



CITY OF KENT LANDMARKS COMMISSION

220 Fourth Avenue South
Kent, WA WA 98032

LANDMARK REGISTRATION FORM

PART I: PROPERTY INFORMATION

1. Name of Property

historic name: MILL CREEK HISTORIC DISTRICT

other names/site number:

2. Location

street address: See attached map

parcel no(s): See attached property owner and parcel list

legal description(s): See attached map

3. Classification

Ownership of Property:

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property:

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

4. Property Owner(s)

name: Multiple, See attached property owner and parcel list

street:

city:

state:

zip:

5. Form Prepared By

name/title: Mimi Sheridan

organization: King County Historic Preservation Program

date: 10/20/14

6. Nomination Checklist

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include an index</i> | <input type="checkbox"/> Other (please indicate): |
| <input type="checkbox"/> Last Deed of Title: <i>this document can usually be obtained for little or no cost from a title company</i> | |

PART II: PHYSICAL DESCRIPTION

7. Alterations

Check the appropriate box if there have been changes to plan, cladding, windows, interior features or other significant elements. These changes should be described specifically in the narrative section below.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Plan (i.e. no additions to footprint, relocation of walls, or roof plan)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Interior features (woodwork, finishes, flooring, fixtures)
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Cladding	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Other elements
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Windows			

Narrative Description

Use the space below to describe the present and original (if known) physical appearance, condition, architectural characteristics, and the above-noted alterations (use continuation sheet if necessary).

The Mill Creek Historic District (district) is a subarea of the Mill Creek neighborhood which is located east of downtown Kent on the edge of East Hill, a prominent geographical feature of the city. The district consists of approximately five blocks. Its boundaries are irregular, but lie generally between Hazel Avenue N. and the alley west of Clark Avenue N., and from E. Temperance Street to Cedar Street. In addition, most of the large block between Jason and Hazel Avenues, south of E. Temperance Street to E. Smith Street/E. Canyon Drive, plus some nearby parcels, are included. (*See attached map.*)

West of the district is a large property occupied by Mill Creek Middle School; Central Avenue and downtown Kent are just west of the school. The Mill Creek neighborhood and its grid pattern continue for two blocks north of the boundary at Cedar Street; beyond this is a large undeveloped area owned by the City of Kent. James Street, a busy east-west arterial that leads to East Hill, is one block north of the district boundary. At the south edge of the district is Canyon Road, an arterial providing primary access to the East Hill. Across Canyon Road to the south is Mill Creek Canyon Earthworks Park, a designated City of Kent landmark. East of the historic district, the hill becomes steeper, with houses built along curving streets rather than in the grid pattern found in the older part of the neighborhood.

The historic district is comprised primarily of portions of two of Kent's early plats: most of the southern half of Clark's First Addition and the central section of Clark's Second Addition. William and Laura Clark filed the plat for Clark's First Addition to the Town of Kent in April 1890. It consists of four blocks in a grid pattern, running from James Street on the north to Temperance Street, and from Jason Street east to Hazel Street. It is bisected by Prospect and Cedar streets. Each block had 26 lots, with a north-south alley. The lots were 30 feet wide and 110 feet deep; because of the narrowness of the lots, many houses sit on more than one lot.

Clark's Second Addition to the Town of Kent was filed in May 1907 by I. C. and Grace Clark and H. L. and Norma Clark. It is located immediately adjacent to the west side of the First Addition. It also has a grid pattern with six blocks, but extends one block farther south, from James Street to Smith Street, and from Jason Street west to Kennebeck Avenue. It is bisected by Cedar and Temperance streets (east-west) and Clark Street (north-south). The lots were considerably larger than in the original plat. Each block had only 12 lots, typically measuring 60 feet wide and approximately 115 feet deep. Lots on the north side of E. Temperance Street are 90 feet wide. Block 5, at the southwest corner of the plat, has eight

lots, mostly measuring 62 by 120 feet, and oriented north-south. The southeastern block evidently already had some houses on it and was divided into larger parcels rather than small lots.

Landscape Character

The district is on the west slope of the East Hill. The east-west streets ascend the hill. Most houses front on to the north-south streets, which are relatively flat, although Hazel Avenue is hilly. Because of the topography, houses on the east side of the street typically are set above the street, with a rockery or retaining wall (of concrete or concrete block) in front. West side houses are at grade level or, in some cases, below street grade. Several blocks are bisected by north-south graveled alleys.

The streets are relatively narrow and paved with asphalt. The parking strips flanking the paved roadway vary in character from block to block and, sometimes, from house to house. Most have gravel or bare dirt; some have lawn or asphalt. Some streets have sidewalks, often narrow and non-continuous.

Most houses have a front lawn and foundation shrubs; many have larger shrubs and small trees extending to the front of the lot as well. Fences in front are atypical, although some houses have picket fences. Many, but not all, rear yards have wood fences. Front and side yards are relatively narrow and the larger space is in the rear; however, some houses sit on double lots with spacious side yards. The large trees are usually in the rear or side yards, framing the house, rather than being in front.

Land Uses and Activities

The historic district is entirely residential. However, the Bereiter house, at the south edge of the district, is now owned by the City of Kent and used as a historic house museum. There are two vacant lots and one parking lot in the district.

Buildings and Structures

The houses and related outbuildings (i.e. sheds, garages etc) in the district date from the early to mid 20th century. They are associated with three distinct periods of development in Kent, and the larger White River Valley, related to: Dairy Production (1890s-1920s); Truck Farming (1920s-1940s); and the beginning of Industrialization (1950s-1960s). Overall, the buildings are modest in design and reflect the variety of styles and forms that were popular in domestic architecture throughout the Pacific Northwest during the first half of the 20th century.

Residential Character

There are 49 contributing houses in the district all built between 1904 and 1959. The oldest house in the district dates to 1903, but has been significantly altered and does not contribute to the area's historic character. It is therefore considered a non-contributing property. There are three newer residences built in 1977, 1980 and 1993 respectively. None of the residences in the district are known to have been designed by architects. Most are vernacular in character, and may have been based on plans acquired from popular standardized builders' house plan catalogs. Although many of the houses have been modified, as a group they retain strong historic character.

All of the houses appear to be conventional wood-frame construction. In scale, they vary from simple, one-story or 1-1/2 story cottages to spacious two-story dwellings. Most have gabled roofs, with some hipped roofs on smaller houses. Some of the older dwellings have front porches, but more often there is just a simple concrete stoop at the primary entrance sheltered by a gabled hood. Various types of wood cladding (narrow or wide clapboard, shingles, vertical boards) are almost universal, with minimal use of

brick, stone or stucco accents. Brick veneer is found on some of the Minimal Traditional and Ranch style houses from the 1940 and 50s.

The majority of houses (especially the older ones) have been altered in some way. The most common alteration is roofing, as most of the original wood shingle roofs have been replaced with asphalt/composition shingles or a similar material. Some dwellings have replacement cladding, notably asbestos shingles. Many houses have had some or all of the original windows replaced with aluminum or vinyl sash; in most cases, the original openings remain. Replacement of original tripartite windows on the primary facade with picture windows is common. Another frequent change is the replacement of front doors or garage doors, typically with no change to the opening. In some cases, the original front porch has been removed or altered. Rear additions are also common, but they do not affect the character of the houses. Some of the older residences were modified significantly in the 1940s and 50s and exhibit features characteristic of that period rather than when they were built. Overall, the most common alterations that impact the physical integrity of the houses are: windows, siding, and front doors.

Examples of the architectural styles and forms represented in the historic district include:

Craftsman:

Murker House, 617 E. Temperance Street (1909)

Barton House, 701 E. Temperance Street (1909)

Kendall House, 426 Jason Avenue N. (1911)

E. Reed House, 512 Jason Avenue N. (1911)

John Reed House, 431 Clark Avenue N. (1914)

Robert E. Young House, 526 Prospect Avenue N. (1916)

Workingman's Foursquare:

Churchill House, 438 Clark Avenue N. (1909)

Dunbar House, 412 Clark Ave N. (1908)

Berg House, 347 Hazel Avenue N. (1910)

Vernacular:

W.W. Young House, 438 Prospect Ave. N. (1906)

George Berlin House, 833 E. Smith Street (1909)

Anderson House, 414 Jason Avenue N. (1910)

Calhoun House, 431 Prospect Ave N. (1910)

Anna Pays House, 425 Clark Avenue N. (1930)

S. A. Matson House, 404 Prospect Avenue N. (1937)

Minimal Traditional:

Hirfeman House, 314 Jason Avenue N. (1944)

Henning House, 808 E. Temperance Street (1942)

415 Hazel Avenue N. (1954)

Ranch Style:

Knapstad House, 704 E. Temperance Street (1947)

Bargo House, 432 Clark Avenue N. (1950)

Williams House, 431 Hazel Avenue N, (1958)

See the list of *Contributing Properties* which follows for property descriptions.

