

HISTORIC RESOURCES SURVEY AND INVENTORY REPORT

CITY OF KIRKLAND

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TABLE OF CONTENTS

Background	page 1
Relationship to Kirkland's Comprehensive Plan	
Survey Timeline	
The Survey Process and Results	page 4
Objectives	
Methodology	
Survey Results	
Geographic Distribution	
Map of Historic Resources	
Overview of Kirkland History and Development	page 11
Early Settlement/Pioneer Period (Up to 1888)	
Peter Kirk's Steel Mill Enterprise (1888-1893)	
Depression, Agriculture and Early Industrialization (1894-1910)	
Boom Times (1911-1930)	
Depression and War (1931-1945)	
Development of Kirkland Buildings over Time	page 17
Early Settlement/Pioneer Period (Up to 1888)	
Peter Kirk's Steel Mill Enterprise (1888-1893)	
Depression, Agriculture and Early Industrialization (1894-1910)	
Boom Times (1911-1930)	
Depression and War (1931-1945)	
Analysis by Building Type and Theme	page 21
Architectural Styles Commonly Found in Kirkland	
Commercial Buildings	
Institutional Buildings	
Agricultural Buildings	
Industrial Buildings	
Residential Buildings	
Survey Recommendations	page 30
Bibliography	page 31
Appendix:	
Table I:	Category A Buildings, by date
Table II:	Category B Buildings, by date
Table III:	Category C Buildings, by date
Table IV:	Category D Buildings, by date
Table V:	Demolished Buildings, by date
Table VI:	Historic Sites

EXECUTIVE SUMMARY

This report represents a milestone in Kirkland's efforts to record and recognize its history. A total of 284 historic buildings in the city have now been inventoried. After evaluation, 89 buildings were recommended for listing in the City's Comprehensive Plan (including the 28 buildings already listed). These properties warrant special consideration because of their significant architectural features and, in many cases, their strong associations with Kirkland's history. An additional 149 of the buildings surveyed substantially retain their original character, although they have been altered to some extent.

The City of Kirkland began working with the local heritage community in 1976 to identify and recognize historic resources. Since that time, two historic surveys (1991/92 and 1998/99) have been conducted. The City provided funding for the survey consultants and participated on the project steering committee, along with representatives from the Kirkland Planning Commission, the Kirkland Alliance of Neighborhoods, King County and the Kirkland Heritage Society (KHS).

The buildings identified here provide an excellent record of Kirkland's development, both as a commercial center and as individual neighborhoods. However, major gaps exist in the record, most notably in the very small number of schools and churches. The recent successful effort to relocate and preserve the Christian Science Church, Kirkland's oldest religious building, is an important step toward recognizing this part of the community's heritage.

Kirkland's buildings reflect five periods in its history. A few houses, such as the French house, remain from pioneer days, before the arrival of the Kirkland Land and Improvement Company. Of the buildings the company built as the foundation of its new industrial town, four commercial brick buildings and eight houses remain. Development slowed dramatically with the failure of the steel mill in 1893, and little construction occurred. However, one commercial building (the Brooks Building), 22 houses (including the Shumway Mansion, the Dorr Forbes house, Cedarmere and the Reverend Newberry house) and the Osteberg barn, remain from these days.

Most of Kirkland's historic fabric dates from the boom times between 1911 and 1930. It was during this period that Burke and Farrar, who had purchased Peter Kirk's land holdings, platted and actively promoted the town's beauty and convenience. More than 170 buildings from this period were inventoried. Many are now prominent features that give today's Kirkland much of its charm, such as the Webb and Williams buildings, the old Gateway Theater and the buildings that now house the Triple J Café, Hector's and the Foster/White Gallery.

However, this was primarily a period of residential growth, with innumerable bungalows and simple vernacular houses appearing throughout the city. The Craftsman influence was strong, with many neighborhood streets lined with attractive bungalows. Houses in the popular Revival styles were also found, with Tudor, Mediterranean, and Rustic (log) revival homes dotting the landscape. Important institutions such as the Christian Science Church, the Kirkland Woman's Club and the Kirkland Hospital also date from this time.

The Depression slowed development once again, but the coming of World War II brought dramatic changes. One of Kirkland's most notable buildings is the Cannery, a Depression-era facility where families could can their own produce. Another important institution, the R.H. Collins School (demolished in 1999), was built to accommodate the growing ranks of families coming to work in the shipyard at Houghton as war loomed.

Rising property values and intense development continue to pose significant threats to historic buildings, especially in the downtown area and in locations with outstanding views, such as the Market neighborhood. In some cases, zoning encourages subdivision into smaller lots or construction of profitable multifamily housing. Further challenges include insensitive additions and window alterations, which often detract from, or obliterate, the original architectural character of traditional homes and neighborhoods.

This inventory data will be an invaluable guide for the City of Kirkland in developing methods to preserve the unique character of its neighborhoods and downtown and to identify potential incentives to encourage preservation by property owners. The information is also a valuable asset to the Kirkland Heritage Society as it works to assist the community in recognizing and appreciating its heritage through interpretive markers, school programs, walking tours and other activities.

Research on historic resources will continue during 1999-2000, with city funding. The City has also signed an interlocal agreement with King County, which will allow owners of significant properties to seek designation as historic landmarks so that they will be able to take advantage of the protections and financial benefits that landmark status offers.

BACKGROUND

This survey and inventory of Kirkland's historic resources have been accomplished in three steps over a period of several years. The entire city of Kirkland was included, a total area of approximately eleven square miles containing more than 12,000 houses, commercial buildings and other properties.

Relationship to Kirkland's Comprehensive Plan

Kirkland first began to officially recognize the importance of its historic buildings in 1976, with the founding of the Kirkland Historic Commission (now the Kirkland Heritage Society). The following year the city's newly-adopted Land Use Policy Plan noted eight important historic resources, including seven buildings and a downtown street clock. At about the same time, in 1978, King County did an Historic Sites Inventory of Kirkland, completing inventory forms on 14 buildings and several historic sites.

In 1983, the City identified twenty historic buildings for special evaluation during the development application and review process. Other properties have been added to this list over the years, so that, as of March 1999, 28 buildings and three historic sites are recognized in this way. In addition, three of these buildings (the Peter Kirk Building, the Marsh Estate and the relocated Shumway Mansion) have been placed in Historic Overlay Zones. This designation requires that any proposed changes to these properties be reviewed by the City Council using specific criteria outlined in the zoning code, including the *Secretary of the Interior's Standards for Rehabilitation*.

This survey and inventory relate directly to the goals and policies adopted in the City's current Comprehensive Plan, in accordance with the state Growth Management Act, which has as one of its goals: *To identify and encourage the preservation of lands, sites and buildings that have historical, cultural and archaeological significance*. Framework Goal 5 of the City's plan is to *Identify, protect and preserve the City's historic resources and enhance the identity of those areas and neighborhoods in which they exist*. One of the goals of the Community Character Element of the plan is to *Preserve and enhance Kirkland's historic identity*. The specific policies identified to accomplish this goal are:

- CC-2.1: Preserve historic resources and community landmarks of recognized significance.
- CC-2.2: Identify and prioritize historic properties for protection, enhancement and recognition.
- CC-2.3: Provide encouragement, assistance and incentives to private owners for preservation, restoration, redevelopment, reuse and recognition of significant historic buildings and sites.
- CC-2.4: Buildings that are recognized as historic resources by the City should be considered when adjacent buildings are being rebuilt or remodeled.

- CC-2.5: Encourage use of visual and oral records to identify and interpret the history of the City of Kirkland.
- CC-2.6: Support a program and strategy for the Centennial celebration of incorporation of the City (in 2005).

The preparation of this inventory of historic resources is directly related to the first two policies and provides a basis for the last four policies.

The work also furthers the objectives of the state Historic Preservation Plan to identify and preserve historic resources and to assist in management and implementation of grants and other incentives.

Survey Timeline

Since 1991 the city and KHS have worked together to systematically survey and inventory potentially historic buildings and sites throughout the city. Professionals were hired to complete the inventory in order to assure accuracy and to increase the credibility of the preservation effort. The work has been done in accordance with *National Register Bulletin 24: Guidelines for Local Surveys*, the national standard for historic resource surveys, and the inventory was done by professionals meeting National Park Service qualifications for survey personnel.

As of October 1999, three steps of the process were completed.

- **Step I:** In 1991, the City hired David Harvey of Northwest Preservation Resources to inventory the city's most historic buildings. He completed Historic Property Inventory Forms on 66 buildings and wrote an historic context statement for the period from pioneer settlement until World War II.
- **Step II:** In 1993-94, trained KHS members completed a systematic reconnaissance survey of the entire city, identifying more than 400 buildings that appeared to warrant further review. These were divided into four categories: K1 (those already recognized in the City's Comprehensive Plan); K2 (those considered to be high priority for the Comprehensive Plan list, most of which had been inventoried in Step I); K (to be inventoried in Step III); and Kc (those with contextual importance but not yet inventoried).
- **Step III:** In 1998, the City provided funding to continue the building inventory. The work was done by Mimi Sheridan, an historic preservation consultant who was selected by the Steering Committee through a competitive process. A total of 218 buildings were inventoried—all of those in the K category, as well as those in the K2 category that had not been inventoried earlier by David Harvey.
- **Step IV:** The City has funded KHS to do additional work during 1999/2000, which will include additional inventorying of 1940s-50s buildings, developing neighborhood context statements and identifying potential historic districts, thematic nominations or landmarks.

The building inventory in Step III was based on the neighborhood lists and maps compiled in Steps I and II. This database identified the buildings to be inventoried and included historical tax assessor data and photos. A local website containing an index to the *East Side Journal* newspaper (developed by a KHS member) proved invaluable in identifying key property owners and businesses.

At the request of the City, the buildings were prioritized as to their significance, using specific criteria. Of the 284 buildings that were inventoried and evaluated, 89 were found to be in the highest priority category--Most Significant. This list includes seven buildings that are currently on the National Register of Historic Places and the State Heritage Register, and one that is on the state register only. In addition to these buildings, two objects and 38 sites have also been recognized as important for interpretation. The lower priority buildings, which have been altered, should be recognized in some way for neighborhood planning purposes and to encourage their renovation. A list of these buildings, objects and sites is found in the Appendix.

The City of Kirkland has entered into an interlocal agreement with the King County Landmark and Heritage Program. This agreement enables owners of eligible properties to nominate them as historic landmarks, which would allow them the benefits of incentive programs offered by county, state and federal agencies.

THE SURVEY PROCESS AND RESULTS

Objectives

The objectives of the survey and inventory, consistent with the adopted Goals and Policies in the Community Character chapter of the City's Comprehensive Plan, were:

- To maintain a record of historic buildings in the city;
- To provide the information needed to identify priorities for preservation;
- To shape the future direction of the city's preservation activities, and
- To aid in developing appropriate ways to preserve historic resources.

The inventory is a historical record of Kirkland buildings in 1998/99, showing their current appearance and rating their historical importance. The inventory files will be a central archive for Kirkland residents interested in learning more about their town's history and will provide a systematic way to organize additional information about significant properties as it is gathered. The files will continue to be maintained, with historical data, photos, owners' recollections and other materials being added over the years--an invaluable record for future residents. The Kirkland Heritage Society will continue to use the information to enhance the community's sense of history and identity through educational programs and its newsletter.

The inventory will be updated periodically. A property's status can be changed if:

- significant architectural features are restored;
- significant features are removed or so altered that the architectural integrity of the property is lost; or,
- additional information is provided showing that the property does or does not meet the criteria.

Examples of additional information are old photos showing past changes to the architectural features or information indicating that the property was associated with an activity or a person important to local or state history.

Methodology

The survey followed the methodology outlined in *National Register Bulletin #24: Guidelines for Local Surveys, A Basis for Preservation Planning*, the nationally accepted standard that is required for state-funded projects. The steps that were followed were:

- General research on local history and preparation of an historic overview or context statement;
- Compilation of existing information on historic buildings including the 1977 Land Use Policy Plan, the 1983 SEPA list and the 1992 Historic Resource Inventory;
- A preliminary visual inventory of additional buildings that are still recognizable and intact, based primarily on their age and architectural style;
- Mapping of data by address and neighborhood;
- Field documentation with property description and photographs;
- Historic research on the most important individual properties;

- Preliminary evaluation of significance relative to specific criteria;
- Preparation of inventory forms for individual properties; and,
- Preparation of a survey report.

