

CULTURAL RESOURCES REPORT COVER SHEET

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard and SJM Cultural Resource Services: Sarah Martin

Title of Report: Surrey Downs Reconnaissance Level Survey 2021-02-00792

Date of Report: June 2021

County: King Section: 32 Township: 25N Range: 05E

Quad: Mercer Island Acres: 80

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DAHP Archaeological Site #:
NA

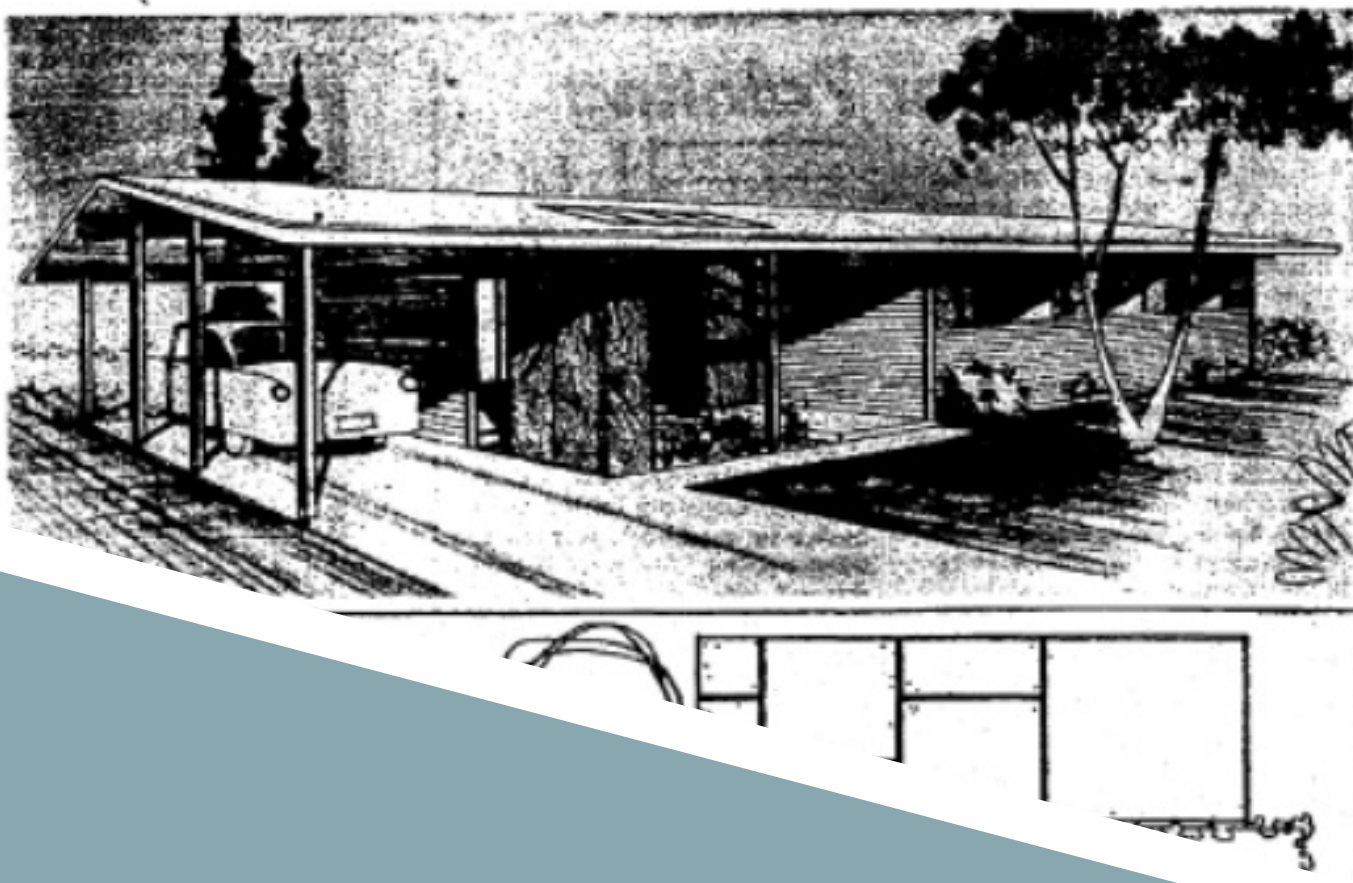
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SURREY DOWNS

Bellevue, Washington

Reconnaissance Level Survey

June 2021



PREPARED BY
Northwest Vernacular & SJM Cultural Resource Services

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Photograph Citations

All photographs and maps included in this report were created by Northwest Vernacular, Inc. unless otherwise noted.

Cover photograph courtesy *The Seattle Times*.



SJ | MARTIN
Cultural Resource Services

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1. Project Background

The project was undertaken by Northwest Vernacular, Inc. and SJM Cultural Resources Services under contract to the property owner/development team (Main Street Apartments LLC) to fulfill stipulations I and II of the Memorandum of Agreement (MOA), Surrey Building, 10777 Main Street, Bellevue, WA (DAHP no. 2018-03-01597). The 10777 Main Street Redevelopment project (undertaking) obtained mortgage insurance (federal nexus) through the U.S. Department of Housing and Urban Development (HUD). HUD, due to the federal nexus per the National Historic Preservation Act (NHPA) (54 U.S.C. Section 306108), determined the undertaking will have an adverse effect on the individually National Register of Historic Places eligible Surrey Building (10777 Main Street). Hence stipulations I and II are being completed as mitigation for the loss of Surrey Building.

- Stipulation I. Reconnaissance Level Survey – Surrey Downs
- Stipulation II. Public Engagement

1.1. PROJECT TEAM

Northwest Vernacular, Inc. (NWV)

Katie Pratt, Architectural Historian, Historian

Spencer Howard, Architectural Historian

SJM Cultural Resources Services (SJM)

Sarah J. Martin, Architectural Historian

1.2. ACKNOWLEDGMENTS

The authors of this historic resources survey report wish to express their sincerest thanks to the following organizations, departments, and individuals for providing their insight and assistance throughout this project:

Surrey Downs Community Club

- David Slight
- Ken Rosenow
- Paul Weller

Bellecrest Neighborhood Association

- Renay Bennett

City of Bellevue

- Sally Nichols

2. Research Design

2.1. OBJECTIVES

The survey objectives listed below support the fulfillment of stipulations I and II of the Memorandum of Agreement (MOA), Surrey Building, 10777 Main Street, Bellevue, WA (DAHP no. 2018-03-01597).

- Objective 1: Historic context development for the survey area to support the identification and evaluation of potential historic properties and how they relate to the residential development of Bellevue.
- Objective 2: Reconnaissance level survey including field work, photographic documentation, and data entry to meet minimal *Washington State Standards for Cultural Resource Reporting* (2020), for reconnaissance level survey.
- Objective 3: Public engagement including coordination on two public meetings with the Surrey Downs Community Club (SDCC) and the Bellecrest Neighborhood Association, both registered neighborhood associations with the City of Bellevue, and advertisement of the public presentations to ensure participation by neighborhood residents and interested groups. The first public meeting introduced the project, the second presented documentation findings.

2.2. SURVEY METHODOLOGY

The project consisted of a survey of 182 resources at the reconnaissance level, recording basic information collected from the public right-of-way. The survey within WISAARD contains 210 resources, which reflects a number of previously surveyed resources that have been demolished (27) but resided within the study area set by the MOA. One other resource, a commercial building, was within the study area set by the MOA, but built in the 1980s and unrelated to the historic development patterns of the study area. Survey methodology included the following tasks:

- Archival research
- Field work
- Writing and data entry
- Public outreach

Archival research undertaken by SJM involved reviewing primary and secondary sources to establish broad residential development patterns within the City of Bellevue and the specific development of Surrey Downs. Primary source data included newspaper clippings, historic maps and aerials, the original plats, and original drawings for the buildings. Secondary sources included published works relating to the history of Bellevue, the surrounding area, and University of Washington student reports specific to the survey area.

NWV developed a digital form for field use based on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) data fields and prepared field maps showing the properties to survey. As part of the survey work conducted on March 11, 2021, staff from NWV and SJM assessed building integrity level (plan, windows, cladding, and other) and made recommendations for National Register of Historic Places (NRHP) individual listing eligibility, as well as evaluated whether the resource is in a potential historic district—if so, whether it potentially contributes. Staff also identified character-defining features for each resource, which were then used in writing up the physical descriptions. Staff took at least two photographs of each resource. All images were renamed using the following convention: Street Name_House #_two digit series #.

Writing, editing, WISAARD data entry, and production followed. NWV and SJM staff wrote significance statements and physical descriptions for each resource; uploaded and captioned photographs; and completed form data entry for each resource.

2.3. EXPECTATIONS

NWV and SJM expected predominately single-family residences within the area. The architect designed buildings and planning involved in the original development raised our expectations for some notable Modern Period designs. We expected a low to moderate level of alterations to existing buildings and a moderate level of infill development within the plats. Refer to chapter 4 “**Survey Results**” on **page 23** for how surveyed properties related to our expectations.

2.4. AREA SURVEYED

The survey area is bounded by Main Street on the north, 112th Avenue SE on the east, 108th Avenue SE on the west, and at the south edge of Section 32 Township 25N Range 05E, which is just north of SE 9th Street. Refer to **Map 1. Survey Area and Surveyed Resources** for the overall extent and the properties surveyed.

Thematically, the survey project focused on single family residential buildings constructed within the 1952 and 1958 Surrey Downs additions. The temporal boundaries for the survey project extended from the early 1950s through the late 1970s as the plats were built out.

A previous archaeological review had been completed in the vicinity in 2016 (Smithsonian number KI01301) and determined not eligible. See **Table 1. Survey Reports Within Study Area**.

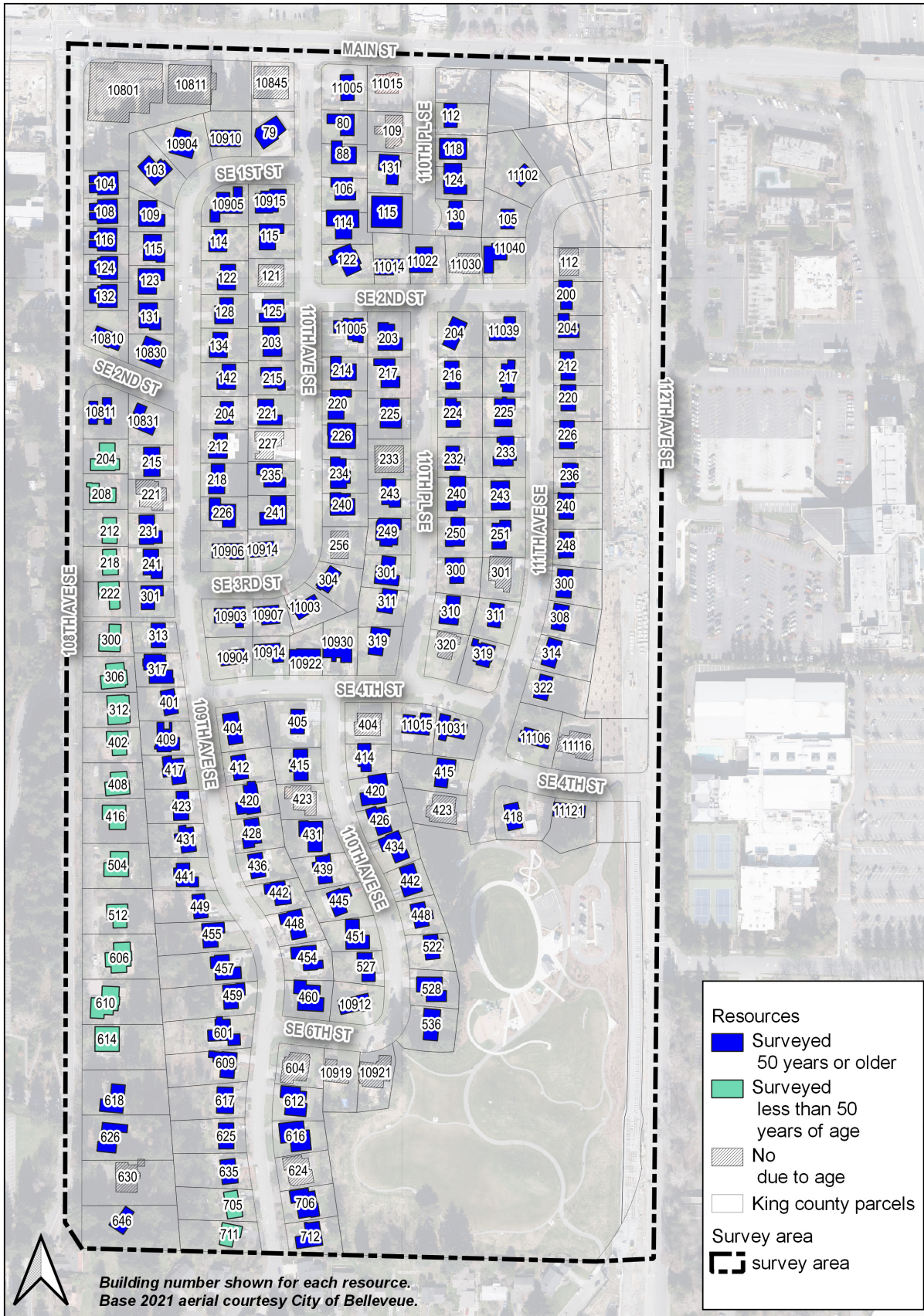
Table 1. Survey Reports Within Study Area

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Hoyt, Bryan	Eastlink Light Rail Transit Project Archaeological Resources Preconstruction Testing Results Construction Contracts E320, E335, E340, E360 (Revised)	1693578	10/1/2016	Survey Report

There are no designated King County Landmarks or National Register of Historic Places (NRHP) or Washington Heritage Register listed properties within the survey area. The two historic properties directly adjacent to the study area (north across Main Street, and less than half a mile east) are listed in **Table 2. Listed Properties Adjacent to Study Area**.

