaluation Criteria

A Historic Resources Survey entails the gathering of data associated with the buildings, structures, sites, and objects that have potential historic significance and serves as the baseline for additional determinations of significance and planning efforts. The inclusion of a resource in a survey does not confer any particular significance, only that it meets a particular standard for recordation. Here, as is typical, that standard is the age of the resource. Although not every recorded resource may be deemed significant or be protected, a survey allows for the systematic documentation and ultimately the evaluation of resources that may, in fact, be significant.

In Washington State, historic resources are typically recorded in WISAARD, maintained by DAHP. Relatively few resources in WISAARD are listed in the NRHP or local landmarks programs. The NRHP is the official federal list of significant properties in the United States and is maintained by the Department of the Interior National Park Service (NPS). For this survey, the City of Bellevue elected to not have the resulting data uploaded to WISAARD.

This report evaluates identified resources under the criteria established by the National Historic Preservation Act to evaluate resources for their potential eligibility to be listed in the NRHP. For a resource to qualify for the NRHP, it must meet one of the NRHP criteria for evaluation by being associated with an important historic context and retaining historic integrity of those features necessary to convey its

significance. In addition to retaining integrity and meeting at least one of the four criteria, the NRHP requires that resources be at least 50 years old at the time of listing.

2.3 NRHP Criteria

Criteria for listing in the NRHP are as follows (NPS 1990):

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *That are associated with the lives of significant persons in or past; or*
- C. *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *That have yielded or may be likely to yield, information important in history or prehistory.*

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) *A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- b) *A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- c) *A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or*
- d) *A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- e) *A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- f) *A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*
- g) *A property achieving significance within the past 50 years if it is of exceptional importance.*

2.4 Integrity

To be included in the NRHP, resources must have retained some level of integrity. Integrity is the ability of a property to convey its significance. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association. To be listed in the NRHP, a resource must not only be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. To retain historic integrity, a property will typically possess several, and often most, of the aspects. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is or was significant.

Integrity

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. A resource's *integrity* is different than its *condition*; the former refers to the resource's ability to convey its significance, whereas the latter refers to its physical condition. A poor condition can lead to the deterioration of elements that contribute to a resource's integrity, but they are two different ways to describe a resource.

2.5 Previously Recorded Resources

Several previous surveys have inventoried historic architectural resources in Bellevue, and many historic buildings have been recorded in WISAARD. These surveys and inventory forms have been completed for a variety of projects and include built environment and archaeological resources. One survey exclusively focused on the historic built environment: a 2021 reconnaissance survey of the Surrey Downs neighborhood (Pratt et al. 2021). There have been no comprehensive surveys of the city.

There are also two additional known historic built environment surveys that have been undertaken in Bellevue; neither is recorded in WISAARD. The first occurred in 1992–1993 and was updated in 1997 (Tobin and Pendergrass 1997). It recorded 50 buildings generally considered to have significant historic, cultural, and/or architectural value to the city. The second survey encompassed the mid-century Lake Hills development and was undertaken by undergraduate students at the University of Washington (Fitting et al. n.d.).

2.5.1 Listed Properties

There is one resource in Bellevue that is listed in the NRHP: the 1929 Winters House (Smithsonian Number 45KI606) at 2102 Bellevue Way SE, which was listed in 1991. Additionally, the Wilburton Trestle is listed in the WSHR, and the Twin Valley Dairy is listed in the Washington Heritage Barn Register (DAHP 2023a). The City of Bellevue does not have a historic landmarks program.

2.6 Expectations

ESA expected to survey 120 buildings as a part of this Project; based on data provided by Bellevue GIS staff, all of these resources were expected to date from the 1950s. Buildings of this age—approximately 70 years—have commonly seen a variety of alterations, which is expected of the buildings that are a part of this survey. It was anticipated that these changes would result in a variety of potential eligibility for NRHP listing. As these are all post-war developments, ESA expected that most of the architectural styles date from that time and generally be Ranch and Mid-Century Modern.

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SECTION 3 Cultural Setting

3.1 Bellevue

This area has been used for time immemorial by many different people. This section contains a discussion of the use of the land by its early inhabitants in part because, like many places in the U.S., white settlers utilized the existing Native trails and settlement areas. Native gathering spaces were attractive to white settlers additionally because they provided already-established trade locations.

Tribes hold complete knowledge of their history. The following has been prepared based on published materials by non-Native people from the 19th, 20th, and 21st centuries. The materials often do not present the full and accurate understanding of Tribal history and knowledge. The authors acknowledge that these sources inherently contain deficiencies, and use of them is not intended to substitute or supersede historic knowledge held within the Tribe.

The survey areas are within the traditional territory of the Southern Coast Salish culture group, which includes but is not limited to the Duwamish *dxʷdəwʔabš* (people of the inside) and Snoqualmie *sdukʷalbixʷ* (people of the moon). The Southern Coast Salish have used this area since time immemorial for various levels of habitation, resource gathering, and cultural practices. The traditional language of the Southern Coast Salish is Southern Lushootseed (Suttles and Lane 1990:485). Descendants of the Duwamish and Snoqualmie at the time of the signing of the 1855 Treaty of Point Elliott are members of today's non-Federally recognized Duwamish Tribe and the following Federally recognized tribes: Snoqualmie Indian Tribe, Suquamish Tribe, Tulalip Tribes, Muckleshoot Indian Tribe, and Confederated Bands and Tribes of the Yakama Nation (Miller and Blukis Onat 2004:24–25, 56–108).

The Southern Coast Salish culture group shares similarities in language, subsistence patterns, structures, and other cultural practices (Suttles and Lane 1990). Permanent and seasonal campsites were located at specific locations ideal for resource gathering, hunting, and travel. Villages were located at the mouths of rivers, river confluences, and terraces, following a seasonal round for subsistence and resources. Traditional Southern Coast Salish diet relies heavily upon salmon, supplemented with other resources

found in marsh and river environments. Nearby rivers, lakes, and forests would have provided fishing and hunting opportunities for resources such as salmon, beaver, waterfowl, deer, elk, bear, and other animals.

The U.S. negotiated the Treaty of Point Elliott with the Duwamish and 21 “allied tribes” in 1855. Under the provisions of this treaty, ratified in 1859, the U.S. Government established four reservations within the Puget Sound region for the “Duwamish and allied tribes” to reside upon: Tulalip, Port Madison, Swinomish, and Lummi. The Treaty did not create a reservation specifically for the Duwamish, and not all Coast Salish moved to the established reservations (Lane 1975a, 1975b; Miller and Blukis Onat 2004). The Duwamish are actively petitioning the U.S. for federal acknowledgement (Duwamish Tribe 2021; U.S. Bureau of Indian Affairs 2021). The Snoqualmie were granted federal recognition in 1999.

The first white settlers to arrive in the area were William Meydenbauer and Aaron Mercer, in 1869; both claimed land near what is today downtown Bellevue. In 1894 and 1895, the Northern Pacific Railroad Company was granted over 1 million acres across the state, including several sections in what are now Bellevue and Redmond. Prior to this, “most transport was handled by steamboats on the Squak (Sammamish) River,” supplemented by wagon trails in poor condition (Rinck 2017:10). The primary east-west route was King County Road 85 (today NE 24th Street), established in 1886. It was in this same year that the town’s first post office opened. The town was platted in 1904, and a decade later the population had reached 750 (Goetz 2006:2–7).

Bellevue, and nearby Redmond, remained relatively small, primarily dedicated to logging agriculture, with small orchards and berry and truck farms in the surrounding area. Much of this work was done by Japanese immigrants who did “what white residents had moved away from: they did the back-breaking work of clearing the large and deeply rooted stumps and made Bellevue suitable for farming and homes” (Marsha 2017). The first paved road reached Bellevue in 1919, which connected it to what is now the Newport neighborhood (which includes Lake Heights), “followed by the completion of Lake Washington Boulevard to Seattle in 1920” (Goetz 2006:2–8). Car and passenger ferries also offered service across the lake and ran from Medina to Leschi Park (LeWarne 1997). Plans for a bridge across Lake Washington began as early as 1926, although construction did not begin until 1939, and in 1940 the four-lane Interstate 90 (I-90) opened (Jones and Stokes 2005:5; LeWarne 1997).

Many of the farms were owned and operated by Japanese Americans. By the 1930, approximately three-fourths of all produce in the region was grown on Japanese and Japanese American farms (Marsha 2017). Following the 1941 attack on Pearl Harbor, President Roosevelt signed Executive Order 9066, which forcibly removed over 100,000 people of Japanese ancestry on the West Coast to concentration camps for the duration of the war. Sixty Bellevue families were removed. Some had neighbors who helped maintain their farms, but most were forced to sell their land for far less than it was worth. After Executive Order 9066 went into effect, “... Eastside businessmen [...] began the suburban and urban development that has built the city to what we know today. With the farmers forced out, the cleared farmland became available for upscale shopping centers and housing developments made accessible with new highways” (Marsha 2017). When families returned after the war (only 11 of the 60 returned at all), those who still owned land faced sabotaged wells, burned property, and finances too meager to purchase equipment.

Bellevue incorporated in March 1953, and at that time had a population of 5,940 and was still primarily agricultural (LeWarne 1997; Rinck 2017:13). Bellevue, like the rest of the country, was significantly impacted during the post-war decades. Between the end of the war and 1954, over 13 million houses were

constructed in the U.S. At the same time, auto production grew by over 400% (Boyle 2017:8). Marriage and birth rates exploded, not only in the United States but also “in virtually the entire Western industrialized world” to the point where the annual birth rate in some countries doubled (Bavel and Reher 2013:257). Popular culture, along with veterans returning to the domestic work force, promoted an image of women’s “traditional” return to the role of housewife and mother. All of these factors led to the growth of suburbs with relatively little new development in cities. This “centrifugal movement of people to the suburbs” became the most characteristic and significant shift in the mid-century decades (Schmid 1944:75). Houses were “designed to accommodate active, young families, while the neighborhood itself incorporated space for parks, schools, and cul-de-sacs and street arrangements that slowed traffic and created a family friendly environment” (Boyle 2017:9). This type of development is directly reflected in many Bellevue neighborhoods and developments, and histories of the survey areas are further detailed in the following sections.

By 1960, the city’s population had reached 12,800, and just a decade later stood at 61,200, although some of that was due to annexations. Several large suburban developments were constructed in the post-war era just outside of the city; one of the first was an 80-acre development known as Vuecrest just north of the city, on former Japanese American land; another was the 12,000-acre Lake Hills development that eventually consisted of approximately 4,000 houses (LeWarne 1997; McDonald 2000:157). The area to the east of the city was still relatively undeveloped; when the Crossroads Shopping Center (opened 1962) was planned, the site was “merely the end of a gravel road terminating at 156th Avenue,” and the area remained unincorporated until the end of the decade (McDonald 2000:157). The mid-century saw both residential and commercial growth outward (today referred to as sprawl), with designs geared toward the automobile, with “ample parking on surface lots, [...] shopping malls and auto-oriented strip malls, and drive-in everything” (Boyle 2017:13).

Construction on Interstate 5 (I-5) linking Tacoma, Seattle, and Everett began in 1960, and the highway opened in 1965. Boeing, which became a significant employer in the area during World War II, boomed during the decade and peaked at 101,000 employees in 1968, although layoffs began just a year later. By 1970, it employed 80,400 people and 32,500 in October 1971, but would eventually recover (Boyle 2017:13). Microsoft, one of the Northwest’s earlier tech companies, was founded in 1975 in Albuquerque and moved to Bellevue at the start of 1979 with approximately 30 employees, but more than tripled in size in just 2 years (Rousso 2020). The company moved to its current campus in Redmond in early 1986; originally 6 buildings on 30 acres, as of 2018 it sits on over 500 acres with 83 buildings, and regionally employs approximately 53,500 people.

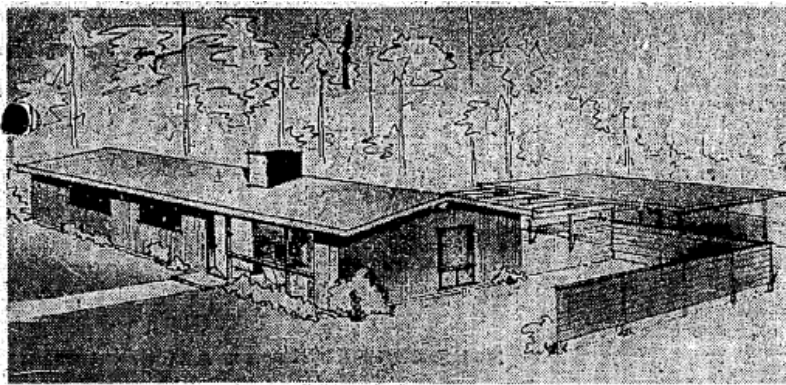
3.1.1 Eastgate

Development of the Eastgate neighborhood began in 1953–1954 by Century Builders Supply. The company was started in 1944 by George W. Rowley and Leo A. Speck, who utilized standardization and mass-production to reduce building costs. Houses in the 28-acre Eastgate development were designed by surveying housewives to find out what “features in her home were a help or a hinderance to home-making” (*Seattle Daily Times* 1953). Based on the results of the “inquiring reporters,” houses in Eastgate were two- and three-bedrooms, around 1,000 square feet, and less than \$9,500, approximately \$105,000 in 2022 dollars (*Seattle Daily Times* 1953; U.S. Bureau of Labor Statistics 2022). The houses were sold prior to construction, and Century Builders advertised that they could be tailored to the specifications of the new

owners (*Seattle Daily Times* 1954a). The entire community was planned to include 900 houses and a commercial district, and cost \$10 million in total. The construction firm was Bellevue-based Bell & Valdez.

The first houses were completed in early 1954. Down payments—for those who were not veterans—were \$450 (*Seattle Daily Times* 1954c). By May of that year, over 250 houses had been sold, although many were not yet even started (*Seattle Daily Times* 1954b). Like many other new developments of the time, the community had model homes furnished and open for inspection. The Hotpoint House (**Figure 4**), designed by John M. Anderson, was described by renowned *Seattle [Daily] Times* architecture critic Margery R. Phillips as a house “for easy living [with] the latest in electrical equipment...used throughout. Quiet living, active play area, efficiency plus in the kitchen, three bedrooms and one and a half baths on one level have been engineered for carefree living” (Phillips 1954).

The development continued to grow, and by mid-1954 had sites for over 1,500 new homes, but this was insufficient. Century Builders purchased an additional 175 acres to expand the development in August of that year (*Seattle Daily Times* 1954e). Bell & Valdez were completing two buildings a day on average. By August, approximately 600 families had moved in, and plans were being made for an elementary school, 35-acre shopping center, and two churches within the development (*Seattle Daily Times* 1954e, 1954f).



OPEN HOUSE: Eastgate's new Hotpoint House will be open for inspection today from 10 a. m. to 10 p. m. John M. Anderson, architectural engineer, and Robert Hobble, designer, planned this house of 1,400 square feet for easy living; Bell & Valdez, Bellevue, constructed the house. The very latest in electrical equipment is used throughout. Quiet living, active play area, efficiency plus in the kitchen, three bedrooms and one and a half baths on one level have been engineered for carefree living. Woener's Furniture Co. of Bellevue has furnished the house in Contemporary style.

3 Bedrooms In One-Level House

By MARGERY R. PHILLIPS

Lucky is the woman who moves into Eastgate's Hotpoint House. Lucky, in fact, is each member of the family, for if there was ever a house engineered for comfortable carefree

living, two large windows, smartly proportioned, overlook the garden and the evergreen hillsides. The sloped ceiling gains visual space for this room, which invites family visiting, reading, musical enjoyment. Gray-green and ivory-mist are soft background colors. From the living room we step onto the paved patio, another summertime living area.

From the living room, a sliding door opens into the activity

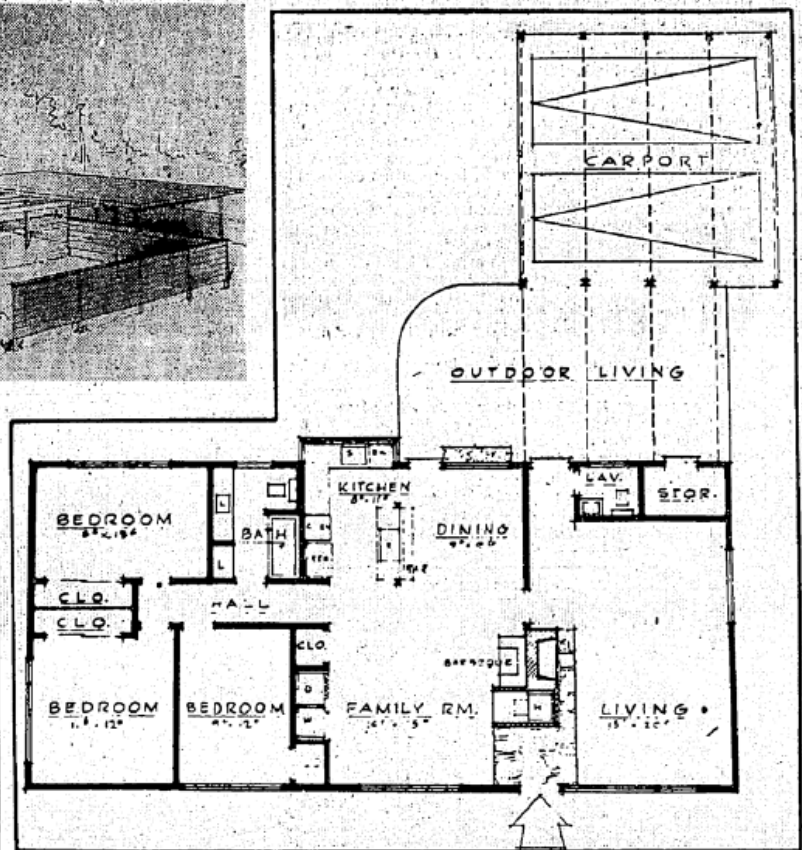


FIGURE 4 Eastgate's Hotpoint House, as featured in the *Seattle Daily Times* in 1954

3.1.2 Lake Hills

The following section is excerpted from Boyle 2017:28–29.