In 1994, KHS compiled its early research into a report titled *Historic Preservation-City of Kirkland*. This contained information on community history and historic buildings collected from various sources, including the first building inventory. It was distributed to KHS members, the Kirkland library, city officials and interested citizens.

Following preparation of the report, KHS members began more detailed research. The process began with training from staff of the King County Landmarks and Heritage Program to familiarize the volunteers with architectural styles and assessment techniques. Teams of two people reviewed and photographed each building on the preliminary list and began to prioritize those to be evaluated in more detail. They then obtained 1939 King County Tax Assessor's data and photos for each building from the Washington State Archives, Puget Sound Regional Branch.

From this detailed information, a database was developed, identifying the address, architectural style, construction date, early owners, neighborhood and any known history about the building. Given this extensive preparation, the City Council agreed in 1997 to allocate funds for additional research and survey work.

The field portions of the initial survey were undertaken during the winter of 1991-92 and in the summer and fall of 1998. For the latter survey, data collection was done primarily by neighborhood, using the property lists and maps already developed. In addition, the City used its geographic information system (GIS) to map all buildings built before 1950, using data from the King County Tax Assessor.

In keeping with the neighborhood focus of the 1998 survey, the project had a steering committee with members from the Kirkland Alliance of Neighborhoods, the City Planning Commission, the City Planning Department, KHS and the King County Landmarks and Historic Preservation Program. The consultant met with the steering committee and neighborhood groups several times during the inventory process to explain the procedures, provide updates on progress, and solicit information about buildings being inventoried. The 1992 inventory used a similar methodology. Although there was no formal steering committee at that time, the consultant worked closely with KHS members to identify buildings and collect information.

The consultants used a recognized survey methodology, combining careful visual assessment of each building with comparisons with historic photos and other information. For each building, key features were noted on the standard state inventory form and one or more photographs were taken. The Tax Assessor property record cards obtained from the Puget Sound Regional Archives provided basic descriptive information and photographs dating from 1939, serving as a baseline for evaluating the buildings. The consultants then used a variety of sources to identify potentially significant properties and property types, including local residents, the *East Side Journal* archives and Sanborn maps. The local history, *Our Foundering Fathers* by Arline Ely,

and the historical overview of Kirkland prepared by David Harvey in 1992 provided basic background information.

All buildings identified in the initial survey as potentially significant (all those with the designation of K-1, K-2 or K) were inventoried. Those designated Kc (with contextual importance) were not inventoried, nor were archaeological sites, traditional cultural properties or historic landscapes identified or evaluated.

Upon completion of the inventory forms, the 284 buildings were evaluated using the following criteria developed by the consultant and the steering committee. Buildings inventoried in 1992 were reviewed for consistency with the 1998 inventory, evaluated according to the same criteria and placed into the appropriate priority categories.

The criteria used are based on those listed in the City's Comprehensive Plan, which are used for listing on the National Register of Historic Places. They are:

- At least 50 years old;
- Association with significant people, events, activities or historical patterns, such as pioneer settlement, the Kirkland Land and Improvement Company, Burke and Farrar development, early commercial growth, town or neighborhood development, transportation, agriculture, industry and World War II activities;
- Integrity of location, design, materials, workmanship, feeling or association;
- Having distinctive characteristics of a building type, an architectural style or a particular method of design or construction (or being a distinctive entity in itself);
- The work of a noted architect or craftsman; or,
- Being situated in a prominent location so that it has become a landmark in itself.

A significant amount of historical information was available for buildings from early pioneer and Kirkland Land and Improvement Company periods. Some data was also obtained on most commercial and institutional buildings and some of the later residences. The evaluation of most properties, however, relied primarily on architectural style and integrity. Most of these are relatively modest vernacular or Craftsman/bungalow houses with limited information about their ownership history.

Survey Results

Using the above criteria, the buildings were divided into four priority categories:

Category A: Most Significant 89 buildings, 2 objects

These resources are architecturally intact, or have considerable significance through association with people or events important to Kirkland's history. They have been recommended for City recognition as "most significant" in the Comprehensive Plan (or are already recognized).

Seven of these buildings are listed on the National Register of Historic Places and the State

Heritage Register; one is listed on the state register only. Evaluation indicates that six additional buildings are potentially eligible for National Register listing. These are all buildings which not only retain significant architectural integrity, but are also associated with important people and activities in Kirkland history.

Np-008	Reverend Newberry House
Np-009	Nettleton/Green Funeral Home
Np-010	Kirkland Cannery
Np-011	Landry House
Np-012	Tomkins-Bucklin House
Np-013	Burr House

Other buildings, including the Juanita Community Club (K-199) and some or all of the buildings on the McAuliffe Nursery property in Juanita may also be eligible for listing, pending further research. The nursery property includes a 1887 pioneer house (K-211), a 1905 barn (K-075) and an adjoining 1926 house (K-212). In addition, many of the inventoried buildings appear to be eligible for King County landmark designation or for listing on the State Heritage Register.

Category B: Significant 79 buildings

These buildings have been altered slightly but substantially retain their original character. The owners of these buildings may be interested in improving them to get the potential benefits of Category A designation.

Category C: Notable 70 buildings

These buildings have been altered considerably, but their original character is still apparent. This could include, for example, a building that has been moved but retains its character, a compatible addition, or changes to windows on the sides or rear.

Category D: Altered 35 buildings

These buildings have been altered so significantly that the original character has been lost. Typical alterations are extensive replacement of original wood-frame windows with aluminum sash, replacement of wood siding with vinyl or asphalt siding, noticeable porch alterations, or incompatible major additions

Historic Sites 38 sites

The sites of 38 historic buildings or structures have been identified as locations for interpretive signs, consistent with the program developed by KHS with the Kirkland Department of Parks and Community Services. Some of these sites currently have signs describing their historic importance.

Demolished 11 buildings

Eleven of the buildings on the original list were demolished between the time of the inventory

work and March 1999, including the 1922 Rose Hill Grade School and the R.H. Collins School from 1941.

This report discusses primarily the 238 buildings in categories A, B and C, which are considered important to Kirkland's historic character.

Geographic Distribution

The distribution of historic properties throughout Kirkland (see the map on page 10) reflects both historical development patterns (where construction occurred before World War II) and the patterns of demolition and redevelopment since 1940. The nature of Kirkland's development over time has not created large concentrations of buildings from one time period or reflecting one architectural style. The historic buildings tend to be spread throughout the city, with higher concentrations in two or three neighborhoods as well as downtown. A careful look at this map shows these areas, where overall neighborhood character is most strongly affected by historical architectural styles--in other words, those places where Kirkland's past is most evident. Further research is planned on neighborhood history and its contributions to community character throughout the city.

It is in the commercial areas where the influence of historic buildings on local ambience is most striking. Although many newer and remodeled buildings are interspersed throughout, more than a dozen historically important buildings remain in downtown Kirkland, along with a number of well-preserved homes in the nearby State neighborhood. The intimate scale, quality materials and ornamental detailing of these early buildings provide a historical character and a unique sense of place that sets downtown Kirkland apart from neighboring cities.

The nearby Market Street commercial area has a particularly strong historical quality because of its concentration of Kirkland's earliest brick buildings, built by the Kirkland Land & Improvement Company. The striking Peter Kirk Building serves as the cornerstone of the district. The original Kirkland company homes in the Market neighborhood, along with subsequent turn-of-the-century development, are west of Market Street. While numerous larger, more modern homes have been constructed throughout the area, more than fifty significant older residences remain. Their presence remains strong in certain blocks, imparting a sense of what Kirkland was once like.

It is in the Norkirk neighborhood, however, where one gets the strongest feeling of the character of early Kirkland's residential streets. This was the center of intense development by Burke and Farrar between 1911 and 1930, and more than 75 historic properties remain in good condition. Some sections have a number of well-preserved homes in close proximity, providing a strong sense of the neighborhood's original architectural character. An important factor in retaining this character is the fact that, although Norkirk has numerous modern and remodeled homes, a number of these are similar in scale and setting to the older ones.

The Highlands neighborhood, just east of Norkirk, has 17 historic properties, many clustered near 116th Avenue NE. This area's varying topography and its isolation (due to I-405 and the railroad) have led to the preservation of a sense of the past in certain sections.

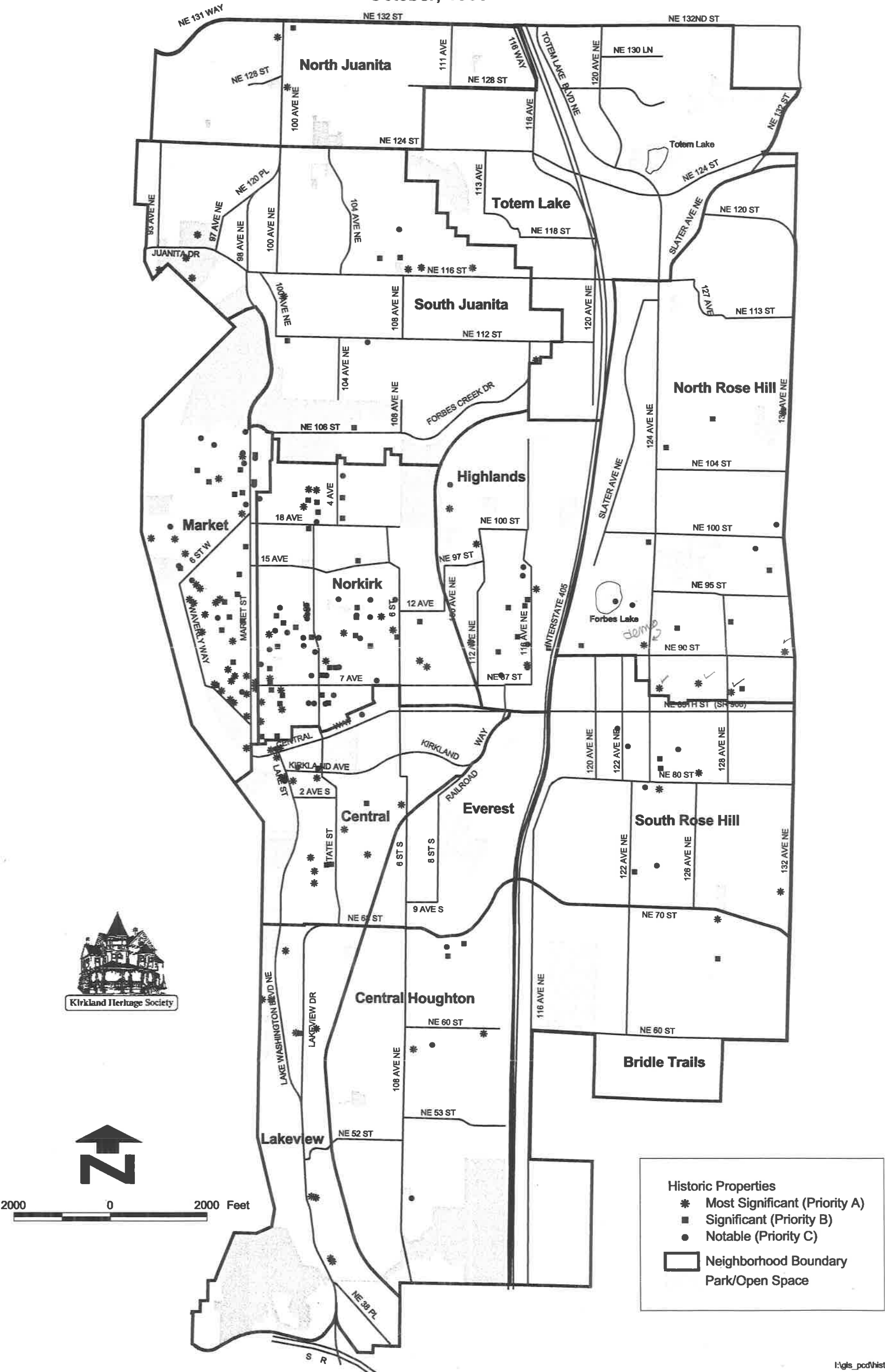
Ironically, the Houghton and Lakeview neighborhoods, the site of so many early Kirkland events, have few remaining historic buildings. No sense of their original character and their important role in Eastside history remains. Two important properties, the French and Sutthoff houses on Lake Washington Boulevard, were moved here when development occurred to the north. As the site of a major shipyard, this area was most heavily impacted by World War II and, over time, it has seen the city's most significant land use changes. Much of Houghton was devoted to housing and support services for war workers. These large areas were later converted to college and private residential use, although Lakeview Terrace remains. Following the shipyard's closure, multifamily and commercial development flourished along the lakefront, demolishing most of the remaining older buildings. Those that remain are hidden among larger modern buildings. The shipyard site itself is now a large mixed-used development.

