

# KING COUNTY – MULTIPLE PROPERTY REGISTRATION FORM CONTINUATION SHEET

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KING COUNTY MID-CENTURY MODERN RESIDENTIAL

Name of Multiple Property Listing

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## E. STATEMENT OF HISTORIC CONTEXTS

### 1. Introduction

This Multiple Property Document (MPD) is intended to serve as an evaluation tool for properties located in unincorporated areas and in cities that participate in King County’s regional preservation program to help determine eligibility for landmark designation.

The need for comprehensive historic context studies and landmark registration tools for mid-century resources is clear – there are thousands of important historic post-war properties, neighborhoods and sites in King County which have surpassed the 40-year threshold for landmark consideration but are not yet widely recognized as historically significant. In fact, at the time this MPD was produced, only one designated house falls within this period of significance: the 1962 William Conrardy House, which was listed as a City of Issaquah landmark in 2017. Like its companion historic context document, the *Mid-Century King County: A Context Statement on Post-War Residential Development*, this MPD is intended to inform and assist historic preservation efforts involving mid-century resources in King County and to serve as the basis for assessment and planning by individual property owners and agency staff. It is also intended to help homeowners, designers, architects, builders and community members recognize and protect this region’s significant Modern era heritage, enhancing our awareness and appreciation of the remarkable homes from this period.

### Organization

Once the basic parameters of the MPD are defined - which includes outlining the geographic area, identifying historical themes, and establishing time frames covered by the document – one or more historic contexts are developed which connect the resources to overarching historical themes. Next is a list of associated property types and their registration requirements, including some detail on the level of integrity these resources must maintain to be nominated as a King County landmark or a city landmark under an ILA.

The historic context(s) provide the linkage between an area’s physical environment and its broader social and cultural history. It describes how the geography, history and culture shaped the built environment of a given area, providing guidance on why a particular facet of history is significant and how the associated properties are connected. An MPD goes a step further. It defines the property types associated with the relevant themes, the time frames within which they occur, and the geographic area to which they apply. Lastly, it defines the integrity thresholds or registration criteria that a property or properties must meet in order to be considered eligible for listing in the National Register of Historic Places or as a King County Landmark. Essentially, an MPD provides a property owner or community with much of the information they need to begin a nomination process.

After identifying the property types associated with the relevant themes and time frames, a means of establishing historical significance and registration requirements is developed. The basis for significance is found in the historic context. The registration requirements follow the general evaluation criteria established by the National Park Service or the King County Preservation Program, but further specify what is significant about the resource or resources. Registration requirements, detailed for each property

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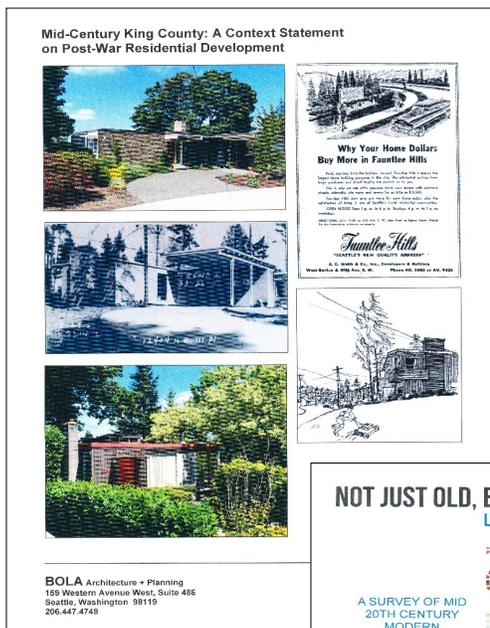
type in Section F of this MPD, provide the specific information used for making judgments about the relative significance of a property according to established criteria and integrity level.

Typically, the historic context is preceded by a survey of historic and architectural resources. The survey may not be comprehensive but must be sufficiently detailed to inform the development of the historic context. Due to the sheer size of King County and its partnering jurisdictions, a comprehensive survey was not completed. Rather, a representative survey was conducted as part of the historic context development that informs this MPD.

