

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
 Office of Archaeology and Historic Preservation
 111 West 21st Avenue, KL-11
 Olympia, WA 98504 (206) 753-4011

IDENTIFICATION SECTION

Field Site No. 28 OAHF No. _____ Date Recorded 12/13/91
 Site Name Historic Clark Nettleton House
 Common Green Funeral Home
 Field Recorder David Harvey
 Owner's Name Green Funeral House
 Address 1215 145th Place SE
 City/State/Zip Code Bellevue WA, 98004

LOCATION SECTION

Address 400 State Street
 City/Town/County/Zip Code Kirkland, WA 98033
 Twp. 25N Range 5E Section 8 1/4 Section _____ 3/4 Section _____
 Tax No./Parcel No. 082505-9010 Acreage _____
 Quadrangle or map name _____
 UTM References Zone _____ Easting _____ Northing _____
 Plat/Block/Lot Lots 1-8, Blk. 2, Duncan's Add.
 Supplemental Map(s) _____

Status
 Survey/Inventory
 National Register
 State Register
 Determined Eligible
 Determined Not Eligible
 Other (HABS, HAER, NHL)
 Local Designation

PHOTOGRAPHY
 Photography Neg. No. _____
 (Roll No. & Frame No.) _____
 View of _____
 Date _____

Classification District Site Building Structure Object
 District Status NR SR LR INV
 Contributing Non-Contributing
 District/Thematic Nomination Name _____

DESCRIPTION SECTION

Materials & Features/Structural Types
 Building Type Domestic
 Plan Irregular
 Structural System Wood
 No. of Stories 2.5

Roof Type
 Gable Hip
 Flat Pyramidal
 Monitor Other (specify) _____
 Gambrel
 Shed

Roof Material
 Wood Shingle
 Wood Shake
 Composition
 Slate
 Tar/Built-Up
 Tile
 Metal (specify) _____
 Other (specify) _____
 Not visible

Foundation
 Log Concrete
 Post & Pier Block
 Stone Poured
 Brick Other (specify) _____
 Not visible

Cladding (Exterior Wall Surfaces)
 Log
 Horizontal Wood Siding
 Rustic/Drop
 Clapboard
 Wood Shingle
 Board and Batten
 Vertical Board
 Asbestos/Asphalt
 Brick
 Stone
 Stucco
 Terra Cotta
 Concrete/Concrete Block
 Vinyl/Aluminum Siding
 Metal (specify) _____
 Other (specify) _____



High Styles/Forms (check one or more of the following)

<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Spanish Colonial Revival/Mediterranean
<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Tudor Revival
<input type="checkbox"/> Italianate	<input type="checkbox"/> Craftsman/Arts & Crafts
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Bungalow
<input type="checkbox"/> Romanesque Revival	<input type="checkbox"/> Prairie Style
<input type="checkbox"/> Stick Style	<input type="checkbox"/> Art Deco/Art Moderne
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Rustic Style
<input type="checkbox"/> Shingle Style	<input type="checkbox"/> International Style
<input checked="" type="checkbox"/> Colonial Revival	<input type="checkbox"/> Northwest Style
<input type="checkbox"/> Beaux Arts/Neoclassical	<input type="checkbox"/> Commercial Vernacular
<input type="checkbox"/> Chicago/Commercial Style	<input type="checkbox"/> Residential Vernacular (see below)
<input type="checkbox"/> American Foursquare	<input type="checkbox"/> Other (specify) _____
<input type="checkbox"/> Mission Revival	

Vernacular House Types

<input type="checkbox"/> Gable front	<input type="checkbox"/> Cross gable
<input type="checkbox"/> Gable front and wing	<input type="checkbox"/> Pyramidal/Hipped
<input type="checkbox"/> Side gable	<input type="checkbox"/> Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan			<input checked="" type="checkbox"/>	
Changes to windows	<input checked="" type="checkbox"/>			
Changes to original cladding				
Changes to interior				
Other (specify)				