Juanita has some of Kirkland's most historic buildings, with several of the most important ones clustered on NE 116th Street. They reflect the road's importance as a pioneer route passing through farmland. Set on large parcels amidst intense development, these houses and outbuildings provide the strongest sense of the agricultural past that was once so important to Kirkland's prosperity.

North Rose Hill and South Rose Hill/Bridle Trails have more than thirty historic properties, but they are widely scattered over the entire area east of I-405. Many of these early houses originally sat on large parcels where the owners raised chickens, fruit or produce. A few of them still have some of their surrounding land, hinting at the neighborhood's original agricultural character. However, this history of large parcels of land has led to the development of large-scale multifamily complexes and subdivisions, overshadowing the remaining historic properties. Only a few pockets still have a sense of historic character. The same is true of Totem Lake, in Kirkland's northeast corner. No historic properties remain here, reflecting the intense development surrounding I-405 and major medical and commercial centers.

This dispersion of historic buildings among the neighborhoods shows the importance of neighborhood history in understanding the context for the remaining buildings. Further work is planned in exploring the history of the various neighborhoods and of specific important properties. Community participation will be a vital part of this research, and in developing educational and interpretive activities based on it, giving the entire city a better understanding of how Kirkland came to be as it is today.

CITY OF KIRKLAND HISTORIC PROPERTY INVENTORY
October, 1999



OVERVIEW OF KIRKLAND HISTORY AND DEVELOPMENT

The City of Kirkland has been shaped primarily by its location on Lake Washington. Water access and ample timber, with creeks providing power for mills, made it an early logging center. Later, its waterfront location attracted Peter Kirk, with his never-realized dreams of an industrial empire. Industrialization finally came during World War II with major shipyards at Houghton. Today, the community's water views and proximity to freeways make it a highly desirable residential area, increasingly threatening its remaining historic resources.

Early Settlement/Pioneer Period (Up to 1888)

This portion of the Lake Washington shoreline was originally inhabited by the Duwamish Indians. No archaeological sites have been located, but the Indians are believed to have used sites around Cochrane Springs Creek and the Yarrow Bay wetlands in the southern part of Kirkland, and along Juanita Bay and Forbes Creek in the north.

The area was first settled by Euro-Americans in approximately 1855, shortly after enactment of the Donation Land Claim Act of 1852. Settlement increased with the passage of the Homestead Act of 1862 and by the late 1860s the shoreline between Pleasure (Yarrow) Bay and Juanita Bay had several homesteads. The first known settlers were Mrs. Nancy McGregor and her sons James and William Popham, who each had a cabin and 160 acres of land on Yarrow Bay. They moved on, however, and the first family that stayed permanently was Sam and Caroline French and their son Harry, who settled in what became Houghton in 1872. Harry's home, built in 1874, still stands, although it was moved to a new site in 1976. Other settlers during the 1870s were E.M. Church to the north of Houghton, J.W. DeMott in what is now the downtown business district, and Andrew Nelson in the Market neighborhood. The Nelsons' 1889 home, Cedarmere, remains at the end of 11th Avenue West. Between 1875 and 1900 virtually all the land between Kirkland and Redmond became settled.

The east side of Lake Washington was heavily timbered, with few roads or paths and no rail access. Since travel was primarily by water, early settlements concentrated on the bays. In 1884 Jay O'Connor built a dock at Houghton and began the first regular steam-powered passenger and freight service to Seattle. Mrs. O'Connor opened a hotel, known as the Lake House, at their home (10127 Northeast 59th Street); the building has now been demolished. The Curtis family established a second boat landing and ferry service in 1880 on Pleasant (Yarrow) Bay. A road in the vicinity of NE 52nd Street, called the Curtis Road, extended from there to Redmond on Lake Sammamish.

As transportation improved and settlers increased, more community features developed. The First Church of Christ was built on Pleasant Bay about 1880, probably the earliest church building in

King County east of Lake Washington. Mr. and Mrs. William Houghton of Boston donated a bell for the church, and the community adopted their name in appreciation. Although this church was demolished long ago, the bell is now mounted atop the new Congregational Church near city hall.

Juanita developed about the same time as Houghton, with about 150 residents in the 1880s. Logging was the major occupation, with several sawmills along the shoreline. Pioneer Dorr Forbes established a shingle mill on Juanita Creek. In 1891, he and another mill owner named Hubbard built a bridge spanning Juanita Slough and connecting the community to the rest of Kirkland. Dorr Forbes' original house burned in 1905, but the replacement house is now preserved at King County's Juanita Beach Park. He also had a homestead on Rose Hill near what is now called Forbes Lake.

Roland Langdon, an early logger, established his homestead in 1877 on Langdon Road (now Northeast 116th Street). The house built by his son Harry Langdon in the mid-1880s is believed to still stand (K- 211). Farming became a major activity, because of the flat land, fertile soil and ample water. Behind the Langdon house is perhaps the last remaining barn in Kirkland, built by the Osteberg family in 1905 (K-075). It is still used by a commercial nursery operation.

Peter Kirk's Steel Mill Enterprise (1888-1893)

Kirkland's first heyday was ushered in by the discovery of iron ore in the Cascades near Snoqualmie Pass, first announced in 1886. Leigh S. J. Hunt, owner-publisher of the *Seattle Post-Intelligencer*, set out to exploit this discovery by making Kirkland the "Pittsburgh of the West." His plan was to transport the ore by rail to smelters and shops to be built on the Kirkland waterfront, shipping out the completed steel products either by rail or water. Hunt and his associates felt that the proximity of iron ore, coal and limestone would allow them to produce steel products cheaply enough to undercut Eastern mills and to monopolize steel production for the rapidly growing West Coast, and even for China and South America.

Hunt drew Peter Kirk, an experienced steel industrialist from England, and John Kellett, his chief engineer, into his venture. Kirk entered into a leasing agreement with the Denny Iron Mining Company to mine the claim's ore deposits. In July 1888, Hunt, Kirk, A.A. Denny, Walter Williams and George Heilbron incorporated the Kirkland Land and Improvement Company to both direct the steel mill and to buy and sell properties and develop the town.

The company immediately acquired 5,000 acres of land, most of it between today's Central Avenue and Juanita Slough and between the Lake Washington shoreline and Rose Hill. However, many of the early settlers, especially those in Houghton, were wary and refused to sell their property. A second company, the Moss Bay Iron and Steel Company of America (later the Great Western Iron and Steel Company), was incorporated to build the mill itself. At the end of 1888, it purchased 120 acres on Rose Hill near Forbes Lake. Within 18 months, a foundry, iron and coal bunkers, a machine shop, a blacksmith shop, a cast house and a saw mill had been built.

At the same time, work proceeded on the remaining 4,880 acres owned by the Kirkland Land and Improvement Company. The company platted streets and lots, identifying commercial and residential districts. People flocked in to purchase lots and build homes. By the spring of 1890, churches, stores and a post office were underway. Central School was built in 1890 where City Hall is today. Nearby were the Congregational, Baptist and Methodist churches.

One of the first projects undertaken was the construction of a several fine houses north and west of the new business district, in today's Market neighborhood. Some of the homes were built to house steel company executives, while others were built speculatively for sale to company managers. John Kellett himself, chief engineer of the company, designed and built many of the homes, patterning them after those he had seen in Victorian mill towns in his native England. Some sources state that the bricks were manufactured in Kirkland, but others claim the bricks were ballast from sailing ships bringing steel mill supplies. This concentration of fine homes, some of them faced with brick, was unique in the rural Eastside, and provides much of Kirkland's historic character. They were all built in 1889, but with the collapse of Kirk's steel empire, many of them stood vacant through the 1890s.

At about the same time, a new commercial district was developed on Market Street. In 1890-91, five brick commercial buildings were constructed at the corner of Market Street and Seventh Avenue (then called Piccadilly), including the Peter Kirk Building, which housed the offices of the Kirkland Investment Company, the Joshua Sears Building (designed to be a bank) and the Campbell Building with a large grocery store.

These buildings were located about a half-mile from the center of town because the Kirkland Land and Improvement Company withheld from sale all property near the lake in order to make the land beyond more valuable. However, some construction also took place in the center of town. The first commercial building here (1888) was the Kirkland State Bank at the foot of Market Street, with the Kirkland Land and Improvement Company offices upstairs. This became the offices of the Lake Washington Telephone Company (founded in 1907) and was later demolished for a parking lot; it is now the site of a condominium.

In 1890, Peter Kirk acquired the residential portions of the company property and replatted the town. The original plat had located the center of town in a square at Market Street and Seventh Avenue, with only Market and Seventh extending out past the square. The other streets dead ended at the square. The new plat straightened the streets, abandoning the city center square. Market Street continued due north and was planked almost to Juanita Bay with 12-foot sidewalks. Seventh Avenue was planked all the way to the steel mill in Rose Hill, two miles east. The replatting provided a solid grid system allowing the community to accommodate future growth in the central core.

Kirkland was booming even outside of the activity of Kirk's land company and mill. Plats were filed, a railroad was planned, and a canal connecting Lake Washington with Puget Sound was

proposed. However, the steel company failed before any of these came to pass. The most obvious reason for the failure was the Financial Panic of 1893, which sent the country into a depression and eliminated most of the Eastern capital that was financing development throughout the Northwest. In fact, other considerations entered into the downfall. Direct rail and water connections to the world beyond Seattle failed to develop as quickly as predicted and, accordingly, mining and transportation of the distant iron ore and coal proved more expensive.

Depression, Agriculture and Early Industrialization (1894-1910)

The steel mill failure left Kirkland a virtual ghost town, with only the older settlers and a few of the newcomers remaining. Most of the mill workers and their families moved on for jobs elsewhere. The community returned to rural activities, including small farms and small scale timber-cutting, for local needs and shipment to Seattle. However, the 1898 Klondike Gold Rush brought the Puget Sound region out of depression and allowed Kirkland-area farms and small businesses to prosper. The community incorporated as the City of Kirkland in 1905, but did not include within its boundaries the communities of Juanita, Houghton and Rose Hill.

Poultry, dairy and truck (produce and berries) farming were the most common activities. Up in Juanita, a gravel mine opened along Forbes Creek. The Eyanson Woolen Mill, at the end of Fourth Avenue on Lake Street, also provided some jobs; it had been the first such mill in the state when it opened in 1890.

Boom Times (1911-1930)

A more lasting development boom began with the coming of Burke and Farrar, Seattle real estate developers, in 1910. They acquired many of the vacant tracts that had been platted in the 1890s, and proceeded to record more than twenty new additions between 1910 and 1929. They promoted Kirkland aggressively throughout the country, touting its industrial and agricultural potential, its proximity to Lake Washington and convenient access to rail and steamboat lines.

Their timing was fortuitous, because the long-awaited Lake Washington Ship Canal finally opened in 1917. This proved to be a boon to Kirkland in several ways. The lowered level of the lake opened up more prime land for development and allowed construction of the 60-mile long Lake Washington Boulevard that encircled the lake. Improved water transportation also led to increased production at the Anderson (later Lake Washington) Shipyard in Houghton, whose payroll grew to 650 people.

World War I brought new life to the woolen mill, renamed the Matzen Woolen Mill in 1915. During the war it employed up to 250 workers. However, production declined after a 1924 fire, and it eventually closed after a second fire in 1935.

According to city directories Kirkland was the transportation center of the Eastside with ferries, fed by auto stage lines, running to Seattle 18 hours a day. By 1911, the new city boasted a shingle mill, two lumber mills, two general stores, a drug store, two hotels, a bakery, two

telephone companies, three churches, several fraternal organizations and the largest newspaper in the county outside Seattle. The population of Kirkland more than doubled between 1910 and 1920, from 532 to 1,354, and increased to 1,714 by 1930.

By the end of the 1920s, Kirkland had become a well-rounded community, with prosperous poultry, dairy and Otruck farms and considerable industrial activity in the shipyard, woolen mill and sawmills. Commercially, it was the primary market town of the northeastern shore of the lake because of its regular ferry service to Seattle. At the same time, however, the ferry enabled people to commute to Seattle, beginning the process of turning Kirkland into a bedroom community or suburb.

One lasting impact from this period was the renaming of city streets. The Kirkland Land and Improvement Company had given English names to many of the earliest streets, such as Piccadilly (7th Avenue), Richmond (7th Avenue West), Oxford (2nd Street) and Liverpool (4th Street). Others had local names such as Seattle (3rd Avenue) and Cascade (6th Avenue), or the names of local residents. However, in 1929, most of the streets were assigned numbers, with a complicated system of streets and avenues and the designation "West" for those west of Market Street.