CONTRIBUTING PROPERTIES

The following section contains a brief description and photograph of each of the 49 contributing houses in the district. They are shown on the attached *Mill Creek Historic District Map*. Contributing properties are those directly associated with the historic period (1904 through 1962) which continue to exhibit good integrity of design, materials, association, setting, feeling, and location. Specific aspects of physical integrity used to evaluate property include overall massing, roof configuration, porch configuration, exterior cladding, fenestration and sash.

The historic district has a total of 60 properties. All are privately-owned residences with the exception of the Bereiter House, which is currently used as a museum, and the adjacent parking lot, both owned by the City of Kent. Of these 60 properties, 49 are contributing properties. Eight are non-contributing Properties, either because they were built after 1962 or because they have been substantially altered and do not possess sufficient historic or physical integrity. One is non-contributing because it is a new parking lot. Two additional properties are vacant lots. For all properties, the significant feature is the exterior of the house, unless otherwise specified.

HRI#: 2887 **MAP#: 1**
Address: **431 Clark Avenue N.**
Historic Name: **John Reed House**
Legal Description: **Parcel #161250-0260**
 Clarks 2nd Add. Block 4 Lots 11-12
Date built: **1914**

Property Description: This 1-1/2 story Craftsman bungalow sits on a large corner lot with shrubs and groundcovers in front and mature trees to the south. It has a shallow-pitched side gable roof with brackets and shed dormers on the front and rear facades. The full-width recessed porch has four paired columns; a ramp has been added to access the porch. Another entry, at the north end of the east facade, has a small projecting porch with a gabled roof supported by two posts. Newer wood stairs with a wood railing descend to the south. Cladding is combed shingles. Windows have vinyl sash with a Craftsman-style pattern and wide wood surrounds. The first floor of the east facade has two pairs of windows and a single one at the north end, and a pair of windows in the gable end. The south facade has two large windows on the first floor and a group of four windows in the dormer. A large deck with wood railing is attached to the rear of the house with a walkway connecting to a two-car garage at the northwest.



This house was built by John Reed, a carpenter who also worked on the Bereiter House.

HRI#: 2797 **MAP#: 2**
Address: **425 Clark Avenue N.**
Historic Name: **Anna Pays House**
Legal Description: **Parcel #161250-0250**
 Clarks 2nd Add. Block 4 Lots 9-10
Date built: **1930**

Property Description: This 1-1/2 story vernacular house sits on a midblock lot with lawn, foundation shrubs and a picket fence at the sidewalk. The house has a clipped cross gable roof with an unclipped front gable. The enclosed eaves have returns. The entry, near the center, is within a small gabled enclosure. Windows have wide wood surrounds and newer vinyl sash. There is a square hanging bay with a gabled roof on the south side.



Assessor's records indicate that the first owner of the house was probably Anna E. Pays. In the 1950s, it was owned by Joanne and Tom Stafford; Tom worked at Boeing and later at Kent Hardware.

HRI#: None **MAP#:** 3
Address: 417 Clark Avenue N.
Historic Name:
Legal Description: *Parcel #161250-0235*
 Clarks 2nd Add. Block 4 Lot 9
Date built: 1939

Property Description: This Minimal Traditional house is on a sloping midblock lot with a narrow lawn and shrubs. It has a side gable roof with a projecting gabled bay at each end of the facade and a brick chimney near the center. Cladding is wide clapboard. The central section of the facade is recessed to form a porch with a flat roof and a solid railing. The entry is at the north end of the porch. Windows have vinyl sash, with a three-part window on the porch and a pair of one-over-one sash at each end of the facade. The house was altered in 1954, with the south bay added and a basement garage built below the south end, facing south.



HRI#: None **MAP#:** 4
Address: 405 Clark Avenue N.
Historic Name: Grant Dunbar House #2
Legal Description: *Parcel #161250-0230*
 Clarks 2nd Add. Block 4 Lot 7
Date built: 1957

Property Description: This Ranch house is on a sloping corner lot with a lawn and numerous shrubs and large trees. It has a hipped roof with a wide brick chimney near the center. It has vertical board wood cladding with shingles on the lower portion. The recessed entry is at the center, with a concrete steps and a metal railing. Windows have metal sash. Due to the sloping lot, there is a daylight basement with garage at the rear.



This house was built by Grant Dunbar, who had been mayor of Kent from 1943-1946. He originally lived across the street at 412 Clark Avenue N., until building this house and moving in with his daughter.

HRI#: 2888 **MAP#: 5**
Address: **438 Clark Avenue N.**
Historic Name: **F. B. Churchill House**
Legal Description: ***Parcel #161250-0135***
 Clarks 2nd Add. Block 3 Lot 12
Date built: **1909**

Property Description: This 1-1/2 story Craftsman-influenced Workers Foursquare sits above the street on a corner lot with concrete stairs, a concrete wall at the sidewalk and extensive vegetation. The house has a hipped roof with hipped dormers on the front and sides. All the roofs have deep eaves with exposed rafters. The full-width porch has four columns, a solid balustrade and wood stairs. Cladding is asbestos shakes (1966). Windows have vinyl sash (primarily one-over-one) with wide wood surrounds. There is a brick chimney near the center of the ridgeline. The back yard has a picket fence. The garage at the rear was built in 1939.



Mrs. F. B. Churchill, the first owner, founded the first Kent Garden Club and held meetings here. In 1940s, Charles, Jr., and Doris Becvar lived here. Chuck was a Boeing executive and, along with his brothers Louis and George and Duffy Armstrong, ran the Kent Flying Service in 1928-30.

HRI#: None **MAP#: 6**
Address: **432 Clark Avenue N.**
Historic Name: **M. Badgro House**
Legal Description: ***Parcel #161250-0140***
 Clarks 2nd Add. Block 3 Lot 2
Date built: **1950**

Property Description: This Ranch house was moved here from 49 Lincoln Street, Kent, in 1966. It sits on a midblock lot above the street with lawn and large shrubs. It has a side gable roof and combed shingle cladding. The entry is toward the north end, with a large deck with wood railing. Windows have vinyl sash, primarily two- and three-part sliders.



HRI#: None **MAP#:** 7
Address: 426 Clark Avenue N.
Historic Name: Schaley House
Legal Description: *Parcel #161250-0145*
 Clarks 2nd Add. Block 3 Lot 3
Date built: 1912; altered c. 1950



Property Description: This bungalow was altered in the 1950s with a remodeled porch, replacement cladding and removal of the original deep eaves. The house sits on a midblock lot with lawn and foundation plantings. It has a gable front roof with no eaves and a recessed porch on the north half of the facade with a gabled roof that projects four feet from the facade. The porch is clad with wood shingles and has curving sidewalls. Cladding elsewhere is clapboard, with narrow clapboard below the window level and wider clapboard above. Windows have one-over-one wood sash.

In the 1940s-50s, Mrs. Grimes, a widow, and her daughters Judy and Maxine, lived here.

HRI#: None **MAP#:** 8
Address: 424 Clark Avenue N.
Historic Name: Scott House
Legal Description: *Parcel #161250-0150*
 Clarks 2nd Add. Block 3 Lot 4
Date built: 1954



Property Description: This Ranch house sits above the street with a rockery and extensive large shrubs. It has an L-plan with a cross-hipped roof. The entry is at the point where the two volumes meet, accessed by concrete stairs with a metal railing. An interior brick chimney is just behind the entry. Cladding is wood shingles below the windows and stained vertical boards above; the projecting wing at the south, above the basement garage, is clad with Roman brick. Windows have vinyl sash with a large picture window garage, and large three-part sliding sash on the main body of the house.

HRI#: None **MAP#:** 9
Address: 420 Clark Avenue N.
Historic Name: Neibling House
Legal Description: Parcel #161250-0155
 Clarks 2nd Add. Block 3 Lot 5
Date built: 1919

Property Description: This gable-front Craftsman house sits on a midblock lot with lawn and trees. A gabled porch with concrete stairs and bulkheads projects from the south half of the facade; it has metal posts and railings. The area beneath the porch is enclosed with lattice. Each side elevation has a large shed dormer, added in 1951. Cladding is shingles in the gable ends and vinyl siding below. Windows have vinyl sash with large picture windows and one-over-one windows. There is a basement entry on the north elevation. Toward the front of the south elevation is an exterior brick chimney. To the rear, at the northeast of the lot, is a hipped roof brick garage built in 1945.