Table 2. Listed Properties Adjacent to Study Area

YEAR BUILT	LISTED DATE	LISTING NUMBER	ADDRESS	REGISTER NAME	REGISTER STATUS
1926	1977-12-1	126 (HRI Id)	10838 Main Street	Sacred Heart Catholic Church	King County Landmark
1904, 1924, 1933, 1943, 1972	1981-03-13	KI00262	Spans Mercer Slough	Wilburton Trestle	Washington Heritage Register



Map 1. Survey Area and Surveyed Resources

The “no due to age” resources are properties that are new construction (many of which were previously surveyed but have since been demolished and rebuilt).

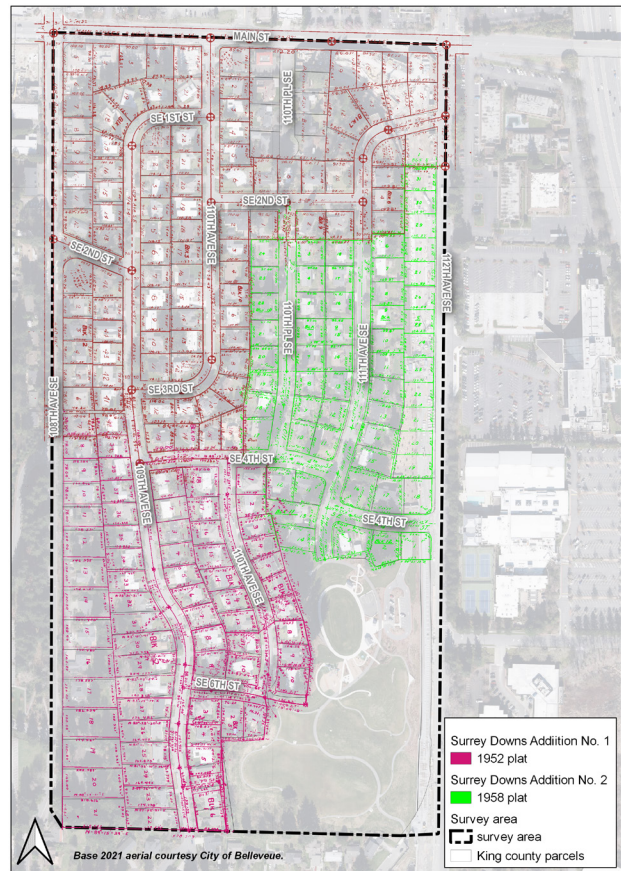
The majority of the properties were surveyed in 2007 as part of the *East Link Project, Seattle to Bellevue to Redmond* (090806-11-FTA-mch) with additional properties surveyed in 2011 as part of the *Assessor Data Project*.

Integration with Planning Process

The survey supports the following goal excerpted from *The Washington State Historic Preservation Plan 2021-2026: Inhabiting Our History*:

Goal 1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the “preferred alternative” when it comes to implementing programs, policies, and projects that shape how our communities look, thrive, and change.

The survey work also supports the continued updating and additions to the *Washington State Inventory of Cultural Resources*, the state’s primary repository of information on cultural resources.



Map 2. Plats Around Survey Area

3. Historical Development

3.1. SETTING THE SCENE: MID-20TH CENTURY BELLEVUE

Prior to World War II, Bellevue was an unincorporated farming community and an inland port situated on the east shore of Lake Washington. The landscape was dotted with small commercial buildings, wood-framed houses and churches, and small homesteads and farms that grew fruits, vegetables, and hops. The transportation network was a mix of paved and unpaved roadways, and travelers headed to Seattle took a ferry or drove around Lake Washington. Demographic trends in King County were beginning to change from steady urban growth to development of areas outside Seattle. Between 1930 and 1940, “the population of Seattle increased only 2,719 or 0.7 percent, whereas the districts outside the city gained 29,257 or 53.1 percent,” according to the post-war residential context statement prepared by BOLA Architecture + Planning in 2017.¹

Bellevue – and the entire Eastside – was forever transformed when the Lacey V. Murrow Memorial Bridge opened in 1940, providing Eastside residents convenient automobile access to Seattle. World War II delayed large-scale development in Bellevue, but not for long. Developer Kemper Freeman, Sr., opened the suburban shopping center Bellevue Square in 1946. Planned residential developments soon followed in the late 1940s and early 1950s, including Vuecrest, Norwood Village, Hilltop, Lake Hills, and Surrey Downs.

Bellevue voters approved incorporating the town on March 24, 1953, following a two-year Chamber of Commerce-led public relations campaign touting the benefits of incorporation. The message to voters was that incorporation would ensure local control of future Bellevue development in order to protect what local booster Phil Reilly called the “Bellevue way of life.” Reilly, who led the Bellevue Study Group, said, “people were dissatisfied with our physical development and saw chances of this area’s becoming mediocre.”² He continued, “There’s a certain charm in living here – we call it the ‘Bellevue way of life’ – and we want to preserve it.” Bellevue wasn’t alone in this. Other King County communities incorporated for similar reasons in the 1950s and early 1960s, including Normandy Park (1953), Medina (1953), Des Moines (1959), Mercer Island (1960), and Lake Forest Park (1961).³ Even long-established King County communities, such as Kent, annexed large areas during this period in order to control development.

Bellevue had a population of 5,950 when it incorporated in 1953. Much of Bellevue’s early growth can be attributed to 48 annexations, adding nearly 19 square miles between 1953 and 1970.⁴ This same period was dominated by tremendous infrastructure and building growth. Downtown areas were targeted for street improvements, particularly in an effort to attract businesses, and a second floating bridge, the Evergreen Point Bridge, opened in 1963.⁵ The new bridge connected north Seattle with the neighborhoods on the north side of Bellevue. And, the newspapers were full of announcements of new housing developments and Bellevue office buildings. This period – from incorporation through the

1. BOLA Architecture + Planning, *Mid-Century King County: A Context Statement on Post-War Residential Development*, 2017, p. 3. Accessed online March 24, 2021. https://dahp.wa.gov/sites/default/files/Mid-CenturyKingCounty_ResidentialContextStatement_2017.pdf.

2. “Clyde Hill, Bellevue Vote to Incorporate,” *The Seattle Times*, 25 March 1953, second section, p. 1.

3. BOLA Architecture + Planning, *Mid-Century King County*, p. 7.

4. “Population Trends,” City of Bellevue, accessed March 24, 2021, <https://bellevuewa.gov/city-government/departments/community-development/data/demographic-data/population-trends> (accessed March 24, 2021).

5. “Bellevue Rejects Plan for Park Site,” *The Seattle Times*, 17 March 1957, p. 51. [road improvements]

early 1970s – is when Bellevue transitioned from a sleepy suburb to major “Edge City.”⁶ The new city embraced the automobile in its development and promotion of itself, first enticing Seattle commuters to make Bellevue their home and then appealing to corporate businesses to locate near where their employees lived.

3.2. MID-CENTURY RESIDENTIAL DEVELOPMENT

Post-war demand for single-family housing, coupled with government financing through the Federal Housing Administration (FHA) and the Veterans Administration (VA), resulted in residential development all over suburban King County. Newly built highways and bridges that linked rural King County with Seattle and other cities opened up many more areas for potential development. The Eastside, including Bellevue, was a prime target for post-war builder-developers interested in creating planned communities.

Various builder-developer business models emerged to meet the demand, resulting in housing ranging from prefabricated houses to fully planned residential communities. Corporate construction companies or merchant builders became increasingly common. In new-growth areas like Bellevue, these entities purchased and platted land, developed the neighborhood infrastructure, and built housing to their own specifications for future buyers. Some merchant builders, including those who developed Surrey Downs, worked with architects to design stock house plans to give a development the appearance of a custom-built neighborhood. Skilled merchant builders advertised to potential buyers the option to further customize stock house plans by allowing minor changes to floor plans and finishes.⁷

Bellevue’s first planned residential development was Vuecrest on Downey Hill adjacent to the downtown.⁸ Platted in 1946, seven years before Bellevue incorporated, Vuecrest was an 80-acre subdivision of approximately 250 homes. Other post-war and mid-century subdivisions in and around Bellevue included Norwood Village (est. 1949), Surrey Downs (est. 1952), Lake Hills (est. 1954), and Newport Hills (est. 1958)—all would eventually be annexed into Bellevue.⁹ Design

6. An edge city is a relatively large urban area situated on the outskirts of a city, typically beside a major road or highway. Local journalists and historians of the late 20th and early 21st centuries have often referred to Bellevue as an edge city. See Alan J. Stein & the History Link Staff, *Bellevue Timeline: The Story of Washington’s Leading Edge City From Homesteads to High Rises, 1863-2003*, (History Link & City of Bellevue, 2004), 8.

7. James A. Jacobs, *Detached America: Building Houses in Postwar Suburbia*, (Charlottesville: University of Virginia Press, 2015), 33-34.

8. Stein & the History Link Staff, *Bellevue Timeline*, 2004, 8.

9. For additional information on these neighborhoods, see: *Mid-Century King County: A Context Statement on Post-War Residential Development*, 2017; Dan Fitting, et. al., *Not Just Old, But Significant – Lake Hills, Bellevue, WA: A Survey of*

Seattle Times: Aug 7, 1955

Suburban Comfort in Surrey Downs
Clever Design Feature Of House

Today's open house in Surrey Downs, Bellevue, has been affectionately dubbed the B52 by the workmen who have finished it and many others designed by Mithum & Nestland, architectural firm, in the development.

The nickname, for which no one person will admit authorship, probably was here because the house with its long roof sloping from the offset heater ridgepole, looks almost as big as a B-52. Actually, it looks much larger than it really is because the roof extending over the two-car carport (one floor plan) rests on a boxlike extension of the front wall. The best side of the front wall will be a storage place for car and garden equipment. It is both practical and good looking.

Attesting to the basically good design of the house is the fact four architects have themselves purchased homes in the development. One of them last week that he found the lighting arrangements the best part of the house.

Plenty of Light

The open house and all the other Surrey Downs homes, have high, clear story windows that give great visual comfort because they reduce glare. Two of the walls in the open house living room have these high triangular-shaped windows extending to the dining roof and allowing for easy placement of furniture because the two walls are unbroken by the usual windows.

A third living-room wall is solid glass from floor to ceiling. The extending eaves over this window provide for the entry of winter sunbaths but are broad enough to keep the summer sunshine out altogether.

Windows in other rooms are unusual, too. In the bedrooms they extend completely across the wall providing again lots of light without glare.

The living room particularly has a lofty feeling of space flow because partitioning with storage spaces does not extend completely to the sloping ceiling.

Exposed Fireplace

A fireplace of buff roman brick, four sides (opposed to the interior), is built in the center of the living room, its front opening exposed over a stone hearth, its rear opening on the sitting area covered with heat resistant glass.

Brickway Homes, Inc., the building firm, has installed city improvements such as paved roads, curbs, storm sewers and Bellevue city water. Rest of all, for some houses who have deals with septic tanks, is the news that sanitary sewers are already in. Twenty-five families already live in Surrey Downs where there eventually will be 54 homes, including today's open house.

Close by are schools, the new Bellevue High School within easy walking distance, and both parochial and public elementary schools.

DRIVING DIRECTIONS

To reach today's open house drive to the Main Street of Bellevue. Go east in Main Street from the Bellevue main highway, approximately one-half mile. Surrey Downs is on the right of Main Street. Open-house hours are noon to 6 p. m.

Today's house has perimeter heat. Its floors are oak and its woodwork, even in the kitchen, is mahogany veneer.

There are three bedrooms, one full bathroom and one half-bath for the master bedroom. The latter is lighted by skylight. Both baths have golden-beds.

The utility room for washes and drier is near the kitchen but separated from it. One large-size storage room holds only the hot-water heater, now but will accommodate an un-

fronting on a curved road, is an unusual shape with approximately 9,600 square feet. All the homes built thus far in the Surrey Downs development, consistently have been sold as soon as completed.

It is a warm red-brown, tinged in with the colors that Mithum & Nestland planned for the interior. The designing firm want to carry its colors both inside and out in all its houses. The large beams inside are red-brown, too, and are much larger than structurally required, according to the architectural firm.

Today's house will be opened from noon to 6 p. m. with members of the Foxbury Homes staff on hand to answer questions. It has been used for the exhibition.

Figure 1. Surrey Downs Advertisement, Seattle Times, August 7, 1955

covenants were common among Bellevue’s mid-century subdivision developments as a way for developers and homeowners alike to maintain and stabilize property values in the absence or lack of zoning. Vuecrest’s community club established design covenants that maintained the neighborhood’s three entrances and protected homeowners’ views and the architectural integrity of their homes. The Surrey Downs owner-developers established similar protective design covenants “for the general plan for the development and improvement and protection” of the area and “to assure the use of the [property] for attractive residential purposes [and] to prevent nuisances...”¹⁰ In the case of Surrey Downs, these covenants were filed with King County and attached to the property deeds.

Larger planned developments often included a model or display house, while newly occupied houses were often showcased by the owner through real estate promotions in area newspapers. Post-war newspapers, including major Seattle-area publications, promoted these new developments—and their designers and builders—through a section dedicated to real estate. For example, in 1948, *The Seattle Times* partnered with the Seattle Association of Home Builders to sponsor the first Seattle Area Parade of Homes, a major real estate marketing effort that continued into the 1980s.¹¹ The parade was part of a nationwide housing festival known as National Home Week, an effort on the part of homebuilders to focus the consumer’s attention on purchasing a new house. Approximately 75 cities throughout the U.S. participated in the first year of the event, and by 1957 there were 185 participating cities.¹² The first Bellevue residences were featured in the 1950 Seattle Parade of Homes, located in the Clyde Hill and Vuecrest subdivisions. The only Surrey Downs residence featured in the 1950s was 243 111th Avenue SE in 1959.¹³

Developers, builders, lenders, and homebuyers all relied on government-supported financing to address the nationwide housing shortage in the post-war era. A cornerstone of the post-war era was the FHA and VA policies that lessened their financial risk “by backing all future mortgagees for qualified buyers of houses meeting minimum standards for design and construction.”¹⁴ The FHA and VA offered millions of Americans federally-backed, low-interest mortgages, often with little or no down payment and generous amortization schedules, which put homeownership within reach for many. Federal agencies and programs increased home ownership from 44 percent in 1934 to 63 percent in 1972.¹⁵ These federal programs, however, left out millions of Americans. The FHA codified discriminatory underwriting standards that specifically rated Black and racially mixed neighborhoods higher-risk investment areas, meaning few federally-backed loans went to people of color.