Depression and War (1931-1945)

Kirkland's agricultural and trade base carried it through the Depression, but the end of the 1930s saw industry finally flourish as Peter Kirk had dreamed. The major industrial area turned out to be to the south at Houghton, where the dock and ferry service initiated by the Curtis family in the 1880s became a major shipyard.

When the ferry business declined after the 1893 mill failure, the Curtises began building small boats. In 1901, George Bartsch and Harry Tompkins bought the business and greatly expanded it. They merged their enterprise with a Swedish seaman named John Anderson and reorganized as the Anderson Steamboat Company, growing to 100 workmen. The opening of the ship canal and World War I led to further expansion, with more than 400 employees by the end of the war. A new owner, Charles Burckhardt, changed the name again in 1923, to the Lake Washington Shipyard. It began working on steel vessels in 1926 and, in 1935, rebuilt the ferry "Kalakala" for Puget Sound service. Through the 1920s-30s the yard kept busy building and repairing fishing boats and ferries, a spot of prosperity in the midst of national depression.

This early expansion was dwarfed by World War II, whose impact began as early as 1940, when the U.S. Navy commissioned four submarine net tenders. The yard's work force ballooned from 250 men in 1939 to more than 8,000. This level of employment made all of Kirkland an industrial hub, increasing housing and business demand throughout the town. By 1944, an estimated 10,000 people lived in the Kirkland school district.

The growth was accompanied by substantial investment in housing, schools and other infrastructure. R. H. Collins School (named for the city's first mayor, who had recently died) was

erected in 1941 to accommodate the newcomers. Hundreds of dormitories, single-family homes, duplexes and apartments were constructed. A vast area, including the entire Houghton hilltop, was turned into housing, called simply Projects A and B. Part of this area later became the site of Northwest College. The Lakeview Terrace development is one of the few reminders of this era, when Kirkland's small-town atmosphere became lost in the new boom town.

The shipyard closed in 1946, amidst scandals and mismanagement. Inadequate septic systems threatened the health of the lake and residents. Houghton incorporated in 1947 to prevent future industrialization on the waterfront, which was rezoned for residential use. Although it was used for ship storage for many years, it was never again used for shipbuilding. By the late 1960s all ship-related activities had ceased. None of the buildings remain today, and it has become a major mixed use project with stores and restaurants, offices and condominiums.

The Lake Washington Floating Bridge opened in 1940, signaling the end of the lake ferries. Due to wartime demands, the boats continued operating until August 1950. The opening of the second Lake Washington bridge in 1963, with its eastside terminus just south of Kirkland, continued Kirkland's transformation into a suburb of Seattle.

Annexations over the years have expanded Kirkland to approximately eleven square miles. The new city of Houghton consolidated with Kirkland in 1967. In 1988, the communities of Juanita, Rose Hill and Bridle Trails were annexed. In 1999, Kirkland's population has grown to nearly 45,000 people.

DEVELOPMENT OF KIRKLAND BUILDINGS OVER TIME

This inventory demonstrates that many intact (or nearly intact) examples of Kirkland's early buildings still exist. The city still has an excellent collection of brick commercial buildings and fine houses from the 1890s, legacies of the Kirkland Land and Improvement Company. In addition, a wide range of Craftsman-era homes and vernacular cottages, as well as good examples of 1920s commercial vernacular architecture, still survive. Several pioneer era and late Depression buildings complete the pre-World War II inventory. This visible record of the city's historical development remains, despite the constant threats of soaring property prices, multifamily zoning and insensitive alterations that can so easily destroy a neighborhood's character.

This section describes the inventoried buildings in relation to Kirkland's five eras of development, as discussed in the history section above. The following section discusses each type of building (commercial, institutional, agricultural, industrial and residential), with more detailed information on the identified characteristics of each type.

Developmental Eras

The inventoried buildings reflect Kirkland's history in terms of the types of buildings that were constructed and the styles and materials that were used.

Early Settlement/Pioneer Period (Up to 1888)

Pioneer buildings east of Lake Washington were rudimentary cabins of whole or split hand-hewn logs. However, the proliferation of timber meant that sawmills were established by early settlers, enabling wood frame construction. The two-story wood frame and clapboard house built by Harry French in 1874 was the first such house in the Kirkland area. The only other building believed to remain from this early period is an 1887 house on Northeast 116th Street (K-211), possibly built by Harry Langdon, an early Juanita settler.

Peter Kirk's Steel Mill Enterprise (1888-1893)

During the 1880s-90s vernacular wood-frame houses, some with elements of the Queen Anne or Italianate styles, were most common. Although highly ornamented Queen Anne houses were often found in urban areas like Seattle, in more rural areas such as Kirkland simpler styles were the rule, such as pioneer farmhouses and workers' cottages. These were built by local builders or even the homeowners themselves, using the designs and experience they brought with them from the East or found in pattern books. Early commercial buildings typically followed this same pattern, with simple vernacular designs.

However, Kirkland's early buildings are different, because of its unique heritage as a planned industrial community with a strong English urban influence brought by Peter Kirk and John Kellet. The houses they built in 1889 for the potential managers of the steel company set a new standard in

rural King County and comprise the only such grouping of ornate houses outside of Seattle. The eight remaining houses show strong Queen Anne and Italianate influences as well as the vernacular; several are brick clad; they are:

- The Loomis House (N-001)
- The Trueblood Home (N-005)
- The Kellett/Harris House (S-001)
- The Snyder/Moody House (Sp-005)
- The Larson-Higgins House (Sp-008)
- The Hitter House (Sp-009)
- The McLaughlin House (Sp-006)
- The Tomkins-Bucklin House (Np-012)

Two other houses from this period remain, in Houghton; one of them (K-245) has vernacular Queen Anne details; the other is a more altered vernacular building (K-246).

Three of the four commercial buildings remaining from this period show the same attention to high-style precedents:

- The Peter Kirk Building (N-004), a turreted Romanesque Revival building, originally housed a large mercantile and drug store on the first floor with the offices of the Kirkland Investment Company above. In many senses, this is Kirkland's historic flagship building.
- The Joshua Sears Building (N-002) was built to house a bank to handle the large payrolls expected at the mill, but the mill failed before the bank opened. Joshua Sears was a Boston banker who had invested heavily in both the land company and the steel works.
- The Campbell Building (N-003) originally housed a large grocery store, but became the Kirkland Masonic Temple in 1922.
- The "Fifth Brick Building" is a simpler building on Market Street one block north of the Kirk Building; little is known of its history.

Depression, Agriculture and Early Industrialization (1894-1910)

The years following the failure of the steel mill were slow, with little development. The large houses for the managers sat vacant. Many workers left. However, some construction did continue, and 24 buildings from this period were inventoried.

The primary commercial building is the Brooks Building (Sp-012) on Market Street, built of concrete in 1904. The 1905 Osteberg barn (K-075) in Juanita is the last major remnant of the early agricultural era, along with a nearby 1910 vernacular house (K-213) with several outbuildings and substantial acreage.

Most of the 22 houses inventoried from this era are simple vernacular buildings, some showing

the influence of earlier Queen Anne (K-021), Colonial Revival (the Sutthoff House, Sp-002) or the newer Craftsman or bungalow styles (Landry House, Np-011). The Shumway Mansion (Sp-003), one of the Eastside's most notable buildings, was built in the Stick style in 1909.

Two houses of this period were built by pioneer families, the American Foursquare "Cedarmere," built by the Nelsons (Sp-010), and the Dorr Forbes house (Sp-011) in Juanita. Two other houses have particular associations with important early leaders. One is the 1909 vernacular home (Np-008) of Reverend Newberry, a leader in both local politics and religion. Another, from 1910, is the Craftsman bungalow (K-040) built by Dr. Davis, who founded Kirkland's first hospital.

Boom Times (1911-1930)

It was during these years of intensive development by Burke and Farrar that the majority of Kirkland's Craftsman bungalows and vernacular houses were built. Today they are the core of the city's historic resources and define the streetscapes in many areas, especially in the Market and Norkirk neighborhoods. This growth was also responsible for several major commercial and institutional buildings. A total of 158 of the houses inventoried were built during this period, as were eleven commercial buildings and three institutions.

Houses from this period were found scattered throughout Kirkland. Although much development was focused in the close-in Market and Norkirk neighborhoods, other houses were built in outlying Rose Hill and Juanita on large lots with orchards, small-scale farming or chicken hatcheries. This pattern reflected not only the prominence of agriculture in the 1920s-30s, but the developers' dreams of greater density, which eventually occurred after World War II. Some areas, such as Lakeview, Houghton and State, appear to have once had significant older housing resources that have been replaced by newer single and multifamily construction.

Some of the houses show a Craftsman influence, but continued use of simple undetailed vernacular forms is very apparent. The Craftsman elements that are most often seen are broad porches; wide eaves with knee brackets; groupings of double-hung windows, often with divided lights in simple patterns; and wood shingle cladding, especially in gable ends (sometimes with the typical alternating bands of wide and narrow shingles). The bungalow form, with low, horizontal massing and prominent shed or gable dormers, is very common. More elaborate Craftsman details, such as heavy, tapered porch pillars, river rock chimneys or decorative wood trim, are found only occasionally.

Some notable vernacular and Craftsman examples from this period are several detailed cottages in the Market and Norkirk areas (K-043, 054, 265, 344), a concrete-clad bungalow (K-039), the Burr House (Np-013) and a number of Craftsman bungalows in Market (K-072), State (K-065) Houghton (K-248, 249), Juanita (K-212) and Rose Hill (K-249). Examples of the Revival styles that attained popularity during this period include a stucco-clad English Cottage (K-057); several brick Tudor Revival houses (K-002, 042, 198); a Mediterranean Revival (K-001) house; the Colonial Revival Powell House (K-381) and the Louis Marsh House (N-007), a 1929 example of

the French Eclectic Revival style that is unique in Kirkland. At the opposite extreme are some Rustic Revival houses, essentially vernacular bungalows clad with split logs (K-232, 252).

Commercial development also boomed at this time, particularly due to Kirkland's role as the gateway between Seattle and the Eastside. Kirkland Avenue (where the ferry dock was), Lake Street and Central Avenue were lined with commercial vernacular buildings, generally one- or two-story buildings very similar to those found in Seattle neighborhoods of the time. A number of fires destroyed early buildings, so that one of the oldest remaining commercial buildings is the 1918 Hector's building (K-023) and the Foster/White Gallery (K-012) from 1922. The 1926 Gateway Theater (K-010) no longer has its ornate entryway, but is adorned with decorative tiles. Despite its alterations, it retains its significance as an important part of the community.

Several larger buildings were added at the end of the 1930s, including the two-story brick-clad Webb (Sp-013) and Williams (Sp-014) buildings and the Mediterranean Revival building at the end of Lake Street at Central Way (K-015); this location became much more prominent when Central Way was connected to the freeway in 1965.

Institutions built during the 1920s were the Neoclassical-style Christian Science Church (K-007) and the Kirkland Woman's Club (N-006), a 1925 National Register building. The first portion of the Kirkland Hospital (K-026) was built in 1930, but it has since been significantly altered.

Depression and War (1931-1945)

Once the Depression began, Kirkland, like the rest of the nation, saw little new housing or commercial construction. However, some important buildings were built. One that is particularly emblematic of the country's response to the Depression is the nationally significant Kirkland Cannery (Np-010). Others of note are the American Legion Hall (Sp-007), originally built for the Baptist Church and the Juanita Community Club (K-199). All of these are simple vernacular gabled buildings.

The new trend toward more modernistic architecture, using materials in new ways with streamlined forms and fewer details, is apparent in two buildings, a 1940 car dealership (K-027) with a showroom of curved glass, and a Mediterranean Revival house (K-244) on Lake Washington Boulevard that features a large picture window and metal support posts.

The city's lakeside location and shipyard meant that it became directly involved in national defense preparations well before the United States actually went to war. Although massive construction occurred, little evidence is known to remain today. The R.H. Collins School, a modern building built in 1940 to accommodate the children of shipyard workers, was recently demolished for housing. Future research on the Lakeview Terrace development and other buildings may reveal further information about this important era.

ANALYSIS BY BUILDING TYPE AND THEME

This section begins with a brief overview of the architectural styles, both residential and commercial, that are most commonly found in pre-World War II-Kirkland. Following this review of styles is a more thorough analysis of the inventory findings, including statistics on the building styles, materials and features that were identified, current trends that are affecting the historic resources and areas needed additional research.

