

KIRKLAND HISTORIC RESOURCES SURVEY

1945-1965 RESIDENCES FINAL REPORT

October 2016

Prepared for:

City of Kirkland

Prepared by:

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Seattle WA

Funded by:



CITY OF KIRKLAND
HISTORIC RESOURCES SURVEY REPORT

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SUMMARY

Since 1991, the City of Kirkland has pursued several grants to conduct extensive historic resource surveys, providing a good understanding of buildings and development patterns prior to World War II. The 2011 annexation of seven square miles instigated two additional surveys: buildings in the annexed areas built before 1950 and this study, which looked at houses throughout the city built between 1945 and 1965.

This mid-century study and survey identified common development patterns and house forms and styles from this period, and looked at specific examples of houses and subdivisions. It is not a comprehensive study of mid-century development in Kirkland, but rather an overview that provides a context for studying residences from that period.

1. INTRODUCTION

A. Purpose of Survey

The City of Kirkland's previous historic resource surveys yielded extensive information on the city's history and buildings constructed prior to World War II. The war transformed Kirkland and its development patterns and houses were significantly different in the post-war decades. The objectives of this project were to obtain a better understanding of how development took place in this later period and the characteristics of the residences built at this time. It also considered the potential for historic designation for individual houses and groups of houses.

B. Survey Area

The survey area was the city limits of Kirkland as it was in 2015, an area of approximately 17.83 square miles. The boundaries extend roughly from SR 520 north to NE 145th Street, and from Lake Washington east to 132nd Avenue NE. (See Figure 1)

These current city boundaries are much larger than they were in the period being studied, 1945-1965. When Kirkland incorporated in 1905, it had an area of approximately .88 square miles. Three small annexations took place between 1920 and 1960, followed by consolidation with Houghton (3.39 square miles) in 1968 and the annexation of Totem Lake (.84 square miles) in 1974. The large neighborhoods of South Juanita, North Rose Hill, and South Rose Hill, totaling 4.19 square miles, were annexed in 1988. The largest annexation took place in 2011, when Finn Hill, Juanita, and Kingsgate became part of the city. This

recently-annexed area (approximately 7 square miles) was largely undeveloped before World War II, and it contains most of Kirkland's 1945-1965 residential development.