Mid-20th Century Modern Architecture, 2013. Accessed online March 24, 2021: https://dahp.wa.gov/sites/default/files/LakeHillsStudy_UW_StudentProject_Modified.pdf

10. King County, Declaration of Protective Covenants, Surrey Downs Addition No. 1. No. 4279360 (1952); King County, Declaration of Protective Covenants, Surrey Downs Addition No. 2. No. 5014535, (1959).

11. Michael Houser, “Database of the Annual Seattle Area Parade of Homes, 1949-1960 - Report,” Washington Department of Archaeology and Historic Preservation website, accessed March 31, 2021. https://dahp.wa.gov/sites/default/files/Parade_of_Homes_Study.pdf

12. Jacobs, 48.

13. “1959 Parade of Home: Better Living with Better Homes,” *The Seattle Times*, September 13, 1959, 2, 14; Michael Houser, “Database of the Annual Seattle Area Parade of Homes, 1949-1960 - Spreadsheet,” Washington Department of Archaeology and Historic Preservation website, accessed March 31, 2021, https://dahp.wa.gov/sites/default/files/Parade_of_Homes_Spreadsheets.pdf

14. Jacobs, 24.

15. Emily Pettis, et. al., NCHRP Report 723, “A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing,” (Washington, D.C.: National Cooperative Highway Research Program, Transportation Research Board, 2012), 58.



Map 3. 1937 US Geological Survey Aerial

Map 4. 1954 US Geological Survey Aerial

Reinforcing these official discriminatory practices were the actions of real estate industry leaders and sales agents and developers who actively kept people of color from buying and renting property in certain neighborhoods throughout King County. One tactic was the use of racial restrictive covenants that prohibited the sale of properties to people of a particular race or ethnicity, most often Blacks, Asians, and Jews. Several Bellevue plats were filed in the mid-20th century with racial covenants, including Lake Washington Garden Tracts, Manor Hill Addition, Sibley Wood Addition, and Killarney No. 2.¹⁶ Although racial restrictive covenants were outlawed by the U.S. Supreme Court in 1948, discriminatory real estate practices continued through the practices of lenders, real estate brokers, and through social pressure. Surrey Downs did not have racial restrictive covenants, but the neighborhood’s primary real estate agent in the late 1950s and early 1960s, Picture Floor Plans, Inc., was picketed by Seattle fair housing advocates in 1964 for their discrimination in other parts of King County against non-white buyers seeking homes in the greater Seattle area.¹⁷

3.3. SURREY DOWNS NEIGHBORHOOD

Prior to European-American settlement in the mid-19th century, the area along Lake Washington where Bellevue now thrives was home to Salish tribes, in particular the Snohomish, Snoqualmie, and Sammamish River people. The rich natural resources of the lake and forests allowed Native peoples to thrive in this area for thousands of years and attracted settlers and entrepreneurs to the Pacific Northwest. Early European-American settlement in the central Puget Sound area concentrated near Elliott Bay, but abundant forests drew those with logging interests inland by the 1860s. Sawmills, small farms,

16. “Racial Restrictive Covenants Map Seattle/King County,” Seattle Civil Rights & Labor History Project. “Segregated Seattle.” Accessed online February and March 2021 <http://depts.washington.edu/civilr/segregated.htm>.

17. “The Seattle Open Housing Campaign, 1959-1968,” Seattle Municipal Archives online exhibit. Accessed March 10, 2021. <https://www.seattle.gov/cityarchives/exhibits-and-education/online-exhibits/seattle-open-housing-campaign>.



Figure 4. Old hay barn on R.T. Reid farm near 108th Avenue SE and Main Street Undated. Courtesy Surrey Downs Community Club (SDCC)

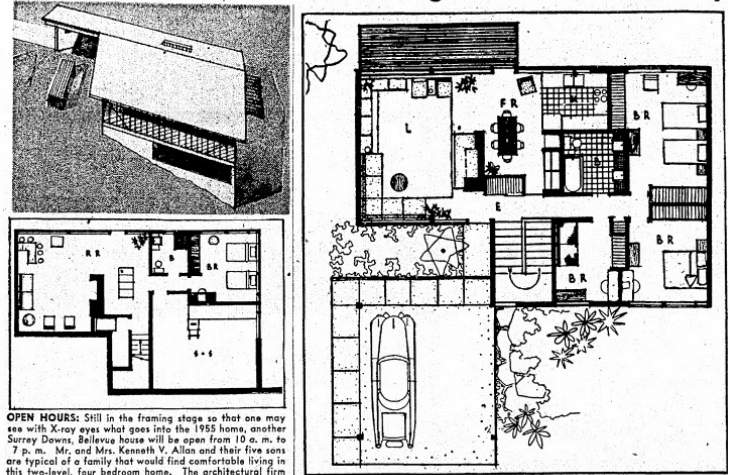
and settlements developed as the foothills east of Lake Washington were cleared.

The area that now encompasses the Surrey Downs neighborhood was first surveyed by the Federal government in 1870. Tracts of land were subsequently transferred via land patents to individuals, including early resident and grocer Lucien B. Sharp, who acquired 160 acres in the 1880s that today includes Surrey Downs.¹⁸ By the turn of the century, the area was dotted with small farms, and this rural lakeside scene persisted well into the 20th century.

Bigger agricultural tracts were still plentiful in the 1930s when Charles Metsker published his *Atlas of King County*, but they were giving way to subdivided tracts and plats. This trend played out right where Surrey Downs is today. Robert T. Reid, a well-known fruit farmer who served as president of the Western Washington Horticulture Association in the late 1910s, owned a farm on 40 acres that includes part of today's Surrey Downs neighborhood (see Figure 4).

18. Bureau of Land Management, "Land Patent Search," digital images, *General Land Office Records* (<http://www.gloreCORDS.blm.gov/PatentSearch> : accessed February 22, 2021), Lucien B. Sharp (King County, Washington), cash entry patent no. 7726.

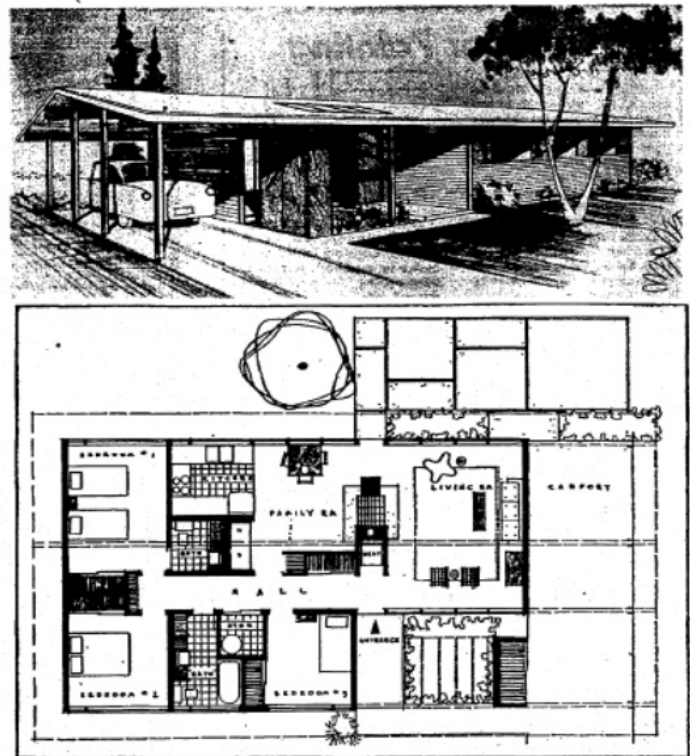
Home Has Room for Growing and Active Family



OPEN HOURS: Still in the framing stage so that one may see with X-ray eyes what goes into the 1955 home, another Surrey Downs, Bellevue house will be open from 10 a. m. to 7 p. m. Mr. and Mrs. Kenneth Y. Allan and their five sons are typical of a family that would find comfortable living in this two-level, four bedroom home. The architectural firm is Mithun & Nestand and the builder is Roxbury Homes.

Figure 2. September 9, 1955, ad, *Seattle Daily Times*

Best in Northwest Living in Surrey Downs



OPEN HOUSE: Surrey Downs is the setting for today's open house, designed by Mithun & Nestand, A. I. A., and constructed by Roxbury Homes, Inc. In this wooded setting of 50 building sites is situated this one-level, three-bedroom home, typical of the many outstanding contemporary designs which make Surrey Downs a fashionable suburban community of Bellevue. Open-House hours are from noon to 6 p. m. This is one of five houses open for inspection today.

Figure 3. June, 19, 1955, ad, *Seattle Daily Times*

A Day to Remember
at
Surrey Downs
in Bellevue

ENTRANCE:
Main St. at 110th S. E.

OPEN HOUSE

Exquisitely Furnished
in the
Style Conscious
Spirit of 1955

Through Surrey Downs
wind the most beautiful
residential streets in Belle-
vue, along which contem-
porary masterpieces of en-
chanting beauty, consisting
of 2, 3 and 4 bedrooms.
All city improvements in,
providing freedom from the
burden of costly future as-
sessments.

Within walking distance
is famous Bellevue Shop-
ping Square. Only 15 min-
utes away is Seattle's
business center, across the
fast, picturesque approach
of the Lake Washington
Floating Bridge.

Moderately priced from
\$13,750 to \$16,950, and
available under all types
of financing.

SEABOARD REALTY
7347 35th Ave. S. W.
HO. 1242

Figure 5. November 14, 1954, ad, *Seattle Times*

as a holding corporation in 1915. In the early 1950s, Roberta Frye Watt served as president and Ruth Frye Osborne was the secretary. The two women managed another entity, Roxbury Construction, Inc. (also Roxbury Homes), that served as the subdivision developer and builder. Their new plat was described at the time as wooded with native trees and orchards with commanding views of the Cascades and Mount Rainier.²¹ The name of the addition and today's surviving neighborhood appears to have originated with the Surrey Playbarn.

19. "‘Straw Hat’ Theatre Is Taking Shape," *The Seattle Times*, July 18, 1947, 5. Carol Lund, "Charming Simplicity to Aid in N.W. Thespians in Surrey Playbarn," *The Seattle Times*, May 23, 1948, 39-40.

20. Dorothy Brant Brazier, "Only Ghosts Trod Boards in Barn," *The Seattle Times*, August 19, 1962, S11

21. "Surrey Downs is Open Today for Inspection," *The Seattle Times*, November 7, 1954, 66.

Surrey Downs
IN BELLEVUE
OPEN TODAY
1 TO 5 P. M.

11041 MAIN ST.
11105 MAIN ST.
11113 MAIN ST.

For your LIFETIME home in cheer-
ful suburban setting, we proudly
present Surrey Downs, 5 blocks
from heart of downtown Bellevue.
Choice of several 2 and 3 bed-
room PACE-SETTING homes de-
signed by prominent architect and
constructed by successful BUILD-
ER-ENGINEER. Ingenious floor
plans and decorator colors. Fire-
places provide unique focal decor.
Latest heating, of course. Expan-
sive grounds. Irresistible values at
\$12,750, \$13,000, and \$13,250.
Representatives of SEABOARD
REALTY 1 to 5 p. m. at 11105
Main St.

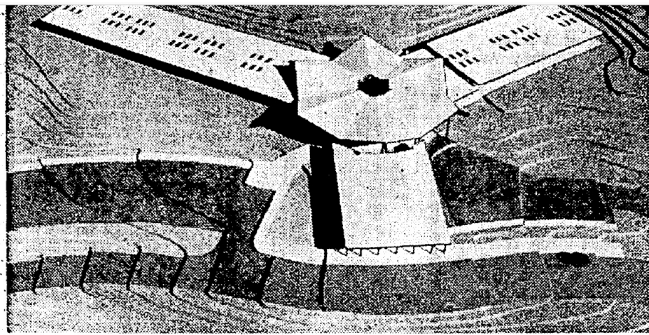
HO. 1242

Figure 6. March 15, 1953, ad, *Seattle Times*

a photograph of an old hay barn in the area. In 1947, Evans allowed his barn to be converted into a performance venue called the Surrey Playbarn, with seating for 90. The venue was used for performances for three years, but the barn remained standing into the mid-1960s, with, as one account put it, "houses... creeping up around it."²⁰

The first movement toward the formation of the Surrey Downs neighborhood came in early 1952 when the real estate entity Louisa C. Frye, Inc. and property owners James O. and Betty Pascoe filed a plat for **Surrey Downs Addition No. 1** with King County. Louisa C. Frye, Inc. was an old Seattle firm that formed

With the completion of the I-90 floating bridge in 1940, the stage was set for considerable sub-urban growth following World War II. The new Bellevue Center shopping center was only a few blocks from this still largely undeveloped tract. Bellevue High School moved to its current hilltop campus southwest of Surrey Downs in 1949 and underwent several additions between 1952 and 1978. See Figure 9, which shows Bellevue High School. A "sturdy old haybarn," owned by R. H. Evans, was located where Surrey Downs is today, which Evans described as "a three-story building, is on a hillside overlooking a pleasant valley of farms."¹⁹ See Figure 2 for



SCHOOL: Bids for the construction of the Surrey Downs Elementary School in Bellevue, a model of which is shown here, are under consideration by the Bellevue School Board. The site is at 34 104th Av. N. E. The school, designed by the architectural firm of Methun, Ridenour & Cochran, will provide a circular multipurpose room, from which will radiate two classroom wings and an administration wing. The 12-classroom plant is ex-

pandable to 20 rooms. Of wood construction, the buildings will utilize peeled-log columns. The plan provides for complete separation of pedestrian access to the school from bus and automobile traffic. An electric heating system will provide ventilation as well. The design takes advantage of the natural terrain and will provide a large amphitheater on the grounds for use by the community as well as the school.

Figure 7. Surrey Downs Elementary School
The Seattle Daily Times, July 19, 1959, p 34

In order to compete with other fast-developing subdivisions, they hired the Bellevue-based architectural firm Mithun and Nesland to prepare “a variety of floor plans of contemporary design.” Having a respected architect design several basic plans offered buyers an “exciting concept in living at a competitive retail price without sacrificing the economy of repetitive design and simple building techniques.”²² Visual variety was key and was achieved through site orientation, roof forms, materials, and landscaping.