The Neiblings owned a five-and-dime store in downtown Kent.

HRI#: 2796 **MAP#:** 10
Address: 412 Clark Avenue N.
Historic Name: Grant Dunbar House #1
Legal Description: Parcel #161250-0160
 Clarks 2nd Add. Block 3 Lot 6
Date built: 1908

Property Description: This 1-1/2 story Craftsman-influenced Workers Foursquare house sits on a corner lot with lawn, numerous shrubs, mature trees and a picket fence. The house has a hipped roof with an inset hipped dormer on the front and smaller hipped dormers on the sides. The wide eaves have exposed rafter tails with decorative rounded ends. The recessed full-width front porch has square wood columns. The entire building is clad in concrete asbestos shingles. Windows are simply framed and are mostly single hung vinyl windows, except the front first floor windows and a large side window still retain the original leaded transoms. The south elevation has a hipped roof hanging bay with three narrow windows. There is a basement garage on the Temperance Street (south) side.



Grant Dunbar, mayor of Kent from 1943-46, purchased this house in 1937 and lived here until 1957.

HRI#: None **MAP#:** 11
Address: **604 E. Temperance Street**
Historic Name: **Erion House**
Legal Description: ***Parcel #161250-0314***
 Clarks 2nd Add. Block 6
Date built: **1951**

Property Description: This Ranch house is on a flat corner lot with a lawn and shrubs. The house has an L-shaped plan, with a garage attached at the east end. It has a cross-gable roof with wide clapboard in the gable ends. The siding is board-and-batten cladding with Roman brick on the lower portion below the windows. There is a wide brick chimney of Roman brick at the south end. The at-grade entry is near the center, where the two wings meet; the roof extends out to form a covered concrete patio. Windows have original metal multilight sash, with a 12-light window on the gable ends and a three-part window on the porch.



HRI#: None **MAP#:** 12
Address: **509 Jason Avenue N.**
Historic Name: **Harold & Adelaide**
 Thomas House
Legal Description: ***Parcel #161250-0110***
 Clarks 2nd Add. Block 2 Lot 8
Date built: **1941**

Property Description: This simple Minimal Traditional house sits on a midblock lot with lawn and foundation plantings. It has a side gable roof and clapboard cladding. The center entry and concrete stoop are sheltered by a roof extension supported by decorative metal posts. Windows have newer fixed pane sash, with a large picture window and two smaller windows. The brick chimney is on the rear roof slope near the center. A rear addition has a two-car garage and large deck.



Harold and Adelaide Thomas built this house in 1941.

HRI#: None **MAP#:** 13
Address: **501 Jason Avenue N.**
Historic Name: **N. S. Nelson House**
Legal Description: ***Parcel #161250-0105***
 Clarks 2nd Add. Block 2 Lot 7
Date built: **1937**

Property Description: This 1-1/2 story vernacular Tudor house sits on a corner lot with lawn and foundation shrubs. It has a front gable roof with two brick chimneys near the ridgeline. Cladding is wood shingles. The gabled entry enclosure, at the center of the main (east) facade, has an arched doorway. A second gabled bay projects out toward the rear of the south elevation. Windows have original wood surrounds and newer sash with the appearance of 6-over-6 leaded sash. On the rear of the lot, facing south to Cedar Street, is a single garage (1937) and a double garage with living space above (1953). Both buildings are clad with wood shingles.



The house was purchased by N. S. Nelson in 1937. In the 1940s, Clyde Fox, owner of the Fox Cash Grocery store in downtown Kent, lived here.

HRI#: None **MAP#:** 14
Address: **437 Jason Avenue N.**
Historic Name: **Smith House**
Legal Description: ***Parcel #161250-0190***
 Clarks 2nd Add. Block 2 Lot 12
Date built: **1909**

Property Description: This hipped-roof vernacular cottage sits on a corner lot with lawn and foundation plantings. It has full width recessed porch with four square posts, wood stairs and a low wood balustrade. Cladding is aluminum siding. The windows have newer sash in wide wood surrounds and include a three-sided bay south of the entry and a greenhouse window at the northwest corner. At the rear is a garage (1957) clad with combed shingles.



Later owners included Frank and June Heutmaker; Frank's brother, Norman, founded Valley Glass in Kent.

HRI#: 2890 **MAP#: 15**
Address: **429 Jason Avenue N.**
Historic Name: **Ward Rader House**
Legal Description: **Parcel #161250-0185**
 Clarks 2nd Add. Block 3 Lot 11
Date built: **1907**

Property Description: This hip-roofed cottage sits on a midblock lot heavily landscaped with a wide variety of flowers and shrubs and a circular gravel walkway. A hip-roofed porch extends out on the south half of the facade. Cladding is primarily narrow clapboard, with newer decorative shingles on the porch and below the water table at window level. The porch has wood stairs and two square posts with simple capitals. Windows have vinyl sash with wood surrounds. North of the porch is a shallow three-sided bay with a fixed-pane window flanked by two one-over-one windows. The side elevations have similar one-over-one sash.



Ward Rader owned the Rader Bottling Company at 211 Central Avenue N. It made glass bottles in many shapes and sizes and bottled the popular Raders Root Beer.

HRI#: 2891 **MAP#: 16**
Address: **425 Jason Avenue N.**
Historic Name: **William Lee House**
Legal Description: **Parcel #161250-0180**
 Clarks 2nd Add. Block 3 Lot 10
Date built: **1910**

Property Description: This clapboard-clad vernacular house is on a midblock lot with a large lawn, foundation plants, a picket fence and a driveway at the south side. It is 1-1/2 stories with a side-gable roof with returns and a shed dormer on the main facade. A gabled hood shelters the center entry and concrete stoop. Windows have vinyl sash with false muntins and newer wide wood surrounds; the dormer has a pair of 1-over-1 windows. The south elevation has a three-sided hipped-roof bay window and, toward the rear, a shed-roofed secondary entry. The house was remodeled c. 1954 with the removal of a full-width hipped roof porch and the addition of asphalt shakes, which have been replaced by clapboard.



The house was built by Harvey Lee and owned by his brother, William. It was purchased in 1927 by Michael Harvey.

HRI#: 2892 **MAP#: 17**
Address: **419 Jason Avenue N.**
Historic Name: **S. W. Lyons House**
Legal Description: **Parcel #161250-0175**
 Clarks 2nd Add. Block 3 Lot 9
Date built: **1908**

Property Description: This 1-1/2 story cottage sits on a flat lot with lawn, a picket fence and trees and shrubs at the rear. The house has a hipped roof with a gabled dormer on the south elevation (added sometime after 1938). Cladding is wide clapboard. The entry porch projects at the south end of the main facade, with a pedimented roof supported by two square posts with simple capitals and curved brackets; the porch is wood with wood stairs. North of the porch is a horizontal window with original art glass. Other windows have vinyl sash with sliding lower sections; the front window has decorative shutters. At the rear of the lot, southwest of the house, is a detached accessory unit; the structure may date to 1939 and appears to have been converted to a living unit in 2002. It has a side gable roof, a gabled hood over the stoop, clapboard siding, vinyl sash and a shed addition on the front.



This is one of the older houses in the area, built in 1908. In 1911 it was purchased by S. W. Lyons.

HRI#: None **MAP#: 18**
Address: **411 Jason Avenue N.**
Historic Name: **Harriet Lyons House**
Legal Description: **Parcel #161250-0170**
 Clarks 2nd Add. Block 3 Lot 8
Date built: **1939**

Property Description: This Minimal Traditional house sits on a flat lot with lawn, a picket fence and trees and shrubs on the south side. The rear yard is fenced with a detached garage at the northwest. The house has a side gable roof with very shallow eaves and a gabled bay projecting on the north half of the facade. The gabled entry, projecting slightly, is near the center; it has a concrete stoop with two steps and a newer door with a single window. A small enclosed gabled porch with a secondary entry is on the north elevation; the porch was added sometime after 1940. Cladding is asbestos shingles (added in 1966). Windows have vinyl sash with wide wood surrounds. The large fixed pane sash on the front have false muntins similar to the original 1940s-style windows. The side elevations have one-over-one vinyl sash.



The original owner (1939-40) was Harriet Lyons. In 1940 Allen Playford, who worked for the railroad, lived here; his father owned Playford Blacksmith in Kent.