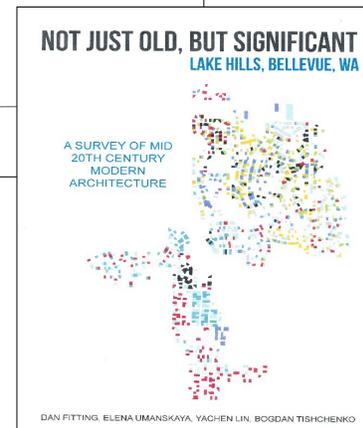
## Applicability & Guiding Legislation

This MPD applies to residential resources built from 1946 to 1975, either as individual resources or within districts, in unincorporated King County and within cities that have an interlocal agreement with the county (ILAs). King County Code Chapter 20.62 provides the regulatory framework for all nomination, landmark designation and design review activity in unincorporated King County. This KCC chapter is typically adopted by reference, with minor local adaptations, in city preservation codes specific to each ILA.

## Related Studies



Cover pages of the mid-century modern historic context statement and a survey of the Lake Hills neighborhood in Bellevue, Washington



The companion document to this MPD, **Mid-Century King County: A Context Statement on Post-War Residential Development**, covers the geographic area of King County and centers on residential resources constructed between 1946 and 1975 and associated themes. The context statement also describes the residential architectural styles, building types, and special features and materials that characterize post-war residential design.

Included in the historic context statement were intensive level surveys of twelve residences throughout the county that represented a variety of housing types and styles. The houses were chosen to represent different ages in the post-war era from 1946 to 1975, different forms, and different styles. Several represent the work of a known builder or architect, and others resulted from a specific funding program, suburban development, or construction technique. Houses that retained good integrity were chosen, as well as houses whose original features were clearly visible and intact, for illustrative purposes. Houses were selected from South Seattle, northeast Seattle, West Seattle, the Central Area, Capitol Hill, Vashon Island, Mercer Island, Burien, Shoreline, Bellevue, Kirkland, and Normandy Park.

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The context statement also focused on four planned developments and their developers and builders in King County in the post-war era. These case studies were: Fauntlee Hills in West Seattle, by developer A.C. Webb; Normandy Park, by developer R.P. Walker and noted architects; Norwood Village in Bellevue, by the Veteran's Mutual Building Association (VMBA) and later, developer G. Weldon Gwinn and noted architects; and Lake Hills in Bellevue by developer R.H. Conner & builders George Bell & Ted Valdez. All were located in unincorporated King County at the time of their development with the exception of Fauntlee Hills, which was within incorporated Seattle. These projects had a tremendous impact on King County's suburban landscape as development models prevalent at the time and, in the case of Lake Hills, due to their size. The case studies can be used for reference, helping to frame a discussion of properties that could potentially become historic districts, including neighborhoods with a high percentage of mid-twentieth century properties, planned subdivisions, and planned unit developments (PUDs) and what qualities are likely to be present based on the time frame in which they developed.

Additionally, King County, in partnership with its affiliated communities and students from the University of Washington, has undertaken several studies of mid-century resources specifically or studies that have a strong component of mid-century resources included. These studies also inform this MPD. In addition to the 2017 King County mid-century residential historic context statement, they include *Kirkland Historic Resources Survey, 1945-1965 Residences*, Final Report, 2016; *Lake Hills Survey of Mid-20th Century Modern Architecture*, 2013 (student project); *Historic Property Reconnaissance-Level Survey, Kenmore, WA, 2010-2011*; *Historic Residential Properties in Kirkland, Washington, City of Kirkland Landmarks Multiple Property Documentation Form*, 2002; and *Lakeview Terrace Historic Context*, Houghton, (Kirkland area), 2002.

## 2. Themes, Designation Criteria and Integrity Thresholds

### Themes

A theme may include historical patterns, significant events or activities, environmental, social, political, technological and cultural influences, and significant individuals and groups relevant to the theme, in accordance with King County landmark designation criteria. The themes outlined in the ***Mid-Century King County: A Context Statement on Post-War Residential Development*** include the general layout and design of post-World War II suburbs in King County and the associated trends that influenced them, from FHA standards for subdivision design to mortgage lending programs, to general economic growth that occurred in the 1950s and 1960s, to the transportation improvements and issues of housing discrimination and how that affected the demographics of suburban cities. Additional themes include the architectural and construction innovations that occurred in the post-war era that influenced the design of the built environment in King County.