Mithun and Nesland’s house designs were decidedly contemporary. They used a variety of house forms, including Ranch, Split Level, and Split Entry, with most reflecting the Contemporary style. This modern-era style was a reaction to the earlier Eclectic movement and a rejection of historical styles and forms, instead favoring simplicity, functionality, flexibility in plan, regularity and structural order, and avoidance of applied ornamentation.²³

Economy of scale also influenced design. Several basic house models had similar two-, three-, and four-bedroom floor plans. Orientation to neighboring lots and to vistas, in some instances, was a primary concern. Each home was to be built on a “spacious tract of land” and “set irregularly on the lot for privacy and variety.” They designed the streets to follow the natural contours of the land.²⁴ Those lots with natural slopes were often developed with the split-level or daylight basement model, and native trees were kept as homes were built.²⁵

By May 1955, 30 homes were nearing completion and 25 had been sold, the majority of these located in the north part of today’s Surrey Downs neighborhood.²⁶ The residence at 125 110th Avenue SE reportedly served as a show house, but research could not confirm this. The subsequent lots to develop,



Figure 8. King County aerial photograph from 2000
The photograph shows the Surrey Downs Elementary School (outlined in red) before its demolition.

22. Russell L. Leach, “Surrey Downs: A Notable Concept In Suburban Living,” unpublished manuscript, University of Washington (Architecture 560), 1965, n.p.

23. Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 548-549.

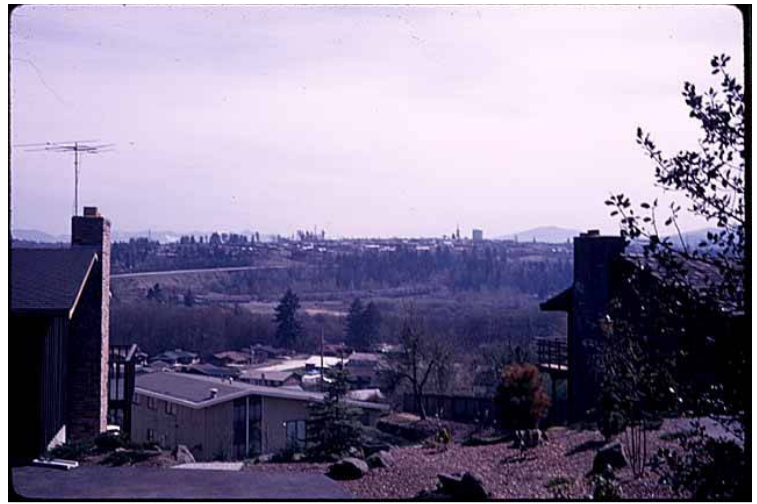
24. “Surrey Downs is Open Today for Inspection,” *The Seattle Times*, November 7, 1954, 66.

25. Leach, n.p.

26. “Surrey Downs Homes to Be Shown Today,” *The Seattle Times*, May 8, 1955, 34.



From the Collections of Eastside Heritage Center



From the Collections of Eastside Heritage Center

Figure 9. Surrey Downs, ca. 1960. Eastside Heritage Center

Bellevue High School is in the foreground with Surrey Downs beyond

Figure 10. Surrey Downs, ca. 1960. Eastside Heritage Center

during the late 1950s, were those primarily located south of SE 2nd Street and east of 110th Avenue SE. Early promotions advertised the neighborhood's entrance at 110th Avenue SE at Main Street. No markers were identified during the survey work and research has not uncovered any images of markers.

Real estate advertisements for this first phase of Surrey Downs development noted Seaboard Realty as the primary sales representative and touted the availability of conventional, FHA, and VA financing for purchasers through the Seattle Trust and Savings Bank and the Metropolitan Life Insurance Co.²⁷ The earliest ads touted "pace-setting homes designed by prominent architect and constructed by successful builder-engineer," including two- and three-bedroom "ramblers" with or without basements, ranging in price from \$12,000 to \$14,000.²⁸ As the infrastructure developed, ads soon boasted that Surrey Downs was within walking distance of Bellevue Shopping Square and housing prices inched upward, ranging from \$13,750 to \$16,950.²⁹

A second phase of development began in 1958 when Roxbury Construction Corp. filed a plat for the **Surrey Downs Addition No. 2**. The first homes in this tract were under construction in November of the same year. By this time, the City of Bellevue had incorporated and Surrey Downs was now subject to local control. The same house plans were used, while the successor architectural firm Mithun, Ridenour, and Cochran updated and designed new plans in the late 1950s and early 1960s.³⁰ A new builder, J.W. (Jack) Morrison (see more in Section **3.5. Builders**), was active in Surrey Downs during this period, and he advertised models that included "ramblers, daylight-basement homes and split- and tri-level models."³¹ Other ads of the late 1950s were promoting sprawling ramblers with two fireplaces

27. "Surrey Downs is Open Today for Inspection," *The Seattle Times*, November 7, 1954, 66.

28. Advertisement, *The Seattle Times*, June 8, 1953, 28; Advertisement, *The Seattle Times*, April 19, 1953, 49; Advertisement, *The Seattle Times*, March 15, 1953, 33.

29. "Surrey Downs Open House to Be Repeated," *The Seattle Times*, November 21, 1954, 44.

30. Model House Plans, by Mithun & Nesland, revised by Mithun, Ridenour & Cochran, 1950s, Surrey Downs Community Club collection; Margaret Phillips, "One of 1960's Best," *The Seattle Times*, September 11, 1960.

31. "Surrey Downs Development Under Way," *The Seattle Times*, November 9, 1959, 33.

and four-bedroom homes with a basement recreation room and roughed-in third bathroom at a cost of nearly \$20,000.³² Mithun, Ridenour, and Cochran also designed the Surrey Downs Elementary School (1959-60, demolished) that was located in the southeast quadrant of the neighborhood (see Figures 7 and 8).³³ The school closed in 1981 when King County purchased it for use as a courthouse. It was partially demolished in 2005 and completely demolished in 2015. It now functions as Surrey Downs Park operated by the City of Bellevue.

The primary real estate agent for this second phase of development in Surrey Downs, in the late 1950s and early 1960s, was Picture Floor Plans, Inc. It is unclear why Seaboard Realty did not serve as the primary real estate agent for this phase. Formed in 1943, Picture Floor Plans had five offices in the Seattle area and was led by Howard Parker, who served on the Seattle Real Estate Board and committees of the North End Brokers Association during the post-war period.³⁴ Parker and Picture Floor Plans were identified and picketed by Seattle fair housing advocates of the 1960s for their discrimination against non-white buyers seeking homes in the greater Seattle area. Their discriminatory practices included not showing or selling houses in certain areas to people of color. It is not known if they also employed these discriminatory practices in their work involving Surrey Downs properties. Although there were no overt racial restrictions or covenants associated with Surrey Downs, it is not known if Picture Floor Plans used their less overt discriminatory practices to sell property in the neighborhood. By 1966, the company was under new leadership.³⁵

Roxbury Construction Inc. and J.W. Morrison, Inc., the owner-builders responsible for developing most of Surrey Downs, filed protective covenants shortly after filing plats for Addition Nos. 1 and 2. Both sets of covenants outlined restrictions around land use and building type; building location; dwelling cost, quality, and size; lot area; signs; garbage and refuse disposal; nuisances; temporary structures; fences, hedges, walls, and shrubbery; and parking. In block one of Surrey Downs Addition No. 1, lots eight (8) through eleven (11) were further defined by later revised covenants as a “special duplex area.” Today, this area fronting 108th Avenue SE includes a series of five free-standing duplexes built in 1967-68. Additionally, those lots along Main Street were further defined as those where “low-intensity” professional office uses were permitted.³⁶

The last residential lots to develop are those located along 108th Avenue SE that are south of SE 2nd Street. Those even-numbered single-family houses between 204 and 614 were built between 1975 and 1978, according to the King County Assessor, and several are accessed by a secondary roadway adjacent to 108th Avenue SE. Majestic Enterprises, with no apparent connections to the previous developers or builders, is known to have built at least one residence in this area, at 204 108th Avenue SE.³⁷

32. Advertisement, *The Seattle Times*, December 28, 1958, 35.

33. “School,” *The Seattle Times*, July 19, 1959, 34.

34. “Schroeder Homes Catalogue,” Seattle & Bellevue, c. 1955; Washington State Department of Archaeology and Historic Preservation (DAHP), “Nifty from the Last Fifty Initiative,” accessed February and March 2021, <https://dahp.wa.gov/historic-preservation/historic-buildings/historic-building-survey-and-inventory/nifty-from-the-last-50-initiative>.

35. “The Seattle Open Housing Campaign, 1959-1968,” Seattle Municipal Archives online exhibit, accessed March 10, 2021, <https://www.seattle.gov/cityarchives/exhibits-and-education/online-exhibits/seattle-open-housing-campaign>; “Picture Floor Plans, Pace-Setters with Progress,” *The Seattle Times*, 1966 Parade of Homes Insert, September 11, 1966, C2.

36. King County, “Declaration of Protective Covenants, Surrey Downs Addition No. 1. No. 4279360” (1952) and “No. 8411130546” (1984); King County, “Declaration of Protective Covenants, Surrey Downs Addition No. 2. No. 5014535,” (1959).

37. Building Permit #75-15087, 208 108th Ave. SE, 1975, City of Bellevue, Department of Development Services.

3.4. ARCHITECTS

Omer Mithun, a 1942 graduate of the University of Minnesota, joined the School of Architecture faculty at the University of Washington in 1947. He opened a practice in Bellevue in 1949 and partnered with his talented student Harold J. Nesland in 1952, a partnership that lasted through 1955.

Mithun and Nesland was well-connected among developers and home builders of the greater Seattle area. Mithun was involved in civic affairs in Bellevue, serving on and chairing the Bellevue Planning Commission from 1953 to 1972, and later the Medina Planning Commission.³⁸ In addition to their notable work in Bellevue's

Surrey Downs neighborhood, their residential designs received broad, national attention when featured in *Better Homes and Gardens Five Star Home Plan Book* (Plan no. 2809-A and 3009-B, see Figure 11).³⁹ Other projects attributed to the firm include the David Lurie residence in Bellevue (1952; destroyed); the former Washington State Bank (1954; 8005 SE 28th St, Mercer Island); the Medical Arts Center in Bellevue (1955); and the Seattle First National Bank Bellevue Branch (1957).⁴⁰ Around 1955, Nesland formed his own private practice, Nesland and Associates, and would win a Seattle Times/AIA Home of the Year prize in 1958 for his design of the Gordon Cheney residence in Burien. Mithun continued as Mithun and Associates until 1958 when Donald Cochran and William Ridenour joined him in partnership as **Mithun, Ridenour, and Cochran**. The AIA College of Fellows inducted Omer Mithun in 1973, recognizing the national significance of his influence on the development of the profession.

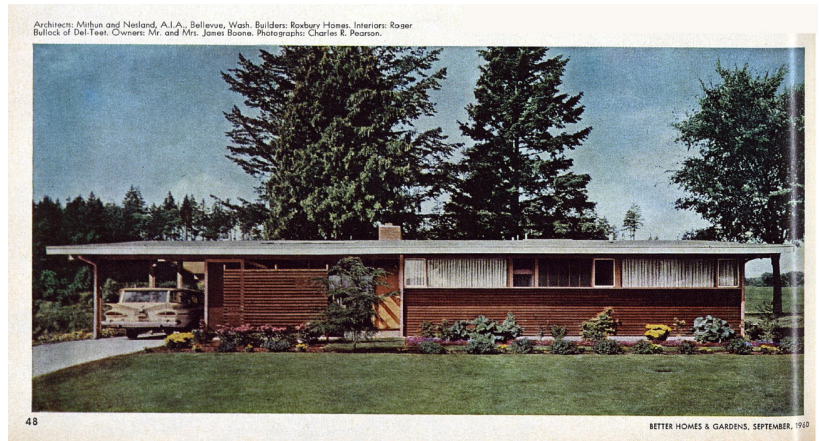


Figure 11. Mithun and Nesland House Plan 3009B, 241 110th Avenue SE

Source: Better Homes & Gardens. Sept., 1960

3.5. BUILDERS

Roxbury Construction Corp., also known as Roxbury Homes, Inc., constructed homes in Surrey Downs Addition No. 1 in the early and mid-1950s. The firm, led by Ruth Frye Osborne, president, and Roberta Frye Watt, secretary, was involved in a range of development projects throughout the greater Seattle area. A sample of their mid-century projects include:

- Bellevue's First Church of Christ, Scientist at 801 Lake Washington Boulevard NE (1960, extant);⁴¹
- Seattle's Ernst Hardware building at 6th and Pike (a remodel project) and also an expanded Ernst Hardware store in Bellevue;⁴²

38. AIA Honors / Seattle and Washington webpage. Accessed March 2, 2021. <https://sites.google.com/site/aiaSeattle-honors/home>.

39. Mithun and Nesland's plan no. 2809-A is quite similar to their Surrey Downs Basic Model Plan No. 11-B and 3009-B is Surrey Downs Basic Model No. 11F.

40. Jeffrey Karl Ochsner, ed., *Shaping Seattle Architecture: A Historical Guide to the Architects, second edition*, (Seattle: University of Washington Press, 2014), 462, 464-465. "Architect & Builder Biographies." Accessed March 2021. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>

41. "In Bellevue," *The Seattle Times*, April 10, 1960, 34.

42. "Ernst Store Undergoing Extensive Remodeling Job," *The Seattle Times*, January 22, 1961, 24. "Ernst Expands Bellevue Store," *The Seattle Times*, December 2, 1962, 42.