HRI#: 2800 **MAP#: 19**
Address: **617 E. Temperance Street**
Historic Name: **Murker House**
Legal Description: ***Parcel #161250-0165***
 Clarks 2nd Add. Block 3 Lot 7
Date built: **1909**

Property Description: This Craftsman bungalow sits on a level mid-block lot with lawn and shrubs. It has a side gable roof with a large gabled dormer on the main facade. The roof has deep eaves with knee brackets and exposed rafter tails. The recessed full-width porch has four pairs of square wood columns and no front railing. The wide wood stairs have wood handrails. Cladding is coursed wood shingles. The foundation is original concrete block. Windows have wood surrounds and are mostly 1/1 vinyl sash. The front gable has a pair of windows and the front porch has two sets of triple windows, with another on the north elevation. A brick chimney pierces the ridgeline at the south end.



The original owners, the Murker family, owned a store at Meeker and Central in the early 1900s. In the 1940s, Lloyd (Duffy) and Adelaide Armstrong owned the house in the 1940s. Duffy had a beverage distribution company and was involved with the Becvar brothers in developing the Kent Flying Service.

HRI#: 2798 **MAP#: 20**
Address: **512 Jason Avenue N.**
Historic Name: **E. Reed House**
Legal Description: ***Parcel #161200-0045***
 Clarks 2nd Add. Block 3 Lots 9-10
Date built: **1911**

Property Description: This Craftsman house sits on a large midblock lot with a small lawn, extensive foundation shrubs, large trees in the rear, and a low wood fence along the sidewalk. It has a front gable roof with a full-width gabled porch with four square posts and wide wood stairs. The gable ends have knee brackets and the eaves have exposed rafters. The original rustic siding was replaced in 1954; the current cladding is combed shingles. Windows have 1-over-1 vinyl sash with original wood surrounds. A driveway leads to a detached single garage northeast of the house. The house was purchased by Minnie Bush in 1939.



HRI#: 2799 **MAP#: 22**
Address: **436 Jason Avenue N.**
Historic Name: **Harold & Elizabeth**
 Mergens House
Legal Description: ***Parcel #161200-0425***
 Clarks 1st Add. Block 4 Lot 2
Date built: **1941**

Property Description: This Colonial Revival Cape Cod-style house sits on a corner lot with lawn, shrubs and numerous large trees to the north. It is 1-1/2 stories plus basement with a side gable roof and a pair of small gabled dormers on the front; both the main roof and the dormers have no eaves. The entry enclosure, at the center, has a gable roof and projects four feet from the facade. The door is surrounded by wood pilasters and lintel and has a storm door. An open wood porch extends from the entry and is bordered by a simple railing and balustrade. Cladding is aluminum siding. South of the entry is an 8-over-8 window; the window to the north has been replaced with a large picture window; both have decorative shutters. The dormers have 6-over-6 sash. The north elevation has a three-sided hipped-roof with 8-light casement windows. There is a basement garage below the south end.

It was built by Harold Mergens and the family moved in on Dec. 6, 1941. Harold worked for Valley Glass, while his wife wrote for the *Kent News-Journal*.



HRI#: None **MAP#: 23**
Address: **430 Jason Avenue N.**
Historic Name: **Lloyd & Imogene (Bush)**
 Ottini House
Legal Description: ***Parcel #161200-0435***
 Clarks 1st Add. Block 4 Lots 3-4
Date built: **1938**

Property Description: This Minimal Traditional house sits on a grassy midblock lot. The house has a side gable roof with no eaves. A single garage at the south end projects slightly from the facade. The recessed entry, near the center adjacent to the garage, has concrete stairs and a pipe rail. The interior brick chimney is near the ridgeline between the entry and garage. Cladding is wood clapboard. North of the entry is a group of three six-over-six windows with a wood surround; similar six-light windows are below on the basement level. The north elevation has a three-sided hipped roof bay with four-over-four windows. This house was built in 1938 by Lloyd and Imogene Bush Ottini; their family still owns the house.



HRI#: None **MAP#:** 24
Address: 426 Jason Avenue N.
Historic Name: Nellie Kendall House
Legal Description: Parcel #161200-0445
 Clarks 1st Add. Block 3 Lot 5
Date built: 1911

Property Description: This side-gable Craftsman bungalow house sits on a midblock lot, slightly above the street with a low concrete wall and lawn, and large trees in the fenced back yard. A gabled porch extends the entire width of the house, with four square posts, a shingled balustrade and wood stairs. Both the porch and the main roof have deep eaves with knee brackets. An interior brick chimney is near the center ridgeline. A narrow belt course runs beneath the windows. Cladding below this and in the gable end is wood shingles. The center section has board-and-batten cladding; a row of board and batten also extends along the bottom edge of the front gable. The entry is in the center, flanked by large 9-over-1 windows. The south elevation has a square bay with vinyl sash windows.



Nellie Kendall Botting worked at the Carnation Condensed Milk Company in Kent until it closed.

HRI#: None **MAP#:** 25
Address: 416 Jason Avenue N.
Historic Name: Louis and Pearl
 Becvar House
Legal Description: Parcel #161200-0455
 Clarks 1st Add. Block 4 Lots 7-8
Date built: 1941

Property Description: This Minimal Traditional house sits above the street with a lawn, shrubs and a rockery. It has a shallow L-shaped plan with a hipped roof and a gabled bay at the southwest. The entry is near center in the gabled section. The roof of the hipped roof volume extends out to form an at-grade porch with a metal railing. Cladding is aluminum siding. There is a small octagonal window and a large picture window in the gabled section and a larger picture window on the porch. A tall brick exterior chimney is on the north elevation.



Louis and Pearl Becvar lived here from 1941 into the 1960s. Lou, along with his brothers George and Chuck and Lloyd Armstrong, operated the Kent Flying Service from 1928-30, offering flying lessons.

HRI#: 2893 **MAP#: 26**
Address: **414 Jason Avenue N.**
Historic Name: **Anderson House**
Legal Description: **Parcel #161200-0465**
 Clarks 1st Add. Block 4 Lots 9-10
Date built: **1910**

Property Description: This two-story gable front vernacular house sits on a midblock double lot with a lawn extending to the south. Cladding is wood shingles, which appear to have replaced the original rustic siding in 1954. A sloping roof extends to the side (south) to cover a recessed porch extending one-third of the way down the side; at the rear is a one-story addition. The porch has two square posts, wood stairs and railing, and an ornate Queen Anne-style window. Other windows have vinyl sash with false muntins and narrow shutters.



The house was purchased by A. Sandwick in 1941.

HRI#: 2894 **MAP#: 27**
Address: **701 E. Temperance Street**
Historic Name: **Barton House**
Legal Description: **Parcel #161200-0480**
 Clarks 1st Add. Block 4 Lots 11-13
Date built: **1909**

Property Description: This gable-front Craftsman house sits on a corner lot, slightly above the street with a rockery and lawn. It has deep eaves with knee brackets and gabled dormers on both side elevations. An interior brick chimney is near the center ridgeline. Cladding is large wood shingles on the lower level with smaller shingles above; wide belt courses run above the window on both the first and second stories, dividing the facade into three sections. The recessed entry is at the southeast corner, with three slender square posts at the corner; it has concrete stairs and a metal railing. The first story has a small octagonal window and a large fixed-pane window with vinyl sash and false muntins. The second story and the dormers each have a pair of one-over-one windows. The house was altered c. 1950 with the addition of the dormers and new shingle cladding and window sash. A window box and a ornament on the second-story window have been removed.



H. M. Shaffer bought the house in 1924. Jack Bush, owner of Bush Hardware at 1st Avenue and Gowe Street, lived here from 1940-50.

HRI#: None **MAP#:** 28
Address: 709 E. Temperance Street
Historic Name: Wall House
Legal Description: Parcel #161200-0475
 Clarks 1st Add. Block 4 Lots 11-13
Date built: 1910

Property Description: This vernacular house sits slightly above the street on a corner lot with foundation shrubs and a low concrete wall at the sidewalk. It has a hipped roof front section and a rear addition, also with a hipped roof. There are two brick chimneys, one toward the front

(southeast) corner and one near the center. Siding is clapboard. The entry is at the southeast corner, with a concrete stoop, metal railing and a metal awning. South of the entry is a large picture window with narrow shutters; other windows are smaller, with 1940s-style horizontal muntins. A basement garage has been added at the southwest corner. The house was significantly altered c. 1940, with an addition, and removal of the original porch, windows and shingle cladding.



Nellie Bridges bought the house in 1922. It was purchased by the Armstrongs in 1965.