- **20<sup>th</sup> century development in King County** – Government programs, design forms and economic and demographic trends of the 1920s – 1940s which laid the groundwork for post-war residential development
- **Mid-Century Conditions** – How the housing shortage at the end of WWII combined with the massive breadth of Federal Housing Authority (FHA) programs and policies to shape the expansion and development of American suburbs, a movement which included institutionalizing a pattern of racial discrimination in banking and real estate practices nationwide.

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- **Suburban Development** – Economic growth and transportation development in post-war King County, focusing in particular on the burgeoning development in suburban areas east of Seattle
- **Modern Era Residential Design** – How the standardization of construction recreated homebuilding as a manufacturing process and spurred the evolution of popular residential forms and styles of the post-war era into the 1970s. This theme also describes developments in residential land use patterns during this period.
- **Planned Mid-Century Developments in King County** – Details the expansion and development of planned residential communities across the county, with specific case studies that exemplify the trend.
- **Representative Dwellings** – Twelve mid-century residential properties were surveyed and described in the context statement as representative of the significant historic themes and prevalent designs of the post-war era.

Two additional themes, not specifically identified in the 2017 historic context statement, have been included in section (4) of this MPD. Each theme illuminates additional social and economic forces behind significant large-scale landscape changes in rural King County after WWII that played a role in shaping mid-century development patterns.

- **Japanese Internment and the Redevelopment of Japanese & Japanese American Lands**
- **Post-War Land Use Changes**

## Time Frame

The time frame covered by this MPD is 1946 to 1975, paralleling the time frame addressed in the historic context statement. Although the trends, including trends in design and construction, that can be seen in the post-war suburban landscape began in the 1930s and progressed through World War II, resources nominated under this MPD will date to 1946 through 1975.

## Geographic Location

The geographic scope to which this MPD applies includes unincorporated King County, Washington and the cities with which King County has an interlocal agreement to manage their historic preservation programs.

## King County Designation Criteria

The following lists the designation criteria that King County applies to administer its landmark program. King County's designation criteria has been adopted by all city jurisdictions that contract with King County to provide preservation and landmark designation services. It is similar to the National Register Criteria for Evaluation but includes an additional criterion. Pursuant to adopted King County code, and adopted

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codes in participating city jurisdictions, a historic resource may be designated as a landmark if it is over forty years old or, in the case of a landmark district, contains resources that are more than forty years old, and possesses integrity of location, design, setting, materials, workmanship, feeling, or association, “or any combination of the foregoing aspects of integrity, sufficient to convey its historic character.”<sup>1</sup> (KCC 20.62.040). The historic resource must also meet at least one of the following designation criteria:

- A1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history;
- A2. Is associated with the lives of persons significant in national, state or local history;<sup>2</sup>
- A3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- A4. Has yielded, or may be likely to yield, information important in prehistory or history;<sup>3</sup> or
- A5. Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

There are certain exceptions to nominating a King County landmark and certain circumstances under which these exceptions are allowed. Two applicable exceptions and the situations within which they apply are as follows.

Structures that have been moved from their original locations. A building or structure removed from its original location but that is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event (20.62.040, C, 3)

Reconstructed historic buildings. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner or as part of a restoration master plan, and when no other building or structure with the same association has survived (20.62.040, C, 1).

Properties that are most likely to be nominated under this MPD would likely do so under the following King County Designation Criteria:

- Criterion A1: Community Planning and Development; Social History; Ethnic Heritage
- Criterion A3: Architecture; Engineering; Landscape Architecture

## Integrity

In addition to qualifying for listing under at least one designation criteria, a property must retain sufficient historic integrity to convey the reasons for its significance. Seven “aspects of integrity”, defined below,

<sup>1</sup> King County, “20.62 Protection and Preservation of Landmarks, Landmark Sites and Districts,” *King County Code 20.62*. <https://kingcounty.gov/services/home-property/historic-preservation/resources-links.aspx>, accessed August 2021.

<sup>2</sup> While there may be residences in the study area that are associated the lives of persons significant to our past, this will not be explored in this MPD, as this is better identified on a case-by-case basis and is more appropriate to nominate a property under this criterion as an individual King County Landmark

<sup>3</sup> This criterion typically applies to archaeological resources and will not be addressed as a part of this MPD.