- Bellevue Municipal Building, formerly at 111 116th Avenue SE;⁴³
- Tenth Church of Christ, Scientist, at 233 South 156th Street in Burien;⁴⁴
- Bellevue’s Frank Odle Junior High School, designed by Ridenour, Cochran & Lewis.⁴⁵

J.W. Morrison, Inc. built many residences in Surrey Downs in the late 1950s and early 1960s. J.W. “Jack” Morrison developed property under company names that included Del Mar Homes and Sun Valley Homes. One reflection of the firm’s success was the construction of their own new office complex, designed by architects Lawrence and Hazen, in 1963. It is extant and located in Kenmore at 17455 68th Avenue NE.⁴⁶ Lawrence and Hazen designed Morrison homes during the 1960s, although no connections have been found linking the architects with Surrey Downs. Morrison sold many homes through his Prestige Homes, Inc., and his wife, Mardell C. Morrison, often did interior design for Morrison homes.⁴⁷ Residential developments with Morrison-built homes include Surrey Downs, Newport Hills, Bridle Ridge Addition, and the Hilltop Land Addition on the Eastside, Flamingo Estates in the North End, and Cambridge and Kentwood Hills near Kent.⁴⁸

3.6. SUMMARY

The Surrey Downs neighborhood is one of Bellevue’s early planned residential subdivisions of the mid-20th century. Owner-builders Roxbury Construction Corp. and J. W. Morrison, Inc. developed the area between 1952 and the mid-1960s using a catalog of house designs prepared by architects Mithun and Nesland. Customization at scale was key to the success and appeal of Surrey Downs. Protective design covenants influenced the development of the neighborhood, directing its physical appearance, protecting viewsheds, and maintaining the architectural integrity of the homes well into the late 20th century.

43. “Bellevue Employees Scurry to Get Ready for Municipal Building Dedication,” *The Seattle Times*, March 5, 1964, 4.

44. “Award Won for Church Design,” *The Seattle Times*, December 17, 1967, D1. Designed by Young, Richardson, and Carleton, this building won a design award from Seattle AIA.

45. “Construction Begins on Bellevue School,” *The Seattle Times*, June 23, 1968, D1.

46. “Office Building Completed,” *The Seattle Times*, January 5, 1964, 34.

47. Ibid.

48. Ibid.

4. Survey Results

Overall, the survey area retains a moderate level of architectural integrity. The area resides within the three initial plats formed as part of the development and continues to convey a cohesive collection of Modern—mostly Contemporary style—single family residences with some multiple family duplex dwellings. Survey results generally aligned with expectations.

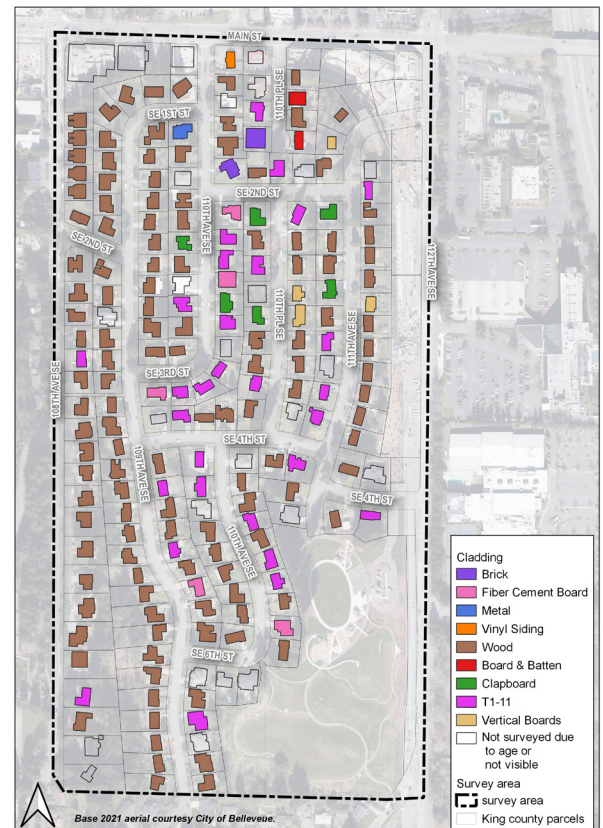
The visual character within Surrey Downs reflects Mid-20th Century Modern architectural styles and the Modern construction period. There were four notable items observed during field work:

Setbacks: houses are generally set back from the street just over 30 feet with lawns and landscaping extending directly to the street curb without sidewalks. The setback from the street is generally consistent with the front facade of all the houses in the same general plane, except for 204, 142, 128, and 122 109th Avenue SE set back as pairs over 50 feet from the street curb. Driveways lead up to the front of the houses.

Cladding: wood is the most common cladding material and is featured on 171 of the houses. Many properties feature multiple cladding materials, but wood was the most common primary cladding material. The wood cladding types included horizontal lap, T1-11, board and batten, clapboard, and vertical board variations. Refer to **Map 5. Cladding Types**.

Table 3. Cladding Types

PRIMARY CLADDING MATERIAL	SURVEYED
Wood	171
Fiber Cement Board	5
Brick	2
Unable to see from right-of-way	2
Vinyl Siding	1
Metal	1



Map 5. Cladding Types

Forms: the most common form was the ranch, but with a high level of split entry and split level, and only five duplexes. The prevalence of the ranch form fits with the predominate low-pitched, cross and side gable roof types within the survey area. Refer to **Map 6. Building Forms**.

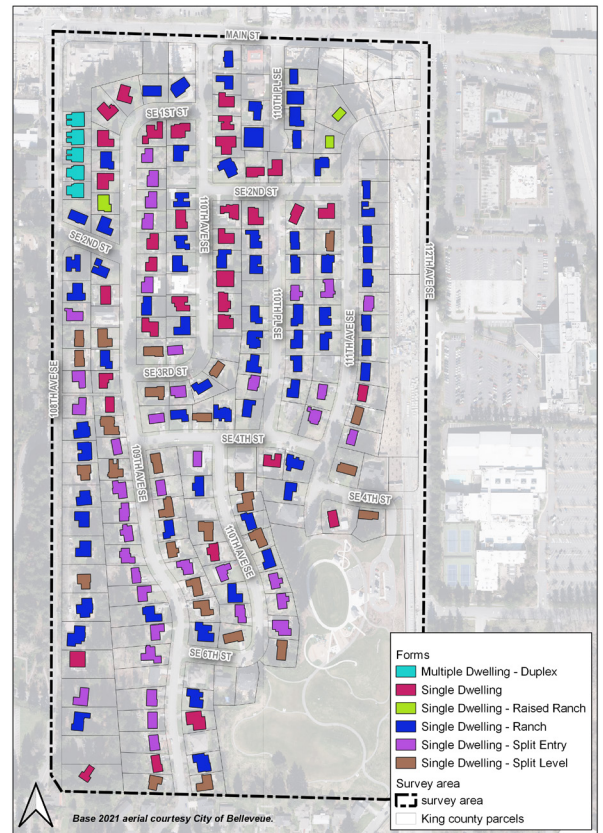
Table 4. Forms

FORM TYPE	SURVEYED
Single Dwelling - Ranch	71
Single Dwelling - Split Entry	40
Single Dwelling	35
Single Dwelling - Split Level	28
Multiple Dwelling - Duplex	5
Single Dwelling - Raised Ranch	3

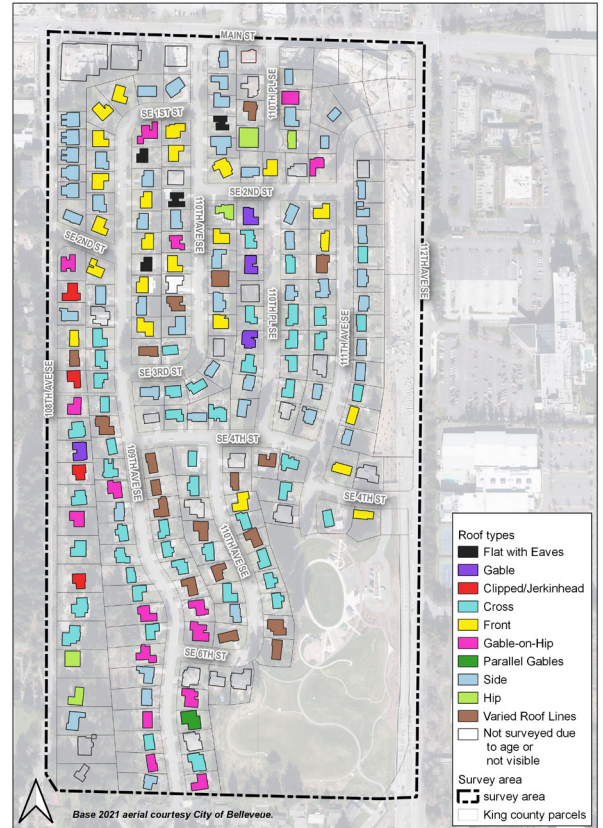
Roof types: the most common roof type within the survey area was the gable. There were some flat with eaves, hip, and varied roof lines. Within the gable category, cross and side gable were the most frequent, with some front, gable-on-hip, parallel gables, and Clipped/Jerkinhead. Roofs were generally low pitched. Refer to **Map 7. Roof Types**.

Table 5. Roof Types

ROOF TYPE	SURVEYED
Gable	152
Varied Roof Lines	20
Hip	5
Flat with Eaves	4
Unknown	1



Map 6. Building Forms



Map 7. Roof Types

The following table lists all the surveyed properties and summarizes key characteristics and National Register of Historic Places eligibility recommendations.

Table 6. Surveyed Properties

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
53921	106 110TH AVE SE	1954	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling	Flat with Eaves	Wood
54037	122 110TH AVE SE	1954	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Ranch	Gable - Front	Brick
54038	11022 SE 2ND ST	1954	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Gable - Front	Wood
54039	128 109TH AVE SE	1955	Contemporary	Extensive	Extensive	Moderate	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Front	Wood
54040	134 109TH AVE SE	1955	Contemporary	Intact	Moderate	Slight	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Side	Wood
54041	114 110TH AVE SE	1954	No Style	Extensive	Extensive	Intact	No	Historic Non-contributing	Single Dwelling	Gable - Side	Wood
54043	131 110TH PL SE	1938	No Style	Extensive	Extensive	Extensive	No	Not within potential district	Single Dwelling - Ranch	Varied Roof Lines	Wood
54044	115 110TH PL SE	1952	Prairie Ranch	Intact	Intact	Intact	No	Not within potential district	Single Dwelling - Ranch	Hip	Brick
54045	130 110TH PL SE	1953	Early American	Moderate	Intact	Intact	No	Not within potential district	Single Dwelling - Ranch	Hip	Wood
54046	124 110TH PL SE	1953	Modern	Moderate	Slight	Intact	No	Not within potential district	Single Dwelling - Ranch	Gable - Side	Wood
54047	118 110TH PL SE	1952	Early American	Moderate	Slight	Intact	No	Not within potential district	Single Dwelling - Ranch	Gable-on-Hip	Wood
54048	112 110TH PL SE	1952	Early American	Moderate	Moderate	Intact	No	Not within potential district	Single Dwelling - Ranch	Gable - Side	Wood
54119	11106 SE 4TH ST	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Front	Wood
54121	11121 SE 4TH ST	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Front	Wood
54123	105 111TH AVE SE	1953	Minimal Traditional	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Raised Ranch	Gable - Side	Wood
54125	200 111TH AVE SE	1953	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
54126	204 111TH AVE SE	1953	Minimal Traditional	Intact	Extensive	Intact	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Side	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
54127	212 111TH AVE SE	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
54128	220 111TH AVE SE	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
54129	226 111TH AVE SE	1959	Early American	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
54130	236 111TH AVE SE	1959	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
54131	240 111TH AVE SE	1958	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
54132	248 111TH AVE SE	1959	Early American	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
54133	300 111TH AVE SE	1958	Early American	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
54134	308 111TH AVE SE	1958	Modern	Intact	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling	Gable - Cross	Wood
54135	314 111TH AVE SE	1958	Contemporary	Intact	Moderate	Intact	No	Historic Non-contributing	Single Dwelling - Split Level	Gable - Front	Wood
54136	322 111TH AVE SE	1958	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
54137	418 111TH AVE SE	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Cross	Wood
54138	11102 SE 1ST PL	1953	Minimal Traditional	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Raised Ranch	Gable - Side	Wood
54185	11005 MAIN ST	1950	Early American	Intact	Moderate	Moderate	No	Not within potential district	Single Dwelling - Ranch	Gable - Side	Vinyl Siding
54207	88 110TH AVE SE	1954	No Style	Extensive	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling	Gable - Side	
54208	10904 SE 1ST ST	1955	Contemporary	Intact			No	Historic Contributing	Single Dwelling	Gable - Front	Wood
54209	103 109TH AVE SE	1955	Contemporary	Intact			No	Historic Contributing	Single Dwelling	Gable - Front	Wood
54210	114 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Flat with Eaves	Wood
54211	122 109TH AVE SE	1955	Contemporary	Intact	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Side	Wood
54212	10915 SE 1ST ST	1954	Contemporary	Moderate	Moderate	Extensive	No	Historic Non-contributing	Single Dwelling	Gable - Front	Metal