ARCHITECTURAL STYLES COMMONLY FOUND IN KIRKLAND

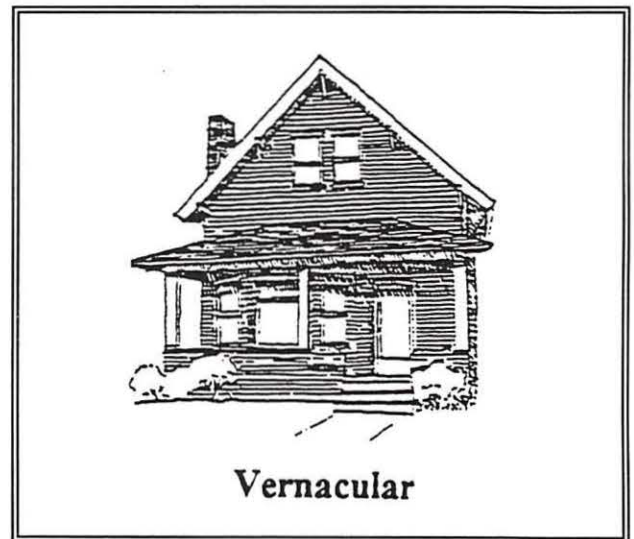
Older Kirkland houses are primarily simple vernacular or bungalow buildings, the two most common styles from the early part of the century. However, in the 1920s, the more exotic "period revivals," such as Tudor Revival appeared. Many houses were eclectic, borrowing elements from two or more styles and making them difficult to categorize. Not included here are some of the community grand houses, such as the French-inspired Louis Marsh mansion.

Residential Vernacular c. 1890 - 1940

Many early Kirkland houses were modest buildings, generally designed by the builder or homeowner, or perhaps based on a plan book design. They used regional forms and materials and often combined simple elements from various styles. "Worker" or "builder" cottages are small, simple examples of vernacular architecture, usually with no detailing. Both builder cottages and larger examples of this style are very common throughout Kirkland.¹

Typical features found in Kirkland vernacular houses:

- One or 1.5 stories with generally vertical massing
- gabled roof (usually front or side gable; occasionally cross gable or gable-front-and-wing), sometimes with gabled or shed dormers
- clapboard or drop cladding; wood shingles (sometimes replaced with asbestos)
- 1/1 double-hung or fixed windows with wood surrounds
- simple porches with plain wood posts, or hoods over a stoop entry
- sometimes, knee brackets or exposed rafter tails



¹Drawings courtesy of the City of Everett from the *Rucker/Grand Avenue Historic Neighborhood Conservation Handbook*, prepared by Makers for the Everett Historical Commission.

Bungalow c. 1900 - 1930

In the West, bungalows were the most popular house type for the middle class during the first quarter of the Twentieth Century. The height of their popularity coincided with Kirkland's early growth—the period of Burke and Farrar's developments. Not surprisingly, dozens of these homes remain in the Market, Norkirk, Houghton and Highlands neighborhoods, many in fine condition.

Typical features in Kirkland bungalows:

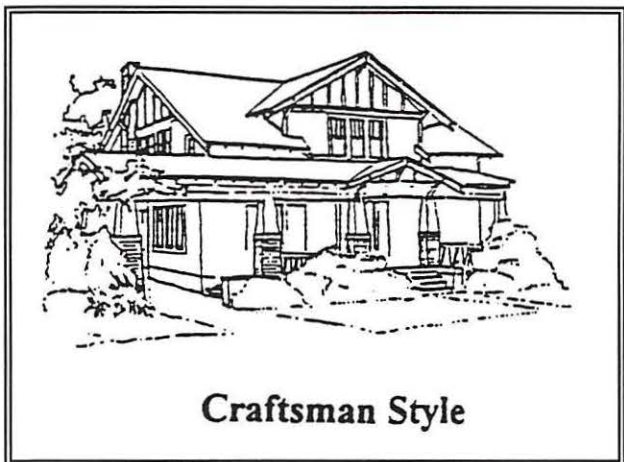


Bungalow

- One or 1.5 stories with generally horizontal massing
- low-pitched, front or side-gabled roof
- wide roof overhangs
- gabled or shed dormers
- square or "popout" bay windows
- a prominent porch, either projecting or recessed; often full width; sometimes enclosed
- clapboard or shingle cladding (sometimes both)
- double-hung windows

Many Kirkland bungalows (but not all) also have characteristics of the Craftsman style. Craftsman details, such as shingles or decorative woodwork or windows, are also sometimes seen on vernacular houses. Common Craftsman characteristics seen in Kirkland houses include:

- exposed rafter tails or knee brackets, sometimes with simple decorative patterns
- double-hung, fixed or casement windows without shutters, usually in groups of two or three
- divided light windows with simple geometric patterns (often with vertical divisions) on top
- three-part front windows with a large central pane flanked by narrower sidelights
- heavy porch columns, occasionally tapered or of brick or river rock
- wood shingles, sometimes laid in alternating wide/narrow bands
- simple decorative woodwork on gable ends or porches
- heavy wooden doors with small windows in the upper portion



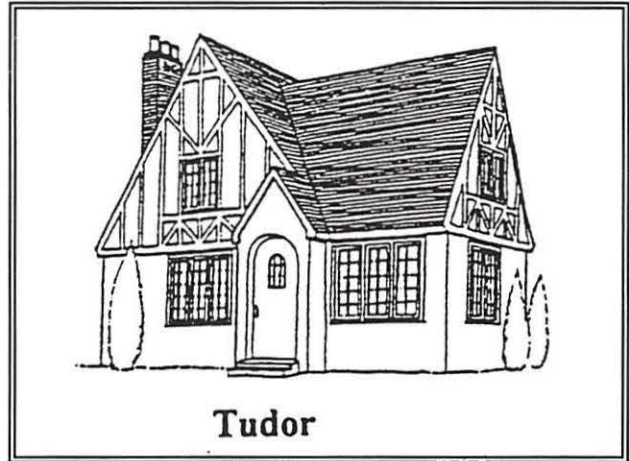
Craftsman Style

Tudor Revival, c. 1920-40

After World War I, "revival" or "period" styles became very popular throughout the country, as people tired of the simple, straightforward bungalow form and the Craftsman style. The prosperity of the 1920s and the exposure to Europe led them to look to "romantic" styles from the past, either Europe or Colonial America. Revival styles are relatively uncommon in Kirkland, where the vernacular and the Craftsman bungalow continued to be popular through the 1920s.

However, a number of Tudor Revival houses were built. These tend to be modest in size and many have characteristics of the English Cottage variation:

- asymmetrical massing with a vertical emphasis
- steeply pitched front-gabled roofs
- secondary gables, often over the entry
- clipped gables to resemble a thatched roof (English cottage)
- narrow roof overhangs
- brick or stucco cladding; sometimes clapboard or shingle; occasionally ornamented with half-timbering
- fixed or casement windows as well as double-hung, sometimes arched or with leaded glass

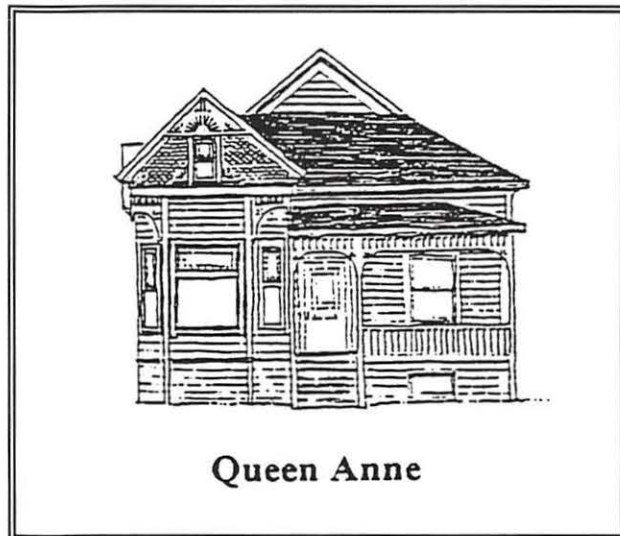


Tudor

Other styles that are seen in Kirkland's neighborhoods include:

Queen Anne: These elegant buildings have a relatively complex form with an asymmetrical roofline with gables and bays; decorative shingles and gingerbread trim; cutaway bay windows and double-hung windows, often with the center pane surrounded by small panes.

Mediterranean Revival: Influenced by California styles, these houses are clad with brick or stucco and typically are low and horizontal in form with red tile roofs, arched windows and arcades. Patios are sometimes a prominent feature, reminiscent of an interior courtyard.



Queen Anne

Colonial Revival: People also looked to the early days of our country, reviving once again colonial revival characteristics such as symmetrical facades with column porches. Popular in the Northwest was the Dutch Colonial Revival, with a gambrel, or barn-like, roof.

Rustic Revival: Dating from the 1930s, these wood-frame houses are essentially bungalows clad with split logs rather than shingles or clapboard, evoking pioneer days.



Commercial Styles:

Most Kirkland commercial buildings are simple commercial vernacular buildings, with a flat roof, often with a simple parapet and cornice. Most of those that remain today are brick-clad or stucco, although it is likely that many original examples were clapboard.

Romanesque Revival: The Peter Kirk Building exhibits typical characteristics of this style.

- brick cladding, often laid in decorative patterns
- groups of arched windows
- turrets or towers
- pairs of narrow 2-light windows, often with arched or curved lintels
- bracketed cornice

Italianate: The Sears and Campbell buildings share these features.

- decorated metal parapet with dentils
- brackets and a wide frieze
- columns

Classical Revival: The Christian Science Church is an excellent example of this style.

- symmetrical massing
- portico with prominent columns
- triangular pediment with decorative arched window

Mediterranean Revival: The Triple J Café has many characteristics of this style.

- red tile roof
- stucco cladding
- arches and tilework

Commercial Buildings

Inventory Findings and Significance: Fifteen commercial buildings were inventoried. The oldest of these, such as the Peter Kirk Building, are significant reminders of Peter Kirk's industrialization and town-building efforts. Their designs and detailing, unusual in rural King County, reflect the urban origins and ambitions of those who came to develop Kirkland as "the Pittsburgh of the West."

The remaining commercial properties are significant as components of Kirkland's early development as a trade center and as examples of commercial vernacular architecture typical of suburban/rural King County in the first half of the century. They were built primarily between 1918 and 1930, when the Kirkland ferry was the gateway between Seattle and the Eastside. Most are one- or two-story frame buildings with parapets and large shop windows, clad in brick or stucco. While most housed only retail businesses or services, the two-story buildings downtown also had apartments on the second floor.

Some of the downtown buildings have a more substantial presence, notably the two-story brick Webb and Williams buildings. They were built in 1930 to replace buildings destroyed in a fire, and they emphasize the importance of their location, the gateway to the ferry dock and to Seattle. Mediterranean Revival (K-015) and Moderne influences (K-027) are seen in some buildings. Some businesses were housed in residential buildings, notably the Nettleton-Green Funeral Home (Np-009), an imposing Colonial Revival building. Usually little record is kept as buildings shift from residential to commercial use, and back, over time.

Trends: Zoning and increased commercial and condominium development in downtown Kirkland pose a continued threat to small buildings. Although many of these buildings may be protected to some extent through the City's Comprehensive Plan and listing on historic registers, they remain vulnerable to economic trends. During the course of the 1998 inventory, at least two buildings were renovated. Publicity of the inventory findings could encourage owners and tenants to make improvements in keeping with the community's historic character. The organization of Downtown Kirkland on the Lake as a part of the Main Street program recognizes the historic aspects of downtown Kirkland.

Further research: Since Kirkland's historic downtown area is relatively small, all of the remaining commercial buildings should be inventoried. Researching and evaluating these buildings would provide a more comprehensive picture of the development of downtown Kirkland and its business history. It would also yield a better understanding of the commercial vernacular architecture so that regulations and incentives can be better tailored to community needs. Many of the buildings identified proved to have been altered, including some that were believed to be relatively intact.

Few commercial buildings outside of downtown were identified. Only three were inventoried: a

small grocery (K-421), an adjoining auto garage (K-132) and a contractor's building (K-180); all had been significantly altered. Further research into neighborhood history may reveal additional examples, probably in use as residences.