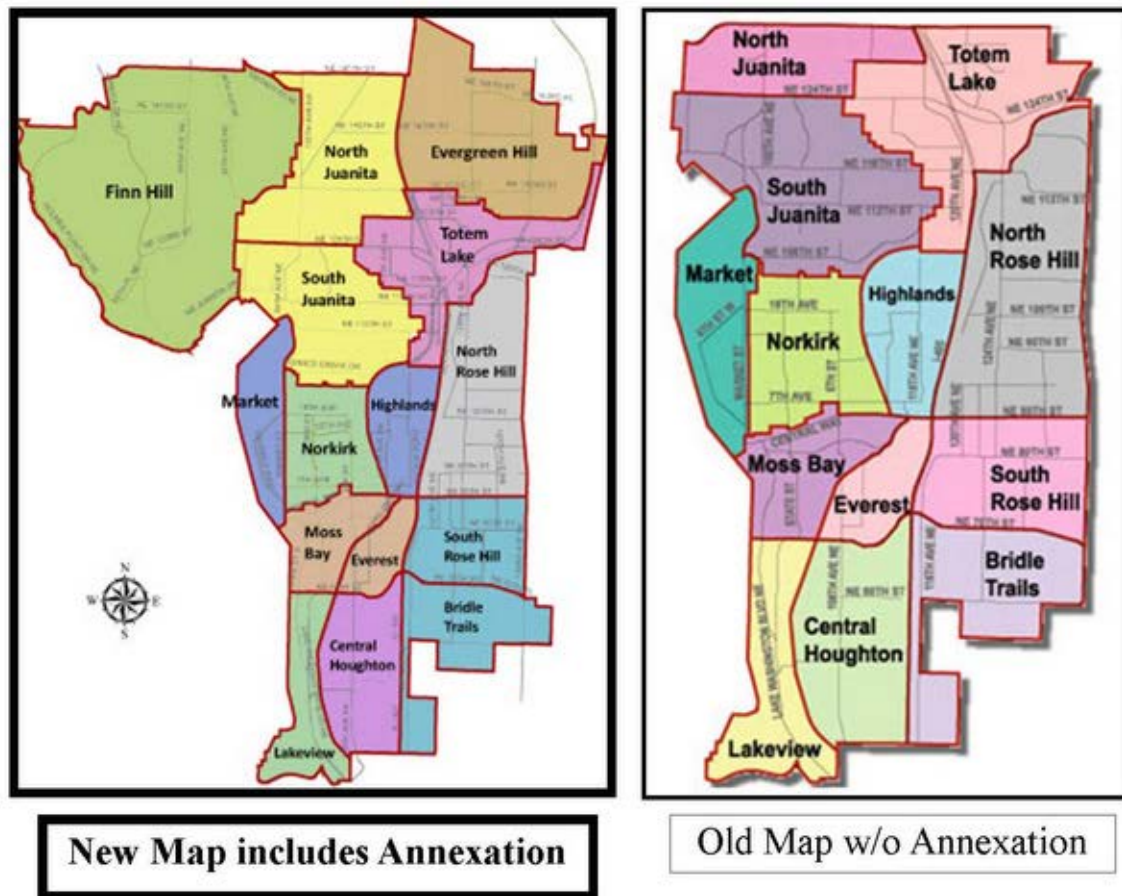


Figure 1: Map of Kirkland Neighborhoods illustrating the 2011 annexation

C. Research Design and Survey Methods

Identifying houses to survey was a challenge because information that is typically available in older cities was not available for these areas, which were unincorporated and essentially rural at the time of development. There were no city directories containing addresses, and no building permits. Newspaper articles often noted only the general location of a property, such as an intersection rather than a street address.

Three methods were used to identify 50 houses to survey:

- Searching the *Seattle Times* database was vital because it provided articles on individual homes (“Home of the Week”) and subdivisions and summaries such as the *Parade of Homes*; large subdivisions usually had large advertisements in the *Times* as well.
- Other sources such as architect biographies and architectural databases also occasionally mentioned architect-designed houses in Kirkland.
- Additional houses were identified during the field survey.

Data from the King County Assessor were used to map houses by date of construction and to identify their characteristics. King County plat maps provided the location and size of subdivisions. The criteria used to identify the surveyed houses focused on identifying a variety of ages, forms/styles, architect and locations throughout the city.

D. Field Survey

Each identified building was photographed and the necessary information on its design and integrity was collected to be entered into the state's historic property database. Additional information on the buildings and their history was obtained, when possible, from county assessor data and newspaper articles.

E. Public Involvement

Two public meetings were held as part of the survey process. The first one, held on May 27, 2015, explained the project, introduced the topic of mid-century architecture, and asked Kirkland residents for further information about houses of this period. The second meeting, on September 28, 2015, featured the results of the survey, highlighting the development patterns, the housing styles and the subdivisions that were identified. The attendance and participation of residents in these meetings demonstrated a strong community interest in learning more about mid-century houses and preserving them. A presentation was also made to the Bridle Trails neighborhood on November 10, 2015, because of their interest in the history and architecture of their community.

F. Evaluator Qualifications

The historic resource survey for the project was conducted by Mimi Sheridan of the Sheridan Consulting Group. Mimi Sheridan holds a Master’s Degree in Urban Planning from the University of Washington, with a certificate in historic preservation, and has more than 20 years of experience in historic resource assessment and preservation planning. She meets the requirements for an historian and an architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61.

2. REGULATORY CONTEXT

There are two ways in which a property can be designated a historic resource in the City of Kirkland. The first is if the property demonstrates exceptional importance by meeting the evaluation criteria for listing in the National Register of Historic Places. The second is if a property has local significance and it can be demonstrated that the property meets the City of Kirkland's designation criteria, as outlined below.

A. National Register Designation

Properties and districts that are listed in the National Register (and not on a local register) are not subject to local design review, but they may be subject to special review processes when State or Federal funding or permitting is involved.

In order to qualify for listing in the National Register of Historic Places, a property must be more than fifty years old and meet one or more of the following criteria. It must also retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

The National Register criteria for evaluation are:

- Associated with events that have made a significant contribution to the broad patterns of our history; or
- Associated with the lives of significant persons in or past; or
- Embodying the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Yielding or may be likely to yield, information important in history or prehistory.

Groups of properties (such as a neighborhood or part of a neighborhood) can also be designated as an historic district. Typically, about sixty percent (60%) of properties in a district must retain a high degree of integrity in order for it to be listed as a district in the National Register.

B. City of Kirkland Historic Designation

Kirkland has an historic preservation ordinance (Chapter 25 KMC) and an interlocal agreement with King County that enables historic landmark designation of buildings in the city. A property may be designated as a Kirkland landmark if it is more than 40 years old;

possesses integrity of location, design, setting, materials, workmanship, feeling and association; and meets at least one of these criteria (in summary):

- Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
- Is associated with the lives of persons significant in national, state or local history; or
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- Has yielded or may be likely to yield, information important in prehistory or history; or
- Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Once a property is designated, exterior changes are subject to review by the Kirkland Historic Preservation Commission. Changes must be consistent with the Secretary of the Interior's Standards for Rehabilitation. Groups of buildings with special significance can also be protected through designation as an Historic Overlay Zone.