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
54213	115 110TH AVE SE	1954	Contemporary	Intact	Slight	Slight	No	Historic Contributing	Single Dwelling - Ranch	Gable - Front	Wood
54215	125 110TH AVE SE	1954	Contemporary	Moderate	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling - Ranch	Flat with Eaves	Wood
54216	214 110TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Gable - Front	Wood
54217	203 110TH PL SE	1954	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable	Wood
56005	79 110TH AVE SE	1954	Early American	Extensive	Moderate	Slight	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Side	Wood
56006	80 110TH AVE SE	1954	Modern	Slight	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
56007	215 110TH AVE SE	1955	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
56008	203 110TH AVE SE	1954	No Style	Extensive	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling	Gable - Side	Wood
56009	204 110TH PL SE	1954	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Side	Wood
56010	11005 SE 2ND ST	1954	No Style	Extensive	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling	Hip	Fiber Cement Board
56011	11014 SE 2ND ST	1954	Contemporary	Slight	Moderate	Intact	No	Historic Non-contributing	Single Dwelling	Gable - Side	Wood
56013	11040 SE 2ND ST	1954	Modern	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
56014	10905 SE 1ST ST	1955	Modern	Moderate			No	Historic Non-contributing	Single Dwelling	Gable-on-Hip	Wood
56015	10910 SE 1ST ST	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
56017	10810 SE 2ND ST	1955	Early American	Slight	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Side	Wood
56018	10811 SE 2ND ST	1955	Modern	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
56048	231 109TH AVE SE	1961	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Cross	Wood
56049	420 109TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
56050	423 109TH AVE SE	1962	Early American	Moderate	Slight	Intact	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Side	Wood
56051	428 109TH AVE SE	1961	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
56052	431 109TH AVE SE	1961	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
56053	436 109TH AVE SE	1962	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Cross	Wood
56054	442 109TH AVE SE	1962	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
56055	415 110TH AVE SE	1961	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
56057	241 109TH AVE SE	1961	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
56058	301 109TH AVE SE	1961	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling	Gable - Cross	Wood
56059	313 109TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Cross	Wood
56060	317 109TH AVE SE	1961	No Style	Extensive	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
56061	401 109TH AVE SE	1961	Contemporary	Intact	Slight	Slight	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
56062	404 109TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
56063	409 109TH AVE SE	1961	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Cross	Wood
56064	412 109TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Varied Roof Lines	Wood
56065	417 109TH AVE SE	1961	Contemporary	Slight	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable-on-Hip	Wood
109556	528 110TH AVE SE	1963	No Style	Extensive	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling - Split Entry	Varied Roof Lines	Fiber Cement Board
109557	522 110TH AVE SE	1963	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
109558	448 110TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
109559	442 110TH AVE SE	1961	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
109560	434 110TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
109561	426 110TH AVE SE	1961	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
275075	609 109TH AVE SE	1966	Contemporary	Intact	Moderate	Extensive	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Side	Wood
275200	224 110TH PL SE	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
280610	304 110TH AVE SE	1960	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Split Level	Gable - Side	Wood
283369	612 109TH AVE SE	1965	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
287148	617 109TH AVE SE	1966	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
288359	226 109TH AVE SE	1955	Contemporary	Slight	Intact	Intact	No	Historic Contributing	Single Dwelling	Gable - Front	Wood
296628	616 109TH AVE SE	1966	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Parallel Gables	Wood
300324	235 110TH AVE SE	1955	Modern	Extensive	Extensive	Moderate	No	Historic Non-contributing	Single Dwelling	Varied Roof Lines	Wood
303386	232 110TH PL SE	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
333032	536 110TH AVE SE	1963	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
346083	124 108TH AVE SE	1967	Modern	Slight	Intact	Intact	No	Historic Contributing	Multiple Dwelling - Duplex	Gable - Side	Wood
349252	310 110TH PL SE	1959	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
359082	10930 SE 4TH ST	1959	Modern	Intact		Intact	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Cross	Wood
359275	445 110TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Varied Roof Lines	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
724365	10904 SE 4TH ST	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Varied Roof Lines	Wood - T1-11
364571	240 110TH PL SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
365245	142 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Gable - Front	Wood
366359	420 110TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Non-contributing	Single Dwelling - Split Level	Gable - Front	Wood
375553	618 108TH AVE SE	1969	Modern	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Hip - Cross Hipped	Wood
378833	10903 SE 3RD ST	1961	Contemporary	Slight	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Split Level	Gable - Side	Fiber Cement Board
381889	448 109TH AVE SE	1962	Contemporary	Intact	Moderate	Extensive	No	Historic Non-contributing	Single Dwelling - Split Level	Varied Roof Lines	Fiber Cement Board
384602	301 110TH PL SE	1959	Storybook	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
384786	601 109TH AVE SE	1966	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable-on-Hip	Wood
384858	300 110TH PL SE	1959	Early American	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
385558	243 110TH PL SE	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
385869	712 109TH AVE SE	1966	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable-on-Hip	Wood
387795	116 108TH AVE SE	1967	Modern	Intact	Slight	Intact	No	Historic Contributing	Multiple Dwelling - Duplex	Gable - Side	Wood
387901	104 108TH AVE SE	1968	Modern	Intact	Intact	Intact	No	Historic Contributing	Multiple Dwelling - Duplex	Gable - Side	Wood
408837	11003 SE 3RD ST	1959	Early American	Intact	Moderate	Intact	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Cross	Wood
408906	10922 SE 4TH ST	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Side	Wood
414136	405 110TH AVE SE	1959	Contemporary	Intact	Moderate	Slight	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
414379	11031 SE 4TH ST	1959	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
415850	441 109TH AVE SE	1961	Contemporary	Moderate	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
417426	460 109TH AVE SE	1964	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
417958	449 109TH AVE SE	1962	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
420089	626 108TH AVE SE	1960	Contemporary	Slight	Slight	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
442614	311 111TH AVE SE	1958	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
442896	646 108TH AVE SE	1962	Contemporary				No	Historic Non-contributing	Single Dwelling		
443131	10831 SE 2ND ST	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Front	Wood
445513	10830 SE 2ND ST	1955	Contemporary		Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Ranch	Gable - Front	Wood
447099	226 110TH AVE SE	1955	Contemporary	Extensive		Moderate	No	Historic Non-contributing	Single Dwelling	Varied Roof Lines	Fiber Cement Board
449520	414 110TH AVE SE	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
462570	311 110TH PL SE	1959	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
466916	233 111TH AVE SE	1958	Modern	Slight	Moderate	Extensive	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Side	Wood
471324	319 111TH AVE SE	1958	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
476714	123 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Gable - Front	Wood
477499	204 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Flat with Eaves	Wood
478126	215 109TH AVE SE	1955	No Style	Extensive	Extensive	Extensive	No	Historic Non-contributing	Single Dwelling	Gable - Side	Wood
478464	625 109TH AVE SE	1966	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable-on-Hip	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
478620	415 111TH AVE SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
634979	457 109TH AVE SE	1965	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable-on-Hip	Wood
636252	131 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Raised Ranch	Gable - Side	Wood
636299	225 110TH PL SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable	Wood
637101	10912 SE 6TH ST	1963	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
640035	455 109TH AVE SE	1962	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
655623	706 109TH AVE SE	1966	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
658512	10914 SE 4TH ST	1961	Storybook	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
659927	216 110TH PL SE	1959	Early American	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
669544	454 109TH AVE SE	1965	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable-on-Hip	Wood
724136	10914 SE 3RD ST	1962	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
724109	212 108TH AVE SE	1978	Contemporary	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Split Level	Gable - Front	Wood
724103	711 109TH AVE SE	1977	Contemporary	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Split Level	Gable - Side	Wood
724105	635 109TH AVE SE	1969	Contemporary	Intact	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
724110	218 108TH AVE SE	1978	No Style	Intact	Moderate	Extensive	No	Historic Non-contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
724104	705 109TH AVE SE	1972	Contemporary	Intact	Slight	Intact	No	Historic Contributing (<50)	Single Dwelling	Gable-on-Hip	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
724144	217 111TH AVE SE	1959	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Level	Gable - Front	Wood
724125	439 110TH AVE SE	1961	Contemporary	Intact	Moderate	Moderate	No	Historic Contributing	Single Dwelling	Gable - Cross	Wood
724134	10907 SE 3RD ST	1961	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
724128	319 110TH PL SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
724127	527 110TH AVE SE	1963	Early American	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Split Entry	Gable - Side	Wood
724138	212 109TH AVE SE	1955	Contemporary	Intact	Intact	Moderate	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Front	Wood
724141	251 111TH AVE SE	1958	Storybook	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
724120	512 108TH AVE SE	1976	Contemporary	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Split Level	Gable - Clipped/ Jerkin-head	Wood
724108	208 108TH AVE SE	1977	Early American	Slight	Slight	Moderate	No	Historic Contributing (<50)	Single Dwelling - Split Entry	Gable - Side	Wood
724139	218 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
724115	402 108TH AVE SE	1977	Modern	Intact	Slight	Moderate	No	Historic Contributing (<50)	Single Dwelling - Split Level	Gable - Clipped/ Jerkin-head	Wood
724140	10906 SE 3RD ST	1962	Contemporary	Extensive	Moderate	Moderate	No	Historic Non-contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
724111	222 108TH AVE SE	1978	Modern	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Split Entry	Gable - Clipped/ Jerkin-head	Wood
724145	250 110TH PL SE	1959	Storybook	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
724112	300 108TH AVE SE	1978	Contemporary	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Split Entry	Gable-on-Hip	Wood
724116	408 108TH AVE SE	1977	Modern	Intact	Slight	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable - Cross	Wood
724137	221 110TH AVE SE	1955	Contemporary	Intact	Slight	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Front	Wood

PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
724102	11015 SE 4TH ST	1959	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Varied Roof Lines	Wood
724131	220 110TH AVE SE	1955	Contemporary				No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
724117	416 108TH AVE SE	1977	Modern	Intact	Intact	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable-on-Hip	Wood
724133	240 110TH AVE SE	1955	Contemporary	Intact	Intact	Slight	No	Historic Contributing	Single Dwelling	Gable - Front	Wood
724130	217 110TH PL SE	1959	Early American	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
724146	115 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
724142	243 111TH AVE SE	1958	Modern	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
724149	132 108TH AVE SE	1967	Modern	Intact	Intact	Intact	No	Historic Contributing	Multiple Dwelling - Duplex	Gable - Side	Wood
724143	225 111TH AVE SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Varied Roof Lines	Wood
724132	234 110TH AVE SE	1955	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Side	Wood
724118	504 108TH AVE SE	1977	Modern	Intact	Slight	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable - Cross	Wood
724126	451 110TH AVE SE	1961	Cowboy/Western	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable - Cross	Wood
724147	109 109TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling	Gable - Front	Wood
724113	306 108TH AVE SE	1977	Modern	Intact	Moderate	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable - Cross	Wood
724124	431 110TH AVE SE	1961	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling - Split Level	Varied Roof Lines	Wood
724107	204 108TH AVE SE	1975	Modern	Intact	Slight	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable - Clipped/Jerkin-head	Wood
724129	249 110TH PL SE	1959	Modern	Intact	Intact	Intact	No	Historic Contributing	Single Dwelling - Ranch	Gable	Wood
724148	108 108TH AVE SE	1968	Modern	Intact	Slight	Intact	No	Historic Contributing	Multiple Dwelling - Duplex	Gable - Side	Wood
384747	241 110TH AVE SE	1955	Contemporary	Intact	Intact	Intact	Yes	Historic Contributing	Single Dwelling - Ranch	Gable - Side	Wood
724123	614 108TH AVE SE	1975	Modern		Slight	Slight	No	Historic Contributing (<50)	Single Dwelling	Hip	Wood

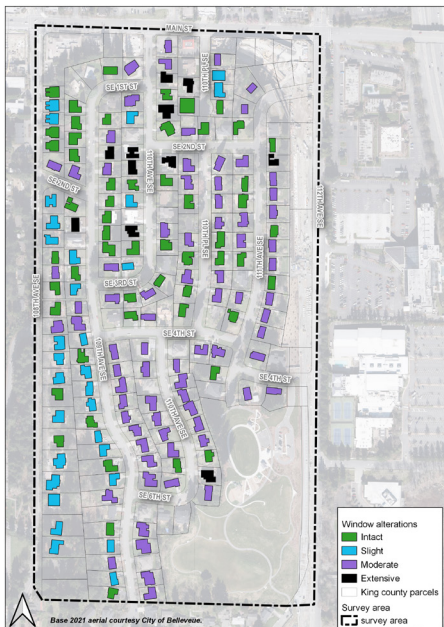
PROP. ID	ADDRESS	YEAR BUILT	STYLE	CHANGES TO:			NRHP ELIGIBILITY		FORM	ROOF TYPE	CLADDING TYPE
				PLAN	WINDOWS	CLADDING	INDIV.	DISTRICT STATUS			
724114	312 108TH AVE SE	1977	Modern	Slight	Slight	Intact	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable	Wood
724121	606 108TH AVE SE	1976	Modern	Extensive	Slight	Slight	No	Historic Contributing (<50)	Single Dwelling - Ranch	Gable - Cross	Wood
724122	610 108TH AVE SE	1977	Modern	Extensive	Slight	Intact	No	Historic Non-contributing (<50)	Single Dwelling - Ranch	Gable - Cross	Wood
724106	459 109TH AVE SE	1965	Contemporary	Extensive	Slight	Slight	No	Historic Non-contributing	Single Dwelling - Split Entry	Gable - Cross	Wood
54218	11039 SE 2ND ST	1954	Contemporary	Intact	Moderate	Intact	No	Historic Contributing	Single Dwelling	Gable - Front	Wood

4.1. AREA OF HISTORY

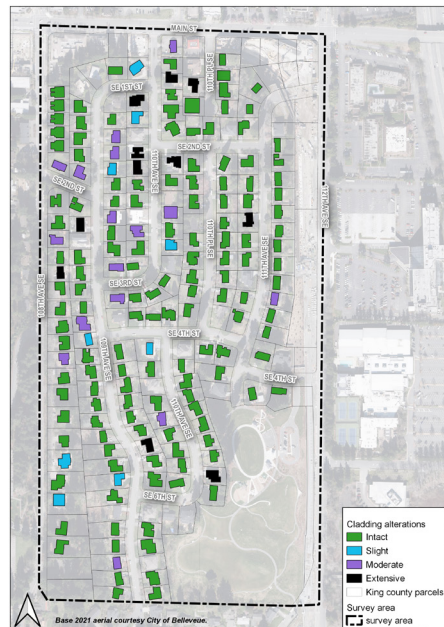
The following identifies the area of history applicable to resources in the survey area based on their historic functions.

Architecture: This is the area of significance based on the reconnaissance level survey, review of the architectural character of buildings within the survey area, and the background of owner-builders Roxbury Construction Corp. and J. W. Morrison, Inc. using a catalog of house designs prepared by architects Mithun and Nesland.