HRI#: None **MAP#:** 29
Address: 704 E. Temperance Street
Historic Name: John and Ingeborg
 Knapstad House
Legal Description: Parcel #192205-9035
Date built: 1947

Property Description: This one-story Ranch house sits on a corner lot with a lawn, rockery and foundation shrubs. The L-shaped plan has two hipped roof volumes with deep boxed eaves.

Cladding is brick in a range of dark and light reds and pinks. The entry, which has a glass block sidelight and a concrete stoop and stairs, is at the ell where the two volumes meet. Windows have vinyl sash, primarily large fixed pane sash with several one-over-one windows. At the corner near the entry are two fixed-pane windows and two one-over-one windows. There is a wide interior brick chimney on the west roof slope, toward the rear of the house. A basement garage is at the southwest and a covered patio on the east side of the lot.



John (Johannes) and Ingeborg Knapstad built this house in 1947. John, a carpenter, immigrated from Norway in the 1920s and worked as a logger until he could afford to bring his wife and son to join him. This was the third house he built for the family. He worked for many years for the Clement's Construction Company.

HRI#: None **MAP#:** 31
Address: **314 Jason Avenue N.**
Historic Name: **Hirfeman House**
Legal Description: **Parcel #192205-9155**
Date built: **1944**

Property Description: This one-story Minimal Traditional house sits on a midblock lot with a rockery, lawn and foundation shrubs. A grass driveway on the north side leads to a detached single garage at the rear. The house has a side gabled roof with no eaves; a gabled bay extends across the north half of the facade. The entry and concrete stairs are in the center, sheltered by the roof of the gable. Adjoining the entry is a wide brick chimney. Toward the rear of the south elevation is a small gabled wing. Cladding is vinyl siding. Windows have fixed vinyl sash.



In the 1950s, the house was owned by Dutch Randall, Kent's Fire Chief and later a City Council member.

HRI#: None **MAP#:** 32
Address: **431 Prospect Avenue N.**
Historic Name: **I. P. Calhoun House**
Legal Description: **Parcel #161200-0550**
 Clarks 1st Add. Block 4 Lots 23-24
Date built: **1910**

Property Description: This vernacular house sits below grade and close to the street on a sloping midblock lot with a narrow front yard and a fenced rear yard with lawn, ornamental shrubs and several large mature trees. It has an irregular plan with a gable-and-wing form with narrow enclosed eaves. The at-grade concrete stoop is covered by a wide hipped roof supported by two pairs of slender wood posts. Cladding is primarily wide wood clapboard with unpainted shingles on the front gabled wing. Windows are simply framed and are mostly one-over-one vinyl or aluminum sash in the original openings.



It was the home of I.P. (Ike) Calhoun, the 9th mayor of Kent from 1911-1912. Jessie Singleton purchased it in 1932.

HRI#: None **MAP#:** 33
Address: **421 Prospect Avenue N.**
Historic Name: **Ramstead House**
Legal Description: ***Parcel #161200-0540***
 Clarks 1st Add. Block 4 Lots 21-22
Date built: **1931**

Property Description: This Craftsman-style house sits close to the street with a narrow lawn and foundation plants. It is irregular in plan with a side gable front volume and a gabled rear wing and a shed-roofed bay on the north elevation. The front elevation has a wide shed dormer with a band of original divided light windows with a wide wood surround. The center entry has an at-grade wood stoop with a wood railing and a prominent gabled roof supported by two square posts; it similar too but larger than the original porch. Cladding is clapboard. Windows have vinyl sash with wood surrounds. The rear wing has aluminum windows.



W. E. Ramstead purchased the house in 1931.

HRI#: None **MAP#:** 34
Address: **417 Prospect Avenue N.**
Historic Name:
Legal Description: ***Parcel #161200-0530***
 Clarks 1st Add. Block 4 Lot 22
Date built: **1947**

Property Description: This Minimal Traditional house sits on a midblock lot close the street with a narrow lawn and a picket fence. It is one story plus basement, It has a hipped roof with a brick chimney near the center. The center entry has a concrete stoop with a hipped roof supported by decorative carved brackets. Cladding is aluminum siding with cast stone on the lower portion of the main facade. The south elevation has a small hipped-roof wing enclosure with a secondary entry. The windows have wood sash with a large picture window and a one-over one window on the front; the side elevations have original three-light 1940s sash. A detached garage (1990) is down the slope to the south.



HRI#: 2801 **MAP#: 35**
Address: **413 Prospect Avenue N.**
Historic Name: **Calhoun House**
Legal Description: **Parcel #161200-0515**
 Clarks 1st Add. Block 4 Lot 17
Date built: **1904**

Property Description: This side-gable vernacular house sits close to the street with a hedge in front. It is currently used as a fourplex. It has an inset gabled dormer, wood shingle roofing and clapboard cladding. The center entry has a simple stoop with no roof. Windows have one-over-one vinyl sash. The first story has a pair of windows south of the entry and one to the north, with a single narrow window in the dormer; all have decorative shutters. The north elevation has a one-story shed-roof addition; the second story has a group of three windows. The south elevation has a one-story hipped roof wing.



Calhoun was mayor of Kent 1911-1912.

HRI#: None **MAP#: 36**
Address: **715 E. Temperance Street**
Historic Name: **Harold and Florence**
 Anderson House
Legal Description: **Parcel #161200-0505**
 Clarks 1st Add. Block 4 Lots 14-16
Date built: **1959**

Property Description: This Ranch house sits above the street on a corner lot with a rockery, shrubs and large trees. The side gable roof has deep eaves. An interior brick chimney is toward the east and of the ridge. The simple entry, at the east end of the facade, has concrete steps with no railing. Cladding is primarily wide clapboard with narrow vertical siding in the upper portions and the gable ends. The windows, in their original surrounds, have vinyl sash. The main facade has a large three-part window and a smaller slider.



Harold Anderson was a fireman with the Kent Fire Department and later worked as a supervisor at Howard Manufacturing.

HRI#: None **MAP#:** 37
Address: 721 E. Temperance Street
Historic Name: Pozzi House
Legal Description: Parcel #161200-0500
 Clarks 1st Add. Block 4 Lots 14-15
Date built: 1943

Property Description: This Minimal Traditional house is on a corner lot surrounded by a tall wood fence. The house has a cross-gable roof with no eaves; a wide gabled bay projects near the center. Cladding is wide clapboard with wood shingles in the gable ends. The entry has a concrete stoop sheltered by an extension of the gabled roof. The windows have vinyl sash in the original surrounds; the main facade has a large three-part window and a one-over-one windows. The original garage has been converted to living space and there is an attached garage at the rear.



This house was originally located at 412 Central Avenue in downtown Kent; it was moved to this lot c. 1955.

HRI#: None **MAP#:** 39
Address: 808 E. Temperance Street
Historic Name: Henning House
Legal Description: Parcel #192205-9138
Date built: 1942

Property Description: This Minimal Traditional house sits back from the street with a lawn and a fenced rear yard. It has a hipped roof and clapboard cladding. The center entry has a simple stoop with newer concrete steps with a metal handrail and an updated gabled roof supported by two slender wood posts. The windows have vinyl sash in the original surrounds; two large one-over-one windows flank the entry, with similar ones on the side elevations.



An interior brick chimney is near the center. On the east side is a hipped roof addition, set back from the facade. It appears to have been built c. 1950 and remodeled with a hipped roof in 2002.

In the 1940s-50s, the house was owned by Phyllis Cavanaugh.

HRI#: 2896 **MAP#: 40**
Address: **438 Prospect Avenue N.**
Historic Name: **W. W. Young House**
Legal Description: **Parcel #161200-0280**
 Clarks 1st Add. Block 4 Lots 1-2
Date built: **1906**

Property Description: This two-story gable-and-wing vernacular house is on a corner lot with a hedge, numerous trees and shrubs and a fenced side yard. The entry is at the southwest, in a shed-roofed porch that extends nine feet back from the facade; it has a wood railing and stairs descending to the south. At the rear (northeast) is a one-story shed-roofed addition. Cladding is clapboard. Windows are primarily one-over-one aluminum sash. The front facade has an original 12-over-1 wood window with a wide wood surround; above, in the gable end, a horizontal slider has replaced the original pair of vertical windows. A newer metal stovepipe extends up the north side of the main facade.



This house, one of the oldest in the area, was owned by W.W Young, the father of the postman R. E. Young, who lived next door at 426 Prospect Avenue N.