Perhaps one of the most comprehensive designs in the northwest during the 1950s, Lake Hills was a large, planned community developed in the early 1950s in an area east of Bellevue. At its inception, Lake Hills received a great deal of recognition for its appeal to new homebuyers. For the 1955 grand opening, the Seattle [Daily] Times ran a full-length, promotional section advertising Lake Hills as the “birth of a city.” The development was indeed on a city-sized scale and was promoted as the largest planned community in the northwest. The featured advertisement described Lake Hills as “A model community of 4,000 homes resting on 1,200 acres of rolling hills and valleys—engineered with facilities to serve an eventual population of 17,000 persons.” Lake Hills was one of the east sides’ “destination suburbs,” along with Newport Hills, Surrey Downs, Somerset, Eastgate, Hilltop, and others.

Originally a home to settlements of the [Yakama] Indians and later Japanese immigrant farmers, the area that makes up Lake Hills was developed as a result of an exploding demand for single family housing, which escalated due to the regional growth of the Boeing Company (City of Bellevue 2016). The development’s opening ceremony, officiated by then-governor Arthur Langlie, emphasized the high level of income and job opportunities, the growing population of the Pacific Northwest and the region’s positive outlook on the economy (Seattle Daily Times 1955b).

R.H. Conner, a Seattle-based real estate developer and clothing manufacturer, worked with builders George Bell and Ted Valdez to create a self-sufficient community with modern amenities (We are Lake Hills 2016). Beginning with the platting of large residential parcels, the 1,200 acres were envisioned to eventually house commercial centers, churches, and green spaces. The idea was immensely popular, and Bell and Valdez were flooded with applications even before the first house was completed. The first houses were available for occupancy in August of 1955, and sales continued to increase at an exponential level. New homes were available with conventional financing, but also through [Federal Housing Administration’s (FHA)] loans and the G.I. Bill. Later builders in Lake Hills included Kinney Leonard and J.W. Morrison & Associates.

The planning of Lake Hills involved an emphasis on modern design, which soon came to be well known through local features in Margery Phillips’ design column in the Seattle [Daily] Times and national design awards. Homes were characterized by their spacious layout and suburban amenities. Some of these houses were the subject of a recent study by University of Washington urban design and planning students who analyzed the development and its popular house models, [noted] below:

- *The Tri-View, a low, asymmetrical gable roofed split level house with a projecting carport and approximately 1,475 square feet, designed in part by structural engineer John Anderson and built by Bell & Valdez.*
- *The Trilander 2, a single story house with a low gable roof, and projecting carport forming an L-shaped mass, designed by Ronald R. [Campbell] and built by Kinney Leonard.*
- *The Rivera, another split level home with a double garage integrated into the low-gabled mass at the ground level, designed by Robert Hobbie and built by Bell & Valdez.*
- *The Greenbrier, a two story gable roofed house with an integrated two-car garage inserted at grade, featuring a classical-inspired design with pillars supporting the front roof overhang and a masonry chimney at one end, built by Bell & Valdez (designer unknown).*

- *The Westwood 2, a single story house with a continuous gable roof over the main mass and the carport at one end, featuring 1,988 square feet, built by Bell & Valdez (designer unknown).*
- *The Young Modern, a single story, 1,944 square foot house with an asymmetrical plan characterized by a wide, low pitched, front-facing gable roof over its main mass, with open single or double carport, and centralized chimney mass, built by Bell & Valdez (designer unknown).*
- *The Colonial, a two-story house with an attached, single story double garage, with both side-facing gable roofs. The 1,944 square foot house is finished with brick and cedar siding and features four tall posts [supporting] the upper roof overhang. It was designed by architect Lawrence & Hazen and built by J.W. Morrison & Associates.*
- *The Skylark, a single story house with a low-sloped gable roof planned for a sloping site with a daylight basement opening to the back yard and an [attached] single vehicle carport with shed roof projecting from the main mass, built by Bell & Valdez (designer unknown).*

Bell and Valdez formed a partnership in 1948 and [continued] building residential plots into the 1960s (Fitting et al. n.d.). The infrastructure (sewer and storm systems, drainage design) for the development was designed by Harstad and Associates. Architect and engineer John Anderson did many of the initial designs. Builder Kinney Leonard, who was known for some residences in Normandy Park, was also a builder in Lake Hills. Other designers in Lake Hills included John Anderson, Robert Hobbel, Lawrence & Hazen Architects.

3.1.3 Lake Heights

The Lake Heights development, currently a part of the larger Newport neighborhood, was developed by Jack Cluck starting in the early 1950s and located along 119th Avenue SE and between SE 44th and SE 48th Streets (*Seattle Daily Times* 1951). Advertisements for the new houses highlighted the views and described the buildings as “absolutely the latest in design and construction” (*Seattle Daily Times* 1952a, 1952b). Like many other developments of the time, new owners could purchase completed houses or vacant lots. Dave Jackson was the builder for the development, with Abraham & Son responsible for the concrete floors, driveways, and walkways; Bill Chapman Electric for wiring and lighting fixtures; Union Bay Plumbing & Heating for plumbing fixtures; and Shifton Plywood & Lumber for the doors and plywood (*Seattle Daily Times* 1952b). George Bondo was the realtor.

Each house had its “own individual style and construction,” with prices for a house starting at \$15,950, approximately \$180,000 in 2022 dollars (*Seattle Daily Times* 1952b; U.S. Bureau of Labor Statistics 2022). Lots were priced between \$2,250 and \$2,500, approximately \$25,000 and \$28,000 in 2022 dollars (*Seattle Daily Times* 1952c; U.S. Bureau of Labor Statistics 2022). The first houses were completed in 1951, and construction continued through the following years. By July 1954, there were nine lots left for sale and houses were still being shown the following year (*Seattle Daily Times* 1954d, 1955d). In 1956, two more additions were developed; these were slightly larger and more expensive than the earlier development (*Seattle Daily Times* 1956a). A Lake Heights house, likely in one of the later developments, was featured by Margery Phillips in December 1957, who noted it was designed by local architect Gene Zema (Phillips 1957).

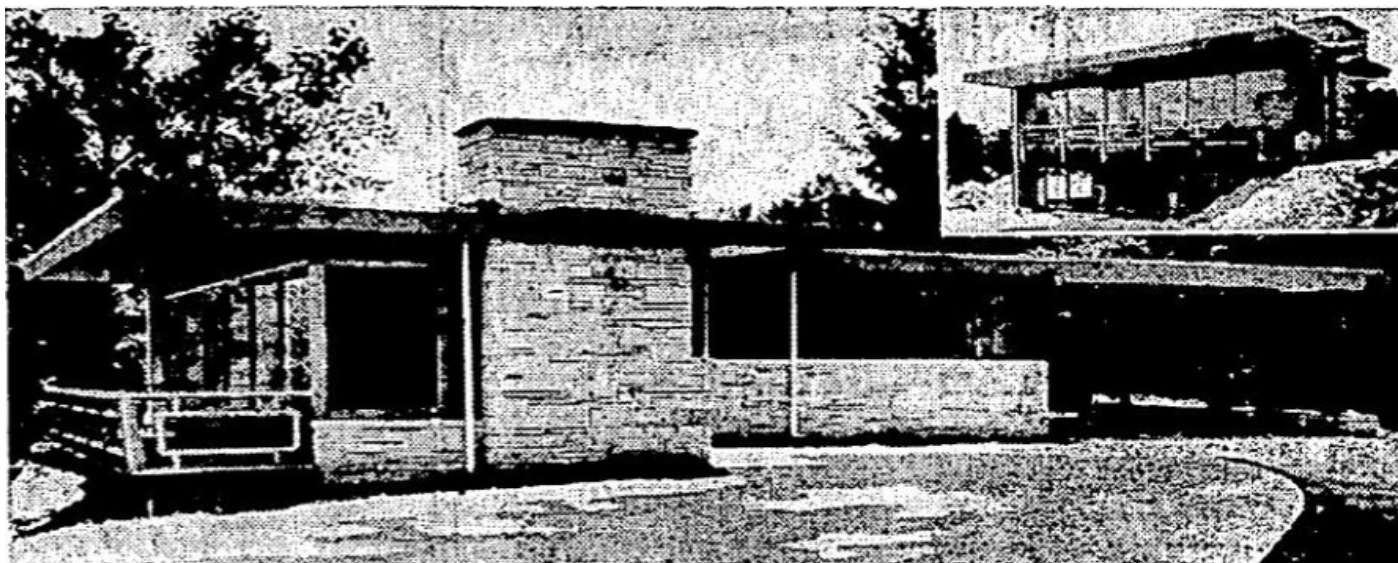


FIGURE 5 A Lake Heights House Shortly after Completion in June 1952

3.1.4 Sherwood Forest

Located in Northeast Bellevue, Sherwood Forest was a development planned by the Highland Development Company. Plans initially called for 300 houses on large lots, with houses priced between \$17,000 and \$22,000, approximately \$188,000 to \$243,500 in 2022 dollars (*Seattle Daily Times* 1955c; U.S. Bureau of Labor Statistics 2022). Early ads specified this was not a “tract project,” and employed at least 13 different builders to allow buyers a variety of design options all similar prices (*Seattle Daily Times* 1955a, 1955e, 1956b). Features of Sherwood Forest included “space, outdoor living, privacy, low maintenance, expansion—and above all—real resale value for the future” (*Seattle Daily Times* 1955a). To help people move to the neighborhood, the development’s realtor, John L. Scott, allowed existing homes to be used as a part or whole of the down payment. In January 1956, additional land was added to the development, bringing the total number of lots to 400 (*Seattle Daily Times* 1956b).

Due to the multitude of builders, the community had a variety of architectural designs by different architects, including Paul Hayden Kirk and Raymond H. Peck (Phillips 1956; *Seattle Daily Times* 1956c). While most newspaper articles do not provide specific addresses, a *Seattle Daily Times* article featuring Kirk’s design notes an address of 2423 162nd Avenue NE. Most of the houses described were two or three bedrooms with attached garages, fireplaces, modern conveniences like dishwashers, and featured large windows for natural light. In just 11 months, total home sales had topped \$1,114,000 (*Seattle Daily Times* 1956d).

3.2 Architectural Context

Popular American architectural styles regularly shift throughout the years, based on factors like taste, technology, historic trends, and regulations. Given that all four surveyed neighborhoods date from a relatively brief period of time, the variety of represented architectural styles is minimal, although this is typical of post-war development. The styles described below represent the styles found as a part of this survey and are representative of resources from the mid-century.

Virginia Savage McAlester's *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* served as the basis for the architectural descriptions included here, supplemented by DAHP's Architectural Style Guide (DAHP 2022). Other sources are cited as appropriate.

3.2.1 Vernacular

Many buildings were constructed with no or few nods to architectural styles of the time. These can be called "no style"; "no architectural/academic style"; "vernacular," which typically carries a descriptor of the construction style (frame or masonry); or occasionally "folk." Unlike academic styles, Vernacular buildings are not tied to a specific time period. Frame vernacular buildings generally feature gable or hip roofs and shingle, clapboard, and sometimes novelty siding. Following World War II, the popularity of wood frame buildings fell off considerably, as concrete became cheaper than wood, and therefore more popular. Masonry units, which boomed in manufacture in the first decade of the 20th century, were easily transported by rail. While the price of masonry blocks began to drop below wood around the turn of the century, the significantly lighter weight cinderblock did not emerge until the 1920s and 1930s (Simpson 1989). Due to the stall in building during the Great Depression, masonry construction did not become widely used, particularly for residential construction, until after World War II. Masonry Vernacular structures typically follow the form and massing principles of other post-war styles, are typically asymmetrical but maintain regular window openings, and porches are often inset.



FIGURE 6 A Vernacular Building at 2402 160th Avenue NE in Sherwood Forest

3.2.2 Minimal Traditional (1935–1950)

During the latter half of the Great Depression (1935–1940) and through the end of the 1940s, Minimal Traditional buildings were overwhelmingly common. During that time, it was the FHA's preferred design and therefore more likely to be covered by FHA loans. In addition, the small houses could be constructed quickly, responding to housing needs to accommodate World War II production line workers and later to meet G.I. housing demands. The style eschewed nearly all decorations to maximize the visual size of the buildings, which were often less than 1,000 square feet. The focus was on the scale and proportion of doors and windows, and it was recommended only one cladding material be used. They are almost exclusively one story, and the roof typically has little to no overhang. The Minimal Traditional building at 4505 119th Avenue SE in Lake Heights (**Figure 7**) is a rare example of the style with an overhang.



FIGURE 7 A Minimal Traditional at 4505 119th Avenue SE in Lake Heights

3.2.3 Ranch (1935–1975)

By the end of the 1940s and start of the 1950s, Ranch replaced Minimal Traditional as the FHA's preferred building style. The design was considered more "traditional" than other styles of the time (notably Mid-Century Modern, see Section 3.2.4) and was embraced by both the FHA and the general American public. Some of the most refined versions of the style are large, sprawling buildings, but in many places lot sizes were too small to design what is sometimes referred to as a California or Midwest Ranch. Regardless of size, Ranch buildings are typically one story with a low pitch roof, often with a deep overhang, which together emphasize the horizontal massing of the building. This emphasis remains even on Split Level (see Section 3.2.5) or the rare two-story versions. Many included an integrated carport, and later a garage. To some degree, the style blurs interior and exterior spaces through the use of courtyards, large picture windows—originally these were typically grouped or multi-pane, but later alterations often replaced them with large, single pane windows (very rarely found in original designs)—and facing buildings in natural material, such as brick or stone. The Ranch house was the most common design in the West in the post-war era (Boyle 2017:17).



FIGURE 8 A Simple Ranch at 3862 139th Avenue SE in Eastgate

3.2.4 Mid-Century Modern (1945–1990)

The Mid-Century Modern (also known as Contemporary) style was favored by architects following World War II, although it did also gain popularity with much of the general public. It shares some similarities with Ranch buildings, including low-pitch roofs, wide eaves, and natural materials, although the style is more adaptable to multiple stories and sloping land. The style also leans into the integration of interior and exterior in a variety of ways such as panel walls, large windows or window walls (both fixed and operable), courtyards, and adapting the plan of the building to the features of the site. The front entry is often obscured or entirely hidden by panels. In the Pacific Northwest, the style utilized far more natural materials (notably wood shingles and cedar siding) than other areas, which preferred concrete and steel. Additionally, the local style incorporated design elements that responded to the rain (often utilizing much steeper roofs). Northwest architects also created prefabricated structures to then take them to more remote areas, such as the islands in the Puget Sound, where they were then assembled (Lodi 2010). The style was also used for commercial structures. Like residential, Mid-Century Modern commercial structures can range from the very simple to the very complex, but typically have large windows, often spanning significant portions of the façade, and are sometimes angled.



FIGURE 9 A Mid-Century Modern at 16251 SE 8th Street in Lake Hills



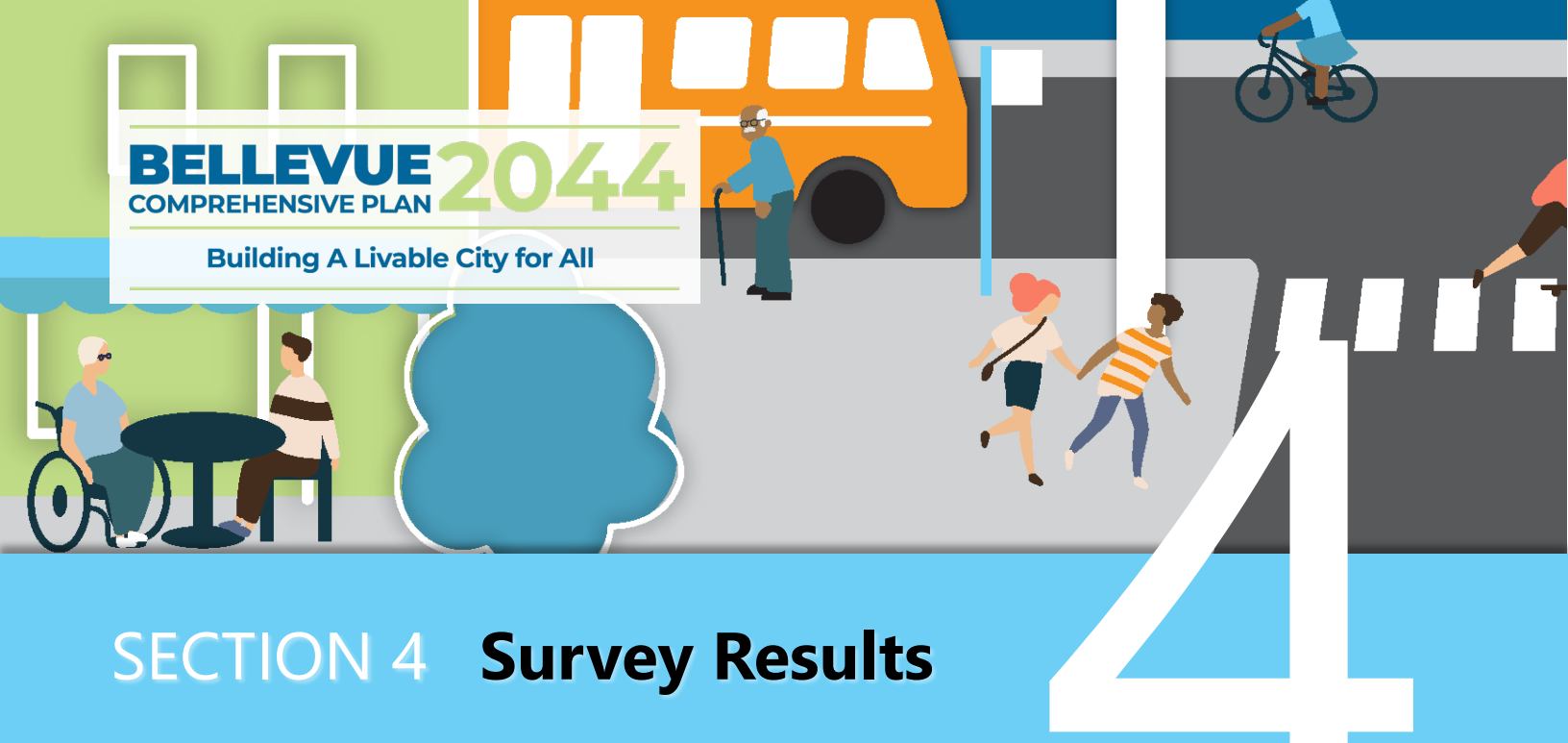
FIGURE 10 A Mid-Century Modern at 4535 119th Avenue SE in Lake Heights

3.2.5 Split Level

Split Level refers not to a style of building, but to its form. It rose to popularity in the post-war era and is distinguished by three or more levels that are separated by a partial flight of stairs. Garages are often incorporated into the design of the building, which had the added advantage of appearing larger and being adaptable to sloping ground. There are two primary types of Split Level: the tri- and bi-level split. The tri-level split has three living spaces and embodied the idea that families needed distinct space, including sleeping (upper level), traditional living rooms and kitchens (main level), and “noisy” spaces for the garage and television room (lower level); **Figure 11** is an example of a tri-level split. The bi-level split has two stories with a “split-entry level staggered in between” and emerged slightly later in the 1960s (McAlester 2013:613). Although the building form can be adapted to a variety of styles, it was most commonly employed for Ranch and Mid-Century Modern structures.