Institutional Buildings

Inventory Findings and Significance: Kirkland developed the institutions typical of all small communities—churches, schools, social halls and even its own hospital. However, rapid growth has led to the demolition of most of these buildings, making protection of the remaining examples more crucial. They are significant both as important reminders of the community's development and of the architectural forms and styles typical of early institutions and now largely unknown.

The City has taken steps to protect the Christian Science Church, Kirkland's oldest remaining church building, by relocating it to a City-owned site nearby. It was built in 1922 adjacent to two of the oldest religious buildings, the Congregational and the Baptist churches, which have long since been replaced. The church was converted to office use in 1968.

Two schools were inventoried, but both have since been demolished. The Rose Hill Grade School (K-081), built in 1922, was the city's oldest remaining school building. The R.H. Collins School in Houghton was a 1940 modernistic building with several later additions, testifying to the rapid growth of the local school population both before the war and during the 1950s-60s.

Four social halls were identified and inventoried. The Kirkland Woman's Club (N-006) is a 1925 building, now restored and listed on the National Register. The American Legion Hall (Sp-007) originally belonged to the Baptist Church and became the legion hall in 1931. The Juanita Community Club (K-199) was built in 1932 and has apparently retained the same appearance, ownership and use since that time. The 1919 Rose Hill Grange Hall (K-076), although used as a social hall for some period, was originally a residence and is now once again a residence. A fifth social organization, the Masons, continues to meet in the landmark 1889 Campbell Building.

Trends: Increased commercial and condominium development, especially in downtown Kirkland, poses a continued potential threat to small buildings. Because of zoning, some of these could potentially face demolition sometime in the future, although some of them have a measure of protection through the City's Comprehensive Plan and listing on historic registers.

Further Research: It is possible that additional community buildings may still exist, probably being used as residences. Further research into the history of specific neighborhoods may help to identify these potential resources.

Agricultural Buildings

Inventory Findings and Significance: Agriculture is a neglected aspect of Kirkland's history. Although much attention has been paid to the reminders of Kirk's steel mill enterprise, agriculture

was actually the town's mainstay before World War II. It is estimated that in the 1930s a third of the population lived off of small-scale agriculture, including raising chickens and growing flowers, berries and produce. The nearby ferry made the trip to sell them at the Pike Place Market a convenient one. The few remaining resources are significant indicators of the former extent of agricultural activity throughout Kirkland and as examples of the architectural types and styles used on small-scale farms through the Depression. They also illustrate the rise of a more recent agricultural land use, the raising of nursery stock for landscaping.

The inventory results show that several important agricultural properties, buildings and landscape features still exist. Perhaps the most significant building is an industrial building, the Kirkland Cannery (Np-010), which was built in 1935 by the Works Progress Administration so that people could can their own produce; it operated as a commercial cannery and is still in that use today.

Another important building is the Osteberg Barn (K-075) in Juanita, built in 1905 near the home of pioneer Harry Langdon. This simple barn is in good condition and is still used in today's version of the agriculture, a large commercial nursery. The property consists of approximately twenty acres, with several houses of different eras, outstanding landscape features and a number of agricultural buildings that have not been inventoried. A nearby farmhouse (K-213) on a large property also retains evidence of its agricultural heritage in outbuildings and plantings.

Other than the Osteberg barn, most of the agricultural properties are residential buildings surrounded by land that was once in farm use. One of these is the pioneer estate of Cedarmere (Sp-010) near Lake Washington. Although it was probably not originally intended for farming, during the 1930s the family supported itself by selling flowers and vegetables at Seattle's Pike Place Market, as did many in Kirkland.

Other remaining properties include the Griswold Nursery (K-095) in South Rose Hill, which is now a large rhododendron nursery, and the Wold home (K-216) on Sixth Street South, where the Wold family has grown and sold flowers for more than fifty years.

Trends: All remaining agricultural buildings and properties in Kirkland are at great risk. Large acreages can be sold at tremendous profit; the Cedarmere estate is now being subdivided and numerous large developments are under construction adjacent to important properties in Juanita. Outbuildings are often poorly constructed and no longer needed; they typically fall down through simple neglect or are drastically altered, obliterating their agricultural associations. Landscape elements such as remnant orchards can be easily changed as family needs change.

Further Research: It was not expected that the inventory would identify many agricultural buildings, so the number of remaining buildings was something of a surprise. However, many other outbuildings and other agricultural remnants probably exist. Both the *East Side Journal* and the 1939 Tax Assessor forms show the extent of small-scale agriculture before World War II. The forms frequently note outbuildings such as small barns and chicken coops. Although these

were roughly built, often without wood floors, some of these buildings may still exist, perhaps used as garages or sheds. Remnant orchards are also apparent in some neighborhoods, but have not been researched. This warrants further investigation, especially in the areas with relatively large lots such as Rose Hill and Juanita. Although it may not be possible to preserve such remnants, they should be documented through photographs and oral histories.

Industrial Buildings

Inventory Findings and Significance: Despite Kirkland's notable industrial past, it was not expected that any remains of industrial buildings would be found, and none are known to exist except the Kirkland Cannery, discussed above due to its agricultural associations. The original saw and shake mills that formed the early settlements, and the steel mill buildings on Rose Hill, are long gone. Other industries, such as the woolen mill that stood on Lake Street for more than thirty years, have also vanished. The shipyards that flourished in World War II were obliterated after the war; the land is now a major mixed use project with offices, restaurants, stores, condominiums and a luxury hotel.

Further research: It is possible that, as research continues on specific neighborhoods, buildings related to industrial development will be identified. Recently, a group of houses in the State/Central neighborhood has been identified as possibly having been built as shipyard-related offices. This warrants further research, to be done in Step IV.

Residential Buildings

Inventory Findings and Significance: The residential buildings in Kirkland are primarily significant as intact examples of the Craftsman bungalows and vernacular homes built in small towns in early 20th century King County. Approximately 25 of them are also significant for their associations with early settlers and leaders and the Kirkland Land & Improvement Company.

The primary styles, as discussed above, are the vernacular and the Craftsman/bungalow, which were the predominant styles in the Puget Sound area during much of this period. A relatively small number of houses were in Revival styles, including Tudor Revival, English Cottage and Mediterranean Revival. Several log-clad homes of the 1930s were also identified. Earlier houses showed Queen Anne and Italianate influences. In keeping with the popular styles, nearly all buildings are rectangular in plan with either front or side gable roofs. Cross gable and hipped roofs are found occasionally; gambrel and mansard forms are rare.

Wood is the predominant residential building material, as is true throughout the Pacific Northwest. Many roofs were originally wood shingles; almost all are now composition shingles. Of the 213 inventoried homes (excluding those demolished or in Category D), more than half (52%) had clapboard siding. Seventeen percent were primarily shingle clad, while nearly a third (31%) had some wood shingles, often in the gable ends. Other claddings were: drop siding (12%), asbestos shakes (10%), brick (7%), stucco (2%) and logs (2%). A very small number had

board-and-batten, or vertical or horizontal board siding.

Trends: Kirkland's attractive location on Lake Washington and its proximity to freeways to Seattle and to Eastside employment centers means that it has experienced tremendous growth over with intensive suburban development. Houses with potential views are very much threatened by development. This is very apparent in the Market neighborhood, the site of many smaller homes that are now being replaced by very large homes. Insensitive additions and remodeling are also a threat throughout Kirkland, especially for smaller homes. Many single family homes, especially in the Rose Hill, Juanita and the State neighborhoods, are threatened by zoning that allows large multifamily buildings or subdivision into smaller lots.

Further research: There are significant opportunities for additional research to identify housing built during World War II and shortly thereafter, as Kirkland developed into an industrial center and then a major suburb with a freeway connection to Seattle. Postwar events, such as government financing of homes and the rise of Modern architecture significantly influenced other Eastside towns, and some evidence may remain in Kirkland.

SURVEY RECOMMENDATIONS

The Kirkland Historic Resources Inventory has identified a large number of buildings that have sufficient architectural integrity and/or historic association to be worthy of preservation. In order to fulfill the goals of the City's Comprehensive Plan, preservation research and the development of additional methods of preservation should continue. Specific recommendations include:

- Adopt an expanded Vision Statement for Kirkland 2010 to emphasize more strongly references to maintaining Kirkland's "small-town" character and its strong historic ties, with a specific section on historic preservation;
- Use the inventory in future city and neighborhood planning activities;
- Continue with the next phases of the inventory;
- Assist interested property owners in securing historic landmark status, making them eligible for financial incentives;
- Research potential landmarks, historic districts or thematic nominations identified in the inventory;
- Work with private and public entities to identify appropriate uses for historic properties that will encourage their preservation;
- Use the survey results to inform property owners and the entire community about the historic value and character of historic properties;
- Work with property owners to install plaques on buildings that have been identified as "Most Significant," the highest priority;
- Develop more flexible subdivision regulations that will encourage retention of historic properties;
- Expand the interpretive marker program to more sites to better highlight and explain Kirkland's history;
- Continue research on the history of neighborhoods and on specific themes such as agriculture, industry and post- World War II residential development;
- Supplement the current survey data as new information becomes available; and,
- Use the survey information to assist in planning a program and strategy for City's 2005 Centennial.

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APPENDICES

Table I:	Category A Buildings, by date
Table II:	Category B Buildings, by date
Table III:	Category C Buildings, by date
Table IV:	Category D Buildings, by date
Table V:	Demolished Buildings, by date
Table VI:	Historic Sites

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table I

Category A

These 89 buildings and two objects have been given high priority because of their high degree of architectural integrity and, in many cases, their association with significant people or activities in Kirkland's history. As indicated, 28 of these buildings are already listed in the City's Comprehensive Plan. Seven are listed on the National Register of Historic Places and on the Washington State Heritage Register and one is on the state register only. They are shown here in order of construction date.

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
Sp-004	French House 4130 Lake Washington Blvd.	City	1874	Residential	Residential vernacular	Pioneer Architecture
K-003	Houghton Church Bell 106 5 th Avenue		1881	Object	—	Pioneer Religion
K-211	10836 NE 116 th Street		1887	Residential	Residential vernacular	Agriculture Pioneer
Sp-006	McLaughlin Home 400 7 th Avenue West	City	1889	Residential	Colonial Revival	Industry Architecture
Np-012	Tomkins/Bucklin House 202 5 th Avenue West	City	1889	Residential	Residential vernacular	Industry Architecture
N-005	Trueblood Home 127 7 th Avenue	City State National	1889	Residential	Residential vernacular	Health Industry Architecture
Sp-008	Larson/Higgins Home 424 8 th Avenue West	City	1889	Residential	Residential vernacular	Industry Architecture
Sp-009	Hitter Home 428 10 th Avenue West	City	1889	Residential	Residential vernacular	Industry Architecture

Category A, page 2

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
Sp-005	Snyder/Moody House 514 13 th Avenue West	City	1889	Residential	Residential vernacular	Industry Architecture
S-001	Kellett/Harris House 526 10 th Avenue West	City State	1889	Residential	Queen Anne	Industry Commerce Architecture
N-001	Loomis House 304 8 th Avenue West	City State National	1889	Residential	Queen Anne	Industry Architecture
K-245	10122 NE 59 th Street		1890	Residential	Queen Anne vernacular	Architecture
N-002	Sears Building 701 Market Street	City State National	1891	Commercial	Italianate	Commerce Architecture
N-003	Campbell Building (Masonic) 700 Market Street	City State National	1891	Commercial	Italianate	Commerce Social Architecture
N-004	Peter Kirk Building 620 Market Street	City State National	1891	Commercial	Romanesque Revival	Industry Commerce Development Architecture
Sp-015	5 th Brick Building 720½ Market Street	City	1891	Commercial	Commercial vernacular	Commerce Architecture
Sp-010	Norman House 630 11 th Avenue West	City	1895	Residential	American Foursquare	Commerce Agriculture Architecture

Category A, page 3

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-419	749 State Street South		1900	Residential	Residential vernacular	Architecture
K-021	714 2 nd Street South		1900	Residential	Queen Anne Craftsman	Architecture
Sp-002	Sutthoff House 4120 Lake Washington Blvd.	City	1903	Residential	Georgian/ Colonial Revival	Health Architecture
Sp-012	Brooks Building 609 Market Street	City	1904	Commercial	Commercial vernacular	Commerce Architecture
Np-011	Landry House 8016 126 th Avenue NE	City	1904	Residential	Craftsman bungalow	Architecture
K-075	Osteberg Barn 10836 NE 116 th Street		1905	Barn	Barn	Agriculture Architecture
Sp-011	Dorr Forbes House 11829 97 th Avenue NE	City	1906	Residential	Residential vernacular	Pioneer
Np-008	Reverend Newberry House 519 1 st Street	City	1909	Residential	Residential vernacular	Religion Politics Architecture
Sp-003	Shumway Mansion 11410 99 th Place NE	City	1909	Residential	Craftsman	Architecture
K-213	11212 NE 116 th Street		1910	Residential	Residential vernacular	Agriculture Architecture
K-040	Dr. Davis House 120 7 th Avenue South		1910	Residential	Craftsman bungalow	Health Architecture

