

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED MAY 24 1976

DATE ENTERED

JUL 6 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Ellsworth Storey Cottages Historic District

2 LOCATION

STREET & NUMBER 1706, 1710, 1710½, 1800, 1804, 1808, 1810, 1814, 1816 Lake Washington
Boulevard South, 1725, 1729 - 36th Avenue South

NOT FOR PUBLICATION

CITY, TOWN

Seattle

VICINITY OF

CONGRESSIONAL DISTRICT

#7 - Honorable Brock Adams

STATE

Washington

CODE

53

COUNTY

King

CODE

033

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Principal Owner:
Mrs. Kenneth Chapman (Priscilla Storey Chapman) (See continuation sheet)

STREET & NUMBER
3412 Bell Street

CITY, TOWN

Everett

VICINITY OF

STATE

Washington

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. King County Administration Building

STREET & NUMBER
Fourth Avenue at James Street

CITY, TOWN

Seattle

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Washington State Inventory of Historic Places

DATE

1969

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Washington State Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

GENERAL STATEMENT

The Ellsworth Storey Cottages Historic District in Seattle encompasses eleven frame dwellings designed as modest rental units by Ellsworth Prime Storey in 1912. The buildings are situated along a circuitous Lake Washington section of the city's interconnecting park and boulevard system developed in accord with recommendations made by Olmsted Brothers Landscape Architects of Brookline, Massachusetts in 1903. The cottages are noteworthy chiefly because of the architect's economical and expressive use of native wood, but they are noted also for harmonious, terraced siting on a wooded hillside.

The architect's family has continued to operate the cottages as rental units to the present day. Under a cooperative arrangement, the owner-manager is responsible for exterior maintenance, and tenants provide for internal maintenance and repairs. Damaged or deteriorated material, for the most part, is replaced in kind, especially on the exterior. As a result, while the light frame structures have weathered more than sixty years, they have retained essentially their original appearance.

THE SITE

The district embraces approximately an acre and a half of wooded hillside in the Mount Baker residential district overlooking Lake Washington. The easternmost boundary of the district is approximately a block from the shoreline.

There are two groups of cottages in the district. The smaller of the two, now containing three of an original set of four buildings, occupies a single lot on a slightly south-westerly sloping plateau which fronts on Lake Washington Boulevard South at the northerly entrance to Colman Park.

At a lower elevation, roughly 180 feet to the east and 120 feet to the south, is the larger grouping of cottages which occupies two adjoining lots extending the full width of the block between 35th and 36th Avenues South. Six of the cottages are oriented longitudinally on the site in a regular, terraced row sloping down in the direction of the lake. These front on Lake Washington Boulevard as it winds through the northerly border of Colman Park. At the base of the site, the remaining two cottages in the second group have a lateral orientation and front on 36th Avenue South. A serpentine, brick-paved pathway with intermittent steps links the cottages of this terraced set. A make-shift wooden handrail along the path is a more recent addition.

Large firs and madronas, maples, and a naturalistic understory of shrubs and vines generously buffer and shade either site. Through this lush screen, however, occupants of most of the cottages can glimpse the lake or the park.

LEGAL DESCRIPTION

The Ellsworth Storey Cottages Historic District is located in NW $\frac{1}{4}$ Section 10, T.24N., R.4E., of the Willamette Meridian. The cottages occupy Lot 2 of Block 62 and Lots 5 and 8 of Block 65 of Burke's Second Addition to the Plat of Seattle. The district also encompasses

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1912 - 1916

BUILDER/ARCHITECT Ellsworth Prime Storey

STATEMENT OF SIGNIFICANCE

GENERAL STATEMENT

The Ellsworth Storey Cottages Historic District is significant to the state of Washington because it encompasses a number of early, small-scale examples of the Western Stick Style by an architect whose original work in the mode contributed importantly to the architectural tradition of Seattle and the Pacific Northwest. Concentrated in close relationship to one another in a wooded area of one and a half acres, eleven of the twelve original low-cost rental units built by Ellsworth Prime Storey beginning in 1912 are intact. Among the better known of Storey's extant works, the cottages were specially cited in 1959 by the Washington State Chapter of the American Institute of Architects for "fine scale," "excellent proportion," "simple, direct use of local materials," and "skillful site planning." The cottages continue to be sought after rentals among persons of varying means and backgrounds, and they are still owned and maintained by the architect's immediate family.