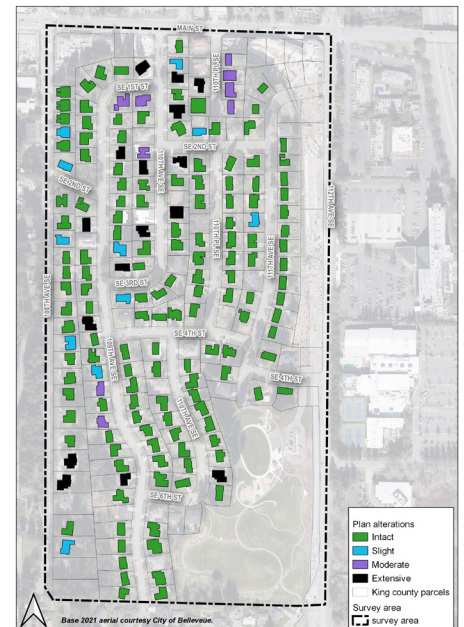
Exterior building alterations tended to affect windows (conversion to vinyl or metal) and cladding (conversion to vinyl or cement fiber board siding). Plans were mostly intact (77% of buildings), and less than 9% of buildings had an extensive plan change. In contrast, only 30% of houses retained intact windows, with a slightly greater number (42%) having had moderate alterations (usually new windows



Map 8. Window Alterations



Map 9. Cladding Alterations



Map 10. Plan Alterations

in original openings). Less than 7% of houses had extensive window changes. Cladding remained notably intact, with 76% of buildings having intact cladding, and just 7% with extensive changes. Refer to alterations maps, **Map 8. Window Alterations**, **Map 9. Cladding Alterations**, and **Map 10. Plan Alterations**.

4.2. TYPES

The survey area consisted exclusively of buildings as the resource type. The Surrey Downs Park, while within the boundaries of the historic subdivision was constructed in 2018 and thus not surveyed.

4.3. FUNCTIONS

Historic functions pertain to the how the resource was routinely used. This generally relates to the original design of the building but can differ. In the case of buildings surveyed, all historic functions related to their original design. Historic functions (uses) within the survey area consisted exclusively of domestic use. Current functions continued historic functions with no notable exceptions observed during field work. Refer to **Map 11. Historic Use**.

Domestic functions:

- Single family dwellings (177 surveyed). This function is consistent with the subdivision design intent and character.
- Multiple family dwellings (5 surveyed). This function is consistent with their placement along 108th Avenue SE in block one of Surrey Downs Addition No. 1, lots eight (8) through eleven (11) that was defined by later revised covenants as a “special duplex area.”⁴⁹



Map 11. Historic Use

49. King County, “Declaration of Protective Covenants, Surrey Downs Addition No. 1. No. 4279360” (1952) and “No. 8411130546” (1984); King County, “Declaration of Protective Covenants, Surrey Downs Addition No. 2. No. 5014535,” (1959).

4.4. ARCHITECTURAL STYLES

Architectural styles evident in the buildings surveyed convey a range of architectural influences and stylistic trends. Refer to **Map 12. Architectural Styles**.

Table 7. Architectural Styles

STYLE	SURVEYED
Contemporary	93
Modern	50
Early American	17
No Style	9
Storybook	10
Minimal Traditional	3

The following architectural styles and some key forms that are common throughout the survey area.

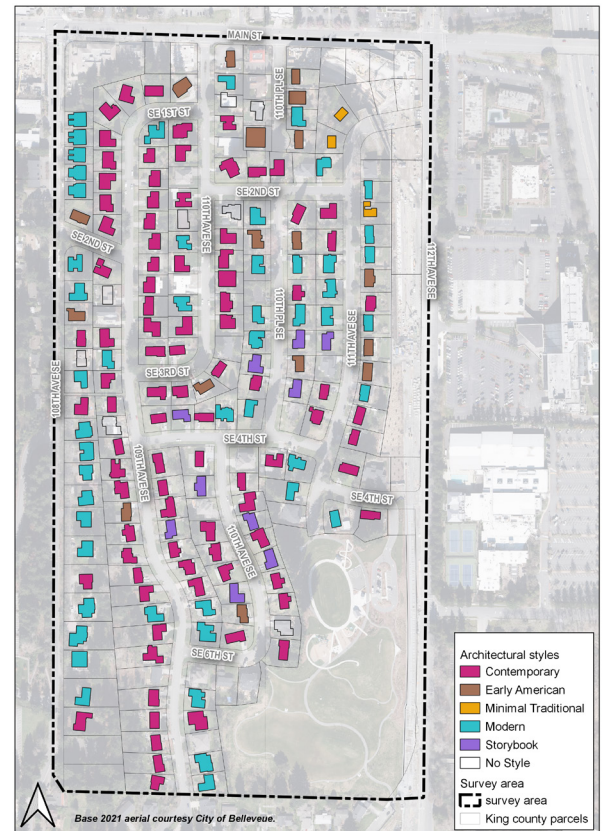
Contemporary

This style was popular nationally from the 1950s through the 1960s and the most common style in the survey area. The flat roofed subtype of this style was influenced by the International Style but lack the stark wall facade treatments. Cladding often includes a mix of contrasting materials, including wood, stone or simulated stone, or brick veneer. Roofs feature broad enclosed overhangs with exposed supporting beams and structural supports. The Surrey Downs neighborhood has one story examples as well as split entry and split level Contemporary houses. Examples include 10811 SE 2nd Street (ca. 1955), 11040 SE 2nd Street (ca. 1954), and 442 109th Avenue SE (ca. 1962).

Minimal Traditional

Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified architectural features and compact form, became popular during the Great Depression. These houses are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney.⁵⁰ Larger, two story examples of this style are less common. Exam-

50. Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, OR: Timber Press, Inc., 2005), 478.



Map 12. Architectural Styles



Figure 12. Contemporary: 442 109th Avenue SE



Figure 13. Minimal Traditional: 105 111th Avenue SE

ples include 105 111th Avenue SE (ca. 1953) and 11102 1st Place SE (ca. 1953).

Modern

The term “modern” is quite broad and for the purposes of this survey; houses that are classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. Many of these houses utilize the Ranch form. Examples include 225 111th Avenue SE (ca. 1959) and 243 110th Place SE (ca. 1959).



Figure 14. Modern: 225 111th Avenue SE

Storybook

Storybook is a style applied to the Ranch form. Styled ranches feature the horizontal form of the Ranch with applied details. Storybook ranches feature decorative details like scalloped (or “gingerbread”) bargeboards, diamond-pane windows, and dramatic roof pitches.⁵¹ These details give the appearance of a decorative cottage but in a ranch form and with mid-20th century materials (e.g., wood, T1-11) rather than stucco and half-timbering. Examples include 251 111th Avenue SE (ca. 1958) and 442 110th Avenue SE (ca. 1961).



Figure 15. Storybook: 442 110th Avenue SE

Early American

Early American is a post-WWII version of Colonial Revival applied to mid-20th century housing forms (i.e. ranches, split entries, split levels). Houses with the Early American style may have classical elements such as columns, porches or porch hoods, and multi-lite windows. Inoperable shutters may also flank windows.⁵² Examples include 423 109th Avenue SE (ca. 1962) and 10810 SE 2nd Street (ca. 1955).



Figure 16. Early American: 423 109th Avenue SE

No Style

This indicates the building was not designed per a specific style but may exhibit influences from one or more styles or be vernacular in its development to support a specific function rather than a specific style. No Style was also assigned to properties that have been altered to no longer exhibit a style or for ones that just lacked any stylistic elements. Examples include 2033 110th Avenue SE (ca. 1954), 528 110th Avenue SE (ca. 1963).

51. Peter Meijer Architect, PC, “City of Olympia Mid-Century Residential Survey Report,” June 17, 2015, https://dahp.wa.gov/sites/default/files/mid-century-survey_Report_Olympia_2015.pdf (accessed May 27, 2021).

52. Washington State Department of Archaeology and Historic Preservation, “Mid-Century Modern Architecture in Washington State.” Accessed June 2021. <https://dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf>

4.5. FORMS

Building forms evident in the buildings surveyed convey a range of architectural influences and stylistic trends. Refer to **Map 6. Building Forms** on page 24.

Table 8. Forms

FORM	SURVEYED
Duplex	5
Ranch	70
Split Entry	38
Split Level	28
Other (general single family)	41



Figure 17. No Style: 203 110th Avenue SE

The following forms are common throughout the survey area.

Duplex

This form consists of two living units attached to each other. Each unit will have a separate entrance, often directly from the exterior (side by side or separated from one-another) or from a shared entry foyer set behind a single exterior door. Plans were published in books by the Home Plan Book Company such as their 1955, third edition, “The Book of Duplexes: 23 Expertly Planned and Attractive Duplexes.” The form’s use in Washington State extends back to at least the early 1900s based on properties recorded in WISAARD. The form could be adapted to a wide range of architectural styles and is often utilized in areas to increase density using a building form similar in scale to often surrounding single-family dwellings. Examples include 104 108th Avenue SE (ca. 1968) and the four duplexes immediately south of it along 108th Avenue SE.

Ranch

This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural form during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.⁵³ Examples include 125 110th Avenue SE (ca. 1954), 200 111th Avenue SE (ca. 1953), and 428 109th Avenue SE (ca. 1961).

Split Entry

This form began by 1950 and continues in use into the 21st century. Houses with this form typically have a first story elevated slightly above grade, with a daylight basement level being partially or fully below grade. Characteristic of the form, a front door, usually centrally placed on the facade, opens to a stairwell landing with a flight leading up to the first floor and one leading down to the basement. Often the doorway will feature a transom and side lights providing daylighting at this landing area. Upper floors typically contain the main living, kitchen, bathroom, and sleeping areas. The basement level typically contains the attached garage with additional living areas that can include sleeping areas, bath-

53. .McAlester, 479.

rooms, and recreation/game/TV rooms. This form can have a variety of roof forms.⁵⁴ Examples include 431 109th Avenue SE (ca. 1961), and 401 109th Avenue SE (ca. 1961).

Split Level

This form gained broad use during the 1950s and is characterized by half story wing(s) that connect at mid-height to the two-story portion. Internally the wing is elevated slightly above the first story of the two-story portion, but lower than the second story. This created sunken garages and provided a two story variation on the ranch form. This layout enabled sleeping areas above the garage with more active living and kitchen areas within the wing. Traditional decorative detailing may be used, but it does not detract from the overall modern character of the building. Siding can include shingles, horizontal board, brick veneer, or stone or simulated stone veneers. Houses often have enclosed modest eave and gable overhangs.⁵⁵ Examples include 436 109th Avenue SE (ca. 1962), and 712 109th Avenue SE (ca. 1966).

4.6. INDIVIDUAL NRHP AND WHR ELIGIBILITY

The National Park Service's *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations:

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, 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 our 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.

Criteria Considerations

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

54. "Split Entry Powerpoint." Washington State Department of Archaeology and Historic Preservation. Accessed May 27, 2021. https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN_Split_Entry.pdf

55. McAlester, 477, 481.

- 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.

Resource Evaluation

NWV and SJM staff evaluated surveyed resources for potential eligibility for listing to the National Register of Historic Places (NRHP). Due to the reconnaissance nature of the survey, staff utilized Criterion C cited below in assessing individual eligibility. Historic context research into the neighborhood’s development did not identify any individual associations with important events/historic patterns or significant people. Future research may yield information that would make a resource eligible under other criteria (Criteria A, B, or D).

Criterion C is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way. Several resources were identified as potentially individually eligible for National Register listing under Criterion C for their type or method of construction and/or high artistic value. These are addressed in the table below.

Criteria consideration G was applicable for the individual evaluation of the resources listed in the following table; however, upon completion of field work, none of the resources exhibited exceptional significance based on architectural character.

Table 9. Criteria Consideration G Resources

PROPERTY ID	ADDRESS	YEAR BUILT
724107	204 108TH AVE SE	1975
724108	208 108TH AVE SE	1977
724109	212 108TH AVE SE	1978
724110	218 108TH AVE SE	1978
724111	222 108TH AVE SE	1978
724112	300 108TH AVE SE	1978
724113	306 108TH AVE SE	1977
724114	312 108TH AVE SE	1977
724115	402 108TH AVE SE	1977

724116	408 108TH AVE SE	1977
724117	416 108TH AVE SE	1977
724118	504 108TH AVE SE	1977
724120	512 108TH AVE SE	1976
724121	606 108TH AVE SE	1976
724122	610 108TH AVE SE	1977
724123	614 108TH AVE SE	1975
724104	705 109TH AVE SE	1972
724103	711 109TH AVE SE	1977


Eligible Resources

The resources listed in the following table are recommended as eligible for individual listing in the NRHP under Criterion C. All resources recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility.

Each of the buildings listed in **Table 10. National Register Eligible Resources** possess the distinctive characteristics of its type and period of construction, and represents the work of master architects Omar Mithun and Harold Neslund as a stock house design developed by the architects that is unique to the Surrey Downs subdivision. Completed at the height of the Modern Movement, each house embodies the characteristics of the Contemporary style through its extant distinctive characteristics. Customization at scale was key to the success and appeal of their stock house designs in Surrey Downs, with these designs having broad appeal and receiving attention in local, regional, and national publications.




Each of the following buildings is in its original location and setting and has incurred no significant alterations to design or materials, enabling conveyance of workmanship, feeling, and association.