3. HISTORIC CONTEXT

In the late 19th and early 20th centuries, Kirkland was the industrial and transportation hub of much of the area east of Lake Washington. In 1886, a British industrialist, Peter Kirk, proposed to build a steel plant and a company town that would become the "Pittsburgh of the West." He and his partners bought thousands of acres, laid out the town of Kirkland and built a number of brick commercial buildings and Queen Anne-style houses. However, the depression of 1893 doomed the venture. Over time, other industries moved in, including a woolen mill and a ship yard. Most importantly, Kirkland became the major point of access to Seattle, with a ferry crossing to Madison Park. By 1905, the community had grown large enough to incorporate as a city.

Development increased after 1911, when Edwin C. Burke and Bert Farrar purchased the undeveloped land from Kirk's company. They heavily promoted the town to attract both local residents and commuters, filing 23 plats between 1910 and 1930. Their efforts succeeded. By 1920, the population of the city (less than a square mile in area) had nearly

doubled, to 1354 people. In the following decade, the population grew another 26%, to 1714.

Local industries and agriculture thrived during World War I and through the 1920s, strengthened by the opening of the Lake Washington Ship Canal and the Hiram Chittenden Locks in 1916. It was during this period that the majority of Kirkland's older homes (mostly vernacular and Craftsman houses) were built. Most of these residences were in the close-in Market and Norkirk neighborhoods, but others were built in outlying Rose Hill, Juanita and Finn Hill on large lots with orchards, small-scale produce and berry farms, nurseries or chicken hatcheries. These houses 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.

During the 1930s, Kirkland gained little new housing. However, the presence of the Lake Washington Shipyard meant that the city became directly involved in national defense preparations well before the United States went to war. The shipyard's workforce increased rapidly from 250 in 1939 to more than 8,000 people. This population influx quickly transformed Kirkland. The Lanham Act, passed by Congress in October 1940, authorized the federal government to build residences for defense workers in areas with declared housing shortages. The federal Public Housing Authority, in cooperation with the King County Housing Authority, built more than 1600 dwelling units in Kirkland in 1942-43 (King County Housing Authority 1946).

The first project, Lakeview Terrace, was fairly small, with 92 single-family homes and four duplexes; it was located just south of the city limits, above Lake Washington Boulevard. Kirkland Heights had 300 duplexes, some in central Kirkland and others east of Lakeview Terrace. Stewart Heights, the largest project, was located in Houghton, east of the shipyard and south of Kirkland. It had 592 apartments, 503 townhouses and 128 dormitory rooms, as well as a community building and nursery school, and necessary infrastructure including a fire station, infirmary, and a complete shopping center. (King County Housing Authority 1946).

These projects were much denser than any previous Kirkland-area development, and introduced new housing types such as townhouses and relatively large apartment buildings to the small community. They also used new construction techniques and modern materials and designs. Most of these units were demolished by the late 1950s only the 96 houses in Lakeview Terrace, which had been constructed as permanent housing, remained. This

provided a tremendous opportunity for builders and developers to construct new housing to meet the growing demand from returning veterans.

The immediate post-war years were relatively quiet in Kirkland, particularly in comparison with other Seattle suburbs (see Figure 2). Lake Washington Shipyard closed after the war and the ferry ceased operation in 1950. The Lake Washington Floating Bridge (SR 10), located well south of Kirkland, had opened in 1940. Once wartime restrictions were lifted, developers focused on Bellevue and the easily-accessible SR 10 (now I-90) corridor rather than on Kirkland. After the Evergreen Point Bridge, near Kirkland's southern boundary, opened in 1963, access to Kirkland improved and the rate of local development increased.

Figure 2 shows how construction proceeded slowly right after the war but increased dramatically after 1956. It also shows how most construction, not surprisingly, occurred in the less developed areas of Finn Hill, Juanita and Rose Hill.

| | NUMBER OF HOUSES BUILT IN EACH SUBDIVISION DURING THESE YEARS | | | |
|----------------------|--|------------------|------------------|------------------|
| SUBDIVISION | 1945-1950 | 1951-1955 | 1956-1960 | 1961-1965 |
| Bridle Trails | 14 | 42 | 88 | 117 |
| Everest | 12 | 7 | 12 | 11 |
| Finn Hill | 55 | 65 | 140 | 444 |
| Highlands | 19 | 15 | 21 | 79 |
| Houghton | 24 | 36 | 77 | 66 |
| Kingsgate | 3 | 3 | 12 | 150 |
| Lakeview | 11 | 13 | 8 | 1 |
| Market | 61 | 61 | 32 | 10 |
| Moss Bay | 19 | 24 | 13 | 1 |
| Norkirk | 83 | 77 | 74 | 99 |
| N. Rose Hill | 25 | 30 | 93 | 231 |
| S. Rose Hill | 28 | 67 | 76 | 141 |
| N. Juanita | 6 | 6 | 2 | 171 |
| S. Juanita | 12 | 68 | 103 | 235 |
| Totals | 372 | 514 | 751 | 1764 |