ATTACHMENT 6
 20007-00022

Study Unit Themes (check one or more of the following)

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government/Law |
| <input checked="" type="checkbox"/> Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) | <input type="checkbox"/> Social Movements/Organizations |
| <input checked="" type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning/Development | <input type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) |
| | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) |

Statement of Significance

Date of Construction 1914 Architect/Engineer/Builder Clark Nettleton

- In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

This distinctive classical colonial home was built by Clarke Nettleton who came to the Puget Sound area in 1890. Mr. Nettleton became a very influential figure in King County through his positions with the Post-Intelligencer and his various business ventures.

Nettleton married Jennie Brophy in 1894 and in 1914 they had built their distinguished home in Kirkland. The large Southern Colonial style architecture they chose is unusual in the Northwest and especially unique in a small, middle class town such as Kirkland was in the early part of the century.

The house was sold circa 1933, and served as Blights Funeral Home for several years until purchased by Chester Green in 1936, who established the Green Funeral Home..

Description of Physical Appearance

This Colonial Revival style house is basically square, measuring 37' x 40', with the original rear wing measuring 14'x 46'. There are two story additions to the rear wing's south and north facades.

The roof trim on the eaves is a boxed cornice with stylized brackets and a plain frieze. The gable ends also have a boxed cornice and are pedimented.

The windows are generally double hung with the upper sash having from 6 to 24 panes. There is a palladian window centered in each of the two gable ends.

The west (main front) facade is symmetrical in design with a two story portico supported by fluted Ionic columns.

There is also a veranda across the full 37 foot width of the west facade. It is 9 feet deep and one story high with its roof serving as a balcony for the second floor. The supports for the veranda are brick piers surmounted by Doric columns.

Circa 1940, the north facade received an 11' x 46' two story addition and a large roofed driveway which is attached to the house and measures approximately 18' x 60'.

Major Bibliographic References

Arline Ely, "Our Foundering Fathers", 1975

King County Historic Sites Survey, Clark Nettleton House (file #0104), 1977

King County Assessor's Records



King County

Historic Preservation Program
Office of Business Relations and Economic Development
701 Fifth Avenue, Suite 2000 [MS: BOA-EX-2000]
Seattle, WA 98104
206.205.0700 (v) 206.205.0719 (f)
www.metrokc.gov/exec/bred/hpp/

July 25, 2007

Janice Soloff, AICP
Senior Planner
Planning & Community Development
City of Kirkland
jsoloff@ci.kirkland.wa.us

Dear Ms. Soloff:

Thank you for the opportunity to comment on the proposed relocation of the Nettleton House (also known as the Green Funeral Home) and the subsequent development of the original property. The property is identified in the Historic Property Survey done by David Harvey in 1991 as eligible for listing in the National Register of Historic Places and is labeled as Site No. 28. It is also listed in the King County Historic Resources Inventory and is identified as HRI Site No. 104. The address of the property is 400 State Street. The house is a Colonial Revival structure built in 1914, with several other additions over the years. The front and side facades are mostly intact.

I have used the information provided by you from the potential developer, CamWest Development, Inc., including preliminary site plans and streetscapes, and a report from a consulting arborist. The following information is based on those documents. If there are substantial modifications in the site plan, or relocation of the historic house, I'd be more than happy to look at those revised documents.

Essentially, the proposal meets the spirit of preserving the historic house while providing increased development density on the rest of the property. I do have comments on various aspects of the proposed plan. These are grouped by category below.

Historic house relocation:

- The house is being moved approximately 135' to the south, and 30' to the east from its present location. While this will place the house in the corner of the block, rather than the center, the distance from State Street is sufficiently similar to the existing condition as to have minimal impact on the historic integrity of the building.
- The house currently sits on a rise up from State Street. The topographic elevation of the house in the new location is sufficiently similar to the existing condition as to have minimal impact on the historic integrity of the building. The

appearance of the grounds sloping up to the house will still be intact, although will be somewhat lessened and modified.