BACKGROUND OF THE PROJECT

In 1903 the Seattle City Council adopted recommendations of Olmsted Brothers Landscape Architects of Brookline, Massachusetts for a comprehensive park system. The related boulevard plan submitted by the Olmsted firm proposed a fifty-mile chain of drives to connect many of the parks as it skirted lakeshores and followed high ridges overlooking the water and mountains. In response to an ambitious schedule of acquisitions and improvements, Seattle citizens voted several million dollars in bond issues over the six year period between 1906 and 1912. Among developments stemming from this period was a belt of beaches, parks, boulevards and parkways stretching along the western shore of Lake Washington between Seward Park on the south and Washington Park on the north. Home sites along this green margin overlooking Lake Washington and the Cascade Mountains in the distance were naturally regarded as choice. When Ellsworth Storey arrived in Seattle as a young man in 1903 he selected his own home site in the Denny Blaine District southeast of Washington Park. Ten years later, in 1912, he invested in several view lots on a section of road between Frink Park and Colman Park, a portion of which was then known as Frink Boulevard. It was Storey's express purpose to build a number of simple cottages in this pleasing environment - four on each of three lots, which could be rented for low cost.

Building permit records pertaining to the Storey Cottages are incomplete, but information on file with the King County Assessor indicates that the first group of four cottages at the northerly entrance to Colman Park was completed in 1912. Since one of the structures burned prior to 1960, there are presently three cottages at this site. It is generally assumed that the eight cottages down the hillside were completed in the following year, 1913.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

DeChazeau, Eunice Storey, "Ellsworth Storey Story," Ithaca, New York, November 17, 1959, 19 page biography typescript by the architect's elder daughter. University of Washington School of Architecture and Urban Planning Library.

Knapp, Nancy, "The Houses that Storey Built," Puget Soundings (May 1968), 16019.

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.5 acres, more or less

UTM REFERENCES

A

1	0	5	5	3	5	4	0	5	2	7	0	4	9	0
ZONE		EASTING				NORTHING								

B

ZONE		EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

Beginning at a point on the NE corner of Lot 2 of Block 62 of Burke's 2nd Addition to the Plat of Seattle; thence south along east property line of said lot approximately 60 feet to NW corner of Lot 10 of said Block 62; thence east along north property line of said Lot 10 approximately 150 feet to centerline of 35th Avenue South; thence south along centerline of 35th Avenue South, extended; approximately 120 feet to point opposite NW corner Lot 5 of Block 65 of Burke's 2nd Addition; thence east along north property lines of said Lot 5 and Lot 8 of said block approximately 300 feet to centerline of 36th Avenue South, thence south

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES (See cont. sheet)

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Ms. Elisabeth Walton Potter, Historic Preservation Specialist

ORGANIZATION

Washington State Parks and Recreation Commission

DATE

March, 1976

STREET & NUMBER

P.O. Box 1128

TELEPHONE

(206) 753-4117

CITY OR TOWN

Olympia

STATE

Washington

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Garrett Hansen

TITLE

State Historic Preservation Officer

DATE

May 13, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting

Ann Smiley

DATE

7/6/76

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST

Charles Edwards

DATE

7.1.76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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Secondary owner A: City of Seattle (Lots 6 and 7, Block 65,
c/o David L. Towne, Superintendent Burke's 2nd Addition -
Department of Parks and Recreation fraction Colman Park)
610 Municipal Building
Seattle, Washington 98104

Secondary owner B: Aubrey Heady (unimproved Lot 10, Block
1709 - 35th Avenue South 62, Burke's 2nd Add-
Seattle, Washington 98144 ition)

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unimproved Lots 3 and 10 of Block 62 and unimproved Lots 6 and 7 of Block 65. The latter two lots, deeded to the City of Seattle, fall within the boundary of Colman Park. In addition, fractions of Lake Washington Boulevard South and 35th and 36th Avenues South, extended are included in the district.

DESCRIPTION OF COTTAGES

Each of the cottages in Storey's project adjacent to Colman Park is of "single" frame construction, which is to say that there is a single thickness of tongue and groove fir boards inside the 3 x 4 studs. The exposed framing resulting from this economical method of construction became a kind of straightforward exterior decoration. Each of the single-story structures has a post foundation on concrete footings. Water skirting of shiplap siding varies in height depending upon the elevation and the slope of the site. Unexcavated dirt floor space under the houses is used for storage purposes. The typical rectangular plan measures 21 feet wide and ranges in length from 32 to 40 feet, including a porch of 6 or 8 feet in depth extending across the front end.