HRI#: 2895 **MAP#: 41**
Address: **426 Prospect Avenue N.**
Historic Name: **Robert and Sadie**
 Young House
Legal Description: **Parcel #161200-0295**
 Clarks 1st Add. Block 3 Lots 3-6
Date built: **1916**

Property Description: This 1-1/2 story Craftsman bungalow sits on a midblock lot with a large lawn, shrubs and a fenced rear yard. It has a front gable roof with twin gables and a center shed roof projecting out to cover a full-width porch. The porch, which has been somewhat altered from the original, has four square posts sitting on brick piers; the brick piers continue down alongside the concrete stairs. Cladding is clapboard. The door, at the center, is flanked by two wood 10-over-1 windows with wide surrounds. Similar smaller windows are on the side elevations. The front gable end has a newer window. There are two shed-roofed hanging bays, one near the southwest corner and one at the northeast. The rear of the property has a detached garage and another accessory structure.



R.E. (Rob) Young was the first Rural Postal Carrier of Kent. He bought this property from his father W.W. Young and built this house and a carriage barn for the horse and buggy he used for mail delivery. Mrs. Sadie Young lived in the home until 1980.

HRI#: None **MAP#:** 42
Address: **420 Prospect Avenue N.**
Historic Name: **Cook House**
Legal Description: ***Parcel #161200-0320***
 Clarks 1st Add. Block 3 Lots 7-8
Date built: **1922**

Property Description: This 1-1/2 story Craftsman bungalow sits on a midblock lot with lawn, shrubs and a Roman brick planter near the house. The front gable roof has pointed bargeboards and extended beams. A half-width recessed porch at the northwest corner has concrete stairs and a wood-and-lattice railing.

Cladding is combed shingles and the foundation is concrete blocks. Windows have vinyl sash. There is a newer bay window on the main facade and a small two-part slider in the gable end. On the north side is a paved driveway leading to a gabled garage and carport with office space above.



Fay Breckenridge purchased the house in 1935.

HRI#: None **MAP#:** 43
Address: **410 Prospect Avenue N.**
Historic Name: **Louis and Pearl**
 Bevcar House
Legal Description: ***Parcel #161200-0330***
 Clarks 1st Add. Block 3 Lots 9-11
Date built: **1940**

Property Description: This house sits on midblock double lot with lawn, shrubs, a rockery and concrete stairs. It has a front gabled roof with no eaves and a small gabled dormer on the north side. Cladding is combed wood shingles and metal shingle roofing. The center entry is within a gabled enclosure with a Tudor-arched opening; the stairs are concrete with a wood railing. The entry is flanked by 15-over-1 leaded glass windows with wood surrounds. The gable end has a pair of one-over-one windows. Toward the rear of the south elevation is a gabled enclosure with a rear entry and four-over-one leaded glass window. To the rear, at the northeast of the lot, is a large 3-car gable-roofed garage with a paved driveway and parking area, with chin link fencing.



The house was built in 1939-40 by Andrew Sandwick, a builder and real estate agent.

HRI#: None **MAP#:** 44
Address: **404 Prospect Avenue N.**
Historic Name: **Matson House**
Legal Description: ***Parcel #161200-0350***
 Clarks 1st Add. Block 3 Lots 12-13
Date built: **1937**

Property Description: This highly-intact clapboard-clad vernacular cottage sits on a corner lot with lawn and numerous shrubs and small trees. It has a hipped roof with deep eave. A gabled porch projects from the south half of the facade. The porch has a plain wood railing and wood stairs descending to the north side; lattice screens the area beneath the porch. The entry has 15-light door flanked by four-over-one windows. At the north end is a pair of six-over-one wood windows with wide wood surrounds.



The house was purchased by S. A. Matson in 1934.

HRI#: 149 **MAP#:** 47
Address: **855 E. Smith Street**
Historic Name: **Bereiter House**
Common Name: **Greater Kent**
 Historical Museum
Legal Description: ***Parcel #192205-9105***
Date built: **1908**

Property Description: This American Foursquare house is prominently sited on a large lot (.65 acre) with a lawn and mature trees, with a parking lot in the rear. Two other historic buildings are behind the house: a carriage house (1907) and a wood/coal shed (n.d.). The two-story house is essentially rectangular in plan with an irregular one-story addition at the rear. The hipped roof has deep eaves with exposed rafters and broad hipped dormers on the south and east sides. Cladding is narrow clapboard siding. A wide veranda extends along the south and west sides of the house; it has a plain wood railing and its hipped roof is supported by paired round columns. On the west side is a projecting second-story porch with a hipped roof porch and round columns. Two second-floor windows on the front (southeast and southwest corners) project from the facade with decorative brackets. Most windows have original one-over-one single-hung sash with leaded upper panes. On the main facade, large tripartite windows flank the front door at the center. Above the entry, on the second floor, is a group of three narrow windows.



Emil Bereiter (1873-1914), born in Wisconsin, came to Kent by 1900 and operated the Kent Lumber Mill. That same year he married Elizabeth Stewart of Kent; they had two sons, Donald and Stewart. In 1902 he established the Covington Lumber Mill. He purchased this property on July 26, 1907 from August Teel and moved into the completed house in 1908. About the same time he built the Bereiter Block, a substantial building in downtown Kent. Bereiter served as mayor of Kent in 1912. He died in 1914, at the age of 41; the following year, his wife and two sons moved to Everett.

Later owners included Thelma Veula Saito, who owned the house for her stepfather, Ernst Saito. He was prohibited from owning land under the Asian Exclusion Act of 1928. Jack and Barbara Keck owned it from 1963 until 1996, when they sold it to the City of Kent. In 2000-2002 it was remodeled and opened as the Great Kent Historical Museum. It was designated a City of Kent landmark in 2008.

HRI#: None **MAP#:** 49
Address: 431 Hazel Avenue N.
Historic Name: Dean Williams House
Legal Description: *Parcel #161200-0410*
 Clarks 1st Add. Block 3 Lots 23-24
Date built: 1958

Property Description: This Ranch house is on a sloping midblock lot with lawn and shrubs. It has an L-shaped plan with a cross-hipped roof with wide closed eaves. The entry, with a concrete stoop, is near the center, sheltered by a deep extension of the roof. Cladding is Roman brick. Windows have vinyl sash, primarily horizontally-oriented two part sliders. The main facade has a large three-part bay window. A large deck extends across the north and west (rear).



HRI#: None **MAP#:** 52
Address: 415 Hazel Avenue N.
Historic Name:
Legal Description: *Parcel #161200-0380*
 Clarks 1st Add. Block 3 Lot 18
Date built: 1954

Property Description: This Minimal Traditional sits close to the street on a steeply sloping midblock lot with grass, large trees and a picket fence. It has a hipped roof with deep eaves and a brick chimney near the center. Cladding is combed shingles. The entry stoop is at the center, with a small hipped roof supported by two slender wood posts. There is a similar secondary entry on the north elevation. Windows have vinyl sash, with picture windows in the front. In the rear is large deck and, due to the steep slope, a daylight basement.



HRI#: None **MAP#:** 54
Address: 387 Hazel Avenue N.
Historic Name: Albert E. Smith House
Legal Description: Parcel #192205-9344
Date built: 1908

Property Description: This vernacular cottage sits below grade on a corner lot with lawn and shrubs. The house has a hipped roof and a hipped-roof half-width porch at the northeast corner. The roofs have deep eaves and curved rafter ends. There is brick chimney near the center of the roof. The house was remodeled c. 1942, when asphalt shingle cladding and a concrete block foundation were added. A wide belt course runs above the windows. Windows have one-over-one vinyl sash in the original wood surrounds. South of the entry is a three-sided bay; another bay with a three-part window is on the south elevation. At the rear is a small enclosed porch and a parking area.



One of the early owners was Albert E. Smith, who operated the Kent Mill Company.

HRI#: None **MAP#:** 55
Address: 327 Hazel Avenue N.
Historic Name:
Legal Description: Parcel #192205-9116
Date built: 1909

Property Description: This Craftsman bungalow sits below grade on a sloping midblock lot with lawn and shrubs. It has a hip-on-gable roof with deep eaves. It has a half-width porch on the north with a gable roof with brackets. The at-grade porch has a solid railing and three square columns. Cladding is asbestos shingles with wood shingles in the gable ends and vertical skirting on the basement level. Windows have vinyl sash, primarily one-over-one, in the original wood surrounds. The main facade has a three-part window with a large fixed window flanked by two one-over-one sash. To the rear (northwest) is a older shed.