Historic house rehabilitation:

- The rear additions on the house are being removed as they are non-original, and the additions were intended to serve the building while it was a funeral home. That use has been discontinued, and the house will be returned to its original use, single family dwelling. Removal of these additions also greatly simplifies the moving of the house to its new location.
- The house will receive a new garage addition. The addition is in keeping with the style, scale, and massing of the existing structure, and will be placed on the rear elevation.
- The project description provided by the developer indicates that the house will be "remodeled in keeping with its existing architectural character". There is no other information as to how extensive the remodeling will be. It is important, in order to retain the historic integrity of the structure, that existing historic materials on the exterior be repaired or replaced in kind only as needed. The best guide for this "remodeling" is the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Replacement of original windows and doors, exterior trim details, and siding should only be done if the existing is beyond repair. Wood windows should not be replaced with vinyl or metal, and should maintain the historic muntin pattern. Wood siding should not be replaced with vinyl, metal, or any fiber cement product. These are key elements of the historic integrity of the building, and I would encourage the City of Kirkland to make this a condition of approval for the PUD.

Landscaping:

- Landscaping clearly has played a role in the appearance of this property from the time it was developed. The consulting arborist has suggested retention of a number of trees, and the removal of a few. These suggestions have minimal impact on the historic integrity of the property. Retention of as many older trees as possible will enhance the overall setting of the existing and the new development.
- Historically the house has had a clear, unobstructed view from the front façade to State Street. It appears that this open area is being maintained in the new location. This is a critical aspect for retaining historic integrity. The project description and the Preliminary Landscape Plan L1 indicate that an open area will remain, but with the addition of a seating wall, seating area, and curvilinear sidewalk. This plan demonstrates a good retention of unobstructed lawn between the house and State Street. However, the separate Site Plan A.4 indicates a straight sidewalk from the house to State Street. This plan is substantially different from the existing configuration. Clarification is needed as to which plan will be followed, with the ideal situation being an open and unobstructed area of lawn covering the bulk of the area between the house and State Street.
- Retention of several trees adjacent to the newly relocated house may significantly increase the obstruction of the house from State Street. It may be

necessary to prune the lower limbs of some of these trees to encourage better visual access of the house. Similarly, it may be necessary to limit the number of new trees planted in that visual corridor between the house and State Street.

New streetscape design:

- The overall setback and placement of the new houses on the property clearly indicates that the Nettleton House is different. This technique is fairly effective in helping to preserve the historic integrity of the house.
- The overall design of the new homes is intended to “give the neighborhood a somewhat eclectic look” according to the project description. These designs are also intended “to make the neighborhood look as if it has developed over a longer period of time.” The individual designs do pick up elements of various architectural styles from the early part of the 20th Century, including Arts & Crafts, Tudor Revival, and Colonial Revival. It is important that a false sense of history not be conveyed by confusing these as remnants of a historic neighborhood. This criteria of not creating a false history appears to be met, based on the designs suggested in the Streetscapes A.2 rendering submitted, as these designs also reflect contemporary residential construction and design.
- From an urban design point of view, I would suggest curbing the urge by the developer, if possible, to create completely unique homes from a style standpoint. I think the end product will appear more like a house “petting zoo”, rather than creating a cohesive neighborhood or giving the neighborhood an “eclectic look”. Neighborhoods historically may have developed over time, but there is generally an overriding time period or style. I think it is important to reduce the style palette for the homes. This doesn’t mean the houses have to be cookie cutter, but they could have 2 or 3 primary styles with variety within each individual style palette.

Again, thank you for the opportunity to comment. I think the critical pieces of this particular project are that an open visual corridor remains between the Nettleton House and State Street, and that the house is rehabilitated according to the appropriate historic preservation standards. Best of luck with this project, and please let me know if you need additional information or further review.

Sincerely,



J. Todd Scott, Design Review Coordinator
King County Historic Preservation Program
Todd.scott@kingcounty.gov
206-296-8636