Porch decks and stair railings are screened simply and effectively with vertical slatwork of alternating wide and narrow slats. Openings are not conventionally trimmed, but are framed by studs. Doors and windows are not without refinement, however. In fact, little ordinary mill stock was used. Instead, simple square muntins in the window sash were deployed to make a balanced geometric pattern of each single window casement or each set of two, three or four contiguous casement windows. In some window "ribbons" the entire upper register is divided into squares. In each there are squares in the outermost corners divided by a diagonal member and supported by a long, narrow border pane below it. Membering of the original doors is similarly stylized. Stiles and rails from upper and lower sets of three narrow panels which are capped by a seventh horizontal panel at the top.

Roof forms, with their tar paper or composition cover, differ in the two groups of cottages. Those of the smaller group on the upper plateau are flat, slightly built up at the center, and have broadly projecting eaves. Cottages of the larger group down the hillside have longitudinal gable roofs of gentle pitch which overhang the entire front porch area supported on a framework of posts, plates, purlins and rafters and a modified fan truss. On most cottages, metal gutters and downspouts have been added to eaves of either side elevation.

Many of the original brick flare-top stove chimneys were removed as electric appliances became more widely used. It is said that while the cottages are lightly constructed, they are reasonably weather tight, and space heaters or baseboard heaters now in common use provide sufficient heat in the wintertime. In summer, the cottages are well shaded by surrounding trees and naturally ventilated by windows opening to breezes from the lake.

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However, early field notes of the County Assessor, which are sometimes fallible, suggest that the project may have been carried out over a longer period of time; that Nos. 1800, 1804 and 1808 Lake Washington Boulevard South were constructed in 1915, and that the remaining five cottages were built in 1916. In any event, whether designed and implemented within a span of two years or four, the venture was popular from the beginning. That the rents were, indeed, reasonable is confirmed by the County Assessor's records. In early field notes the monthly rate for cottages in the first group was given as \$12.50 to \$15.00. During the early part of the Depression, when the building and construction industry dried up, the modest income from these rental properties helped to keep Storey and his family afloat.

BIOGRAPHICAL NOTE

Ellsworth Prime Storey (1879-1960) was born and educated in Chicago, where, under the influence of technical school training and excitement generated by the World's Columbian Exposition of 1893, he settled on a career in architecture. In 1896, while Storey was still a student at the Chicago English High and Manual Training School, he joined his family in a summer vacation trip to the Pacific Coast. The tour included a visit with relatives in Seattle, and it is understood that the young man determined at this point to settle in the Pacific Northwest when his education was complete.

Storey entered the University of Illinois in 1898 and devoted the following year to a tour of Europe with his family. According to a biographical sketch prepared by his elder daughter, it was the vernacular building of Switzerland and Austria which most intrigued him at the time. Storey completed work for a degree in architecture at Illinois and was graduated in 1903. During the summers of 1901 and 1902 he had worked with the Chicago firm established by Charles Sumner Frost (1856-1931) and Alfred Hoyt Granger (1867-1939). As is pointed out by James F. O'Gorman in his note of Storey in the Journal of the Society of Architectural Historians in 1960, Frost and Granger are not considered to have been exponents of the Prairie Style. They did, however, produce work which exhibited certain regional characteristics. Moreover, Storey is known to have been aware of the early work of the "prairie architects" - especially that of Frank Lloyd Wright, and the activities of the Chicago Arts and Crafts Society as well.

Upon his graduation from the University of Illinois, Storey set out for Seattle, where he promptly acquired property and commenced construction of two houses for his bride and parents (260 and 270 Dorffel Drive East) in the Denny Baline District on the western shore of Lake Washington. Storey's early work in Seattle was chiefly residential, and much of it was concentrated in his own neighborhood. He maintained a downtown office in the New York Block in these years and occasionally hired draftsmen and assistants as the work load required. Storey preferred to work independently, however. Once launched on his career, he never worked for another firm nor entered into a partnership. Storey's most widely-known

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work in this period is the Hoo Hoo House, the clubhouse of a national lumbermen's fraternity which was erected for the Alaska-Yukon-Pacific Exposition in 1909. At the close of the exposition, the Hoo Hoo House was retained on the University of Washington campus for use as the Faculty Club. It was torn down in 1959. Other important commissions were the Church of the Epiphany in the Denny Blaine District and the old Unitarian Chapel and the Sigma Nu Fraternity House in the University District. In the 1920's, Storey moved his office from the the New York Block to the Pantages Building. When the Depression came, he and two other architects consolidated office space, but as business conditions worsened, Storey moved his equipment home.