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help identify the important physical characteristics that historic resources should retain and are used to evaluate a resource's eligibility for listing in the King County register. An eligible property should clearly retain at least some aspects of integrity, ideally those aspects most relevant to the property's significance. For example, a property that is eligible for listing because of its design value, will typically retain integrity of design, materials, workmanship and feeling. A property significant for its cultural associations will rely more on location, feeling and association. The aspects of integrity are defined and interpreted as follows:<sup>4</sup>

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property's integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (e.g., neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features that must be in place to express a property's integrity of materials are its construction method and architectural details.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features that must be in place to express a property's integrity of workmanship are its construction method and architectural details.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time. Features that must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- **Association** is the direct link between an important historic event or person and a historic property. Features that must be in place to express a property's integrity of association are its use and its overall design quality.

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<sup>4</sup> Andrus, 1995:44.

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## 3. Background – Historic Overview of King County

This general historical overview starts in 1929, with the stock market crash, and ends with the 1970s, which coincides with the end of the period of significance for this MPD. The 1930s coincide with the “Small House Movement”, a period in which many advances were made in residential design and construction that would inform the design of housing and influence the housing boom after the war.<sup>5</sup> The immediate post-war era is defined as 1946 to 1959. Increasing prosperity followed in the decade of the 1960s. This was followed by the Boeing Bust, however, that started in 1970 and would continue for several years.<sup>6</sup> The periods are defined as follows:

- 1929 – 1933 – Stock market crash to end of Prohibition
- 1934 – 1941 – End of Prohibition to beginning of World War II
- 1942 – 1945 – World War II
- 1946 – 1959 – Post-war era
- 1960 – 1969 – Growing prosperity
- 1970 – 1975 – Boeing bust

The history of King County and the Seattle metropolitan area follows much of the same trajectory as many areas of the U.S. from the stock market crash to the post-World War II/early Modern era, with at several important differences. After the stock market crash, the region suffered like the rest of the country with poverty, joblessness, and homelessness. One of the most well-known images from this era is Seattle’s Hooverville, which was a nine-acre area of shacks south of the city that housed 500 people in 1934.<sup>7</sup> Peak unemployment reached 40% in Washington State.<sup>8</sup> Also like the rest of the country, Seattle and King County benefited from President Roosevelt’s New Deal programs, which infused the country with funds for development, redevelopment, and jobs.<sup>9</sup> The Public Works Administration (PWA) and the Works Progress Administration (WPA), two of the better known “alphabet” programs instituted after Roosevelt’s election, greatly facilitated suburban expansion in the post-war era.<sup>10</sup>

The United States’ entry into World War II after the bombing of Pearl Harbor on December 7, 1941 would have a profound effect on King County and the Seattle metropolitan area and have a lasting effect on how King County developed in the future. One national action with a major local impact was President Roosevelt’s Executive Order 9066, calling for the removal of all people of Japanese ancestry (both immigrants and American citizens) from the West Coast to internment camps further inland, including Minidoka, Idaho and Tule Lake, California, among other locations. Families were removed from their homes, Japanese businesses vacated, Japanese farms left to caretakers and belongings sold off at a fraction of their value. It is notable how many of these farms and the land on which related facilities were

<sup>5</sup> Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, *Historic Residential Suburbs in the United States 1830-1960*. National Register Multiple Property Document. Washington DC: National Register of Historic Places, National Park Service, December 2004:59.

<sup>6</sup> Sharon Boswell and Lorraine McConaghy, “Lights out, Seattle,” *100 Years in the Pacific Northwest*, The Seattle Daily Times [Centennial Edition], <https://special.seattletimes.com/o/special/centennial/index.html>, accessed August 2021.

<sup>7</sup> James Gregory, “Hoovervilles and Homelessness,” (2009), *The Great Depression in Washington State*. <https://depts.washington.edu/depress/hshtml>, accessed October 2021.

<sup>8</sup> King County Snapshots, <https://content.lib.washington.edu/imls/kcsnapshots/>, accessed July 2021.

<sup>9</sup> The Home Owners’ Refinancing Act of 1933 created the Home Owners’ Loan Corporation (HOLC) and the National Housing Act of 1934 created the Federal Housing Authority (FHA). *History of Housing During the Depression*.