Figure 2: New construction in Kirkland, 1945-1965 (King County Assessor)

Another indicator of development trends is the *Seattle Times* Parade of Homes, a promotional feature of the Seattle Association of Home Builders. Between 1949 and 1960, it included more than 600 homes, only ten of which were in the Kirkland area. Five of these were in the Wildwood Lane subdivision, one in Kirkland Acres, one in the Trend subdivision and three were outside of subdivisions. Six of the ten houses were built by one firm, E. L. Flowers.

4. RESIDENTIAL ARCHITECTURAL/DEVELOPMENT CONTEXT (1945-1965)

Before World War II, Kirkland houses were typically constructed individually by builders or property owners. A person or couple would purchase a lot and then hire a builder, or construct a house themselves. In other cases, a builder would purchase a lot, complete the house, sell it, and then buy another lot. This led to varied streetscapes, as houses were constructed over time for various owners. However, wood-clad vernacular houses, often with elements of the popular Craftsman style, were most common. In the 1920s, some more elaborate residences exhibited Revival elements (usually Tudor Revival), sometimes with brick veneer cladding. Many (perhaps most) of these residences were likely based on plans that were readily available from both national and local catalogs and publications. Previous surveys have identified a relatively small number of Kirkland residences known to have been designed by an architect.

After World War II, this pattern of an owner purchasing a lot and hiring a builder continued in the older, developed neighborhoods such as Market and Norkirk. Some of these houses may have been based on published plans, which were plentiful in these years. A number of these houses, however, have been identified as having been designed by architects for a specific owner.

The largest number of houses built in this period were in subdivisions. In these cases, development occurred in three ways.

- Some property owners simply platted the land and sold lots, with each purchaser hiring a builder or architect independently.
- In other cases, property owners could choose from several architects or home designs, sometimes with the opportunity to tailor the house to their taste.

- In other subdivisions, a developer hired architects and builders to construct speculative houses that were then sold to the public. An architect or builder may have also served as the developer, purchasing the land.

A. Architect-designed Homes

Approximately 10 architect-designed individual houses from this period were identified through the *Seattle Times*, other publications and word of mouth from people living in Kirkland. In addition, a group of 16 houses in Juanita Heights Division No. 2 were designed by Paul Hayden Kirk, one of the most prominent Modernist architects in Washington. Kirk lived in Kirkland, but appears to have designed only a small number of houses there. In addition to these, two other houses in the Market neighborhood by Kirk were identified.

Other architect-designed homes include:

- The Connolly house designed in 1958 by Harry C. Cummings; it is still owned by the Connolly family (“Home of the Month—Kirkland Beauty Stresses Quality,” March 20, 1958: 26).
- A Wrightian-style house designed by Gordon Varey for himself in 1962.
- A Miesian house designed by Edward Cushman.

Several others by lesser-known designers were identified; some of these have been altered. One waterfront residence (541 5th Avenue W.), designed by Thomas Dunstan, was being demolished during the survey; it was a *Seattle Times* Home of the Month (July 31, 1949).

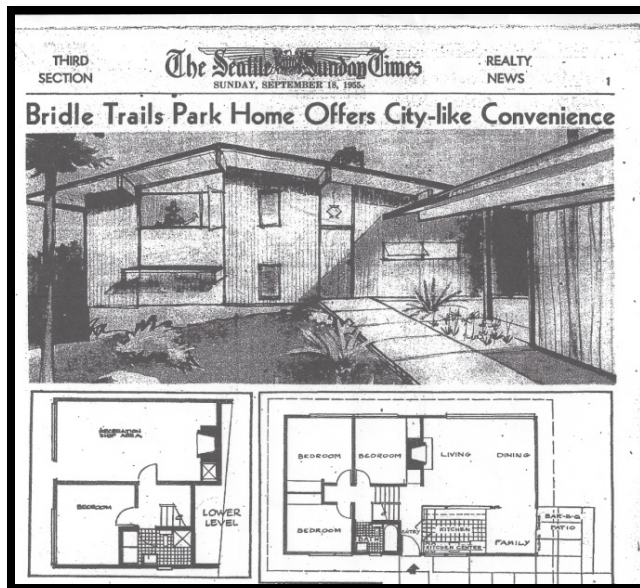
B. Subdivisions

The subdivisions described here include the particularly notable ones, as well as several smaller plats that are more typical of the dozens of plats that were filed during this period. This sample illustrates the tendency of smaller property owners to begin development of limited areas (two or three blocks), then expanding as the lots sold. At the same time, some larger developers undertook major projects, constructing dozens of speculative houses and promoting them heavily.