HRI#: 2802 **MAP#: 56**
Address: **347 Hazel Avenue N.**
Historic Name: **Sam and Anna**
 Berg House
Legal Description: ***Parcel #192205-9124***
Date built: **1910**

Property Description: This large Craftsman-style Worker's Foursquare sits below grade on a mid-block lot with lawn and numerous ornamental shrubs. It has a hipped roof with a central hipped front dormer. The wide eaves are supported by exposed rafter tails with decorative rounded ends. The full-width porch has a hipped roof and a closed railing with four columns, each consisting of two slender wood columns sitting on a shingled pier. The porch railing and the lower third of the house, below a water table at window level, are clad with wood shingles. The upper 2/3 of the house is clad in wood drop siding. Most first-floor windows have original wood sash and wide surrounds. On the porch are two 15-over-1 windows flanking the door, which has twelve lights in the upper section. Similar windows are on the side elevations. The dormer and the second floor have newer 8-over-one windows. There is a one-story hip-roofed addition at the rear.



H. B. Madison purchased this house in 1933. Sam and Anna Berg owned it from the late 1930s until 1965.

HRI#: 2803 **MAP#: 57**
Address: **833 E. Smith Street**
Historic Name: **George Berlin House**
Legal Description: ***Parcel #192205-9106***
Date built: **1909**

Property Description: This vernacular front gable house sits on a corner lot with a narrow front yard plus rear and side yards with several mature trees and numerous ornamental shrubs. The house has a full-width hipped roof porch with turned wood columns and a low railing clad with horizontal wood siding. A one-story addition on the east has a side gable roof and a full-width porch with similar details. Cladding is wood tongue and groove siding with vertical wood skirting at the foundation. Windows have wide wood surrounds with decorative hoods. All windows appear to be 1/1 double hung wood, and several have narrow shutters. The chimneys have been enclosed with wood siding. There is a large 1-1/2 story garage facing east.



George Berlin purchased this house in 1928.

HRI#: None **MAP#:** 59
Address: 336 Hazel Avenue N.
Historic Name: Goss House
Legal Description: *Parcel #159860-0120*
 City View Add. Block 1 Lot 12
Date built: 1937



Property Description: This Minimal Traditional house sits well above the street on a corner lot with a rockery, a concrete block wall and numerous shrubs. It has a gable and wing form and no eaves. Cladding is clapboard with a belt course above the windows. The entry, near the center, is sheltered by a shed roof with a single post. Windows have vinyl sash in the original wood surrounds, with decorative shutters. North of the entry is a large picture window. The gabled wing has a narrow four-light wood sash window in the gable end and a pair of vinyl windows below; similar windows are on the side elevations. The north elevation has an exterior brick chimney. On the south side of the lot are a paved driveway and a gabled-roofed garage.

The first owner, in 1937, was Winifred Goss. In the 1940s it was owned by Janice Gonnason, a teacher whose family owned Gonnason Boats, a boat dealer and repair shop in Kent.

VACANT PROPERTIES

HRI#: None **MAP#:** 48
Address: 400 block Hazel Avenue N.
Legal Description: *Parcel #161200-0420*
Date built: Vacant

Property Description: This vacant lot is adjacent to 431 Hazel Avenue N. (Map #49) and both properties are owned by the same owners.

HRI#: None **MAP#:** 50
Address: 400 block Hazel Avenue N.
Legal Description: *Parcel #161200-0405*
Date built: Vacant

Property Description: This vacant lot is adjacent to 431 Hazel Avenue N. (Map #49) and both properties are owned by the same owners.

NON-CONTRIBUTING PROPERTIES

HRI#: None **MAP#:** 21
Address: **508 Jason Avenue N.**
Legal Description: *Parcel #161200-0055*
Date built: **1993**

Property Description: This two-story neo-Victorian house is non-contributing due to its age.

HRI#: None **MAP#:** 30
Address: **318 Jason Avenue N.**
Legal Description: *Parcel #192205-9135*
Date built: **1941**

Property Description: This Minimal Traditional house was built in 1941 but is considered non-contributing to the district due to extensive alterations that include a side addition, new front porch, and altered rooflines.

HRI#: None **MAP#:** 38
Address: **802 E. Temperance Street**
Legal Description: *Parcel #192205-9139*
Date built: **1952**

Property Description: This early Ranch house was built in 1952 but is considered non-contributing due to extensive alterations in 2009 that include a side addition, new front porch, and altered rooflines.

HRI#: None **MAP#:** 45
Address: **800 block E. Temperance Street**
Legal Description: *Parcel #192205-9144*
Date built: **Unknown**

Property Description: This parking lot is owned by the City of Kent and is used for the adjacent Greater Kent Historical Society museum. It does not contribute to the historic character of the district.

HRI#: None **MAP#:** 46
Address: **824 E. Temperance Street**
Legal Description: *Parcel #192205-9140*
Date built: **1977**

Property Description: This two-story split level house is non-contributing due to its age.

HRI#: None **MAP#:** 51
Address: 419 Hazel Avenue N.
Legal Description: *Parcel #161200-0400*
Date built: 1903

Property Description: This vernacular house was built in 1903 but is considered non-contributing to the district because of extensive additions and alterations, the most recent in 2003.

HRI#: None **MAP#:** 53
Address: 821 E. Temperance Street
Legal Description: *Parcel #161200-0360*
Date built: 1905

Property Description: This Craftsman cross-gable house was built in 1905 but is considered non-contributing to the district because of extensive additions and alterations.

HRI#: None **MAP#:** 58
Address: 406 Hazel Avenue N.
Legal Description: *Parcel #159860-0130*
Date built: 1980

Property Description: This two-story split level house is non-contributing due to its age.

HRI#: None **MAP#:** 60
Address: 912 E. Temperance Street
Legal Description: *Parcel #159860-0110*
Date built: 1907

Property Description: This gable and wing house was built in 1907 but is considered non-contributing due to an addition on the front and the extension of the roof.

PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE

8. Evaluation Criteria

Historical Data (if known)

Designation Criteria:

- ☐ A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- ☐ A2 Property is associated with the lives of persons significant in national, state, or local history.
- ☒ A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ A4 Property has yielded, or is likely to yield, information important in prehistory or history.
- ☐ A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Criteria Considerations:

Property is

- ☐ a cemetery, birthplace, or grave or property owned by a religious institution/used for religious purposes
- ☐ moved from its original location
- ☐ a reconstructed historic building
- ☐ a commemorative property
- ☐ less than 40 years old or achieving significance within the last 40 years

Date(s) of Construction: 1904 - 1962	Other Date(s) of Significance:	
Architect:	Builder:	Engineer:

Statement of Significance

Describe in detail the chronological history of the property and how it meets the landmark designation criteria. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

The Mill Creek Historic Residential District is significant under City of Kent landmark designation criterion A3 as a well-preserved concentration of historic dwellings that reflect the growth and development of the city during the first half of the 20th century. Because of its proximity to downtown Kent, many of the town's leading citizens built residences and lived here, so it is directly associated with the community's social and commercial development.

The district's period of significance extends from 1903, the construction date of the oldest house in the district, to 1962, when the Howard A. Hanson Dam was completed. This event began the transformation of the White River Valley from agricultural use to large scale commercial/industrial uses.

Historic Overview

The physical development of Kent was shaped significantly by changing agricultural products and the methods used to process and ship those products. From its initial development by homesteaders in the 1860s and 1870s, to boom periods of hops production (1880s), dairy production (1900s-1920s), and truck farming (1920s-1940s), the city served as the primary location for farmers and producers to conduct their commercial and social activities. Subsequent development as an industrial center occurred largely because of its location in a broad flat valley with access to various modes of transportation.

The Rivers

The river system of the White River Valley was vital to Native Americans and their lifestyle and subsequently to early Euro-American settlement and agriculture. Significant modifications to these rivers in the first half of the 20th century reflect the social, economic and natural developments of the period. The valley once had a complex of several rivers, dominated by the White River. The White River joined with the Green River to form a short stream, the Black River, near Lake Washington. Farther north, the White and the Green became the larger Duwamish River, flowing into Elliott Bay. The regular flooding of these rivers not only provided fertile farmland but also prevented large-scale development.

A major flood in 1906 changed the course of the White River, directing it south toward the Puyallup River and relieving some of the flooding in the valley. After this, the Green River was dominant, although the name "White River Valley" continued to be used. The opening of the Chittenden Locks in 1916 lowered the level of Lake Washington, eliminating the Black River in Renton. During the same period, the Port of Seattle straightened the meandering Duwamish River in Seattle, encouraging industrial development along its banks. The Green River continued to flood until the construction of the Howard A. Hanson Dam in 1962. This storage dam controlled flooding and allowed development that radically transformed the valley from agriculture to industrial and warehouse use.