FIGURE 11 A Mid-Century Modern Split Level building at 3879 139th Avenue SE in Eastgate



SECTION 4 Survey Results

4.1 Overview

ESA completed a Historic Resources Survey of the four areas in Bellevue on November 21 and 22, 2022. Equipment included a handheld device with a high-quality digital camera. All visible materials were verified while in the field and recorded where not clear in the photographs. All structural information was verified against available historic information to clarify any alterations over time. From this information, the architectural significance was evaluated using NRHP criteria and aspects of integrity. Inventoried resources were surveyed and evaluated by a Secretary of the Interior Qualified Architectural Historian. Maps of survey findings are included in Attachment A, and a full list of surveyed resources and attributes can be found in Attachment B.

Surveyed resources include those buildings constructed in or before 1994. The typical cutoff for listing in the NRHP is 50 years, and as this survey is part of a larger project that extends to 2044, the more recent cutoff of 1994 was selected to give the City a more comprehensive picture of the resources that will be historic in 2044. The City's decision to focus on the post-war boom, however, resulted in the selection of areas dominated by resources that are approximately 60–70 years old (in 2022). While in the field, ESA staff identified a building in Lake Heights within the survey boundaries that was constructed in 1963 but not on the initial survey list. In total, 121 buildings were identified and surveyed that were constructed in or prior to 1994. An additional building, also in Lake Heights, was identified during survey, but was not recorded as it dates from 2021 according to King County Assessor records (**Figure 28**) (King County 2022a).

In four instances, a building was obscured by vegetation or fencing such that not enough character-defining features were visible to determine the building's style. In Attachments A and B, the styles of these four buildings have been marked as "Obscured." Additionally, their possible eligibility for individual listing in the NRHP and/or as part of a historic district is noted as "Needs Info." The "Needs Info" notation was used very selectively. In addition to obscured resources, it was also used in cases where additional research is needed to identify potential additions and/or alterations and determine the possibility of designation.

The surveyed structures all date from the post-war period and are residential. All but one were constructed between 1951 and 1957; the single building that does not date from the 1950s was built in 1963. The four surveyed areas all represent concentrated post-war development, both spread out over several years (primarily Lake Heights) and highly concentrated construction, as seen in Lake Hills and Eastgate (see **Figure 12**). Information on each development is detailed below, but together they represent excellent examples of post-war development and the range of architectural styles utilized by architects and builders of the period. Overall, Ranch and Mid-Century Modern styles are the most popular, at 35% and 33% respectively. Most of the remaining buildings are Vernacular (23%), with four Minimal Traditional buildings and four buildings that were too obscured to identify a style. Split Level buildings are common in Eastgate (30% of the surveyed buildings are Split Level), but only one version occurs in Sherwood Forest and one in Lake Hills, while there are none in Lake Heights. Maps depicting architectural styles, individual eligibility, and district eligibility are included in Attachment A.

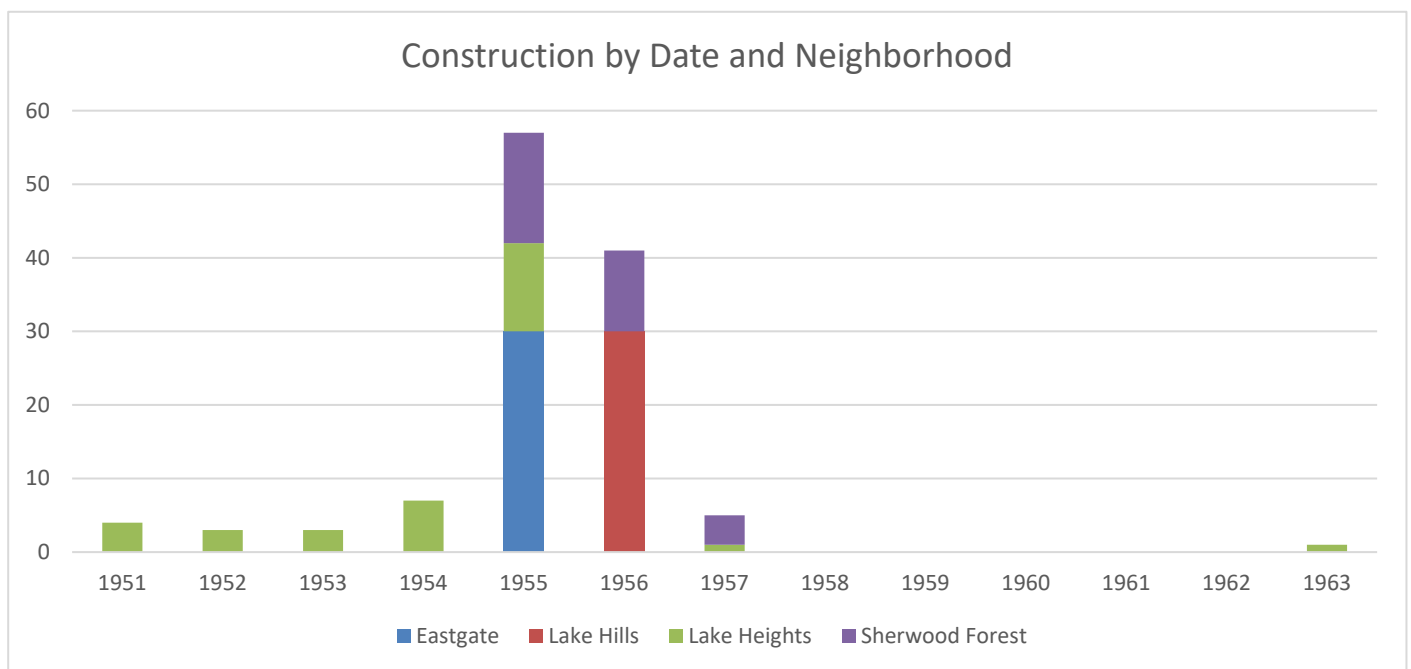


FIGURE 12 Construction Dates in the Four Surveyed Areas

The most significant threat to the historic resources in these neighborhoods is new development. Brief windshield surveys through other (non-surveyed) parts of the neighborhoods show a pattern of the more modest mid-century buildings being demolished for larger, New Traditional style buildings (**Figure 13** and **Figure 28**).³ This redevelopment appears to be random within the survey areas, with no specific streets and/or parcels under more significant development pressure than others. Some buildings also exhibit considerable additions, obscuring the original form and style (**Figure 14**). These buildings have often been re-sided for a more comprehensive aesthetic, which further impacts the integrity.

³ McAlester identifies “New Traditional,” as she calls them, as new construction that draws on earlier designs and may or may not be constructed by builders who are familiar with the details of earlier styles (McAlester 2013:717).



FIGURE 13 Typical New Construction, Seen behind a Historic Building in Eastgate



FIGURE 14 Historic Building with Modern Addition in Lake Heights

Despite the new construction, all four surveyed areas display a remarkable level of integrity and design. Sixty-five percent of the surveyed buildings (79 of 122 resources) are potentially eligible for individual listing in the NRHP. Additionally, based on the areas surveyed, each of the four neighborhoods appears to be eligible as an NRHP historic district (Attachment A).

4.1.1 Eastgate

Within the Eastgate neighborhood, 30 buildings were surveyed as a part of this Project. All were constructed in 1955, placing them in the second wave of construction of the development (**Figure 12**). The same construction year for all of the buildings underscores the development occurring in both Eastgate and Bellevue more broadly during the time. Typically, streets and neighborhoods contain buildings constructed across several years, and sometimes decades. In Eastgate, however, the consistency in construction dates demonstrates a concerted building effort; newspapers of the time note that builders Bell & Valdez were completing two buildings a day on average.

Additional research and survey would be needed to determine if the second phase of construction was similar to the earlier 1953–1954 phase in architectural style, but the surveyed buildings are typical of those of the post-war period. Most of the buildings are Ranches (40%, or 12 buildings) or Mid-Century Modern (44%, or 13 buildings), with some Vernacular (4 buildings) and one Minimal Traditional building. Ten of the surveyed buildings are Split-Level; nine are Mid-Century Modern style and one is Vernacular.

Split Levels abound in Eastgate—ten of the surveyed buildings have the form. Six of the surveyed buildings (20%) are the same Mid-Century Modern Split Level design. These are:

- 13919 SE 38th Place (**Figure 16**)
- 3739 139th Avenue SE (**Figure 29**)
- 3871 139th Avenue SE
- 3882 139th Avenue SE
- 13904 SE 38th Place
- 3814 139th Avenue SE

Twenty-six of the surveyed buildings (87%) are potentially eligible for individual listing in the NRHP. Additionally, the area appears to be a part of a potential historic district; all but one of the surveyed

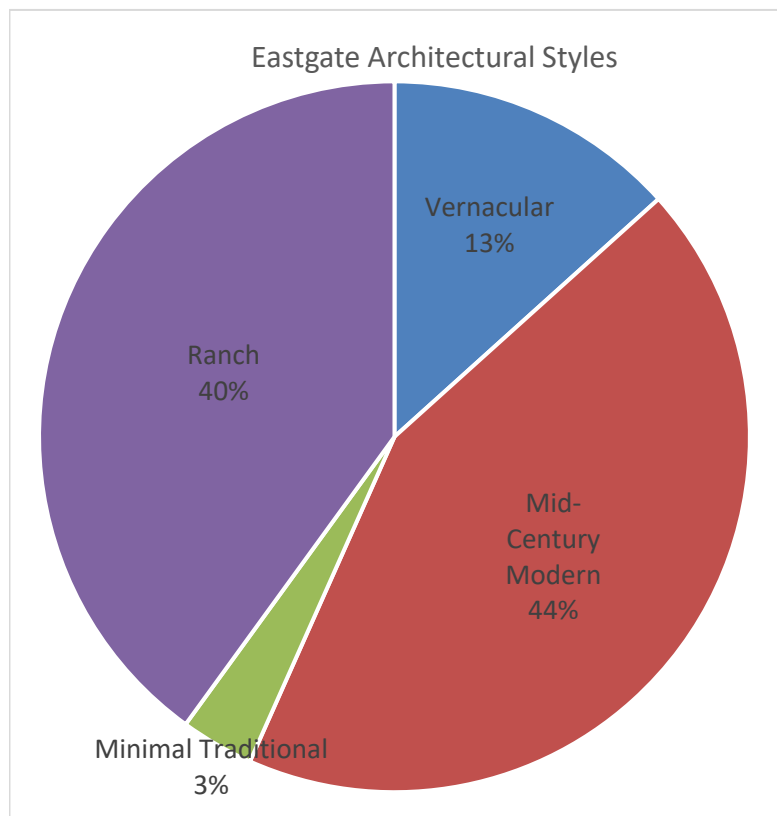


FIGURE 15 Architectural Styles Surveyed in Eastgate

buildings would be contributing to a district. Additional survey and research would be needed to determine the boundaries of a historic district but would likely be associated with plats or development phases and would likely be significant for its architectural styles. Generally, the surveyed buildings within the Eastgate neighborhood are more modest iterations of the styles, but display a variety of post-war development architectural styles, represent the materials and construction of the time, and have overwhelmingly retained their integrity. Maps showing surveyed styles, district eligibility, and individual eligibility are included in Attachment A.



FIGURE 16 A Mid-Century Modern Split Level at 13919 SE 38th Place

4.1.2 Lake Hills

Thirty buildings in the Lake Hills development were surveyed; all were constructed in 1956 (**Figure 12**). Like the buildings in Eastgate, the same construction year for all of the buildings showcases a significant pressure to provide new housing. Mid-Century Modern is the most popular style (example seen in **Figure 20**), at 60% (18 buildings), followed by Vernacular (23%, or 7 buildings), Ranch (14%, or 4 buildings; **Figure 17**), and one Minimal Traditional. Some of the buildings are the popular models as identified by Fitting et al. (n.d.) and detailed in Section 3.1.2. Even on the single street that was surveyed for this Project, two similar plans were identified: the buildings at 16219 and 16019 SE 8th Street are the same plan, as are the buildings at 15921 and 16006 SE 8th Street. While Fitting et al. (n.d.) identify multiple iterations of models on SE 8th Street, some of the extant buildings noted in that report as the same model do not resemble the examples or each other. Additional research and analysis would be needed to verify the represented models prior to developing a historic district nomination.



FIGURE 17 A Ranch Building at 3825 139th Avenue SE

Notably, the Vernacular buildings that were surveyed have been altered to a greater degree than their styled neighbors (specifically, alterations to the buildings’ plan, windows, and cladding); an example is shown in **Figure 19**. Only one of the Vernacular buildings appears to be eligible for individual listing in the NRHP, although 16 of the surveyed buildings in Lake Hills look to be eligible for individual listing. Extrapolating from the surveyed area, it appears that Lake Hills could be an NRHP-listed historic district; 83% (25 buildings) of the surveyed buildings would contribute to a district.

Existing research and documentation show that Lake Hills was an extensive development, constructed in waves over several years (Boyle 2017; Fitting et al. n.d.). An 8 page advertisement and writeup in the *Seattle Daily Times* from 1955 describes the opening of the community as the “birth of a city,” with all of the “facilities of a self-contained city” (*Seattle Daily Times* 1955b:1, 8). As such, while there appears to be a high likelihood that Lake Hills could be a historic district, additional survey work may reveal that multiple districts could be a more appropriate approach to potential listing(s). These potential historic districts would likely be associated with plats and/or phases of development and would most likely be significant for its architecture and possibly the scale of the development and impact it had on Bellevue. Maps showing surveyed styles, district eligibility, and individual eligibility are included in Attachment A.

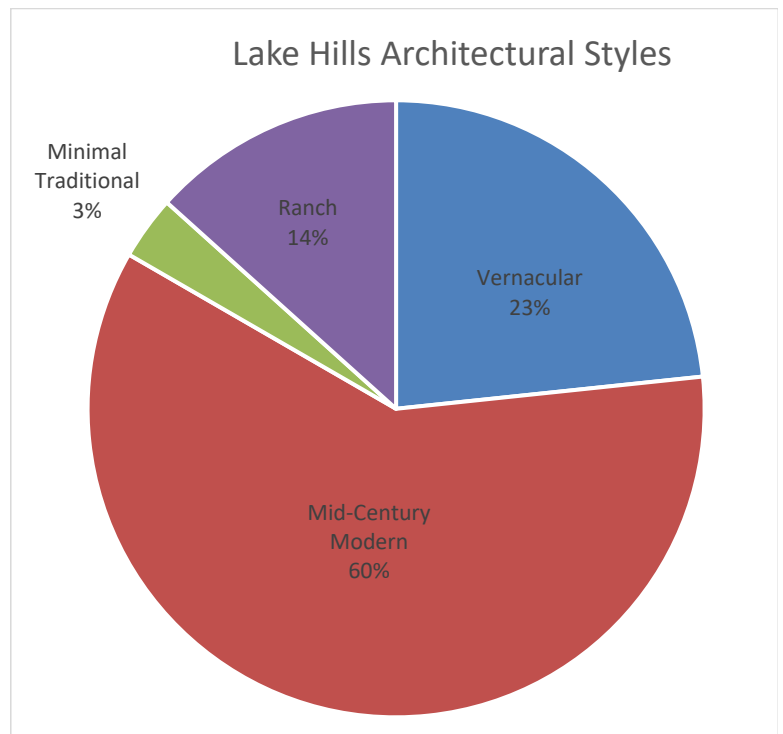


FIGURE 18 Surveyed Architectural Styles in Lake Hills



FIGURE 19 A Vernacular Building at 16252 SE 8th Street



FIGURE 20 A Mid-Century Modern Building at 1627 SE 8th Street

4.1.3 Lake Heights

In the Lake Heights development, 31 buildings were surveyed. Resources range in construction date from 1951 to 1963 (**Figure 12** and **Figure 22**). There was one additional building within the survey area (4526 119th Avenue SE; **Figure 28**), constructed in 2021 according to assessor data, that was not recorded due to its age. Compared to the other surveyed areas, the date range of construction is much longer. This may suggest builders did not work as swiftly in Lake Heights as in other neighborhoods, and/or perhaps slower sales. This may also be influenced by the time at which the development started. Construction in Lake

Heights began in 1951, and at that time the area was still primarily agricultural. Later developments had the benefit of greater urbanity, and as newer developments, may have received more attention from buyers than the already-established Lake Heights. The neighborhood’s construction was focused in the first half of the decade, peaking in 1954 and 1955.