In 1934 Storey was tapped to design and supervise construction of a Civilian Conservation Corps camp (Moran State Park) on Orcas Island, one of the San Juan group in the straits between the Washington coast and British Columbia. With his sensitive, straightforward approach to wood construction, Storey was aptly chosen to produce rustic structures in the "National Park Style" characterized by the use of whole peeled logs, solid joinery and natural finish. Following site planning and construction, supervision of landscaping and the development of a trail system, Storey's responsibilities on Orcas Island culminated in the construction of an observation tower on Mt. Constitution (the highest point in the San Juan Islands) which was completed in 1940. Back in Seattle at the outbreak of the Second World War, Storey worked on plans for military installations at Sand Point and thereafter, until his retirement, took a position as inspector of construction with the Federal Housing Administration.

IMPACT OF THE ARCHITECT'S WORK

Ellsworth Storey typically made use of natural-finished wood - usually Douglas fir and occasionally western red cedar. Verandas or decks were prevalent in his work. Weathering stains were referred to paint, and exterior siding was sometimes untreated altogether. He also preferred natural cobble stone to cut stone for chimneys and foundation, although practical considerations led him to use both. Details such as built-in cabinetry, ingle-nooks, flat-arched openings, and window muntins arranged in uncoventional decorative patterns indicate a distinct relationship between storey's work and Arts and Crafts esthetics.

As is pointed out by Victor Steinbrueck, F.A.I.A., in his note on the Storey cottages in Pacific Architect and Builder in 1960, wide sweeping eaves are also a Storey trademark, and, in Steinbrueck's words, "sometimes the roof overhangs were varied in width in relation to the height above ground." Above all, Storey's handling of wood, however original in detail, was always direct and expressive of the structure. This basic characteristic is equally apparent in the small cottages adjacent to Colman Park, the larger residences, and the Hoo Hoo House with its exposed timber frame and boldly projecting eaves supported by shaped struts.

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Certain features of Storey's designs; namely, the hovering roof forms, ribbon windows, and revealed framework, are somewhat reminiscent of the Prairie Style. However, his comprehensive use of wood - including shingle siding, in a way which scrupulously expresses post and beam construction and the occasional hint of indebtedness to the Swiss chalet or the California bungalow are indications of a closer relationship to the Western Stick Style. In fact, a highly individualistic architect, Storey was one of the leading local progenitors of a regional tradition in timber construction which has come to be known as the "Northwest Style."

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O'Gorman, James F., "The Hoo Hoo House, Alaska-Yukon-Pacific Exposition, Seattle, 1909, Journal of the Society of Architectural Historians, Volume 19, No. 3 (October 1960), 123-125. A note on one of Ellsworth Storey's most widely-known works, no longer extant.

Steinbrueck, Victor, "Seattle's Storey's Cottages," Pacific Architect and Builder, Vol. 66, No. 6 (June 1960), 21-24.

Stenson, Barbara, "Historic Preservation Begins at Home," Puget Soundings (April 1969), 10-11, 26.