- Bridle Trails is a unique neighborhood adjoining Bridle Trails State Park, a 560-acre park set aside for horseback riders in the 1930s (www.BridleTrails.org). The **Bridle Trails Park** development had four divisions, all filed by Harold and Jean Hestnes. The first two (May 4, 1954 and August 31, 1954) were small, each with nine lots on NE 67th Street and NE 66th Street. Additions 3 and 4 (July 19, 1955; March 5, 1956) were larger; each had 28 generally rectangular lots on NE 64th and 65th streets

(Divisions 3) and NE 61st and 62nd streets. This 200-home subdivision was of considerable significance because the houses were designed by one of the most prominent young architects of the time, Gene Zema. There were four models, ranging in price from \$11,950 to \$15,250. The homes, built by Barth and Watchie, were heavily promoted for their rural location and their modern electric appliances. (*Seattle Times* 9/18/1955)

Zema (1926 -) had received his degree in architecture from the University of Washington, and earned his license in 1951. He opened his own practice designing houses and small commercial buildings, quickly gaining recognition with a *Seattle Times* Home of the Year honor and an Honor Award from the Seattle chapter of the American Institute of Architects (Hildebrand 2011). With this project, he demonstrated that high quality design could be applied to affordable speculative houses.



Seattle Times, 9/18/1955

Seattle Times, 9/25/1955

- **Bridlewood** is one of several Bridle Trails-area plats featuring large lots with room for stables and easements for equestrian trails. Recorded on September 22, 1954, it is in the form of an irregular circle with 28 very large, irregularly-shaped lots that

could accommodate paddocks and outbuildings. The owners were three couples: Bert and Eleanor McNae, Clarence and Mary Klopfenstein, and M. W. and Janet Mylroy. Nearby **Silver Spurs Ranch** (1957) has 28 large lots.

- The **Trend** subdivision was notable both because it embraced more Modernist designs and because it emphasized smaller homes. The plat for Division 1 was recorded on June 14, 1960 by Jean Bunnell Kennedy and Sidney Gerber. It had 18 irregular lots on two cul-de-sacs off 124th Avenue NE at NE 112th Place. Division 2, very similar in size and configuration, was just to the south and was recorded earlier, on May 3, 1960. Division 3 was located to the east of these two and was considerably larger, with 40 lots, recorded on November 17, 1962. One of the homes was featured in "Parade of Homes" in 1960. (*The Seattle Times*, 6/12/1960; 9/11/1960)

- **Holiday Lane**, although it contained only 12 homes, received considerable publicity. The plat, recorded on June 19, 1962 by H.I.C.H. Inc., consisted of 12 irregular lots around a central tract owned in common by all the property owners. The houses were built between 1963 and 1974 by various architects hired by the owners. Four of the houses, including two A-frames, were featured in the *Seattle Times*. (*The Seattle Times*, 3/29/1964; 10/10/1965)

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John L. Scott
322 104th N. E.—Bellevue—GL 4-2437

Seattle Times: June 12, 1960

- **Inglewood Hills** was one of the earliest large subdivisions in the area. It had three divisions, all owned by a single large developer, E. S. Lovell, Inc. The first one, with 42 lots, is located in what is now the City of Kenmore. Division 2, now in Kirkland, was recorded on February 25, 1958; it has 88 lots arranged along a several curvilinear streets northeast of Juanita Drive NE and NE 143rd Street. Division 3 (July 31, 1962) had only 11 lots on the south side of NE 143rd Street. The early