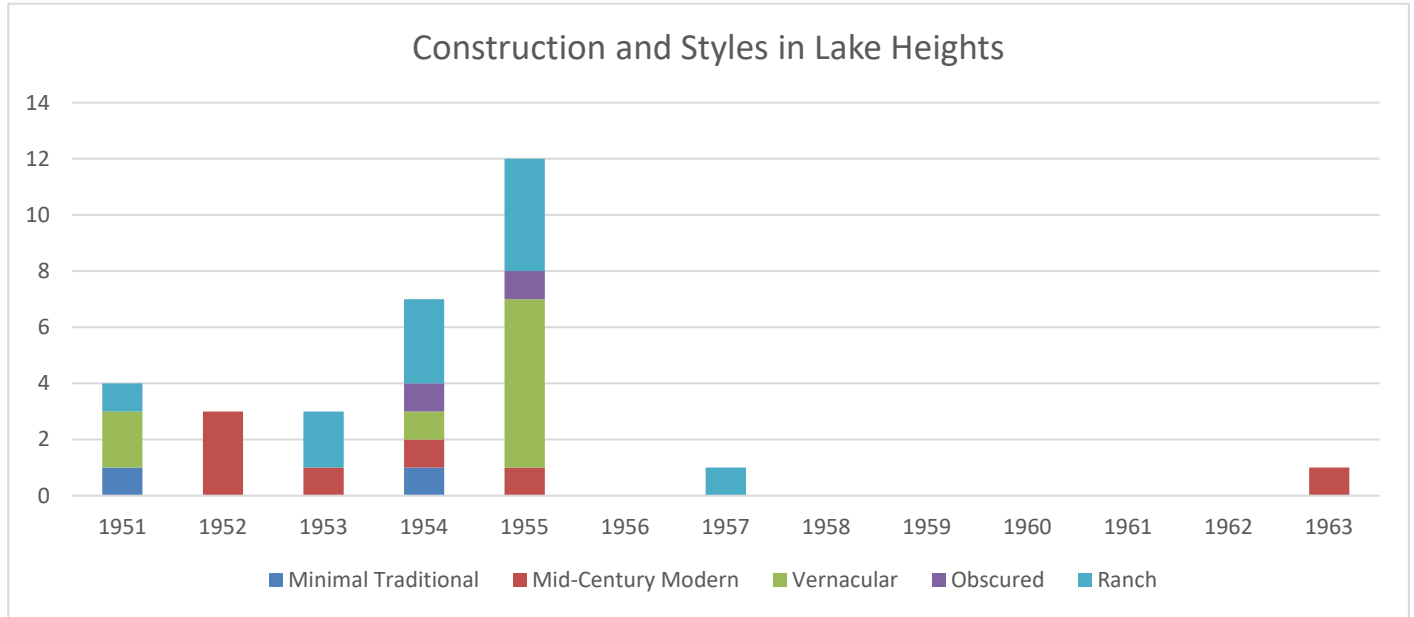


FIGURE 22 Surveyed Styles and Construction Dates in Lake Heights

The surveyed area is not dominated by one particular style, and the most common styles are Ranch (36%, or 11 buildings), Vernacular (19%, or 9 buildings; **Figure 24**), and Mid-Century Modern (23%, or 7 buildings; **Figure 10** and **Figure 23**). Two buildings are Minimal Traditional and two other buildings were too obscured to determine a style (4741 and 4705 119th Avenue SE).

Nineteen buildings, or 60%, of the surveyed buildings appear to be individually eligible for listing in the NRHP. Based on the surveyed area, it appears that Lake Heights could be a historic district; 78% (25 buildings) would contribute. Additional research and survey would be needed to determine the boundaries of a potential historic district, but research suggests that later phases may have differed in architectural styles (due to architect-designed buildings and/or notably different

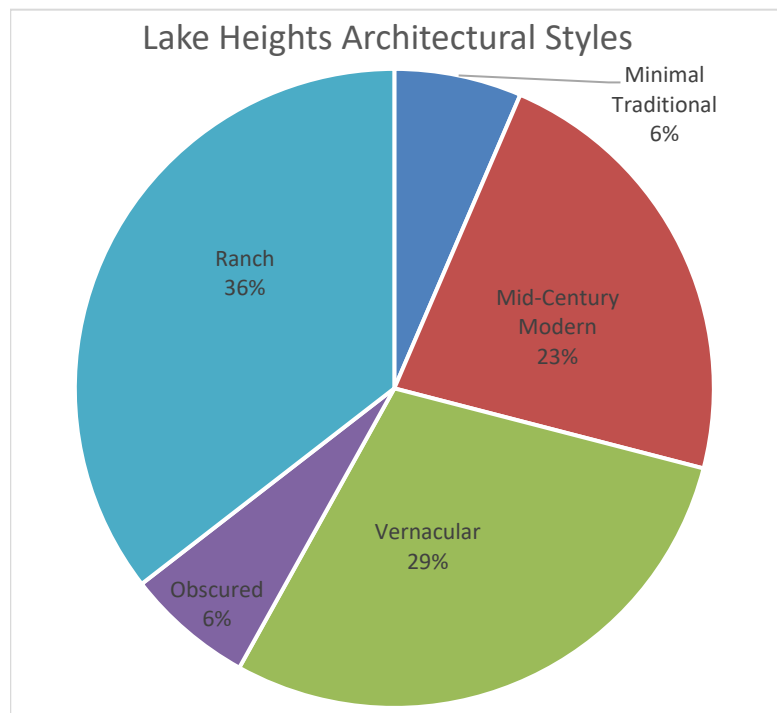


FIGURE 21 Surveyed Architectural Styles in Lake Heights

styles present), and multiple districts may better represent Lake Heights. Despite this, the surveyed buildings would likely be significant for their architecture. Maps showing surveyed styles, district eligibility, and individual eligibility are included in Attachment A.



FIGURE 23 A Mid-Century Modern Style Building at 4615 119th Avenue SE



FIGURE 24 A Vernacular Building at 4536 119th Avenue SE

4.1.4 Sherwood Forest

Thirty buildings were surveyed in the Sherwood Forest development, located in Northeast Bellevue. All of the surveyed buildings date from between 1955 and 1957, with approximately half constructed in in 1955 (**Figure 12**). Just over half (55%, or 16 buildings) are Ranches, with 8 Vernacular (27%) and 4 Mid-Century Modern (13%); additionally, there are two buildings that were too obscured to determine a style (**Figure 25**). Like Lake Hills and Eastgate, the narrow construction window demonstrates the region’s and country’s building boom of the time to accommodate people looking for new housing. The Ranch buildings have notably retained a high level of integrity; 14 appear to be individually eligible for listing in the NRHP. Within the entire surveyed area, 18 buildings appear to be individually eligible. Based on the resources surveyed in Sherwood Forest, the area may be eligible as an NRHP historic district, as 60% (18 buildings) would contribute to such a district. Aerial imagery and casual observation during this survey suggests that Sherwood Forest was a smaller development—although it was also undertaken in phases—and this suggests that a potential district would encompass the entire development; additional survey and research, however, would be needed to confirm this.

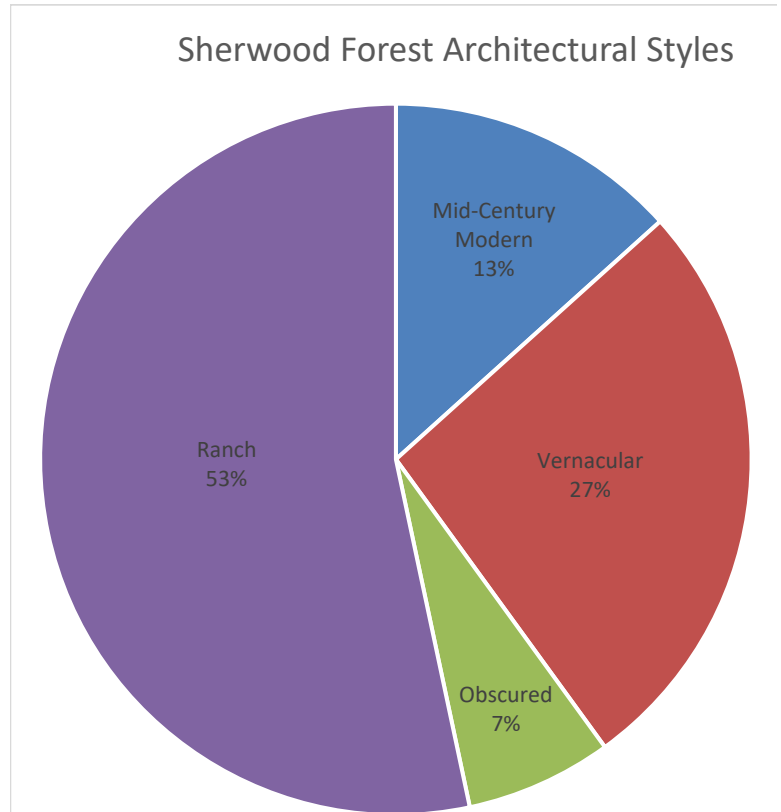


FIGURE 25 Surveyed Architectural Styles in Sherwood Forest

The surveyed buildings in Sherwood Forest seem to represent a wider range of alterations than seen in the other neighborhoods. Some buildings appear to have few, if any, alterations, such as the Mid-Century Modern building at 2447 160th Avenue NE (**Figure 26**). On the other hand, some, such as the one at 2430 160th Avenue NE (**Figure 27**), have been so altered they no longer contain any recognizable features of a historic building. This particular structure was built in 1957, but none of the features are identifiable as dating from the post-war period (King County 2022b). While not all of the surveyed buildings in the area have seen this level of alteration, it does represent one of the most extreme alterations that a building can undergo without being demolished.

This disparity in alterations has affected the number of buildings that would contribute to a potential historic district, as well as its ability to “convey a visual sense of the overall historic environment” (NPS 1990:5). While there is no set number (percentage) of contributing resources to constitute a historic district, the guidelines require the “majority” to be contributing (NPS 1990:5). Based on the surveyed area in Sherwood Forest, there is the potential that the area has been too altered to be a historic district, although

this would require additional survey work to confirm. The neighborhood may be better represented by individual NRHP listings, capturing the buildings with few alterations that remain largely as they were with few changes. Maps showing surveyed styles, district eligibility, and individual eligibility are included in Attachment A.



FIGURE 26 An Excellent Example of a Mid-Century Modern Building at 2447 160th Avenue NE



FIGURE 27 A Highly Altered Building at 2430 160th Avenue NE

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SECTION 5 Recommendations

5.1 General Recommendations

A Historic Resources Survey is a vital step in Bellevue's preservation of its built environment. It provides the historical and architectural backbone upon which systematic decisions about preservation can be made. Further progress in preserving significant resources will depend on the decisions of Bellevue residents, elected officials, and staff. To assist in these next steps, the following recommendations are provided based on the results of this survey, along with knowledge of preservation best practices and local, state, and federal preservation practices.

1. Historic surveys—past, current, and future—should be made available to the public through the City's website. City staff, officials, and residents should utilize the information, becoming better aware of the city's historic building fabric and act to protect these resources.
2. The City should consider establishing a local historic preservation program to help preserve its resources; additional details on such a program are provided below.
3. In the face of climate change, the City should consider integrating any preservation policies with disaster preparedness/resilience and housing affordability. More details are below in Section 5.3 *Historic Preservation Program*.
4. There are many buildings that are 50 years old or older in Bellevue, and more that were constructed in or prior to 1994 that were not surveyed as a part of this Project. The City should strongly consider continuing historic surveys throughout the city; more information is provided below.
5. Currently, the City of Bellevue has implemented a Home Repair Assistance program, which provides low- and moderate-income households with 0% interest loans and grants to help fund work associated with health and safety, including plumbing, electrical, roofing, and siding repair projects (City of Bellevue 2022). This is a laudable program. The City should consider integrating guidance to encourage the retention of character-defining features for historic buildings. Although stringent, the *Secretary of the Interior's Standards for Rehabilitation* offer many examples this can be achieved.

6. Fitting et al. n.d. has done extensive work recording the design models in Lake Hills. Given the prevalence of the same plan in Eastgate, even in the few buildings surveyed, a similar model study in Eastgate would likely yield rich information about the development.
7. During this course of this survey, ESA staff identified 79 buildings that appear to be individually eligible for listing in the NRHP. ESA recommends they be further researched and, if applicable, nominations prepared.
8. As the City updates land use code provisions, it should explore a voluntary transfer of development rights mechanism aimed at helping preserve historic resources.
9. The City could explore further promoting the history of Bellevue through lecture series, walking tours, and other educational programming. This may include partnering with the Eastside Heritage Center, King County's Historic Preservation Program, DAHP, and/or neighborhood organizations.
10. The City could consider offering trainings or workshops on historic preservation. DAHP regularly hosts workshops and is an excellent resource for planning these events.

5.2 Future Survey Work

This survey represents a vital step in documenting the city's historic resources. The buildings documented for this Project strongly suggest a wealth of historic resources, but extrapolating data from 30 buildings (generally the number documented in each neighborhood) and applying that data wholesale is ill-advised, particularly given that several of these developments had several hundred buildings, if not into the thousands. As such, the City should consider expanding on the existing surveys to more comprehensively document its historic resources, as well as gain a better understanding of potential historic districts in the city. A review of construction eras in the city (**Figure 2**) shows that roughly half of the blocks contain resources constructed in or prior to 1975, with an additional approximate 25% constructed between 1976 and 1994.

The most significant threat to historic resources in Bellevue is the demolition of existing buildings and new construction, which (based on the limited windshield surveys performed as part of this Project) largely are out of scale and design with the surrounding buildings (**Figure 13** and **Figure 28**). The second most threat appears to be significant additions and/or alterations to existing buildings, in some cases completely obscuring any original design features. These threats additionally underscore the need for a more comprehensive survey of Bellevue's historic resources. Documentation provides a written record of a resource, accessible even after it is demolished or altered. Additionally, without baseline data, there is no or little broader context for the impacts that new construction may have to an area.

As noted, while 30 data points (i.e., surveyed buildings) in a neighborhood is not sufficient to extrapolate from, the results indicate that all four neighborhoods—Eastgate, Lake Hills, Lake Heights, and Sherwood Forest—have the potential to be historic districts. Previous work in Lake Hills lends supports this, and also contains valuable information about builders, architects, designs, and the history of the development. Additionally, Lake Hills and Eastgate were briefly documented in Victor Steinbrueck's 1962 *Seattle Cityscape*, in a much more contemporary context than other projects. This inclusion indicates both neighborhoods had architectural merit at the time, and a brief comparison of Steinbrueck's sketches with the existing built environment suggests the extant post-war buildings remain generally the same, but the feeling and design of the overall neighborhoods are changing with modern construction.

Additional research—which would be necessary for any nominations (individual or historic districts)—may reveal that some developments could be better represented by multiple historic districts. For instance, separating Eastgate into two districts that capture the first and second development periods may be more appropriate than one district spanning the entire development. Additionally, well over half (65%, or 79 resources) of the surveyed buildings are potentially eligible for individual listing in the NRHP. The City should consider reviewing these resources—along with others previously documented in earlier projects—and developing NRHP nominations for them.



FIGURE 28 A 2021 building in Lake Heights at 4526 119th Avenue SE



NOTE: A 2022 permit has been approved to demolish this building and replace it with a 4,224 square foot dwelling

FIGURE 29 A Mid-Century Modern Split Level building at 3739 139th Avenue SE in Eastgate

If the City does elect to move forward with additional survey, it is highly recommended that the resulting data be recorded in WISAARD. WISAARD is maintained by DAHP and serves as the state's repository for information on historic resources (including both built environment resources, like buildings, as well as archaeological sites). It is regularly used by federal, state, and local agencies, as well as consultants, to identify existing historic resources. Having a single location in which all historical data are stored makes future projects much more efficient and helps avoid redundancy and conflicting information.

The City should also consider integrating WISAARD into its current planning efforts. In the early stages of this Project, ESA identified a 2021 survey of the Surrey Downs neighborhood in WISAARD that the City did not appear to have any record of (Pratt et al. 2021). Additionally, uploading the information in the previous 1992–1993 survey/1997 update and work in Lake Hills (especially Fitting et al. n.d.) to WISAARD would make the valuable information (particularly about different house models, builders, and architects) more widely available.

5.3 Historic Preservation Program

In part, this survey was undertaken to meet MPP-DP-6 in Vision 2050 (Puget Sound Regional Council 2020). One of the best ways for a municipality to preserve its historic resources is to adopt a historic preservation program. Currently, the City of Bellevue does not have a such program, nor does it have an interlocal agreement with King County in regard to historic resources. Without local preservation ordinances, historic resources in the city receive few protections.

Currently, the City's Comprehensive Plan has four goals superficially related to landmarks and historic resources:

- UD-82. Preserve, enhance, and interpret Bellevue's historical identity.
- UD-83. Recognize the heritage of the community by naming (or renaming) parks, streets and other public places after major figures and events.
- UD-84. Designate historic landmark sites and structures and review proposed changes to ensure that these sites and structures will continue to be a part of the community and explore incentives for rehabilitation.
- UD-85. Identify vista points and landmarks such as major trees, buildings, and landforms to preserve as Bellevue develops.