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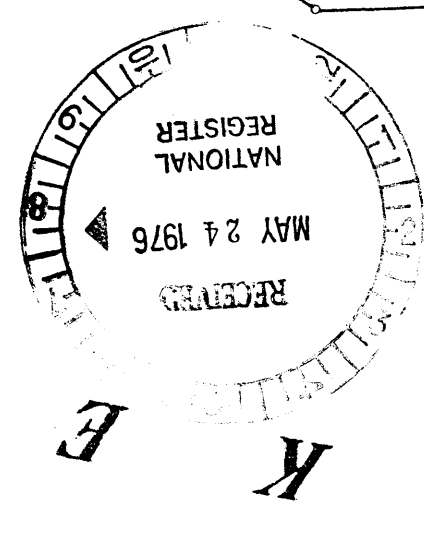
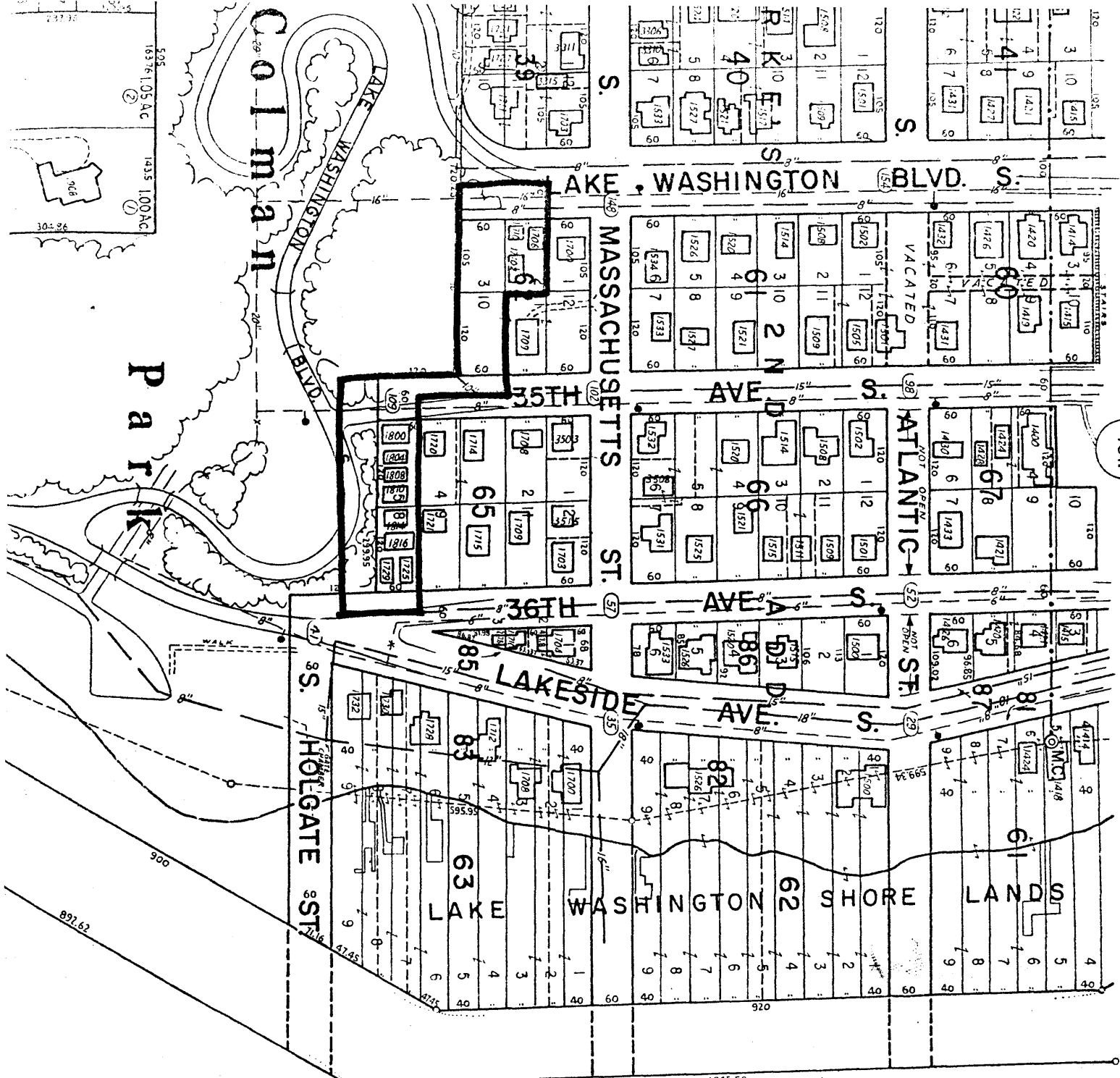
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along centerline of 36th Avenue South, extended, approximately 120 feet to point opposite SE corner Lot 7 of said Block 65; thence west along south property lines, as platted, of Lot 7 and Lot 6 of said Block 65 approximately 330 feet to SE corner Lot 7 of Block 62; thence north along east boundary of Block 62 approximately 180 feet to SE corner Lot 10 of said block; thence west along south property lines of said Lot 10 and Lot 3 of Block 62 approximately 275 feet to centerline of Lake Washington Boulevard South; thence north along centerline of Lake Washington Boulevard South approximately 120 feet to point opposite NW corner Lot 2, Block 62; thence east along north property line of said lot approximately 155 feet to point of beginning.



Ellsworth Storey Cottages
 Seattle, Washington
 Scale: 1 inch = 200 feet

Knoll Map Co., Inc. 1976