-
- houses were designed by Glenn Mattson, but others may have come from Picture Floor Plans; all were built by E. S. Lovell. They were typically large, with three-to-five bedrooms, a basement recreation room and a double garage. (*The Seattle Times*, 4/8/1956; 4/12/1959)
- **Juanita Heights** Division 1 was platted by Melvin and Donna Lonctot in May 1951. It consisted of one block on NE 112th Street between 106th Avenue NE and 108th Avenue NE with 18 very deep (150 to 190 feet) lots). Division No. 2 (June 9, 1953) with the same owners, was larger, with 30 lots on two blocks extending from 106th Avenue NE to 104th Avenue NE. Two years later (February 1955), the Lonctots recorded Juanita Heights Division 4, which was considerably larger, with a central block with 19 lots, surrounded by two rows totaling 40 lots. The final plat, Juanita Heights 4, was filed by another couple, Guy and Neva Farrar, in October 1955. It has only 12 large lots on a cul-de-sac.
 - **Kingsgate** was one of the region's most distinctive subdivisions, as well as being the largest in the area by a considerable margin. The developer was a prominent real estate family, Murdock and William MacPherson, who purchased 450 acres of virtually undeveloped land to build 2,000 homes. A unique feature was that parks and recreational facilities were included; these amenities (parks, a community center, playgrounds and a swimming pool) were owned in common by the residents and were not open to the general public; this remains true today. The plats were filed in 1964, and only a small fraction of the homes (just east of the present I-405 freeway) were built in 1965; the remainder were built over the next decade. The first group of homes were designed by V. Charles Prib, with landscape designer Lee Hopkins. The builder was Donogh Homes. Several home designs by various architects were available and purchasers could select the design that would meet their needs. More than 100 homes sold in the first six weeks. (Hawkinson; *The Seattle Times*, 9/26, 1965; 11/6/1965)
 - **Wildwood Lane** is an example of a typical plat by relatively small property owners. The plat for Wildwood Lane #2 was filed by the owners, Howard and Ruth Ewing, on May 14, 1957. It consisted of a cul-de-sac (NE 47th Place) with 24 lots. Most lots were 100 feet deep, with widths generally varying from 75 to 125 feet.
 - A plat for **Wildwood Heights** was filed by the Ewings in 1960. It was north of Wildwood Lane, on the site of Stewart Heights, a large defense housing project. It

had 70 irregular lots on curvilinear streets and cul-de-sacs. This was one of the very few Kirkland subdivisions to be featured in *Seattle Times* "Parade of Homes;" five houses, built by E. L. Flowers, were featured in 1956-1958. Only one of these houses could be identified for the survey, probably because of address changes or demolitions.

C. Building Styles

Most mid-century residences in Kirkland fall under the general definition of the Ranch house, with a small number of variations. The most typical example is the one-story Ranch house with an attached garage. A small number of other modernist houses have also been located, exhibiting the A-frame, Miesian and Wrightian styles.

Minimal Traditional/World War II Era Cottage

During the 1930s-1940s and the early 1950s, money and materials were limited and houses were typically very basic, using traditional gabled and hipped-roof forms but without the detail or ornament seen during the 1920s. Large numbers of these houses were built in much of King County, but initial surveys seem to indicate that relatively few of them remain in Kirkland.



Ranch House

Most houses built in the 1945-1965 period were variations of the Ranch house. Generally speaking, these are horizontally-oriented single-story houses of wood frame construction with a shallow-pitched gabled or hipped roof. The entry usually has no stairs (or very few), is located near the center of the main facade and is often recessed or sheltered by a roof extension. In Kirkland, Ranch houses typically feature an attached garage, wide clapboard cladding (sometimes accented with brick) and one or more chimneys. There is usually at least one picture window. They may be rectangular in plan, or have an L-shape or U-shape. The side-gabled roof is most common, but some houses have a cross-gable roof (often with a projecting garage) or a hipped roof.



Styled Ranch

Throughout the country, numerous variations on the Ranch house occur, featuring the same basic horizontal form but embellished with detailing. Some of these variations include Asian, Western, Spanish or Storybook elements. Field investigations have located few of these variations in Kirkland. However, a Storybook Ranch, with scalloped vergeboards, was identified.



Contemporary Ranch

The Contemporary, or Modern, Ranch is relatively common in some Kirkland subdivisions. These houses have a more varied form, with flat or shed roofs as well as low-pitched gable roofs. They often have exposed beams and may be of post-and-beam construction rather than the more typical balloon frame construction. They usually have large expanses of glass, sometimes extending up to the roofline.



Two-story Examples

Many Kirkland developers targeted larger families in their marketing, so two-story houses were very common. They have various types of embellishment; Colonial detailing seems to be most common in Kirkland. These residences fall into three configurations:

- ***Two-story:*** The simpler two-story houses typically have an entry near the center of the house with interior stairs leading to the second floor. One variation often seen in Kirkland features Colonial Revival-inspired details.



- ***Split-Entry:*** A split-entry house has two stories with an entry that opens to a landing with short flights of stairs up to one level and down to another. Often living areas are a half story above the entry and the garage and family rooms are a half story below. The simple split-level variation, with the entry leading to the main living spaces, is less common in Kirkland.



- ***A-Frame:*** A-frame houses are usually associated with rural settings as vacation cabins in forests or ski areas. However, there are at least three examples in Kirkland. These houses are distinctive for their triangular shape with steep gabled roofs extending to the ground. They are typically 1-1/2 or 2 stories, with wood shingle cladding and expanses of glass on the ends.



Miesian

Miesian houses, derived from the Modernist work of Mies van de Rohe, are generally simple flat-roofed rectangles with large expanses of glass.



Wrightian

The residential style originated by Frank Lloyd Wright is unusual in the Puget Sound area, but one example has been identified in Kirkland. The style emphasizes horizontality, strong geometric shapes, the use of natural materials such as stained wood, brick or stone, and a connection with nature.