<sup>10</sup> Jessie Kindig, “Public Works: Rebuilding Washington,” (2009), *The Great Depression in Washington State*. <https://depts.washington.edu/depress/> accessed October 2021.

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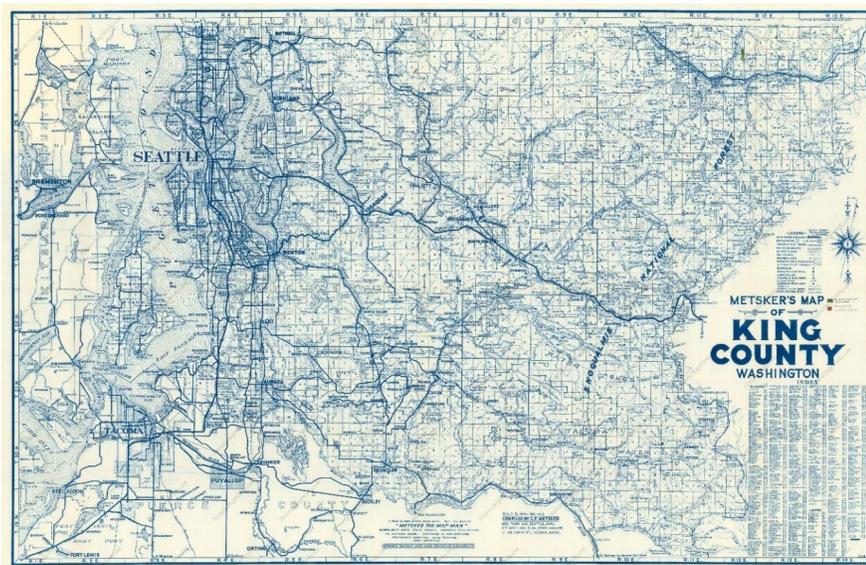
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located, once owned and managed by Japanese immigrants and their Japanese American children, were redeveloped after the war into what became King County's suburbs.<sup>11</sup>

The post-World War II era in King County saw the same kind of expansion that was seen in other parts of the country, and particularly on the West Coast. Like other west coast cities, the Puget Sound area had its share of military installations, such as the Puget Sound Naval Shipyards in Bremerton (Kitsap County), Fort Lewis in Pierce County, and Boeing in King County, which manufactured B-17 and B-29 bombers throughout the war at Boeing Plant #2. It also had its share of defense industries, such as the steel plant in Kirkland and industries in Bremerton associated with the shipyards. After the war, King County residents could find plentiful jobs as Boeing, for example, retooled for peacetime industries.



*Metsker map, King County, 1950*

Like many parts of the country, the 1960s was a decade of growing prosperity in the Seattle area. Many of the GIs who were stationed in military facilities in the Puget Sound area, as well as defense workers, chose to stay in or return to the Pacific Northwest after the war. This, along with the return of the GIs from the Pacific and European theaters after the war, was a major factor in the growth of the post-World War II suburbs. The pent-up demand for housing and advantageous mortgage financing for returning

veterans who were often starting families spurred the

development of many new housing projects in King County. This was supported by improvements in transportation that provided access to the newly developing areas and widespread automobile ownership. The King County area grew apace, with a growth rate of 45.2% from 1950 to 1960, and 27.6% in the following decade.<sup>12</sup>

Where King County and the Seattle metropolitan area differed from other parts of the country, however, was in the downturn suffered as a result of a reversal of fortunes with the region's largest employer, the Boeing Company. In March 1971, the US senate refused to fund Boeing's Supersonic Transport plane by a vote of 51, to 46.<sup>13</sup> In 1968 Boeing employment in the Puget Sound area had reached a high of 101,000, but as a result of this action, by October 1971 it had plummeted to just 32,500, while in nearby Everett, employment dropped from 25,000 to fewer than 7,000.<sup>14</sup> By 1972 Boeing had laid off

<sup>11</sup> Andrews, Mildred Tanner, "Japanese-American Legacies in the White River Valley Historic Context Statement and Inventory." Prepared for the King County Landmarks and Heritage Program. Prepared by Mildred Tanner Andrews. December 19, 1997.

<sup>12</sup> "King County," *Wikipedia*, [https://en.wikipedia.org/wiki/King\\_County,\\_Washington#Demographics](https://en.wikipedia.org/wiki/King_County,_Washington#Demographics), accessed October 2021.

