



**Blair & Jan Paul**  
*real estate*  
blairjanpaul.com

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**Blair & Jan Paul**

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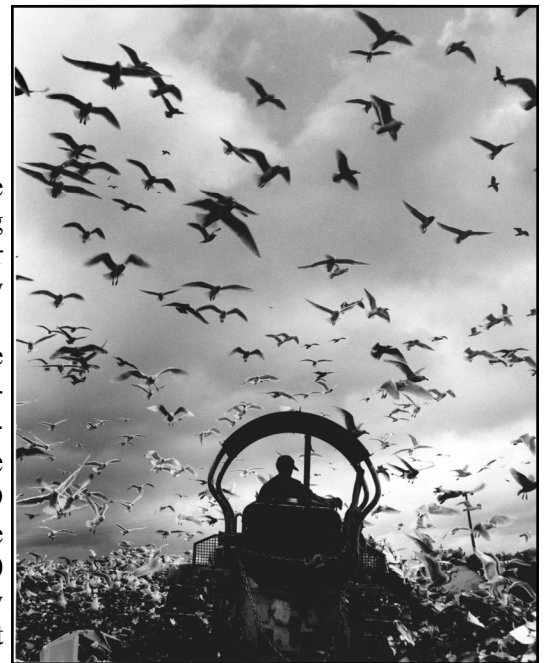
**NEW STATISTICS FROM THE NORTHWEST MULTIPLE LISTING SERVICE:**

*Pending sales up 16% in King County, Home prices down compared to last year. Distressed properties account for 38% of sales. See details on page 3.*

**UNIVERSITY VILLAGE: FROM MARSH TO MALL**

If you could look back not quite 100 years ago at the land where University Village now stands, would you believe you would be looking at Lake Union? To the east would have been the town of Yesler near what is now Webster Point in Laurelhurst where Seattle pioneer, Henry Yesler, established his mill in the early 1890's.

In the mid 1850's, Seattle pioneers had a vision of joining Lake Washington, Lake Union and Puget Sound for the opportunity this waterway would afford to area logging and shipping. When that vision became a partial reality in 1916 with the flooding of the Mounlake Cut, one of the results was that Lake Washington was lowered by 9 feet. Then, in 1917 when the Hiram Chittenden Locks were opened, the waters of Lake Washington were lowered again to a total of about 20 feet. Just imagine standing on the corner of 25<sup>th</sup> N.E. and N.E. 54<sup>th</sup> (now McDonalds) before 1916, looking south with Lake Union lapping at your feet and not that many feet away, Ravenna Creek completing the



*Seagulls at Mounlake Landfill, Seattle, 1955; From the Joseph Scaylea Collection, MOHAI*

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**Thinking of buying a home? Thinking of selling? Doing Both? Have some questions about the market? Please give us a call. We would love to be your realtors. Blair and Jan 206-853-1011.**

**HISTORIC SEATTLE 2011 PROGRAMS**

An opportunity to see two historic area homes:

***The Meeker Mansion***

In Puyallup

Pioneer Ezra Meeker's 17 room Italianate Victorian designed by Tacoma architects Ferrell and Darmer completed in 1890

Sunday, June 12th



And

***The Parker-Fersen House***

Sunday September 11

The City's most impressive Colonial Revival style residence designed by Frederick Sexton in 1902 for George H. Parker Location to be disclosed to registrants prior to tour

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***The 14th Annual Bungalow Fair Show and Sale of Antiques, Contemporary Furniture and Decorative Arts***

And

***Ravenna: Home Sweet Home Bungalow Tour***

***Saturday, Sunday, Sept. 24 & 25***

*For information on these and other opportunities:*  
[www.historicseattle.org](http://www.historicseattle.org)



**ROOSEVELT HIGH SCHOOL REUNIONS COMING UP**

***Class of '61***

Friday, Sept. 16

Ladies Luncheon and/or School Tour

Sat., September 17th

Reunion Celebration/Dinner Buffet Sand Point Country Club

***Class of '71—September 23***

***Class of '91***

On Facebook: RHS Class of 1991

More information and reservations for '61 and '71 at <http://reunionswithclass.com>

**MOHAI**

(Museum of History & Industry)

***April 9-January 1 NOW AND THEN***



Paul Dorpat's look at Seattle's history through historical and contemporary photographs showing changes over the years.