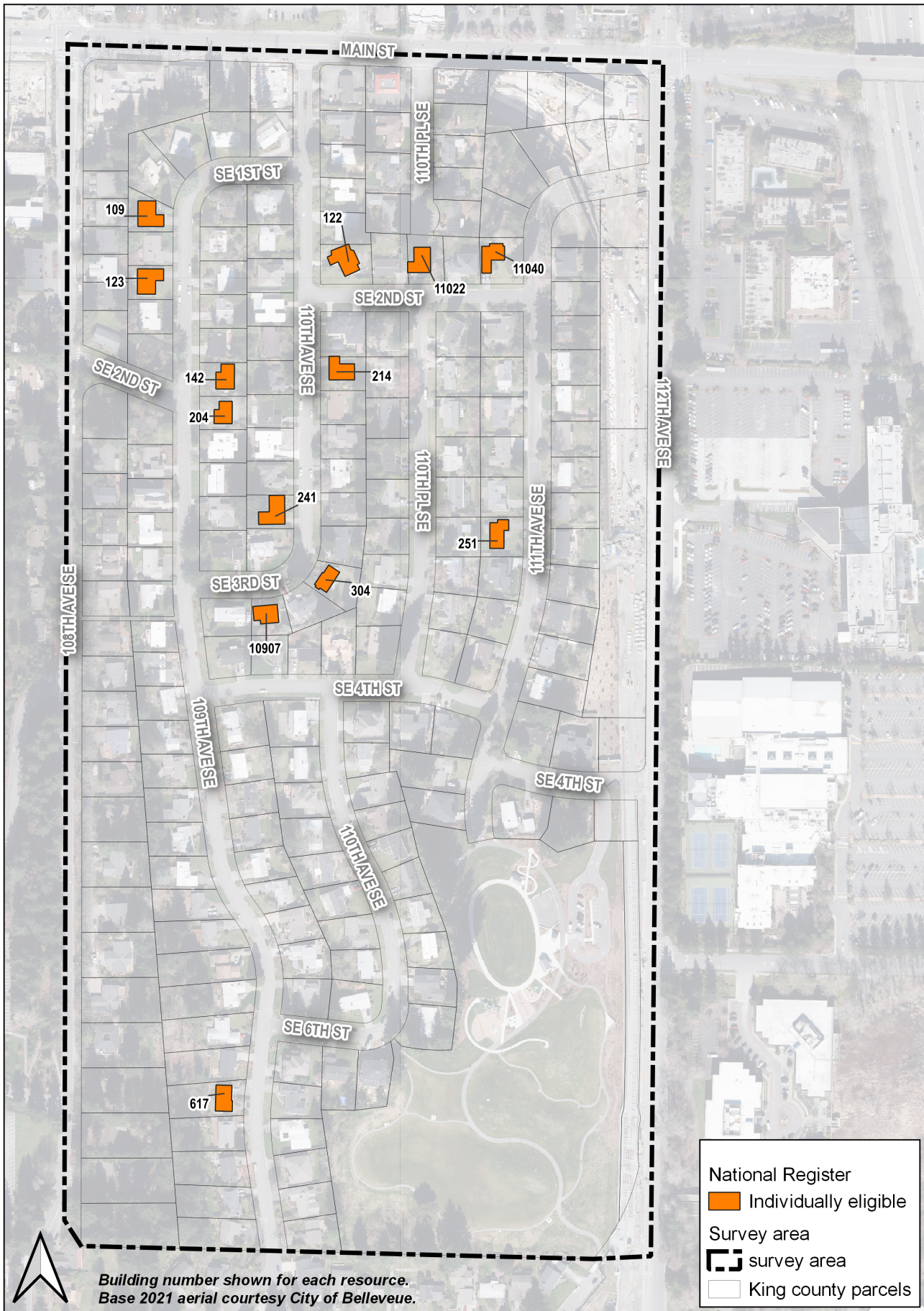
Table 10. National Register Eligible Resources

PROPERTY ID	ADDRESS	YEAR BUILT	IMAGE
724147	109 109TH AVE SE	1955	

PROPERTY ID	ADDRESS	YEAR BUILT	IMAGE
724134	10907 SE 3RD ST	1961	
54038	11022 SE 2ND ST	1954	
56013	11040 SE 2ND ST	1954	
54037	122 110TH AVE SE	1954	
476714	123 109TH AVE SE	1955	

PROPERTY ID	ADDRESS	YEAR BUILT	IMAGE
365245	142 109TH AVE SE	1955	
477499	204 109TH AVE SE	1955	
54216	214 110TH AVE SE	1955	
724141	251 111TH AVE SE	1958	

PROPERTY ID	ADDRESS	YEAR BUILT	IMAGE
280610	304 110TH AVE SE	1960	
287148	617 109TH AVE SE	1966	
384747	241 110TH AVE SE	1955	



Map 13. Individual Eligibility

4.7. HISTORIC DISTRICT NRHP ELIGIBILITY

NWV and SJM staff evaluated the survey area for potential historic district eligibility for listing to the National Register of Historic Places (NRHP).

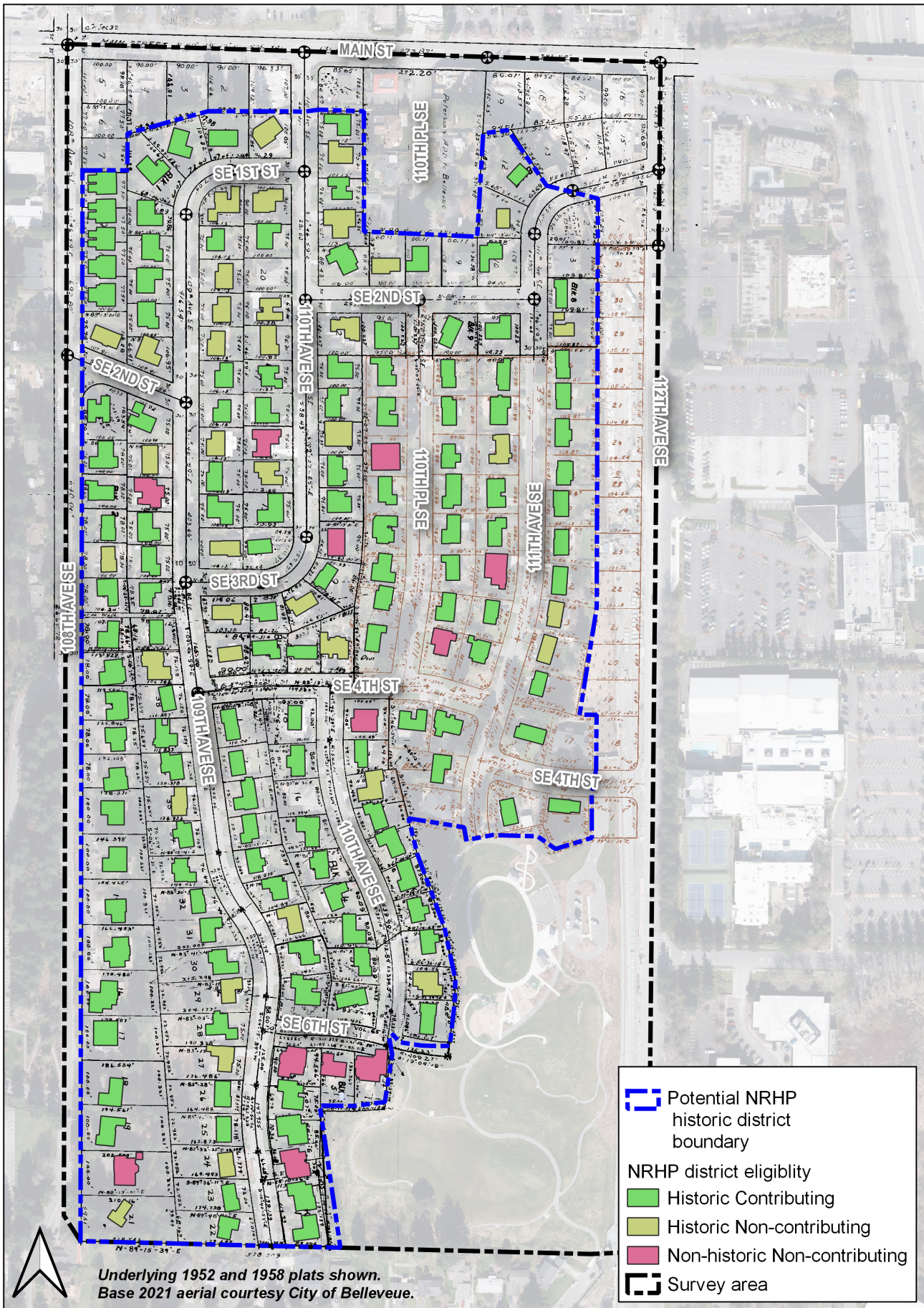
Based on the level of integrity, we recommend a potential NRHP historic district, eligible under Criteria A and C. The potential district is significant under **Criterion A** for its contribution to the broad patterns of Bellevue's history. Mid-century neighborhoods like Surrey Downs addressed pent-up housing demands in the greater Seattle area following the Great Depression and World War II. Bellevue's post-World War II growth as reflected in Surrey Downs represents what historians David L. Ames and Linda Flint McClelland write in *Historic Residential Suburbs* as "the outward spread of metropolitan areas and the growth and development of communities."⁵⁶ It also is potentially significant for its reflection of a builder-developer business model that incorporated the work of architects through the designs of stock house plans and design covenants that resulted in a cohesive neighborhood with a custom-built appearance. The Surrey Downs neighborhood is also potentially eligible under **Criterion C** for its reflection of a single-family suburban neighborhood completed at the height of the Modern Movement. The neighborhood landscape, topography, large lot sizes, setbacks, and orientation to the automobile are significant reflections of the era in which it developed. Residences reflect a variety of forms including Ranch, Split Level, and Split Entry, with most reflecting the Contemporary or Modern styles. The short-lived architectural firm of Omer Mithun and Harold Nesland, master architects based in Bellevue, produced a variety of stock house plans for use in the Surrey Downs subdivision in the mid-1950s. Their residential designs had broad appeal and received attention in local, regional, and national publications.

The district does not appear eligible under Criterion B as research did not reveal direct association with any significant individuals. However, future research may uncover significant individuals, particularly if individual property research is conducted. The district does not appear eligible under Criterion D, but further research may uncover more information.

The recommended period of significance extends from 1953 (construction of 200 111th Avenue SE, the oldest contributing building) to 1978 when the last three contributing buildings within the potential district were built (212, 222, and 300 108th Avenue SE), marking the full build out of the planned subdivision per the original design intent. Within this period of significance there were two phases of construction: 1953-1969 and 1972-1978. The 1953-1969 phase is associated with the early stages of platting and development with the 1972-1978 phase associated with construction of 18 resources, primarily along 108th Avenue SE, that completed the subdivision's build out.

The 18 resources built during the second phase of construction and listed in **Table 9. Criteria Consideration G Resources on page 41** are less than 50 years old. Criteria consideration G applies to these resources in their eligibility as contributing to a historic district. Although these resources are individually not of exceptional importance, their designs are consistent with the character of the rest of the district and the majority of the contributing resources within the district are more than 50 years old. As such, they are considered as contributing resources within an eligible district.

56. David L. Ames, Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Register Bulletin (Washington, D.C.: National Park Service, September 2002), 99, https://www.kshts.org/resource/national_register/MPS/HistoricResidentialSuburbsintheUS1830-1960_MPDF.pdf.



Map 14. District Eligibility

Boundary

The proposed historic district boundary encompasses the 1952 Surrey Downs Addition No. 1 and the 1958 Surrey Downs Addition No. 2. Refer to **Map 14. District Eligibility on page 48**. This encompasses the majority of the Surrey Downs neighborhood, one of Bellevue's early planned residential subdivisions of the mid-20th century. The land area and houses included within the historic district reflect the customization of the Mithun and Neslund designs as well as the influence of protective design covenants.

The parcels along 110th Place SE are not included as this section was not platted as part of Surrey Downs Addition No. 1 or No. 2. The parcels along Main Street between 108th Avenue SE and 110th Avenue SE identified in covenants as light office use were not included as they do not relate to the domestic design elements evident within the historic district. The parcels along 112th Avenue SE and at the southwest corner of Main Street and 112th Avenue SE were not included to the change in land use and demolition of previous buildings at these locations.

Integrity

The area retains a moderate level of integrity, with each aspect discussed below.

Location: road boundaries that historically defined the historic district and stem from the underlying plats remain mostly intact. The size and shape of the blocks, rights-of-way, and parcels remains mostly intact. Alterations along the east edge of the survey area have modified the outer edge of parcels.

Design: the arrangement and hierarchy of the roadways, building placement, and arrangement of blocks remain intact. The spatial organization of the blocks remains evident through the streets, lot sizes, and building placement.

Setting: the area is self-contained with a distinct sense of having entered a specifically designed area upon driving or walking into the area. The front landscaping at each house and absence of sidewalks conveys the historic relationship between the streets and the houses.

Materials: a variety of materials associated with the customization of house designs was important to the original development and remains evident in the variety of cladding materials and variations on wood siding. Alterations replacing aluminum windows have diminished the material integrity slightly.

Workmanship: remains evident in the house designs and construction.

Feeling: a distinct experience of entering a unique space remains. The visual massing and continuity of the buildings, designs, and materials remains.

Association: the roadway, and buildings continue in functions stemming from development within the period of significance for the historic district. The roadway, landscape features, and buildings convey the period when the historic district achieved importance and continue to reflect design principles that shaped it.

Classifying Contributing and Non-contributing Resources

The following section outlines the methodology utilized in assessing surveyed resources for contributing and non-contributing status within the potential historic district. The following table provides a count of contributing and non-contributing status level recommendations.

Table 11. Potential Resource Status

STATUS	COUNT	PERCENT
Historic contributing, including historic contributing properties less than 50-years in age (17 of the total)	139	76%
Historic non-contributing	36	20%
Non historic non-contributing	7	4%
Total:	182	100%

The following provides status definitions and an explanation of factors considered in assigning status levels.

Historic: 50 years or older as of 2021, inclusive resources less than 50-years of age that are integral parts of the district.

Non historic: Buildings built between 1986 and 2021 and unrelated to historic development and design patterns within the neighborhood.

Contributing:

- » Built within the main period of significance (1953 to 1969) or the secondary period of significance (1972-1978), and,
- » Remain substantially intact and able to convey their original design. This means that alterations noted under plan, cladding, windows, and other were intact to moderate, with up to one extensive level alteration.

Non-contributing:

- » Built outside the periods of significance; or are,
- » Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate and extensive alterations.

4.8. THREATS TO INTEGRITY

The following list identifies key local development trends influencing the retention of historic properties within the city:

- Managing exterior building changes as property owners change out original aluminum windows for vinyl windows will be a key ongoing issue. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can have a significant impact on visual character.
- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded.

- Demolition to build larger houses or significant renovations of original properties to increase square footage. There were a number of recently constructed or under construction properties within the survey area.

5. Recommendations

Implementation of the following recommendations will support the 2021–2026 Washington State Historic Preservation Plan goals.

- Conduct outreach to property owners of properties recommended eligible for NRHP listing to ask if they are interested in knowing more about their properties. The intent will be to conduct additional research on those properties with owners who are interested in the history of their buildings. Based on the research, the owners could then consider if they are interested in pursuing listing status. The research could be accomplished through volunteer or owner research parties.

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