Category A, page 4

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-062	1308 7 th Street West		1910	Residential	Bungalow	Architecture
K-072	2005 Market Street		1913	Residential	Craftsman bungalow	Architecture
K-069	411 Market Street		1913	Residential	Bungalow	Architecture
K-119	8706 126 th Avenue NE		1913	Residential	Bungalow	Architecture
K-095	12643 NE 70 th Street		1913	Residential	Craftsman bungalow	Agriculture Architecture
Np-009	Nettleton/Green Funeral Home 400 State Street South	City	1914	Residential	Colonial Revival	Commerce Communications Architecture
K-002	202 Waverly Way		1917	Residential	Tudor vernacular	Architecture
K-065	417 6 th Avenue S.		1918	Residential	Craftsman bungalow	Architecture
K-216	Wold's Flowers 213 6 th Street S.		1918	Residential	Bungalow	Architecture Agriculture
K-344	307 9 th Avenue		1918	Residential	Craftsman bungalow	Architecture
K-023	Hector's 112 Lake Street S.		1918	Commercial	Commercial vernacular	Commerce Architecture
K-381	Powell House 502 8 th Avenue West		1919	Residential	Colonial Revival	Architecture Communications

Category A, page 5

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-079	9442 116 th Avenue NE		1919	Residential	Bungalow	Architecture
K-076	Rose Hill Grange 8811 116 th NE		1919	Residential	Residential vernacular	Social Agriculture Architecture
K-230	10025 111 th Avenue NE		1919	Residential	Bungalow	Architecture
K-078	1835 3 rd Street		1919	Residential	Residential vernacular	Architecture
Np-013	Burr House 508 8 th Avenue West	City	1920	Residential	Prairie bungalow	Communications Architecture
K-064	631 9 th Avenue		1921	Residential	Bungalow	Architecture
K-012	Bryant Hardware 126-28 Central Way		1922	Commercial	Commercial vernacular	Commerce Architecture
K-074	1023 4 th Street		1922	Residential	Bungalow	Architecture
K-007	Christian Science Church Market Street & Central Avenue		1922	Church	Neoclassical	Religion Architecture
K-420	742 2 nd Street South		1922	Residential	Residential vernacular	Architecture
K-043	220 Waverly Way		1923	Residential	Craftsman	Architecture

Category A, page 6

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-091	710 1 st Street		1923	Residential	Vernacular bungalow	Architecture
K-084	9015 124 th Avenue NE		1923	Residential	Craftsman bungalow	Architecture
K-265	1012 1 st Street		1924	Residential	Craftsman vernacular	Architecture
K-135	9007 132 th Avenue NE		1924	Residential	Residential vernacular	Architecture
K-073	740 18 th Avenue West		1925	Residential	Craftsman bungalow	Architecture
K-249	11231 NE 60 th Street		1925	Residential	Tudor Revival vernacular	Architecture
N-006	Kirkland Woman's Club 407 1 st Street	City State National	1925	Social	Commercial vernacular	Social Education Architecture
K-248	10211 NE 60 th Street		1926	Residential	Craftsman bungalow	Architecture
K-212	11030 116 th Avenue NE		1926	Residential	Bungalow	Architecture
K-057	225 7 th Avenue West		1926	Residential	Tudor Revival	Architecture
K-010	Gateway Theater 110 Central Way		1926	Commercial	Commercial vernacular	Entertainment Commerce Architecture
K-041	1046 5 th Street		1926	Residential	Craftsman bungalow	Architecture
K-133	7209 132 nd Avenue NE		1926	Residential	Bungalow	Architecture
K-039	148 Waverly Way		1927	Residential	Craftsman bungalow	Architecture

Category A, page 7

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-019	427 11 th Avenue West		1927	Residential	Residential vernacular	Architecture
K-054	203 7 th Avenue West		1928	Residential	Craftsman bungalow	Architecture
K-070	1901 3 rd Street		1928	Residential	Residential vernacular	Architecture
K-087	12808 NE 86 th Street		1928	Residential	Tudor vernacular	Architecture
K-210	10814 NE 116 th Street		1928	Residential	Residential vernacular	Agriculture Architecture
K-233	9739 112 th Avenue NE		1928	Residential	Residential vernacular	Architecture
K-071	1900 3 rd Street		1928	Residential	Residential vernacular	Architecture
K-306	1021 6 th Street		1929	Residential	Tudor Revival	Architecture
K-198	12656 100 th Avenue NE		1929	Residential	Tudor Revival	Architecture
N-007	Louis Marsh House 6604 Lake Washington Blvd.	City State National	1929	Residential	French Eclectic Revival	Science Architecture
Sp-013	Williams Building 101 Lake Street S.	City	1930	Commercial	Commercial vernacular	Commerce Architecture
K-015	Triple J Cafe 101 Central Way		1930	Commercial	Mediterranean Revival	Commerce Architecture
Sp-014	Webb Building 89 Kirkland Way	City	1930	Commercial	Commercial vernacular	Commerce Architecture

Category A, page 8

ID #	Name/Address	Current Listings	Date	Building Type	Style	Themes
K-001	152 Waverly Way	City	1930	Residential	Mediterranean Rev.	Architecture
K-085	8546 124 th Avenue NE		1930	Residential	Residential vernacular	Architecture
Sp-007	American Legion Hall 138 5 th Avenue		1931	Religious	Commercial vernacular	Social Religion Architecture
K-199	Juanita Community Club 13027 100 th Avenue NE		1932	Social	Commercial vernacular	Social Architecture
K-107	7843 124 th Avenue NE		1932	Residential	Bungalow	Architecture
K-244	4542 Lake Washington Blvd.	City	1933	Residential	Mediterranean Revival	Architecture
K-232	9045 112 th Avenue NE		1934	Residential	Rustic vernacular	Architecture Development
Np-010	Kirkland Cannery 640 8 th Avenue		1935	Industrial	Commercial vernacular	Agriculture Industry Politics Architecture
K-066	6211 Lake Washington Blvd.		1935	Residential	Residential vernacular	Architecture
K-005	Capt. Anderson Clock Kirkland/Lake Streets		1935	Object	—	Transportation
K-170	605 18 th Avenue West		1938	Residential	French Eclectic	Architecture
K-252	5821 109 th Avenue NE		1938	Residential	Rustic vernacular	Architecture
K-027	213 Kirkland Avenue		1940	Commercial	Moderne/commercial vernacular	Commerce Architecture

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table II
Category B

These 79 buildings have been altered to some extent, but still substantially retain their original architectural character. They are shown here in the order of their construction date.

ID #	Name/Address	Date	Building Type	Style	Themes
K-246	10130 NE 59 th Street	1890	Residential	Residential vernacular	Early settlement
K-315	127 6 th Avenue	1900	Residential	Residential vernacular	Architecture
K-092	802 1 st Street	1900?	Residential	Residential vernacular	Architecture
K-144	336 8 th Avenue West	1900	Residential	Residential vernacular	Architecture
K-046	998 Waverly Way	1902	Residential	Vernacular Colonial Revival	Architecture
K-090	1824 3 rd Street	1905	Residential	Bungalow	Architecture
K-115	9757 124 th Avenue NE	1908	Residential	Bungalow	Architecture
K-207	10025 NE 112 th Street	1910	Residential	Craftsman	Architecture
K-109	8024 124 th Avenue NE	1910	Residential	Bungalow	Architecture
K-110	8046 124 th Avenue NE	1910	Residential	Residential vernacular	Architecture
K-253	6517 111 th Avenue NE	1911	Residential	Residential vernacular	Architecture
K-100	7304 122 nd Avenue NE	1912	Residential	Residential vernacular	Architecture
K-122	10440 124 th Avenue NE	1912	Residential	Craftsman	Architecture

Category B, page 2

ID #	Name/Address	Date	Building Type	Style	Themes
K-310	120 3 rd Avenue	1912	Residential	Bungalow	Architecture
K-125	9205 126 th Avenue NE	1912	Residential	Bungalow vernacular	Architecture
K-316	128 6 th Avenue	1913	Residential	Bungalow	Architecture
K-214	10616 NE 132 nd Street	1913	Residential	Craftsman vernacular	Architecture
K-356	244 10 th Avenue	1914	Residential	Bungalow	Architecture
K-236	9421 116 th Avenue NE	1914	Residential	Bungalow vernacular	Architecture
K-321	302 6 th Avenue	1914	Residential	Bungalow	Architecture
K-339	326 8 th Avenue	1914	Residential	Bungalow	Architecture
K-338	318 8 th Avenue	1914	Residential	Bungalow	Architecture
K-378	400 15 th Avenue	1915	Residential	Residential vernacular	Architecture
K-156	425 11 th Avenue West	1915	Residential	Bungalow	Architecture
K-260	702 1 st Street	1916	Residential	Bungalow vernacular	Architecture
K-323	315 6 th Avenue	1916	Residential	Residential vernacular	Architecture
K-291	1585 3 rd Street	1917	Residential	Bungalow	Architecture
K-006	703 State Street South	1918	Residential	Classical Revival vernacular	Architecture
K-080	11630 NE 90 th Street	1918	Residential	Bungalow	Architecture

Category B, page 3

ID #	Name/Address	Date	Building Type	Style	Themes
K-149	344 10 th Avenue West	1918	Residential	Craftsman bungalow	Architecture
K-083	11834 NE 90 th Street	1918	Residential	Bungalow vernacular	Architecture
K-336	301 8 th Avenue	1918	Residential	Residential vernacular	Architecture
K-224	11402 NE 94 th Street	1918	Residential	Residential vernacular	Architecture
K-127	6523 128 th Avenue NE	1918	Residential	Residential vernacular	Architecture
K-413	255 7 th Avenue South	1918	Residential	Bungalow vernacular	Architecture
K-294	1032 4 th Street	1919	Residential	Craftsman	Architecture
K-361	420 10 th Avenue	1919	Residential	Residential vernacular	
K-414	1839 3 rd Street	1919	Residential	Residential vernacular	Architecture
					Architecture
K-183	1918 Market Street	1920	Residential	Residential vernacular	Architecture
K-305	1009A 6 th Street	1920	Residential	Residential vernacular	Architecture
K-137	9555 132 nd Avenue NE	1920	Residential	Residential vernacular	Architecture
K-364	447 10 th Avenue	1920	Residential	Residential vernacular	Architecture
— K-328	111 7 th Avenue	1920	Residential	Residential vernacular	Architecture
K-058	226 7 th Avenue West	1920	Residential	Craftsman bungalow	Architecture
K-271	1024 2 nd Street	1920	Residential	Craftsman bungalow	Architecture
K-155	309 11 th Avenue West	1921	Residential	Bungalow	Architecture

Category B, page 4

ID #	Name/Address	Date	Building Type	Style	Themes
K-160	4097 13 th Avenue West	1922	Residential	Bungalow	Architecture
K-131	9206 128 th Avenue NE	1922	Residential	Bungalow	Architecture
K-220	11344 NE 90 th Street	1922	Residential	Bungalow	Architecture
K-256	303 1 st Street	1922	Residential	Residential vernacular	Architecture
K-182	461 2 nd Avenue South	1922	Residential	Craftsman bungalow	Architecture
K-370	121 12 th Avenue	1923	Residential	Residential vernacular	Architecture
K-088	Cemetery Caretaker House 11205 NE 112 th Street	1923	Residential	Bungalow	Architecture
K-004	Sessions Funeral Home 302/310 1 st Street <i>↑ Hope Link</i>	1923	Funerary	Classical vernacular	Funerary Architecture
K-202	11632 106 th Avenue NE	1924	Residential	Residential vernacular	Architecture
K-366	130 11 th Avenue	1924	Residential	Residential vernacular	Architecture
K-297	1816 4 th Street	1924	Residential	Bungalow	Architecture
K-186	2008 Market Street	1924	Residential	Bungalow	Architecture
K-179	1611 Market Street	1924	Residential	Bungalow	Architecture
K-201	10442 Forbes Creek Dr.	1925	Residential	Bungalow	Architecture
K-108	7916 124 th Avenue NE	1925	Residential	Bungalow	Architecture
K-349	119 10 th Avenue	1925	Residential	Residential vernacular	Architecture

Category B, page 5

ID #	Name/Address	Date	Building Type	Style	Themes
K-255	6713 112 th Avenue NE	1926	Residential	Residential vernacular	Architecture
K-367	636 11 th Avenue	1926	Residential	Bungalow	Architecture
K-099	12715 NE 107 th Place	1927	Residential	Residential vernacular	Architecture
K-067	1850 3 rd Street	1928	Residential	Vernacular bungalow	Architecture
K-296	1052 4 th Street	1928	Residential	Residential vernacular	Architecture
K-174	711 20 th Avenue West	1929	Residential	Tudor Revival	Architecture
K-225	11428 NE 94 th Street	1929	Residential	Bungalow	Architecture
K-020	421½ 14 th Avenue West	1930	Residential	Residential vernacular	Architecture
K-042	216 Waverly Way	1930	Residential	Tudor Revival	Architecture
K-026	Kirkland Hospital 220 Kirkland Avenue	1930	Medical	Commercial vernacular	Health
K-221	11490 NE 91 st Street	1931	Residential	Residential vernacular	Architecture
K-298	1852 4 th Street	1932	Residential	Tudor Revival	Architecture
log house → K-082	1895 Market Street	1935	Residential	Rustic vernacular	Architecture
K-173	823 18 th Avenue West	1937	Residential	Vernacular Tudor Revival	Architecture
K-171	644 18 th Avenue West	1937	Residential	Residential vernacular	Architecture
K-172	729 18 th Avenue West	1937	Residential	Minimal Traditional	Architecture
K-204	11633 108 th Avenue NE	1941	Residential	Residential vernacular	Architecture

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table III
Category C

These 70 buildings have been significantly changed through alterations and additions, but they still retain their original historic architectural character to some degree. They are arranged by date of construction.