Vision 2050 MPP-DP-6

Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

It is commendable that the City has recognized the value of historic resources in helping "accurately represent its depth, diversity and uniqueness" (City of Bellevue 2019:323). However, there is no local guidance offered on how to designate resources, and no local program to do so. Presumably, therefore, UD-84 is referring to listing properties in the NRHP. The City also does not have a formal program by which changes to listed properties can occur—although only one building in the city, the Winters House, is currently designated.

It should also be noted that listing in the NRHP does not provide protection to listed properties that are private residences. Listing in the NRHP does provide protections for projects with a federal nexus or state monies (protection is also extended to properties that have been determined eligible for listing), but a private citizen demolishing or altering their private residence is not restricted by an NRHP listing. Protections to resources like these primarily come from local preservation ordinances. Without such a program, many historic buildings in Bellevue do not have any protection.

Typically, a preservation program includes the establishment of a local historic register and a landmarks preservation board. Ordinances associated with the program include guidelines for nomination criteria, designation procedures, and controls and incentives. In most cases, the landmarks board evaluates each nominated building or district for its alignment with the established criteria, and, depending on specific ordinances, either has the power to designate a property or recommend it to the final ruling body (such as City Council or a department director). It is generally considered best practice for local criteria to align with those of the NRHP for coordination at the local and federal levels. A wide range of local preservation programs and registers throughout the state and country can serve as a guide for Bellevue. Some nearby

examples that could serve as a guide include Redmond, Seattle, Tacoma, and Kirkland (some of these, and others, are provided in DAHP 2023b).

The adoption of a local historic preservation program is widely considered the most effective legal tool for preservation. The 1966 National Historic Preservation Act (as amended) encourages “local governments to strengthen their legislation for the designation and protection of historic properties. Hundreds of communities throughout the nation have in recent years adopted historic preservation ordinances, contributing to the development of a sizeable body of legal precedent for such instruments” (Powell et al. 2020:62). As a part of a local preservation program – if implemented – the City could consider a program to list City-owned historic resources to help lead by example. The U.S. General Services Administration has a similar plan for systematically evaluating Federally-owned resources as they come of age, listing (if appropriate) in the NRHP, and preparing building preservation plans; this could serve as an outline.

The City could also consider becoming a Certified Local Government (CLG), in which governments work in partnership with DAHP and receive support in encouraging, developing, and maintaining their preservation efforts. CLGs can also apply for preservation grants, administered through DAHP, to support their programming and provide additional technical support. To be certified by DAHP (and become a CLG), municipalities have responsibilities including maintaining a preservation commission, undertaking historic surveys, and providing for public participation in preservation activities, among others. Additional information is available through DAHP (DAHP 2023c).

If implemented, the City’s Community Development Department should consider working with neighborhood groups and the Eastside Heritage Center to identify and nominate historic districts. This would have the added benefit of enhancing residents’ knowledge of preservation and the associated regulations and benefits, both within Bellevue and more broadly at a national level.

5.4 Neighborhood Subarea Plans

Three of the surveyed areas—Eastgate, Newport (of which Lake Heights is a part), and Northeast Bellevue (which contains Sherwood Forest)—have subarea plans included in the current Bellevue Comprehensive Plan. These plans include various goals and policies that pertain to preservation, listed below. However, given that the City does not have a way to preserve its existing historic resources, the goals are more hypothetical without a legal mechanism to support them.

The first goal of the subarea plan for Northeast Bellevue, which includes Sherwood Forest, specifically calls out the need to “preserve Northeast Bellevue’s existing neighborhood identity by supporting efforts to maintain and renovate existing mid-century homes and later styles” to support the sense of place, and further to “minimize impacts from any new housing typology to the environment and to the existing residential character of the street experience” (City of Bellevue 2019:230).

Newport’s policies note that the area contains “sites and buildings of historic significance [and] whether or not their historic status has been officially recognized, their status should be confirmed before site development occurs” (City of Bellevue 2019:219). A local preservation program in which resources are reviewed for historic significance prior to development is laudable, and if the City were to implement such a program, it would be in the forefront of preservation programs in the country. Instead of depending on

preservation-minded owners nominating their buildings, a preemptive program helps ensure that resources of cultural, social, and architectural value are not lost.

Additionally, Newport’s policy S-NH-56 (City of Bellevue 2019:220) includes adding historic resources designated by King County and Bellevue to the Bellevue Historic and Cultural Resources Survey (that is, Tobin and Pendergrass 1997). This nods to the need for a database in which historic data are stored—whether that is maintained by the City or uses WISAARD. Tobin and Pendergrass (1997) is a stand-alone survey and was not designed as a comprehensive document of all the historic resources in Bellevue. However, this partially semantic difference does not reduce the identified need for a single location where historic information is available on all the surveyed resources in the city.

The subarea plan for Eastgate does not specifically address preservation, although policy S-EG-28 speaks to the need to create community through the support of “public art, street lighting, landscaping, distinctive building design, and pedestrian-oriented site design” (City of Bellevue 2019:128). It would be worthwhile considering adding preservation as one of the elements that help create community in policy S-EG-28.



BELLEVUE 2044

COMPREHENSIVE PLAN

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1954c "Eastgate." May 23, p. 51.
1954d "Value Plus at Lake Heights." July 11, p. 34.
1954e "Builder Adds 175 Acres to Eastgate Tract." August 5, p. 17.
1954f "416 Families In New Homes At Eastgate." December 12, p. 52.
1955a "Quality Street." July 31, p. 59.
1955b "Birth of a City." August 21, p. 1-8.
1955c "12 Contractors Building in Sherwood Area." October 2, p. 47.
1955d "Open House Until Dusk Today At Lake Heights." October 16, p. 25.
1955e "Suburban Comfort in Sherwood Forest." December 11, p. 50.
1956a "43 View Lots East of Lake Offered for Sale." January 22, p. 30.
1956b "New Financing Plan Eases Home Buying." March 4, p. 65.
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BELLEVUE 2044
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ATTACHMENT A **Maps**





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-2
District Eligibility - Eastgate



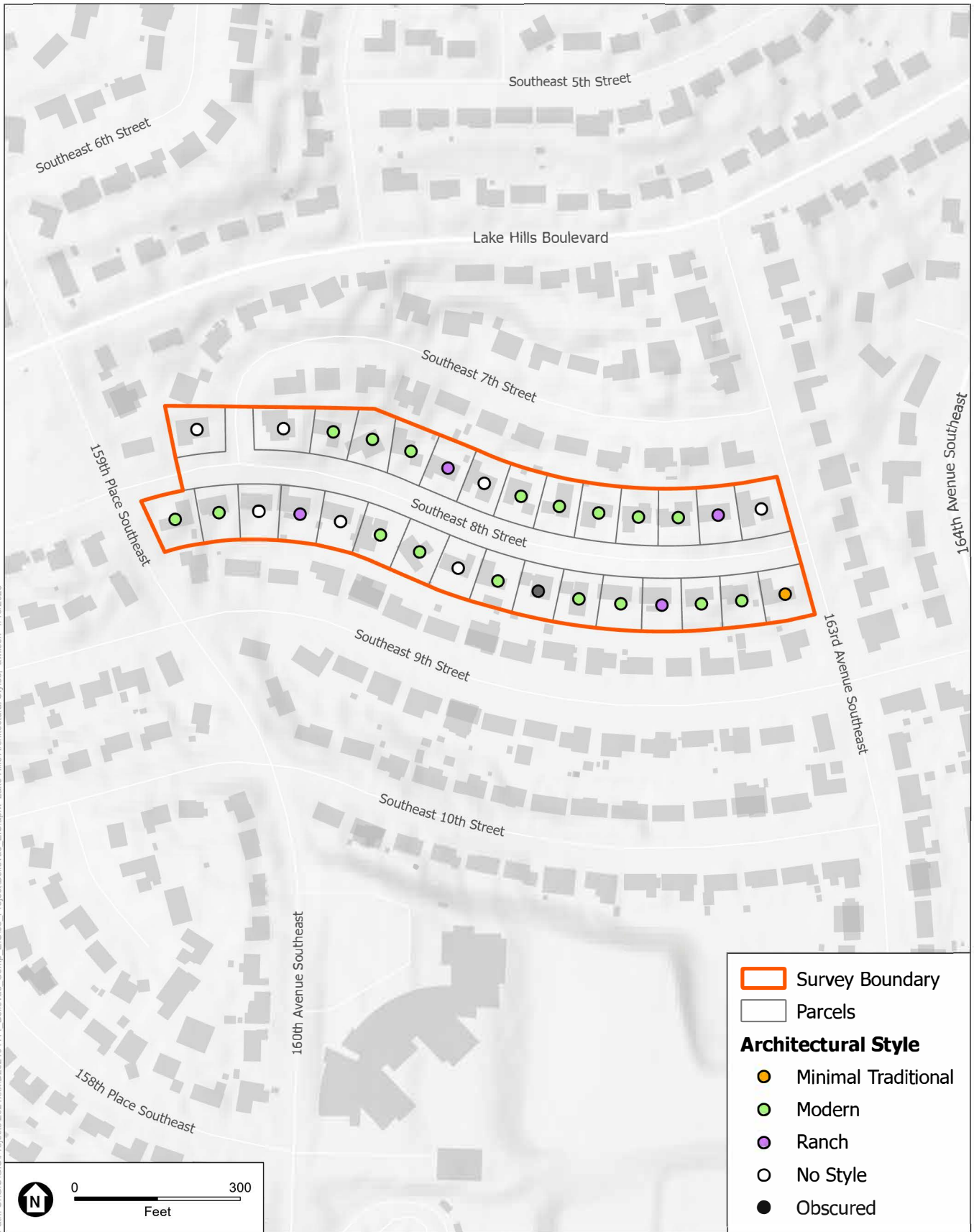


SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

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Figure A-3
NRHP Eligibility - Eastgate





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-4
Architectural Styles - Lake Hills





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-5
District Eligibility - Lake Hills



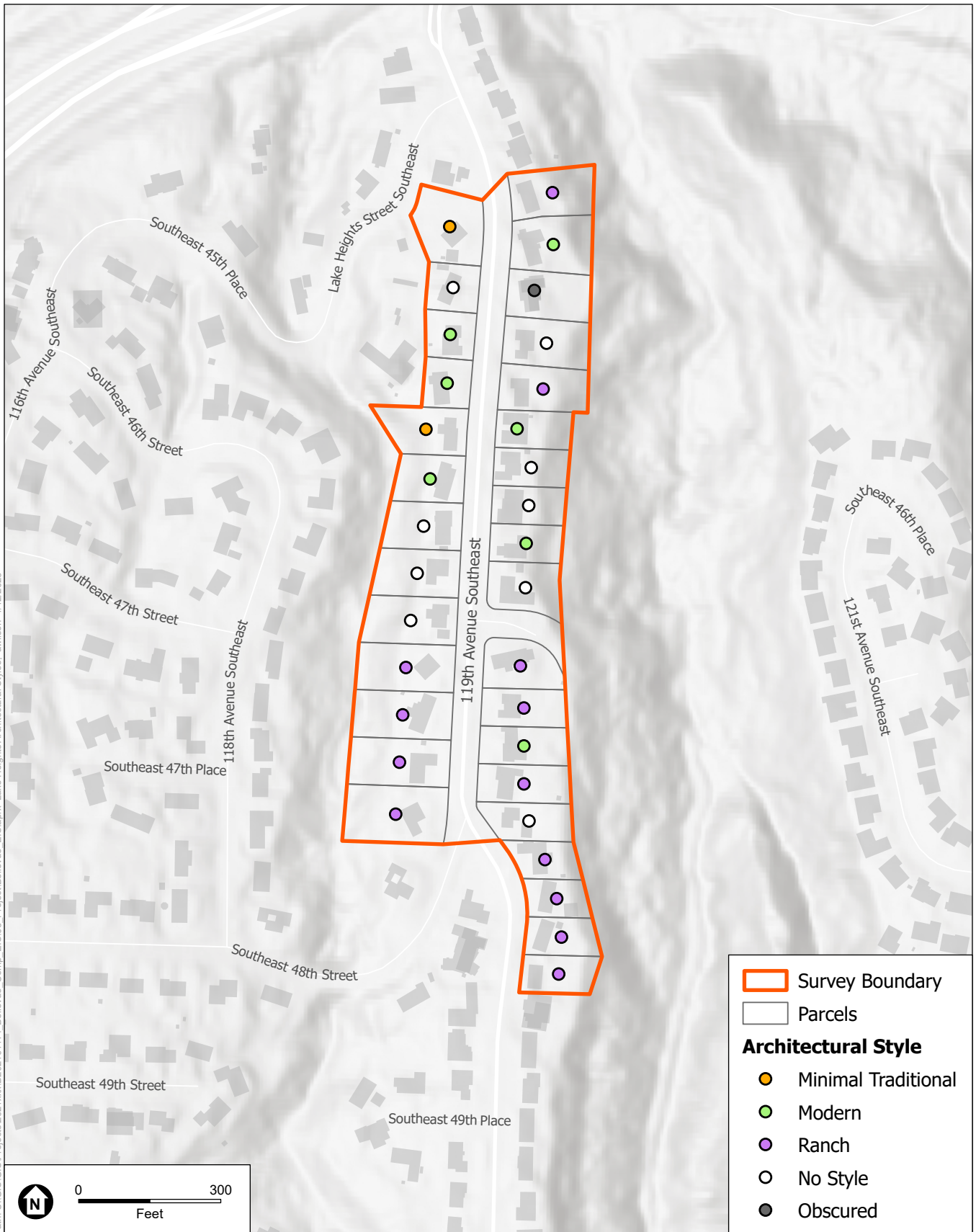


SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-6
NRHP Eligibility - Lake Hills



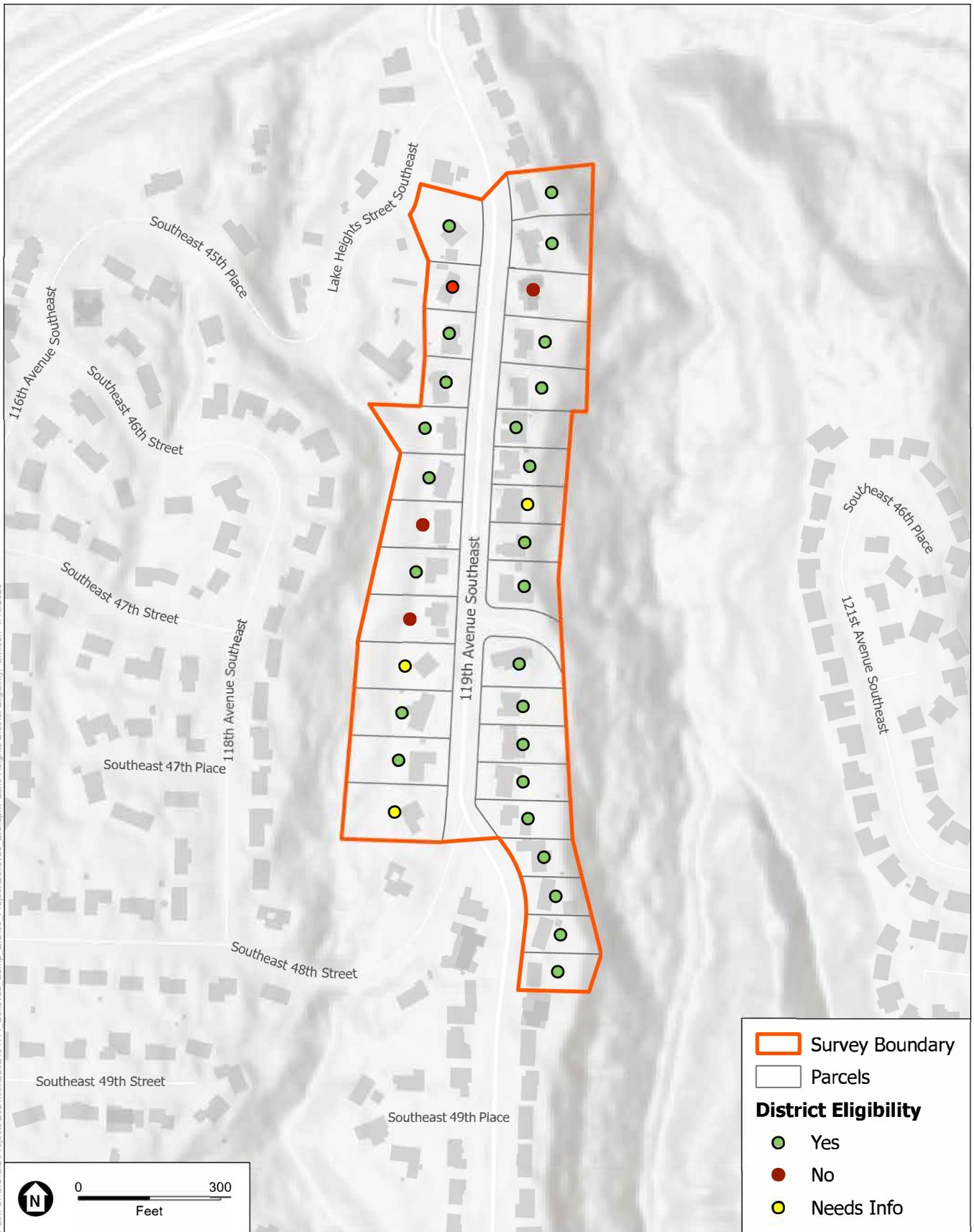


SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-7
Architectural Styles - Lake Heights