Native Peoples

The White River Valley was occupied by several native groups, ancestors of the present-day Muckleshoot tribe. Several native villages sat along the White River within Kent's current city limits. Families lived together in cedar longhouses during the winter. Summers were a time to travel throughout the area to hunt, fish, and gather berries and other plants that would allow them to survive through the year. The river system allowed people to easily travel through the region and to Puget Sound, gathering foodstuffs and forming relationships with other native groups.

Early Euro-American Settlement (1850s-70s)

The Donation Land Claim Act of 1850 drew settlers to the Oregon Territory and what would become King County. Land in the White River Valley was claimed quickly because of the flat, fertile soil and availability of river transportation. Settlers immediately built log cabins and cleared the land for planting. As the number of settlers increased, farms began to impinge on the native's villages, traditional fishing places and the land they used for food gathering.

Tension between the settlers and the natives developed gradually. Governor Isaac Stevens initiated treaty negotiations in an attempt to control the native people and extinguish their title to the land. This increased distrust and resentment. In October 1855, violence erupted in the settlement of Auburn, where several pioneer families were attacked. The "White River Massacre," as it was termed, sent settlers fleeing to Seattle for safety. In January 1856, a group of several tribes attacked Seattle itself, but the

presence of the U.S. warship *Decatur* prevented significant damage. However, more than 60 people, native and white, died in the months of conflict.

In 1857, the White River tribes ratified the treaties presented by the U.S. government. Those from the lower part of the river were sent to the Suquamish Reservation at Port Madison, across Puget Sound. People from the upper valley went to the Muckleshoot Reservation near Auburn; these tribes became known as the Muckleshoot Tribe.

Half of the White River Valley settlers sold their claims; many others stayed away for a year or two before returning to their homes. However, many families eventually returned to farming, or sold their claims to people who established their own farms. By 1870, all the best bottomland had been claimed. Activity focused on the river, which was the primary transportation artery. Early settlers operated ferries to cross the river, and established landings to accommodate the sternwheelers going to Seattle. Although a rough military road was surveyed in the late 1850s, the construction of usable roads took many years.

It was during this period that the first settlers in what would become Kent's Mill Creek neighborhood arrived. James W. Clark and his wife Laura came to Kent from Indiana in 1865. Their first cabin was near the present intersection of Central Avenue and James Street, just west of the historic district. Their three sons (Jason, David and James Irving) purchased land nearby.

The river settlement now known as Kent was briefly called Yesler, since Seattle resident Henry Yesler owned property nearby. It later acquired the name Titusville for James Henry Titus, whose claim included a commercial center with a store, a post office and a hotel.

Hops Production (1880s)

The first commercial crops in the valley were potatoes, onions and fruit. Land was continually cleared, increasing the amount available for crops, orchards and pasture. Soon, milk, butter, eggs, beef and pork were being shipped to Seattle by steamboat. Logging was another important industry. The Kent Mill Company opened in 1881. This company, which logged off the East Hill, was located on the stream above what is now Earthworks Park just south of the Mill Creek neighborhood. Logging was a significant industry into the 1920s.

The scale of agriculture changed in the late 1870s, when local farmers began planting hops, a plant used to flavor beer. Hops were relatively easy to grow and proved well suited to the climate. White River Valley hops were shipped to brewers across the country and even to Europe. It was a high value crop, commanding premium prices, and brought considerable wealth to the valley. Land values increased and more land was cleared. Picking was done primarily by Native Americans, who gathered from throughout the region during harvest season. It was during this period, in 1889, that the name was changed from Titusville to Kent, recalling the County of Kent, one of England's primary hop-growing regions. The boom brought great wealth but was short-lived; in 1892 an infestation of the hop louse quickly destroyed the crops and ended the boom. Many properties went into foreclosure.

Railroad service began in 1883 with the arrival of the Great Northern Railway. However, this lasted only a month. It was not until 1886 that the valley got regular train service to Seattle. With this, settlement began to turn away from the river, with stores and other facilities being located closer to the railroad tracks.

The first plat in Kent was filed in July 1888 by John Alexander and Ida Guiberson, with more additions soon afterwards. Kent was incorporated in 1890, only the second community in King County to do so; its population was 793.

Dairy Production (1890s-1920s)

After the hops failure many land owners turned to dairying, encouraged by the rapidly-growing Seattle-Tacoma market. Demand increased dramatically with the opening of the Pacific Coast Condensed Milk Company in 1899 in Kent. This plant shipped condensed milk across the world. The company became the Carnation Milk Company in 1916 and moved production to the town of Tolt, which was re-named Carnation, although the Kent plant continued to produce cans.

Particularly important to the success of the dairy industry was the coming of the Puget Sound Electric Railway in 1902. This line provided frequent, efficient service between Seattle and Tacoma, taking both passengers and freight. It enabled milk producers to get their highly perishable products to market safely and quickly. Automobiles were beginning to be popular and, accordingly, road construction increased. The first long-distance road in the vicinity was the West Valley Highway (1912), which became part of the Pacific Highway in 1915. In the 1920s, this road would extend from the Canadian border at Blaine to the Mexican border.

The U. S. Census recorded 853 people in Kent in 1890; by the turn of the century, the population had fallen to 755. However, after that it increased to 1,908 in 1910. Nearly half of the properties in the historic district were built between 1903 and 1916; only one house dates from the 1920s.

Truck Farming (1920s-40s)

By the 1920s, the population of the Seattle-Tacoma area had grown significantly and truck farming became increasingly profitable. Efficient railroad and sea connections meant that agriculture products could be shipped across the county and even overseas. The White River Valley produced a large proportion of western Washington's milk and produce. Kent came to be known as the "Lettuce Capital of World," but it also shipped many other vegetables, as well as berries and other fruit. Dairies and poultry farms continued to thrive. Products that were not fresh went to local canneries.

During this period, Japanese immigrants contributed significantly to the agricultural economy as well as the social and commercial life of the community. By 1930, about 200 Japanese families were farming in the valley. They also operated stores and processing plants. The Anti-Alien Law, passed in 1923, prohibited Japanese immigrants from owning land, so they had to either lease it or, if they had an American-born child, put land in his/her name. The community suffered a significant blow in 1942 when all Japanese, including those who were born in this country, were sent to internment camps. This left a severe shortage of labor to plant, harvest and process crops, and changed the valley permanently. Relatively few Japanese families returned after the war, as much of their land was redistributed to other farmers.

Industrialization (1950 -1980s)

The transformation of the valley into an industrial and warehousing district began in 1962. Damming the upper reaches of the Green River to control flooding had long been proposed. Active work on the project finally began in the 1950s, and in 1962, the U.S. Army Corps of Engineers completed the Howard A. Hanson Dam. This storage dam prevented major flooding, enabling uses other than farming to take advantage of the flat terrain. In anticipation of this change, the City of Kent annexed surrounding land, growing from one square mile in 1953 to 12.7 miles in 1960. The first major plant in Kent was the Boeing Aerospace Center, which opened in 1965. Other plants came soon afterwards. These changes were accompanied by the construction of major freeways, including I-5 on the west side of the valley (1966), I-405 (1967) and the Valley Freeway (1969), which tied Kent directly to Seattle. Nearby, the Seattle-Tacoma International Airport expanded as well. With these transportation improvements, the entire valley, including the Kent vicinity became a distribution hub with large warehouse complexes replacing the farmland.

Accompanying the new jobs and increased access were residential developments, many of which were on the hills surrounding the industrialized valley floor. The city also continued to annex nearby communities. After the war, in 1950, Kent's population was 3,278. It began to grow rapidly thereafter, reaching 9,017 in 1960 and 16,275 in 1970. By 1980, the city had 21,152 residents. Today the population is more than 124,000.

PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

9. Previous Documentation

Use the space below to cite the books, articles, and other sources used in preparing this form (use continuation sheet if necessary).

Previous documentation on file:

- ☒ included in King County Historic Resource Inventory # Multiple
- ☒ previously designated a King County Landmark #47
- ☐ previously designated a Community Landmark
- ☐ listed in Washington State Register of Historic Places
- ☐ preliminary determination of individual listing
- ☐ (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings, Survey #:
- ☐ recorded by Historic American Engineering, Rec. #:

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ King County Historic Preservation Program
- ☒ Local government
- ☐ University
- ☒ Other (specify repository)
King County Historic Preservation Program

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Greater Kent Historical Society. "Kent ...Then and Now 1900 to 1960."

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City of Kent
Proposed Mill Creek Neighborhood
Historic District



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Engineering Dept.
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