ID#	Name/Address	Date	Building Type	Style	Themes
K-168	1027 14 th Place West	1908	Residential	Bungalow	Architecture
K-324	326 6 th Avenue	1910	Residential	Residential vernacular	Architecture
K-077	8803 116 th NE	1911	Residential	Residential vernacular	
K-103	8208 122 nd Avenue NE	1913	Residential	Bungalow	Architecture
K-307	1243 6 th Street	1914	Residential	Bungalow	Architecture
K-150	403 10 th Avenue West	1914	Residential	Bungalow	Architecture
K-340	330 8 th Avenue	1914	Residential	Bungalow	Architecture
K-284	1077 3 rd Street	1914	Residential	Bungalow	Architecture
K-357	300 10 th Avenue	1915	Residential	Bungalow	Architecture
K-343	246 9 th Avenue	1915	Residential	Bungalow	Architecture
K-371	128 12 th Avenue	1916	Residential	Bungalow	Architecture

Category C, page 2

ID#	Name/Address	Date	Building Type	Style	Themes
K-263	912 1 st Street	1916	Residential	Bungalow	Architecture
K-303	1079 5 th Street	1916	Residential	Bungalow	Architecture
K-049	122 5 th Avenue West	1916	Residential	Residential vernacular	Architecture
K-354	220 10 th Avenue	1916	Residential	Bungalow	Architecture
K-362	428 10 th Avenue	1917	Residential	Bungalow	Architecture
K-322	311 6 th Avenue	1917	Residential	Residential vernacular	Architecture
K-227	11550 NE 95 th Street	1917	Residential	Bungalow	Architecture
K-117	8205 126 th NE	1918	Residential	Residential vernacular	Architecture
K-268	332 13 th Avenue	1918	Residential	Bungalow vernacular	Architecture
K-335	237 8 th Avenue	1918	Residential	Residential vernacular	Architecture
K-283	1067 3 rd Street	1918	Residential	Residential vernacular	Architecture
K-300	821 5 th Street	1918	Residential	Bungalow	Architecture
K-282	1057 3 rd Street	1919	Residential	Residential vernacular	Architecture
K-320	241 6 th Avenue	1919	Residential	Bungalow	Architecture
K-217	11295 NE 88 th Street	1919	Residential	Residential vernacular	Architecture

Category C, page 3

ID#	Name/Address	Date	Building Type	Style	Themes
K-281	1049 3 rd Street	1919	Residential	Bungalow	Architecture
K-355	221 10 th Avenue	1919	Residential	Residential vernacular	Architecture
K-254	6524 112 th Avenue NE	1919	Residential	Residential vernacular	Architecture
K-319	235 6 th Avenue	1919	Residential	Residential vernacular	Architecture
K-295	1036 4 th Street	1920	Residential	Residential vernacular	Architecture
K-337	311 8 th Avenue	1920	Residential	Residential vernacular	Architecture
K-234	9009 116 th Avenue NE	1920	Residential	Residential vernacular	Architecture
K-097	12225 NE 80 th Street	1920	Residential	Bungalow vernacular	Architecture
K-247	10929 NE 59 th Street	1920	Residential	Residential vernacular	Architecture
K-132	Lottsville 9752A 130 th Avenue NE	1921	Commercial	Commercial vernacular	Commerce
K-293	718 4 th Street	1922	Residential	Residential vernacular	Architecture
K-301	1047 5 th Street	1922	Residential	Residential vernacular	Architecture
K-047	1000 Waverly Way	1922	Residential	Residential vernacular	Architecture
K-423	9752 130 th Avenue NE	1922	Commercial	Commercial vernacular	Commerce

Category C, page 4

ID#	Name/Address	Date	Building Type	Style	Themes
K-177	901 20 th Avenue West	1923	Residential	Bungalow	Architecture
K-185	2004 Market Street	1923	Residential	Residential vernacular	Architecture
K-292	1806 3 rd Street	1923	Residential	Residential vernacular	Architecture
K-299	1936 4 th Street	1924	Residential	Bungalow	Architecture
K-190	2087 Market Street	1924	Residential	Residential vernacular	Architecture
K-365	117 11 th Avenue	1924	Residential	Residential vernacular	Architecture
K-270	1015 2 nd Street	1924	Residential	Bungalow	Architecture
K-261	813/15/17 1 st Street	1924	Residential	Residential vernacular	Architecture
K-231	10041 111 th Avenue NE	1925	Residential	Residential vernacular	Architecture
K-011	116-122 Central Way	1925	Commercial	Commercial vernacular	Commerce
K-138	10023 132 nd Avenue NE	c. 1925	Residential	Residential vernacular	Architecture
K-187	2011 Market Street	1926	Residential	Residential vernacular	Architecture
K-114	9241 124 th Avenue NE	1926	Residential	Bungalow	Architecture
K-035	117 Lake Street South	1927	Commercial	Commercial vernacular	Commerce Architecture
K-205	11827 108 th Avenue NE	1927	Residential	Residential vernacular	Architecture

Category C, page 5

ID#	Name/Address	Date	Building Type	Style	Themes
K-025	Central Tavern 122-24 Kirkland Avenue	1929	Commercial	Commercial vernacular	Commerce Architecture
K-267	1855 1 st Street	1930	Residential	Residential vernacular	Architecture
K-086	1931 10 th Place West	1930	Residential	Rustic vernacular	Architecture
K-209	10455 NE 112 th Street	1930	Residential	Residential vernacular	Architecture
K-106	7319 124 th Avenue NE	1932	Residential	Residential vernacular	Architecture
K-250	4540 108 th Avenue NE	1934	Residential	Residential vernacular	Architecture
K-140	10655 132 nd Avenue NE	1934	Residential	Residential vernacular	Architecture
K-105	8249 122 nd Avenue NE	1935	Residential	Residential vernacular	Architecture
K-151	546 10 th Avenue West	1937	Residential	Residential vernacular	Architecture
K-238	9611 116 th Avenue NE	1937	Residential	Residential vernacular	Architecture
K-175	700 20 th Avenue West	1937	Residential	Residential vernacular	Architecture
K-334	504 7 th Avenue	1939	Residential	Residential vernacular	Architecture
K-180	1811 Market Street	1946	Commercial	Commercial vernacular	Architecture
K-016	Crab Cracker 452 Central Way	1946	Commercial	Commercial vernacular	Commerce, Architecture

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table IV
Category D

The following 35 structures have substantially lost their original architectural character through alterations and additions. No significant historic value has yet been identified for them, although future research may reveal such significance. They are listed here by construction date.

ID #	Name/Address	Date	Building Type
K-059	304 7 th Avenue West	1908	Residential
K-375	642 12 th Avenue	1910	Residential
K-262	902 1 st Street	1910	Residential
K-101	7504 122 nd Avenue NE	1910	Residential
K-130	8005 128 th Avenue NE	1913	Residential
K-014	Kirkland Roaster 105-11 Central Way	1914	Commercial
K-235	9404 116 th Avenue NE	1915	Residential
K-237	9495 116 th Avenue NE	1915	Residential
K-363	444 10 th Avenue	1915	Residential
K-325	1610 2 nd Street	1916	Residential
K-308	1301 6 th Street	1916	Residential
K-060	328 7 th Avenue West	1916	Residential
K-251	5825 108 th Avenue NE	1918	Residential
K-094	12514 NE 70 th Street	1918	Residential
K-124	9118 126 th Avenue NE	1919	Residential

Category D, page 2

ID #	Name/Address	Date	Building Type
K-286	1540 3 rd Street	1919	Residential
K-327	346 6 th Avenue	1920	Residential
K-351	127 10 th Avenue	1921	Residential
K-218	11421 NE 88 th Street	1923	Residential
K-264	1001 1 st Street	1924	Residential
K-169	524 16 th Avenue West	1924	Residential
K-166	428 14 th Avenue West	1924	Residential
K-311	146 5 th Avenue	1924	Residential
K-008	21 Central Way	1925	Commercial
K-206	11851 108 th Avenue NE	1927	Residential
K-208	10405 NE 112 th Street	1927	Residential
K-061	232 5 th Avenue West	1928	Residential
K-189	2074 Market Street	1928	Residential
K-022	219 Lake Street South	1932	Commercial
K-139	10611 132 nd Avenue NE	1932	Residential
K-167	722 14 th Avenue West	1933	Residential
K-258	604 1 st Street	1937	Residential
K-226	11234 NE 95 th Street	1941	Residential
K-219	11590 NE 88 th Street	1942	Residential
K-161	413 13 th Avenue West	1947	Residential

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table V
Demolished Structures

The following eleven structures were demolished between the time that they were inventoried and March 1999. Several of these are also listed on Table VI, Historic Sites for Interpretation.

ID #	Name/Address	Date	Building Type
K-241	Lake House 10127 NE 59 th Street	unknown	Commercial
K-033	McEvoy Lumber Yard Kirkland/State Streets	unknown	Industrial
K-063	660 12 th Avenue	1912	Residential
K-068	202 4 th Avenue	1913	Residential
K-422	690 Kirkland Way	1918	Residential
K-251	5825 108 th Avenue NE	1918	Residential
K-113	9211 124 th Avenue NE	1919	Residential
K-081	Rose Hill Grade School 122 nd Avenue/NE 90 th Street	1922	School
K-143	224 Waverly Way	1932	Residential
K-112	8534 124 th Avenue NE	1937	Residential
K-384	R.H. Collins School 6512 111 th Avenue NE	1941	School

KIRKLAND HISTORIC RESOURCES INVENTORY, 1999

Table VI
Historic Sites for Interpretation

These 38 sites where historic buildings or structures were once located, or where significant activities took place, have been identified as being a high priority for recognition, including the placement of interpretive markers.

ID #	Site Name	ID #	Site Name
K-029	Kirkland Ferry Dock	K-193	The Causeway
K-030	Bank/Telephone Company	K-196	Juanita Beach
K-031	Woolen Mill	K-239	Shumway Mansion site
K-032	Dock at end of Market Street	K-241	Lake House
K-033	McEvoy Lumber Yard	K-242	Shipyard buildings
K-034	Peter Kirk Park/Armory	K-243	Yarrow Bay
K-036	Waverly Hall/Terraces	K-380	Central School
K-037	Waverly Junior High School	K-382	Stewart Heights World War II housing
K-045	Peter Kirk's "Fir Grove"	K-383	Lakeview Terrace Subdivision
K-081	Rose Hill Grade School	K-384	R.H. Collins School
K-093	Kirkland Cemetery	K-385	French Homestead
K-141	Great Western Steel Mill	K-387	Dorr Forbes Homestead
K-191	Hotel at 7 th & Market	K-393	Andrew Nelson Homestead