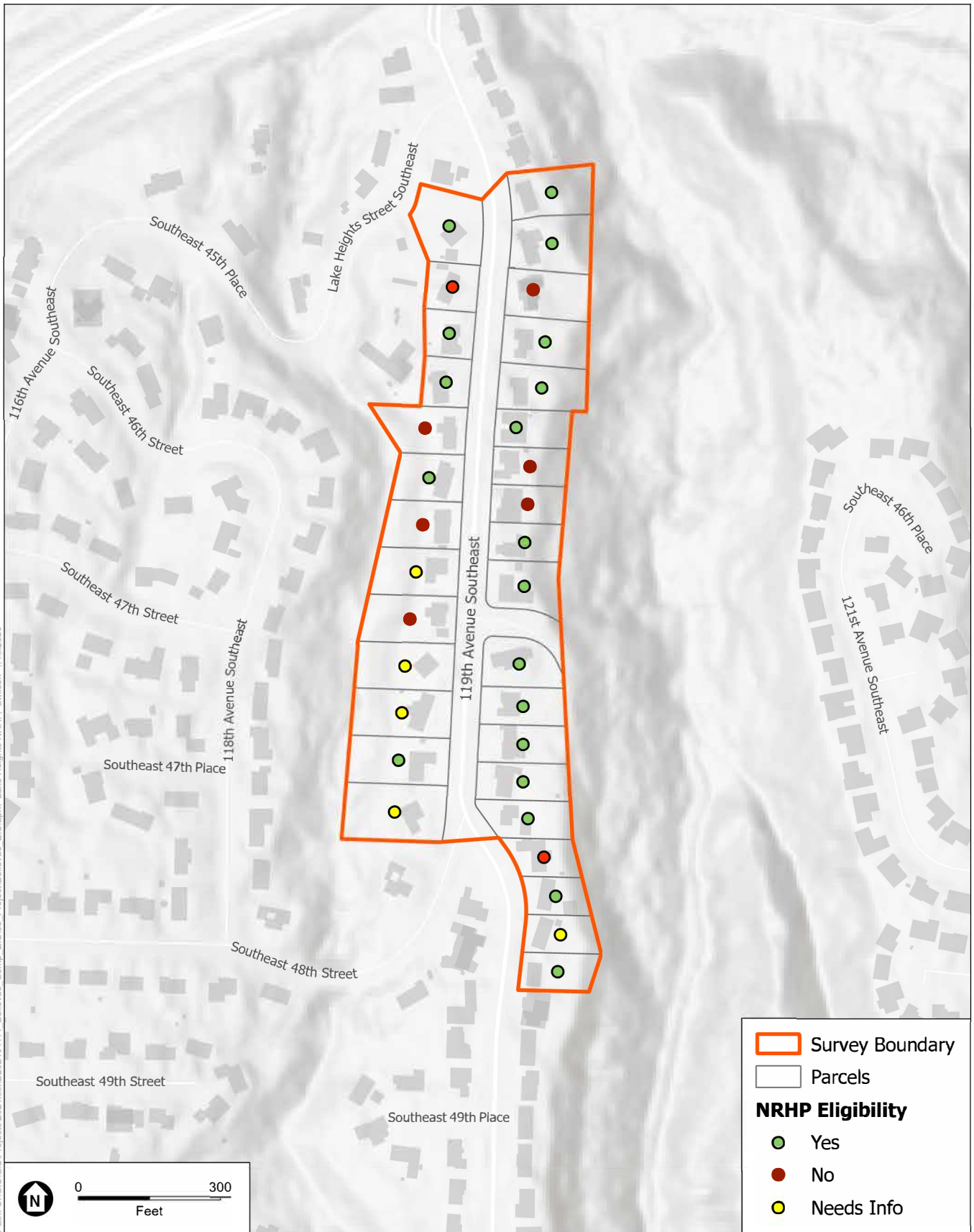


SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-8
District Eligibility - Lake Heights





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-9
NRHP Eligibility - Lake Heights



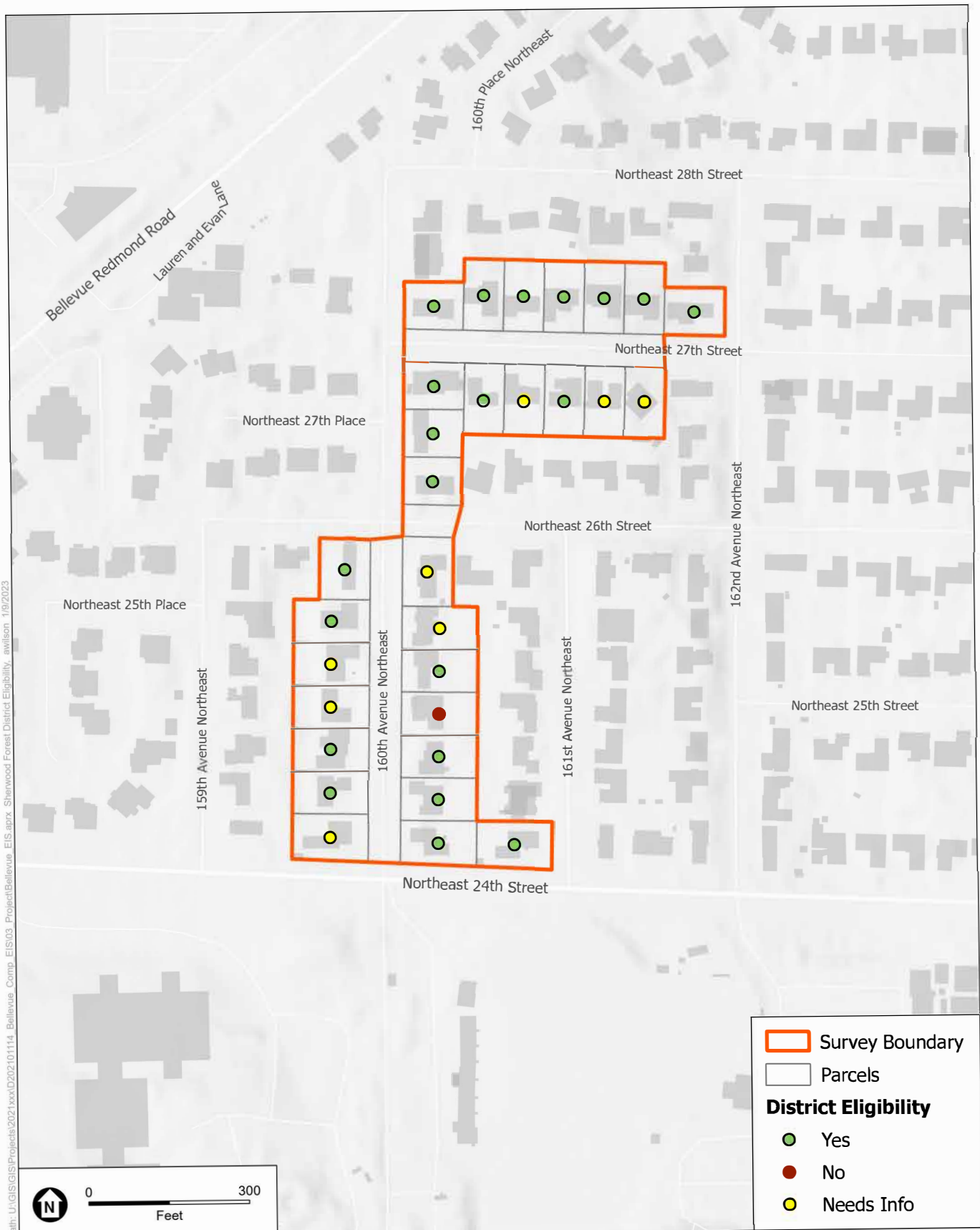


SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-10
Architectural Styles - Sherwood Forest





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022; Parcels: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

Figure A-11
District Eligibility - Sherwood Forest





SOURCE: Basemap: ESRI, 2023; City Limits: City of Bellevue, 2022;
 Waterbodies: King County, 2022; ESA, 2022

City of Bellevue 2024-2044 Comprehensive Plan Periodic Update
 and Wilburton Vision Implementation EIS

Figure A-12
 NRHP Eligibility - Sherwood Forest



An illustration at the top of the page shows a stylized tree with a brown trunk and green leaves. Three silhouetted figures (two adults and one child) are standing on a green grassy area, reaching up to pick orange fruit from the tree. A white banner is draped across the tree, containing the text 'BELLEVUE 2044' and 'Building A Livable City for All'. The background is a light blue sky with a few clouds and a dark blue silhouette of a city skyline.

BELLEVUE 2044
COMPREHENSIVE PLAN

Building A Livable City for All



ATTACHMENT B **Survey Results**



Address	Parcel No	Neighborhood	Build Date	Stories	Historic Use	Current Use	Foundation	Form Type	Roof Type 1	Roof Type 2	Roof Material	Cladding 1	Cladding 2	Cladding 3	Structural System	Plan	Style	Changes to Plan	Changes to Windows	Changes to Cladding	Meets NR	In a Potential District	Contributes to District	Notes
13912 SE 40TH ST	2206500610	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Vertical			Wood	Rectangle	Minimal Traditional	Slight	Slight	Intact	Yes	Yes	Yes	Enclosed carport or garage
13904 SE 38TH PL	2206500560	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Asphalt - Shingle	Vinyl	Brick		Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level, possible enclosed carport but is now historic (unlikely to have been carport); same plan as 5 other surveyed bldgs
13915 SE 38TH PL	2206500650	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Clapboard	Wood - Vertical		Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level, roof material obscured
13919 SE 38TH PL	2206500645	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Obscured	Wood - Clapboard	Brick		Wood	Rectangle	Modern	Slight	Intact	Intact	Yes	Yes	Yes	Split level, roof material obscured, garage may be enclosed carport but is prob now historic; same plan as 5 other surveyed bldgs
3726 138TH PL SE	2206500440	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Asphalt - Rolled Metal - Standing Seam	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	
3739 139TH AVE SE	2206500445	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Asphalt - Rolled Metal - Standing Seam	Wood - Clapboard	Brick		Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level; permit in 2022 to demolish and replace w/new 2 story 4224sf building; same plan as 5 other surveyed bldgs
3814 139TH AVE SE	2206500565	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Asphalt - Rolled Metal - Standing Seam	Vinyl	Brick		Wood	Rectangle	Modern	Intact	Slight	Slight	Yes	Yes	Yes	Split level; same plan as 5 other surveyed bldgs
3821 139TH PL SE	2206500575	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Asphalt - Built Up	Wood - Board & Batten	Wood - Clapboard	Wood - Shingle	Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level
3829 139TH PL SE	2206500580	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Obscured roof type
3865 139TH AVE SE	2206500480	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Shed	Obscured	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Can't see roof
3871 139TH AVE SE	2206500485	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Flat	Asphalt - Rolled Metal - Standing Seam	Brick	Wood - Clapboard		Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level; same plan as 5 other surveyed bldgs
3872 139TH AVE SE	2206500620	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Asphalt - Corrugated	Wood - Clapboard	Wood - Vertical		Wood	L	Modern	Slight	Slight	Intact	Yes	Yes	Yes	Enclosed carport, most of roof is obscured
3879 139TH AVE SE	2206500490	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - Clapboard	Brick		Wood	Rectangle	Modern	Intact	Intact	Intact	Yes	Yes	Yes	Split level
3882 139TH AVE SE	2206500615	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Gable - Side	Asphalt - Shingle	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Split level; same plan as 5 other surveyed bldgs
13912 SE 38TH PL	2206500635	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard	Brick		Wood	Rectangle	Ranch	Slight	Slight	Intact	Yes	Yes	Yes	enclosed carport
13920 SE 38TH PL	2206500640	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard			Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	Ranchette
13920 SE 40TH ST	2206500605	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard	Simulated Stone		Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
13934 SE 40TH ST	2206500595	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Metal	Wood - Clapboard			Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
13940 SE 40TH ST	2206500590	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard	Brick	Asbestos	Wood	Rectangle	Ranch	Intact	Intact	Intact	Yes	Yes	Yes	
3747 139TH AVE SE	2206500450	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip	Shed	Asphalt - Shingle	Simulated Stone	Wood - Clapboard	Wood - Shingle	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
3811 139TH AVE SE	2206500460	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Rolled	Wood - Clapboard			Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
3825 139TH AVE SE	2206500465	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Rolled	Brick	Wood - Clapboard	Wood - Vertical	Needs Info	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
3851 139TH AVE SE	2206500470	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Brick	Wood - Vertical	Wood - Clapboard	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
3859 139TH AVE SE	2206500475	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Asbestos			Wood	Rectangle	Ranch	Intact	Intact	Intact	Yes	Yes	Yes	
3862 139TH AVE SE	2206500625	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Vertical	Simulated Stone	Wood - Plywood	Wood	Rectangle	Ranch	Intact	Intact	Intact	Yes	Yes	Yes	
3889 139TH AVE SE	2206500495	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard	Brick		Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
13926 SE 40TH ST	2206500600	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Asphalt - Shingle	Vinyl			Wood	Rectangle	Vernacular	Slight	Moderate	Slight	No	Yes	No	
3801 139TH AVE SE	2206500455	Eastgate	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Wood - Clapboard			Wood	Rectangle	Vernacular	Intact	Slight	Intact	No	Yes	Yes	
3811 139TH PL SE	2206500570	Eastgate	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Asphalt - Shingle	Vinyl			Wood	Rectangle	Vernacular	Intact	Slight	Slight	No	Yes	Yes	Split level; 2021 new additions (garage and kitchen)
3854 139TH AVE SE	2206500630	Eastgate	1955	1-2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip	Gable - Front	Asphalt - Shingle	Wood - Clapboard	Brick		Wood	Rectangle	Vernacular	Unknown	Intact	Intact	Needs Info	Yes	Yes	
16259 SE 8TH ST	4036801060	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Built Up	Wood - Clapboard			Wood	L	Minimal Traditional	Intact	Moderate	Intact	Yes	Yes	Yes	
16211 SE 8TH ST	4036801030	Lake Hills	1956	1	Domestic	Domestic	Obscured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Vertical	Wood - T1-11		Wood	Rectangle	Modern	Unknown	Unknown	Unknown	Needs Info	Yes	Needs Info	
16028 SE 8TH ST	4036801250	Lake Hills	1956	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Obscured	Wood - Clapboard			Wood	Irregular	Modern	Intact	Slight	Intact	Needs Info	Yes	Yes	
16019 SE 8TH ST	4036801010	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Asphalt - Rolled	Brick	Wood - Vertical	Wood - Clapboard	Wood	Rectangle	Modern	Intact	Moderate	Intact	No	Yes	Yes	same as nearby 16219 SE 8TH ST
16243 SE 8TH ST	4036801050	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Moderate	Intact	No	Yes	Yes	roof material not visible
16219 SE 8TH ST	4036801035	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Brick	Wood - T1-11	Wood - Plywood	Wood	L	Modern	Slight	Slight	Intact	No	Yes	Yes	roof material not visible; same as nearby 16019 SE 8TH ST
16227 SE 8TH ST	4036801040	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Asphalt - Rolled	Wood - Vertical			Wood	Rectangle	Modern	Slight	Moderate	Intact	No	Yes	Yes	enclosed carport, likely historic
16014 SE 8TH ST	4036801260	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Vertical	Other		Wood	Rectangle	Modern	Slight	Slight	Moderate	No	Yes	Yes	
16027 SE 8TH ST	4036801015	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Shed	Flat	Obscured	Wood - Vertical			Wood	Irregular	Modern	Intact	Intact	Intact	Yes	Yes	Yes	roof material not visible
16205 SE 8TH ST	4036801025	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Asphalt - Rolled	Wood - Clapboard			Wood	L	Modern	Intact	Slight	Intact	Yes	Yes	Yes	likely historic enclosure of carport (to garage)
16232 SE 8TH ST	4036801220	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Vertical			Wood	L	Modern	Intact	Slight	Intact	Yes	Yes	Yes	garage is likely enclosed carport; roof material obscured
15913 SE 8TH ST	4036800990	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Vinyl			Wood	Rectangle	Modern	Intact	Slight	Slight	Yes	Yes	Yes	roof material obscured
16251 SE 8TH ST	4036801055	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Shed	Flat	Obscured	Vinyl			Wood	Rectangle	Modern	Intact	Slight	Slight	Yes	Yes	Yes	roof material not visible
16240 SE 8TH ST	4036801215	Lake Hills	1956	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Clapboard	Brick	Wood - Vertical	Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	split level; roof material obscured
16020 SE 8TH ST	4036801251	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Clapboard			Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	
15905 SE 8TH ST	4036800985	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Vertical			Wood	Rectangle	Modern	Intact	Intact	Intact	Yes	Yes	Yes	roof material obscured
16210 SE 8TH ST	4036801235	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Wood - Vertical			Wood	U	Modern	Intact	Intact	Intact	Yes	Yes	Yes	garage appears to be an addition but is likely historic; roof material is obscured
16218 SE 8TH ST	4036801230	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Flat	Obscured	Brick	Wood - Shingle	Wood - Clapboard	Wood	L	Modern	Slight	Slight	Intact	Yes	Yes	Yes	partial carport enclosure or exention (not historic); roof material obscured
16226 SE 8TH ST	4036801225	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Clapboard			Wood	L	Modern	Slight	Moderate	Intact	Yes	Yes	Yes	roof material obscured; carport was enclosed as garage in 2019
16005 SE 8TH ST	4036801000	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Flat		Obscured	Wood - Board & Batten	Wood - Clapboard	Wood - Shingle	Wood	L	Ranch	Intact	Slight	Intact	Needs Info	Yes	Yes	Partially obscured
16034 SE 8TH ST	4036801245	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Gable - Front	Asphalt - Rolled	Wood - Vertical			Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
16235 SE 8TH ST	4036801045	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Rolled	Vinyl			Wood	Rectangle	Ranch	Intact	Slight	Slight	Yes	Yes	Yes	
16246 SE 8TH ST	4036801210	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Obscured	Wood - Clapboard			Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	roof material not visible
16006 SE 8TH ST	4036801265	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Asphalt - Shingle	Wood - Clapboard			Wood	Rectangle	Vernacular	Moderate	Moderate	Intact				