Alterations

The most common alterations, regardless of the age or size of the houses, are: vinyl window sash replacing the original (usually aluminum) sash, new front doors, and new garage doors. Many of the houses constructed during this period, especially in the decade after World War II, were smaller “starter” houses. They were designed to be affordable and to be expanded as the owners were able to afford additions of modifications. Some of the most common alterations are conversion of a garage to living space or conversion of a carport to a garage or living space. Rear additions also occur, but can be difficult to detect from the street. Larger houses, such as the split-level houses in Kingsgate and Inglewood Hills, provided enough space that garage conversions or additions were seldom needed.

Several houses are potentially eligible for landmark designation, although it is difficult to accurately assess integrity from the street. One house, the Connolly has a high level of integrity and is designed by a well-known architect, Harry Cummings. The houses by Paul Kirk in Juanita Heights could potentially be eligible for designation, although many of them appear to be have been altered. They may also be a potential historic district.

CHAPTER 5: RECOMMENDATIONS

The public meetings demonstrated that many Kirkland residents are interested in learning more about mid-century houses and their preservation. The City could pursue several steps to address this interest:

- Continue the survey effort by looking at houses from the 1966-1980 period. This research found that construction was increasing in Kirkland at that time and the larger number of mid-century houses date from this period rather than the 1945-65 period.
- Conduct further research on the developers and builders and their influence on the Kirkland community.
- Gather information on houses and neighborhoods from long-time residents to better understand their history.
- Provide information on the landmarking process to interested home owners and assist them in seeking landmark status if they desire.
- Adoption of legislation authorizing historic districts and work with property owners to identify potential districts.

- Alternatively, consider establishing conservation districts to preserve neighborhood character. These districts can be more closely tailored to the needs of the community.
- Work with King County staff and others to provide additional education about mid-century residential architecture and how best to maintain and preserve the houses and materials.

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APPENDIX A: SURVEYED BUILDINGS

| Survey Number | Parcel Number | Address | Plat | Owner (Original Owner) | Date |
|---------------|---------------|----------------------|-------------------------------|-----------------------------------|------|
| MC1 | 0225100101 | 7825 123rd Ave. NE | Andreens Acre Tracts | Christopher Fisher | 1952 |
| MC2 | 0856000255 | 1250 6th St. W. | Blewett's 1st Add. | Richard & Deborah Stratton | 1956 |
| MC3 | 1086100050 | 12016 NE 61st St. | Bridle Ridge | Connie Sue Smith | 1961 |
| MC4 | 1087100060 | 12219 NE 67th St. | Bridle Trails Park #1 | Kevin Scott Johnson | 1955 |
| MC5 | 1087700075 | 12218 NE 64th St. | Bridle Trails Park #3 | David Schwartz | 1956 |
| MC6 | 1087700095 | 12213 NE 64th St. | Bridle Trails Park | Laura Deyarmond | 1956 |
| MC7 | 1087700050 | 12221 NE 65th St. | Bridle Trails Park #3 | H. M. Peterson | 1955 |
| MC8 | 1087700100 | 12219 NE 65th St. | Bridle Trails Park #3 | Stephen & Sara Sipe | 1957 |
| MC9 | 1088900065 | 13 Bridlewood Cir | Bridlewood | Theodore & Bernadette Seitzer | 1956 |
| MC10 | 1088900055 | 9 Bridlewood Cir | Bridlewood | Richard & Peggy Ostrander | 1958 |
| MC11 | 1245500616 | 1819 7th Ave. W. | Burke & Farrar's Kirkland #29 | J. McKnight | 1950 |
| MC12 | 1245500627 | 1933 7th Ave. W. | Burke & Farrar's Kirkland #29 | Edith Whitfield | 1955 |
| MC13 | 1245500626 | 1939 7th Ave. W. | Burke & Farrar's Kirkland #29 | Vincent & Sally Ball | 1955 |
| MC14 | 1245500530 | 921 20th Ave. W. | Burke & Farrar's Kirkland #29 | Prentis Drew | 1952 |
| MC15 | 1245500395 | 980 20th Ave. W. | Burke & Farrar's Kirkland #29 | Peter G. LaHaye (Arthur Hargreve) | 1949 |
| MC16 | 3391600070 | 12805 Holiday Dr. NE | Holiday Lane | Kathleen & Gary Johnson | 1964 |
| MC17 | 3391600050 | 12810 Holiday Dr. NE | Holiday Lane | Farley Provan Bartelmes | 1964 |
| MC18 | 3391600090 | 12815 Holiday Dr. NE | Holiday Lane | Eric Kirbach | 1963 |
| MC19 | 3391600020 | 12832 Holiday Dr. NE | Holiday Lane | Christopher Lenihan | 1965 |