*For more information:*  
[seattlehistory.org](http://seattlehistory.org)



**WEBSITES YOU MIGHT LIKE**

**Neighborhood Service Centers:**  
<http://seattle.gov/neighborhoods/nsc>

**Seattle Public Library:**  
[www.spl.org](http://www.spl.org)

**Seattle Parks:**  
[www.seattle.gov/parks](http://www.seattle.gov/parks)

**Seattle Public Schools:**  
<http://www.seattleschools.org>

**Interested in Seattle area history? Try:**

- [www.historicseattle.org](http://www.historicseattle.org)
- [www.historyhouse.org](http://www.historyhouse.org)
- [www.historylink.org](http://www.historylink.org)
- [www.seattlehistory.org](http://www.seattlehistory.org) (MOHAI)
- [www.shorelinehistoricalmuseum.org](http://www.shorelinehistoricalmuseum.org)

**SAND POINT HOUSING**

Donations of good, usable household items (no clothes or electronics please) are always needed and welcomed in the **Resource Room** for residents of **Sand Point Housing** (adjacent to Magnuson Park). The need is especially great now since 52 new units are just opening up. There is a need for pots and pans especially. Call Roger at 206-529-9224 to make arrangements for drop off.



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connection of Green Lake to Lake Washington. Hardly seems possible does it?

When the Lake was lowered, much of Union Bay became a lush, cattail filled marsh inhabited by beavers, ducks and other water fowl. The University of Washington owned the marsh land to the south of NE 45<sup>th</sup> and agreed to let the City of Seattle use that land as a garbage dump to be returned to the U. of W. when the land was filled in. The landfill area became what is now the University parking lots, driving range and sports fields. Long time area residents remember “the dump” as a sort of weekend meeting place for neighbors as they drove in to unload their garbage. I remember the distinctive smell from the dump that enveloped our neighborhood (Hawthorne Hills) every so often when I was growing up.

The land to the north of 45<sup>th</sup> was rich farm land which became a truck farm where neighbors purchased vegetables until the Japanese farmer was sent to an internment camp in Idaho. Sometime later 30 acres of that land was purchased by Clark Prescott Malmo, expanding his family’s already thriving nursery business.

In 1954, plans were announced for construction of a \$10,000,000 shopping center on land purchased from Malmo. Two years later, The Seattle Times described the newly opened \$3,000,000 Rhodes as the “store of tomorrow” in the University Village. Twenty stores were originally opened in the new shopping center along with the Rhodes Department Store, including Woolworths, G. O. Guy Drugs, Lundquist Lilly, Bagley’s Shoes and the Bon Ton French Bakery. Shortly thereafter, restaurateur, Walter Clark, announced plans to open the Clark’s Village Chef Restaurant which began a long succession of popular and successful restaurants occupying that space down to its current tenant, Pallino’s.



One of the most popular events sponsored by the active University Village Merchants Association was the annual University Village Christmas Express train ride. Beginning in 1956, special diesel trains were chartered to carry children on “fun packed rides along Lake Washington” on tracks since replaced by the Burke-Gilman Trail.

In 1959, it was announced that the Village was planning a \$500,000 expansion to include an 18,000 square foot A & P Supermarket that would later become the original QFC. The original 2,000 parking spaces would be increased to 3,000.

University Village changed very little over the next 30 years but beginning in the early 90’s a rebirth began with the loss of Rhode’s successor, Lamonts, as the anchor tenant to be replaced by Barnes & Noble and the GAP. In 1996 the ceremonies for the official opening of the newest stores included unveiling sculptures by Whidbey Island artist, Georgia Gerber, who also sculpted Pike Place Market’s famous resident, Rachel the Pig. Gerber’s sculptures include a turtle and several cows reflecting the past farm and wetlands history of the Village site.

The mix of shops and specialty boutiques that have grown within the Village makes the it comparable to major

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## MARKET SNAPSHOT.