16035 SE 8TH ST	4036801020	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Vinyl		Wood	L	Vernacular	Intact	Slight	Slight	No	Yes	Yes		
16252 SE 8TH ST	4036801205	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Vinyl	Wood - Clapboard	Wood	U	Vernacular	Unknown	Moderate	Slight	No	Yes	Yes	mass to east (right) may be addition	
16204 SE 8TH ST	4036801240	Lake Hills	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt - Shingle	Vinyl	Brick	Wood	U	Vernacular	Intact	Slight	Slight	Yes	Yes	Yes		
4505 119TH AVE SE	4034900060	Lake Heights (Newport)	1951	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Other		Asphalt - Shingle	Wood - Vertical	Wood - Clapboard	Wood	Rectangle	Minimal Traditional	Intact	Slight	Intact	Yes	Yes	Yes		
4601 119TH AVE SE	4035500100	Lake Heights (Newport)	1954	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - Vertical	Brick	Wood - Clapboard	Wood	Rectangle	Minimal Traditional	Slight	Slight	Intact	No	Yes	Yes	
4516 119TH AVE SE	4034900035	Lake Heights (Newport)	1952	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Asphalt - Rolled	Brick	Wood - Vertical	Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Yellow textured sidelight	
4545 119TH AVE SE	4034900075	Lake Heights (Newport)	1952	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Plywood		Wood	Rectangle	Modern	Intact	Intact	Intact	Yes	Yes	Yes	Carport enclosed for garage	
4535 119TH AVE SE	4034900071	Lake Heights (Newport)	1952	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Shed	Obscured	Wood - Vertical		Wood	Rectangle	Modern	Intact	Intact	Intact	Yes	Yes	Yes		
4722 119TH AVE SE	4035500040	Lake Heights (Newport)	1953	1	Domestic	Domestic	Other	Single Dwelling	Shed		Obscured	Wood - Vertical		Wood	Rectangle	Modern	Unknown	Slight	Unknown	Yes	Yes	Yes		
4626 119TH AVE SE	4035500020	Lake Heights (Newport)	1955	1-2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Flat		Asphalt - Rolled	Wood - Vertical	Brick	Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes		
4602 119TH AVE SE	4035500005	Lake Heights (Newport)	1963	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross	Flat	Asphalt - Shingle	Brick	Wood - Vertical	Masonry - Brick	L	Modern	Slight	Intact	Intact	Yes	Yes	Yes		
4615 119TH AVE SE	4035500105	Lake Heights (Newport)	1954	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Shed	Asphalt - Shingle	Wood - Vertical		Wood	Rectangle	Modern	Intact	Intact	Intact	Yes	Yes	Yes		
4741 119TH AVE SE	4035500140	Lake Heights (Newport)	1954	1	Domestic	Domestic	Obscured	Single Dwelling	Gable - Front	Shed	Obscured	Brick		Needs Info	Rectangle	Obscured	Unknown	Unknown	Unknown	Needs Info	Yes	Needs Info	Too obscured for style and others	
4705 119TH AVE SE	4035500125	Lake Heights (Newport)	1955	1	Domestic	Domestic	Obscured	Single Dwelling	Gable - Side	Shed	Obscured	Wood - Shingle		Needs Info	Rectangle	Obscured	Unknown	Slight	Intact	Needs Info	Yes	Needs Info	Unknown style, can't see	
4546 119TH AVE SE	4034900050	Lake Heights (Newport)	1951	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Brick		Masonry - Brick	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
4704 119TH AVE SE	4035500030	Lake Heights (Newport)	1953	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Brick	Wood - Vertical	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
4502 119TH AVE SE	4034900030	Lake Heights (Newport)	1953	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Brick	Asbestos Wood - Clapboard	Masonry - Brick	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
4732 119TH AVE SE	4035500045	Lake Heights (Newport)	1954	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Other	Brick	Wood - Clapboard	Masonry - Brick	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	Tar and gravel roof	
4725 119TH AVE SE	4035500135	Lake Heights (Newport)	1954	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Flat	Asphalt - Rolled	Wood - Clapboard	Simulated Stone	Other	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
4714 119TH AVE SE	4035500035	Lake Heights (Newport)	1954	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Wood - Vertical	Wood - Clapboard	Brick	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	
4764 119TH AVE SE	4035500065	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Multiple Dwelling	Gable - Side		Asphalt - Rolled	Brick		Needs Info	Rectangle	Ranch	Intact	Slight	Intact	Needs Info	Yes	Yes		
4756 119TH AVE SE	4035500060	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Rolled	Brick		Masonry - Brick	Rectangle	Ranch	Intact	Moderate	Intact	Yes	Yes	Yes		
4748 119TH AVE SE	4035500055	Lake Heights (Newport)	1955	1	Domestic	Domestic	Other	Single Dwelling	Gable - Side	Shed	Metal	Wood - Vertical	Brick	Wood	L	Ranch	Intact	Moderate	Unknown	No	Yes	Yes	Obscures foundation, brick at carport passage wall	
4772 119TH AVE SE	4035500070	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Metal	Wood - Clapboard		Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
4715 119TH AVE SE	4035500130	Lake Heights (Newport)	1957	1	Domestic	Domestic	Obscured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - Board & Batten	Wood - Clapboard	Wood	Rectangle	Ranch	Unknown	Slight	Intact	Needs Info	Yes	Yes		
4616 119TH AVE SE	4035500015	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Brick	Simulated Stone	Needs Info	Rectangle	Vernacular	Intact	Slight	Intact	No	Yes	Needs Info		
4525 119TH AVE SE	4034900065	Lake Heights (Newport)	1951	1-2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Gable - Front	Asphalt - Shingle	Wood - Clapboard	Wood - Board & Batten	Needs Info	Rectangle	Vernacular	Moderate	Slight	Moderate	No	Yes	No	2 story mass replaced a carport	
4645 119TH AVE SE	4035500120	Lake Heights (Newport)	1954	1-2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Gable - Front	Asphalt - Shingle	Vinyl		Wood	Rectangle	Vernacular	Extensive	Slight	Slight	No	Yes	No		
4625 119TH AVE SE	4035500110	Lake Heights (Newport)	1955	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - Vertical		Wood	Rectangle	Vernacular	Unknown	Slight	Intact	No	Yes	No		
4536 119TH AVE SE	4034900045	Lake Heights (Newport)	1951	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Wood - Board & Batten		Wood	Rectangle	Vernacular	Intact	Slight	Intact	Yes	Yes	Yes		
4635 119TH AVE SE	4035500115	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side	Shed	Asphalt - Rolled	Wood - Clapboard		Wood	L	Vernacular	Unknown	Slight	Intact	Needs Info	Yes	Yes	probably added side w garage	
4610 119TH AVE SE	4035500010	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip	Flat	Asphalt - Shingle	Wood - Vertical	Wood - Clapboard	Simulated Stone	Wood	U	Vernacular	Intact	Slight	Intact	No	Yes	Yes	artstone is probably a non-historic change from clapboard (or visa versa)
4636 119TH AVE SE	4035500025	Lake Heights (Newport)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Gable on Hip	Gable - Cross	Asphalt - Shingle	Wood - Vertical	Wood - Clapboard	Wood - Brick	L	Vernacular	Intact	Intact	Intact	Yes	Yes	Yes		
4740 119TH AVE SE	4035500050	Lake Heights (Newport)	1955	1	Domestic	Domestic	Other	Single Dwelling	Gable - Cross	Shed	Asphalt - Shingle	Brick	Wood - Clapboard	Wood - Brick	Rectangle	Vernacular	Intact	Unknown	Intact	Yes	Yes	Yes		
16047 NE 27TH ST	7751800110	Sherwood Forest (NE Bellevue)	1955	2	Domestic	Domestic	Obscured	Single Dwelling	Gable - Side		Obscured	Wood - T1-11		Wood	Rectangle	Modern	Unknown	Slight	Intact	Needs Info	Yes	Needs Info	too obscured to make out many details	
2412 160TH AVE NE	7751600130	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front	Other	Asphalt - Rolled	Wood - Clapboard	Brick	Wood	Irregular	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Rear mass is hip roof	
2447 160TH AVE NE	7751600020	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - Clapboard		Wood	Rectangle	Modern	Intact	Slight	Intact	Yes	Yes	Yes	Roof material not visible	
16050 NE 27TH ST	7751800050	Sherwood Forest (NE Bellevue)	1957	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Front		Obscured	Wood - T1-11	Simulated Stone	Wood	L	Modern	Intact	Intact	Intact	Yes	Yes	Yes	split level; roof material not visible	
2439 160TH AVE NE	7751600025	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Obscured	Single Dwelling	Flat	Gable - Side	Asphalt - Rolled	Brick	Wood - Board & Batten	Needs Info	L	Obscured	Unknown	Unknown	Unknown	Needs Info	Yes	Needs Info		
16025 NE 27TH ST	7751800095	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Obscured	Single Dwelling	Gable - Side		Asphalt - Rolled	Wood - Clapboard		Wood	L	Obscured	Unknown	Slight	Intact	Needs Info	Yes	Needs Info	very likely Ranch but too obscured too confirm	
2454 160TH AVE NE	7751600080	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - T1-11		Wood	Rectangle	Ranch	Slight	Unknown	Slight	No	Yes	Needs Info	Enclosed carport or garage	
2614 160TH AVE NE	7751800160	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Shingle	Wood - Plywood	Other	Wood	Rectangle	Ranch	Intact	Slight	Extensive	No	Yes	Yes		
2420 160TH AVE NE	7751600135	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Obscured	Brick		Wood	Irregular	Ranch	Intact	Intact	Intact	Yes	Yes	Yes	Multiple hip roofs, sort of ranch with high roof	
16014 NE 27TH ST	7751800070	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Asphalt - Rolled	Wood - Vertical	Brick	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
2421 160TH AVE NE	7751600035	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Brick	Wood - Vertical	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
16007 NE 27TH ST	7751800085	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Gable on Hip	Hip	Asphalt - Shingle	Simulated Stone	Wood - Clapboard	Wood	Rectangle	Ranch	Intact	Slight	Unknown	Yes	Yes	Yes		
16008 NE 26TH ST	7751800155	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Side		Asphalt - Rolled	Wood - Clapboard	Wood - T1-11	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
16004 NE 27TH ST	7751800075	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Obscured	Wood - Clapboard	Simulated Stone	Wood - Vertical	Wood	Rectangle	Ranch	Intact	Unknown	Intact	Yes	Yes	Yes	roof material not visible
16030 NE 27TH ST	7751800060	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Simulated Stone	Wood - T1-11	Wood	L	Ranch	Intact	Slight	Slight	Needs Info	Yes	Yes	garage proportions seem off; need further research to determine if historic/original	
16038 NE 27TH ST	7751800055	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Simulated Stone	Wood - T1-11	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
2438 160TH AVE NE	7751600145	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Asphalt - Shingle	Wood - Clapboard	Simulated Stone	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
16022 NE 27TH ST	7751800065	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Obscured	Wood - Vertical	Simulated Stone	Wood - Clapboard	Wood	L	Ranch	Intact	Slight	Intact	Yes	Yes	Yes	roof material not visible
16033 NE 27TH ST	7751800100	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Cross		Metal - Standing Seam	Wood - Vertical		Wood - T1-11	Wood	L	Ranch	Intact	Slight	Slight	Yes	Yes	Yes	
2455 160TH AVE NE	7751600015	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable - Gable on Hip		Asphalt - Shingle	Wood - Clapboard	Brick	Wood	Rectangle	Ranch	Intact	Slight	Intact	Yes	Yes	Yes		
2413 160TH AVE NE	7751600040	Sherwood Forest (NE Bellevue)	1957	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Brick	Wood - Vertical	Wood	L	Ranch	Intact	Intact	Intact	Yes	Yes	Yes		
16056 NE 27TH ST	7751800045	Sherwood Forest (NE Bellevue)	1957	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip - Cross Hip		Asphalt - Shingle	Simulated Stone												

Survey Results

2431 160TH AVE NE	7751600030	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip – Cross Hip		Asphalt – Shingle	Wood – T1-11			Wood	U	Vernacular	Extensive	Slight	Moderate	No	Yes	Needs Info	small 128sf addition on east in 2021
2401 160TH AVE NE	7751600045	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable – Side	Flat	Asphalt – Rolled	Wood – Clapboard	Brick Simulated Stone		Wood	Rectangle	Vernacular	Unknown	Unknown	Intact	Needs Info	Yes	Needs Info	
2430 160TH AVE NE	7751600140	Sherwood Forest (NE Bellevue)	1957	2	Domestic	Domestic	Concrete - Poured	Single Dwelling	Hip		Asphalt – Shingle	Wood – Clapboard			Wood	Irregular	Vernacular	Extensive	Extensive	Extensive	No	Yes	No	Buiding has been so altered that it no longer appears to be historic in any way
16015 NE 27TH ST	7751800090	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable – Cross		Asphalt – Rolled	Wood – T1-11			Wood	L	Vernacular	Intact	Slight	Intact	Yes	Yes	Yes	
2403 161ST AVE NE	7751600120	Sherwood Forest (NE Bellevue)	1955	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable – Side		Asphalt – Rolled	Wood – Clapboard			Wood	Rectangle	Vernacular	Intact	Slight	Intact	Yes	Yes	Yes	
2402 160TH AVE NE	7751600125	Sherwood Forest (NE Bellevue)	1956	1	Domestic	Domestic	Concrete - Poured	Single Dwelling	Gable – Cross		Asphalt – Rolled	Wood – Clapboard			Wood	L	Vernacular	Slight	Slight	Intact	Needs Info	Yes	Yes	Possibly added garage but is historic



BELLEVUE 2044
COMPREHENSIVE PLAN

Building A Livable City for All

ATTACHMENT C Survey Photos









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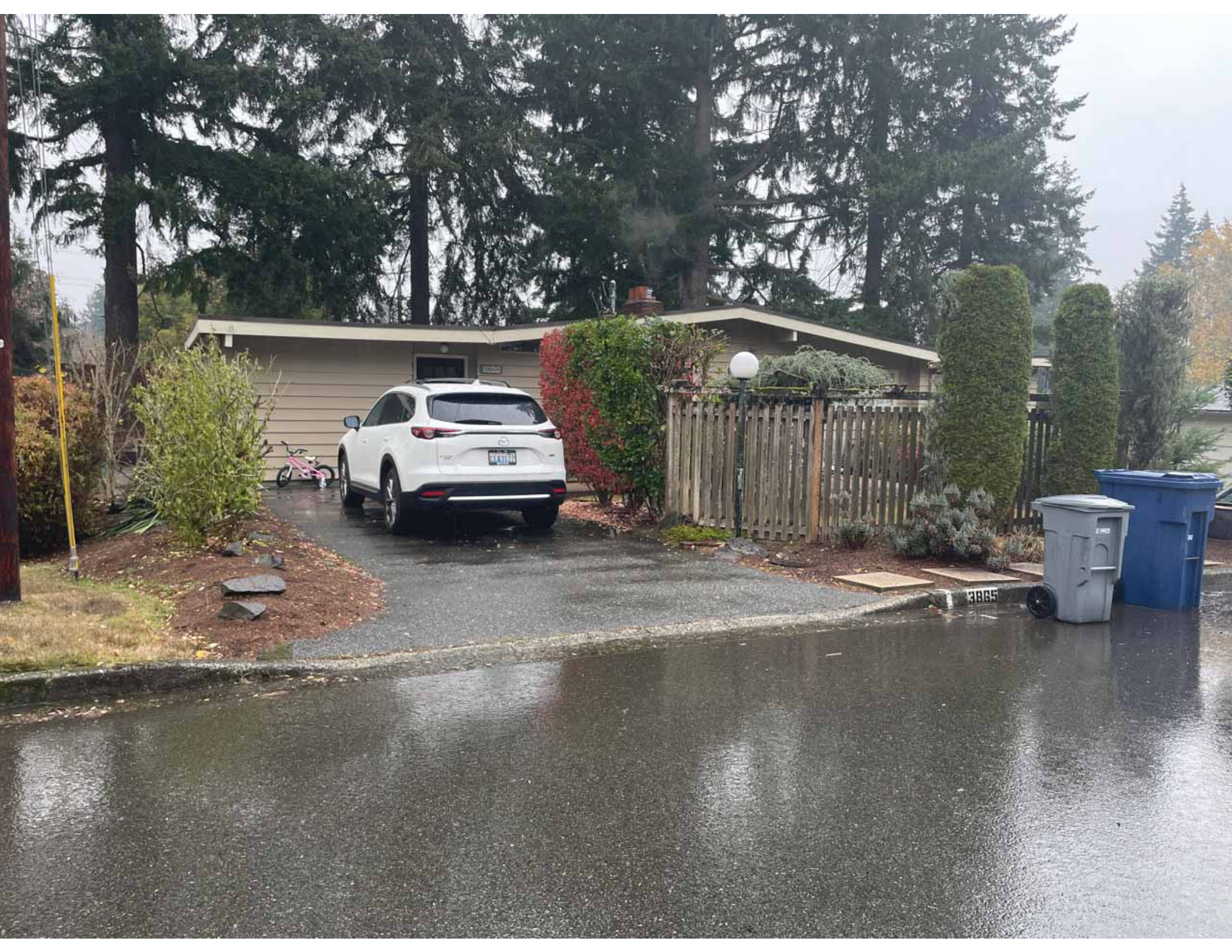