| Survey Number | Parcel Number | Address | Plat | Owner (Original Owner) | Date |
|----------------------|----------------------|---------------------|---------------------------|---|-------------|
| MC20 | 3579800475 | 7426 NE 143rd St. | Inglewood Hills Div. 2 | Valerie Joy Anderson | 1962 |
| MC21 | 3579900090 | 7425 NE 143rd St. | Inglewood Hills Div. 2 | Badiul Majumdar | 1962 |
| MC22 | 3579900100 | 7435 NE 143rd St. | Inglewood Hills Div. 2 | Susan Graak | 1962 |
| MC23 | 3579800480 | 7436 NE 143rd St. | Inglewood Hills Div. 2 | Brian and Gayle Morrow | 1962 |
| MC24 | 3579800140 | 7436 NE 144th St. | Inglewood Hills Div. 2 | John A. Stolk | 1958 |
| MC25 | 3579800145 | 14411 75th Ave. NE | Inglewood Hills Div. 2 | Tony Castillo | 1959 |
| MC26 | 3755900120 | 10429 NE 113th Pl. | Juanita Heights #2 | Helen Hald | 1954 |
| MC27 | 3755900130 | 10445 NE 113th Pl. | Juanita Heights #2 | Bo & Ferne Olschewsky | 1954 |
| MC28 | 3758900255 | 10231 NE 110th St. | Juanita Park Tracts Unrec | Alyson Barger | 1955 |
| MC29 | 3758900240 | 10825 102nd Ave NE. | Juanita Park Tracts Unrec | Stefan & Selena Sievert | 1959 |
| MC30 | 3876000910 | 13410 117th Ave. NE | Kingsgate Highlands #1 | Michael & Ana Proctor | 1965 |
| MC31 | 3876000960 | 13216 116th Pl. NE | Kingsgate Highlands #1 | Jeanne Tate | 1965 |
| MC32 | 3876001660 | 11642 NE 135th St. | Kingsgate Highlands #1 | Robert & Teresa Walter | 1965 |
| MC33 | 3876002130 | 13620 116th Ave. NE | Kingsgate Highlands #1 | Brent & Christine Adkins | 1965 |
| MC34 | 3876001490 | 11619 NE 135th St. | Kingsgate Highlands #1 | Amir H. Farajifar | 1965 |
| MC35 | 3885800730 | 428 7th Ave W. | Kirkland | Betty J. Connolly (Gwynne) | 1958 |
| MC36 | 3885804505 | 1118 1st St. | Kirkland | Craig Swaine | 1958 |
| MC37 | 3955800020 | 10656 NE 133rd Pl. | La Chaussee #4 | Gordon Dorning | 1962 |
| MC38 | 4055700701 | 13121 70th Lane NE | Lake Park | Dan J. Groves | 1962 |
| MC39 | 4057000010 | 12947 72nd Ave. NE | Lake Park Heights | Lisa Meade & Rolfe Hansen (Max & Edith Patashnik) | 1958 |

| Survey Number | Parcel Number | Address | Plat | Owner (Original Owner) | Date |
|----------------------|----------------------|---------------------|--------------------|-----------------------------------|-------------|
| MC40 | 4093300250 | 7005 NE 137th St. | Lake View Estates | David & Renee Coppel | 1964 |
| MC41 | 6203000100 | 12011 NE 64th St. | Northewood #2 | Kristin & Bryan Dickson | 1954 |
| MC42 | 7796000095 | 6006 128th Ave. NE | Silver Spurs Ranch | Gregory & Lindsay Sckorohod | 1957 |
| MC43 | 8564500280 | 8435 NE 137th St. | Tanglewood Village | Kimberly & Danny Boyce | 1961 |
| MC44 | 8564500270 | 8443 NE 137th St. | Tanglewood Village | Daryl & Vicki Cornell | 1961 |
| MC45 | 8679400040 | 12405 NE 112th Pl | Trend Div 1 | Roger Dawson | 1960 |
| MC46 | 8679500120 | 12405 NE 109th Pl. | Trend Div 2 | Oscar & Ana Deleon | 1960 |
| MC47 | 8679600390 | 12412 NE 112th Pl | Trend Div 3 | Joan Lee & Scott Lee | 1960 |
| MC48 | 8679600110 | 11011 126th Ave. NE | Trend Div 3 | John V. Leidle | 1961 |
| MC49 | 8679600280 | 11012 126th Ave. NE | Trend Div 3 | Albert Varon | 1961 |
| MC50 | 1926059094 | 8904 NE 134th St. | Unplatted | Sadie Rudiger | 1961 |
| MC51 | 1245500616 | 10616 NE 47th Pl. | Wildwood Lane | Hubert G. Moen | 1960 |