If you’re curious about the real estate market around your home, we have a no strings attached service called *Market Snapshot*. In a nutshell, you will be periodically — at intervals you select — informed about new listings and recent sales around an area you select. You can apply it around your home or your summer home or even an area to which you’d like to move. It can include everything that’s going on or just a more narrow set of parameters you decide upon.



If you’d like to look at it, go to our website, [www.blairjanpaul.com](http://www.blairjanpaul.com) and on the home page you’ll find a link that includes a sample *Market Snapshot* and if you like it, you can set it up all by yourself. Or, call us and we would be glad to do it for you.

**BLAIR**

## HOMES UNDER CONTRACT IN KING COUNTY RISE 16%

According to statistics from the Northwest Multiple Listing Service (NWMLS), the number of homes that were sold jumped more than 11% in February 2011 as compared to January 2010.

King County showed the highest month-over-month jump in pending sales of over 16%.

This is the second month in a row of double digit pending sales growth, projecting increased sold numbers in the coming months.

### Home Prices Dip

Year-over-year average sold prices in the Puget Sound show a 7% decline, with the largest drop of 13% coming in Snohomish County. Lower home prices combined with historically low interest rates makes this an excellent time to purchase real estate.

### Distressed Properties

Distressed properties (bank owned & short sales) accounted for 38% of the total listings sold in February, which may partially account for the lowering sales prices.

Our yard sale signs are yours for the asking. Just call and we’ll deliver. They have ample space for an address or details to draw folks to your Big sale. Save a tree or telephone pole, use our signs!



**206-853-1011 or 206 528 4431**

regional shopping centers throughout the country. The Parking Garage, completed in 2003 and offering 6 levels of free parking, pretty much guarantees you a space to park in this bustling shopping area.

We have watched many shops come and go over the years and some we still miss—remember Kay’s Bookmark? Miller Pollard is the latest shop to close its doors. The Village Management Office tells me that there are presently 102 merchants in the Village. Newer shops include Madewell, Pandora and Free People and the newest restaurants are Boom Restaurant and Tokyo Sweets. Swink Style Bar has announced plans to open in the Village this

spring, offering you a “quick, affordable beauty blast”. Sounds like a fun place to spend some time. The Village Management office also tells me that three more new spots will be opening this Spring, including Margaret O’Leary clothing. The names of the other two stores have not been announced as of the date we go to press.

Always something new there now but next time you’re walking through the Village, perhaps the figures of the cows and the turtles will inspire you to take a moment to imagine the sights and sounds that used to be—the whistle of Yesler’s Mill, the

beauty of the farmlands, a gurgling Ravenna Creek and the tranquility that must have been here in those days of long ago.

*Janet Paul*



**NEIGHBORHOOD STATISTICS from DECEMBER, JANUARY, FEBRUARY**

*The following statistics were reported by the Northwest Multiple Listing Service for the last 90 days for four popular neighborhood’s in Seattle’s north end.*

<i>Neighborhood</i>	<i>#Sold</i>	<i>Avg. Sq. Feet</i>	<i>Avg. \$/Sq. Ft.</i>	<i>Days on Mkt.</i>	<i>Avg. Orig. Price</i>	<i>Avg. Sold Price</i>
Bryant/Ravenna	30	2090	\$233.98	48	\$500,989	\$474,375
Wedgwood	17	1933	\$205.91	126	\$418,585	\$384,791
Hawthorne Hills & View Ridge	12	2609	\$244.06	107	\$661,371	\$611,503
Laurelhurst. & Windermere	19	3266	\$373.97	107	\$1,495,255	\$1,285,050

***WE CURRENTLY HAVE ON THE MARKET:***



***CLASSIC  
CAPE COD  
IN  
VIEW RIDGE***

**7326 48th Ave NE**

A beautifully prepared 3 bedroom, 1.75 bath home with new interior paint in decorator colors, cherry laminate floors in the bedrooms, new carpet downstairs. Large, level, fenced backyard.  
1 car garage.

***\$435,000***



***FRAME  
TUDOR IN  
BALLARD***

**6720 18th Ave  
NW**

Classic framed 2 bedroom, 1 bath, Tudor on super street of like and well maintained homes. Freshly painted. Refinished narrow gauge oak hardwood floors throughout the main floor. Large kitchen Great deck.

***\$375,000***