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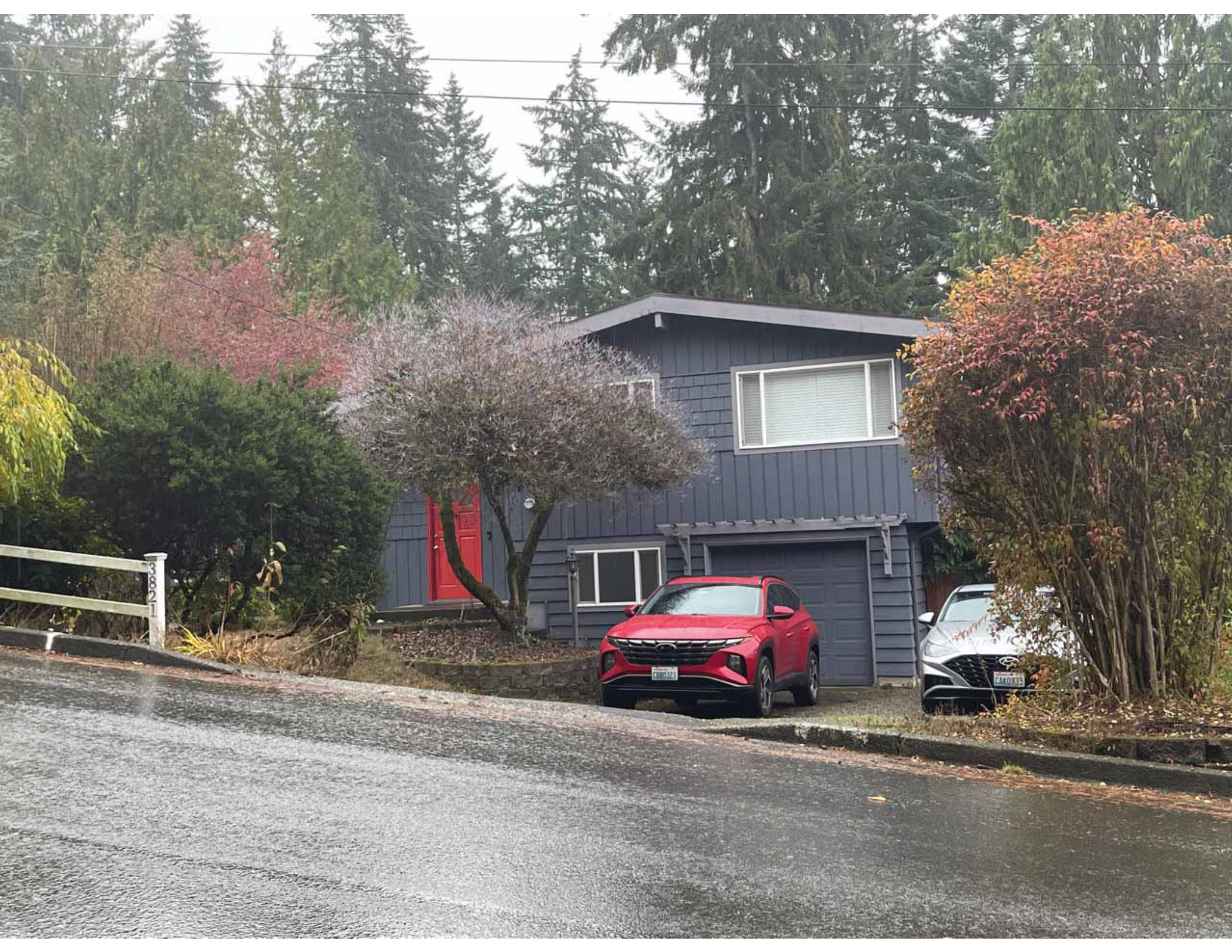
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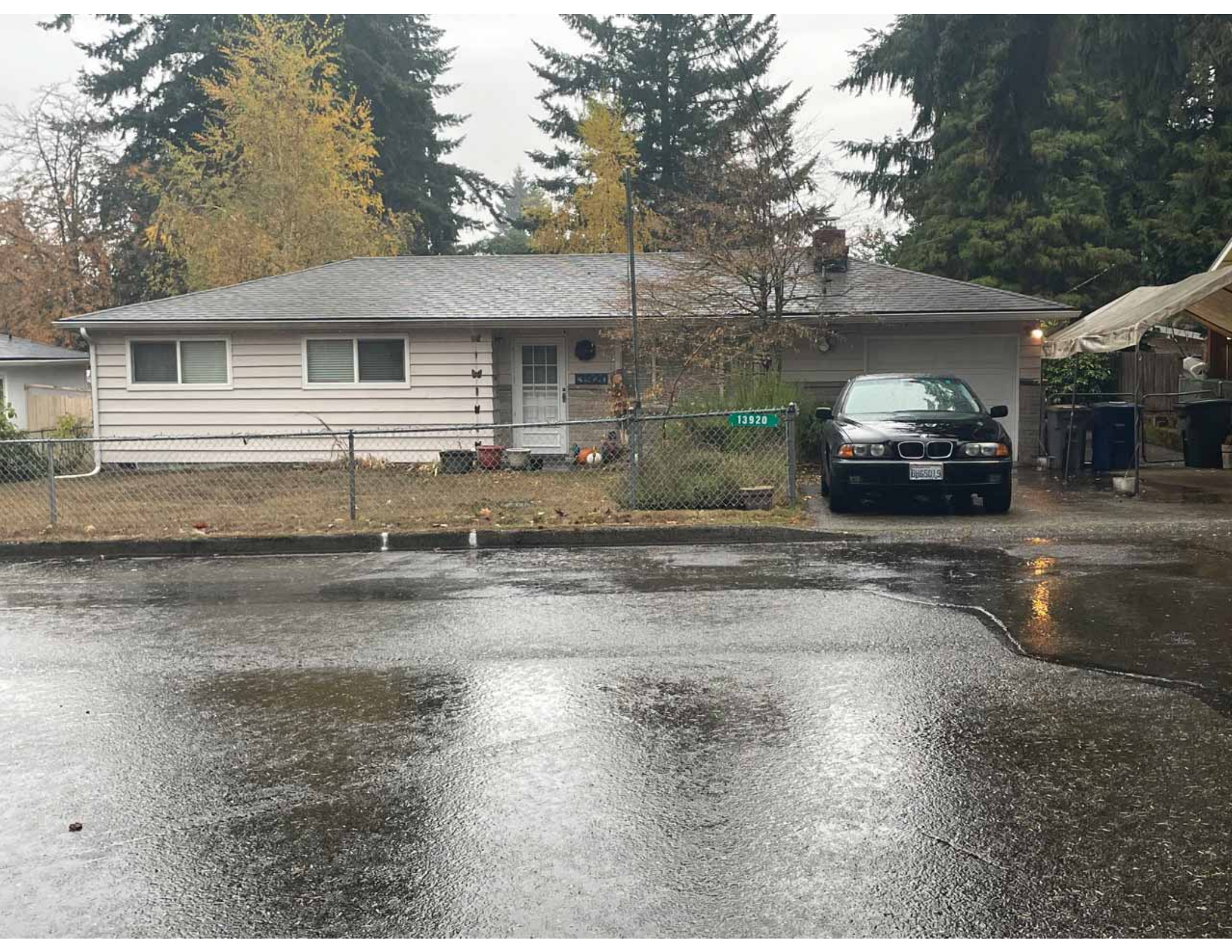
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PRIVATE PROPERTY















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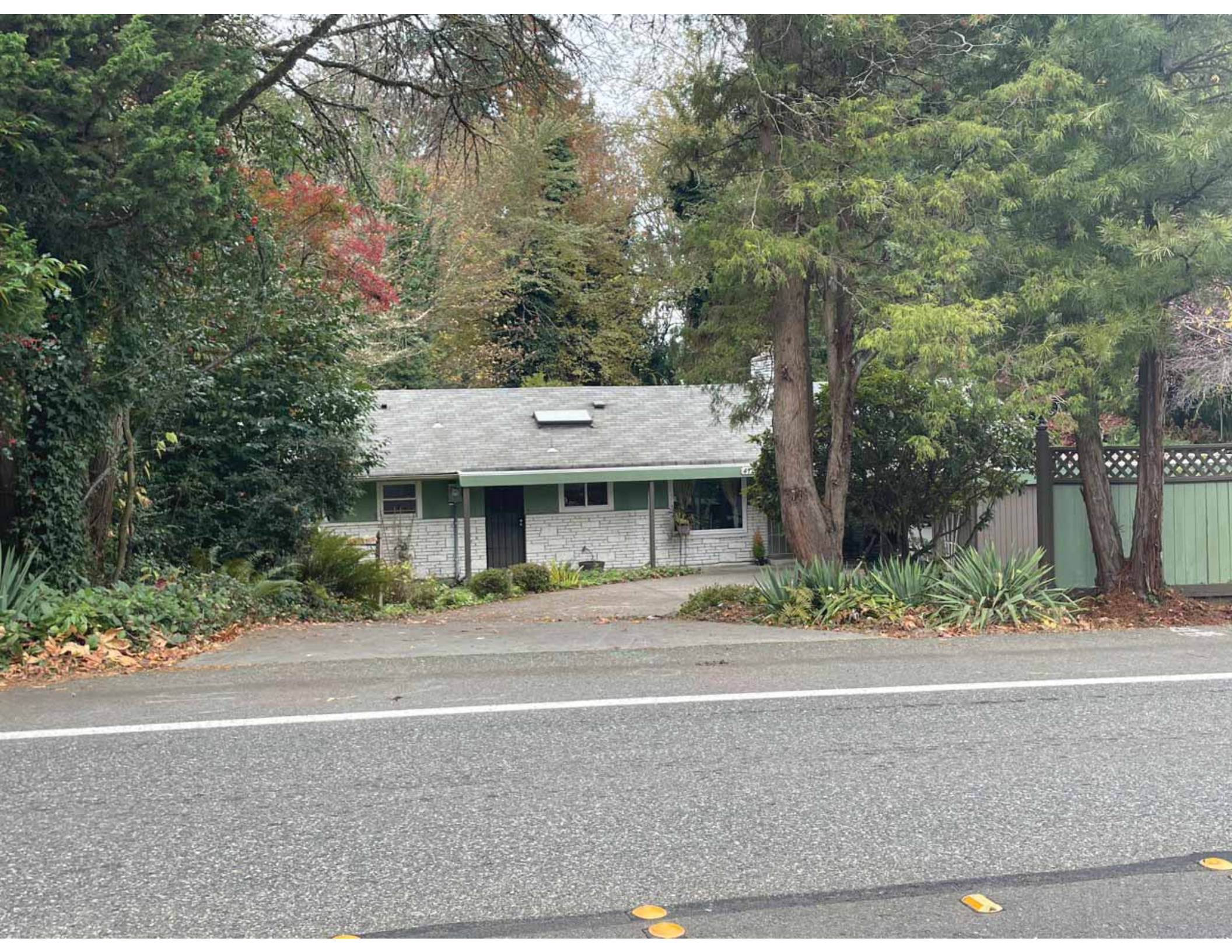
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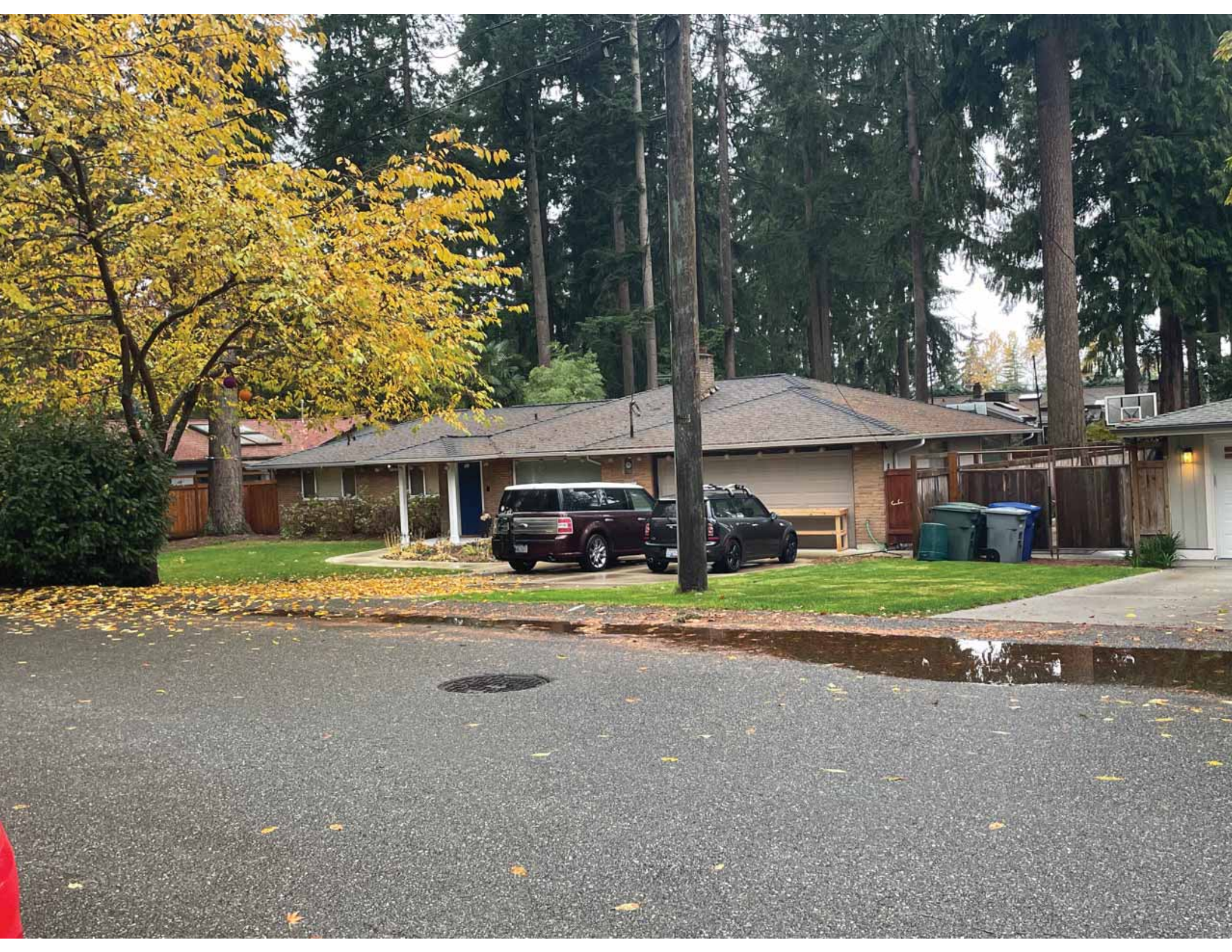




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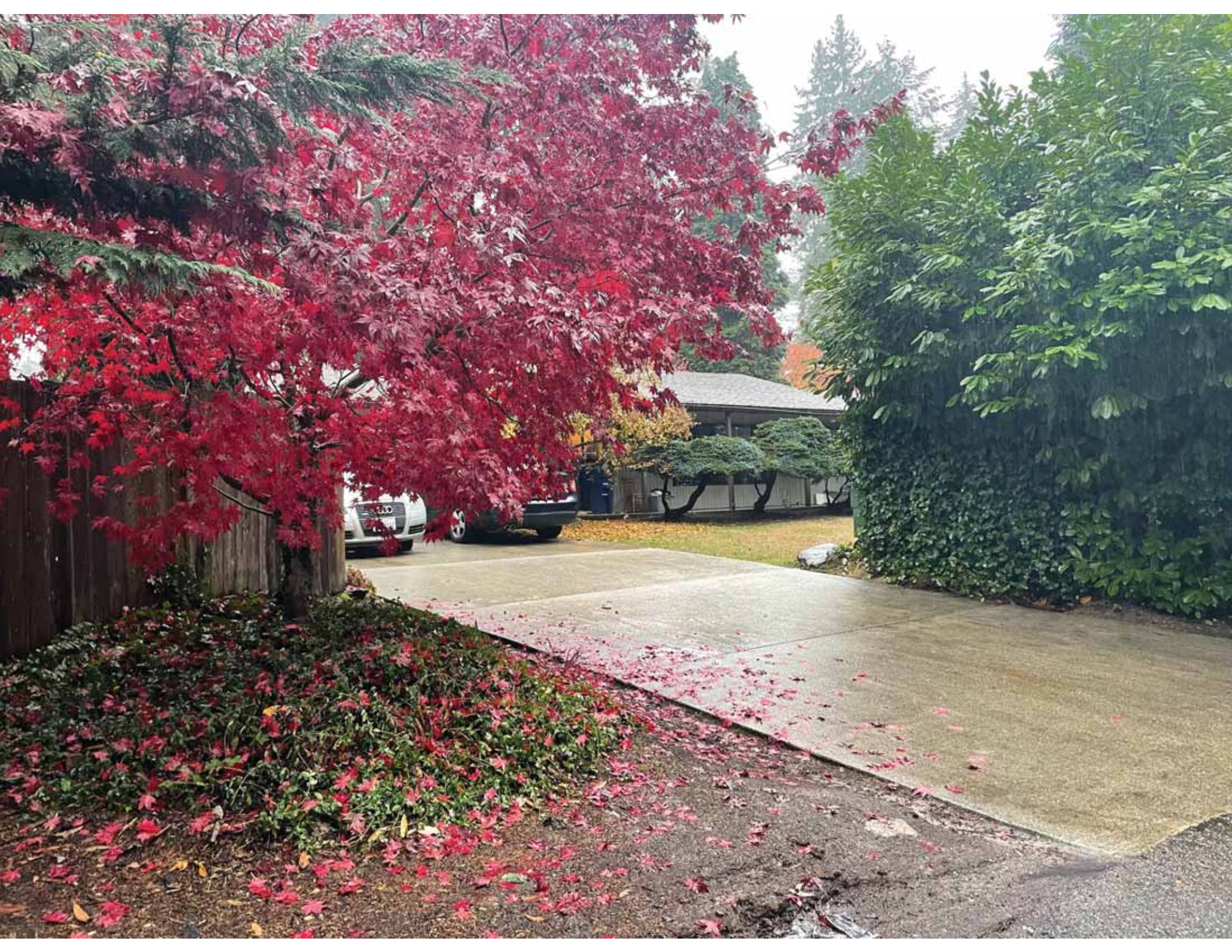


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