<sup>13</sup> Christopher Lydon, "Senate Bars Funds for SST, 51-46," *New York Times*, May 25, 1971:1.

<sup>14</sup> BOLA, 2017, 13.

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approximately two-thirds of its employees.<sup>15</sup> This, coupled with the energy crisis and inflation in the early 1970s, led a climb in the local unemployment rate to 13.4 percent, eventually peaking at 17 percent.<sup>16</sup>

## 4. Additional Contextual Information

As noted in sections above, the primary historic context associated with this MPD is the ***Mid-Century King County: A Context Statement on Post-War Residential Development*** produced in 2017 by BOLA Architecture & Planning. This context statement covers most of the relevant themes and background information necessary to understand and establish the significance of associated mid-century properties. However, in the development of this MPD, two additional themes were thought significant enough to post-war development patterns in King County to include in this document. These two additional themes are described below.

### Japanese Internment and Redevelopment of Japanese and Japanese American Lands

Japanese and Japanese Americans comprised the largest single minority ethnic group in King County before World War II.

In the mid-1880s, Japanese farmers began contracting as laborers on Hawaiian sugar plantations. Passage of the Organic Act in 1900 formally organized the Territory of Hawaii as part of the U.S., spurring many of the Japanese plantation workers to emigrate to California and the Pacific Northwest for the plentiful, higher paying jobs – working for the railroads, in the lumber industry and in agriculture.<sup>17</sup>

Unlike American exclusion laws which targeted Chinese immigration – such as the 1875 Page Act which banned Chinese women from immigrating to the U.S, and the 1882 Chinese Exclusion Act that prohibited all immigration of Chinese laborers – Japanese immigration to the U.S. around the turn of the century was largely controlled by the government of Japan. In 1907, the U.S. and Japan formed a “Gentleman’s Agreement” which in effect limited issuance of passports to business and professional classes of Japanese men in return for the U.S. agreement to refrain from imposing segregation laws and implementing restrictions against Japanese immigration. With the Agreement in effect until 1924, parents, wives and children of “settled agriculturalists” (farmers) and businessmen were permitted to emigrate, thus the Japanese immigrant communities that settled in the Pacific Northwest were able to establish a healthy second generation in America, building farms, businesses, and communities throughout the region.<sup>18</sup>

In King County, Japanese and Japanese American communities were established east of Lake Washington, including in Bellevue and Houghton; in the White River Valley, including Auburn, Kent and Tukwila; and on Vashon Island. Japanese agricultural communities became known for their truck farms

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<sup>15</sup> Boswell, Sharon and Lorraine McConaghy, “Lights out, Seattle,” *100 Years in the Pacific Northwest*, The Seattle Daily Times [Centennial Edition], <https://special.seattletimes.com/o/special/centennial/index.html>, accessed August 2021.

<sup>16</sup> BOLA, 2017, 16.

<sup>17</sup> Gail Dubrow, Gail Nomura, D. Gregg Doyle, Rose Wong, Connie So, Shawn Wong, Weiling Shi, Lorraine Artura, “The Historic Context for the Protection of Asian/Pacific American Resources in Washington State”, Prepared for the Washington State Department of Archaeology and Historic Preservation, 1993:13. These jobs were plentiful largely due to the Chinese exclusion laws of the 1870s and 1880s.

<sup>18</sup> Dubrow, 1993:20. Mildred Tanner Andrews, “Japanese-American Legacies in the White River Valley Historic Context Statement and Inventory.” Prepared for the King County Landmarks and Heritage Program. December 19, 1997:16.

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and berry- and flower-growing, and dominated the dairy industry in the White River Valley in the 1920s.<sup>19</sup> Japanese-owned cooperatives included the Bellevue Growers Association, whose packing shed was built by the Matsuoka family in 1933, and was used to process produce for shipment in railcars: “As many as 50 boxcars were shipped during the summer season, with tomatoes, strawberries, peas, lettuce, tomatoes, and cabbage and other produce.”<sup>20</sup> Sixty farm families were members of this cooperative. The White River Packing Company, a Japanese American owned operation in Kent, distributed lettuce throughout the region. Another large cooperative was the Washington Vegetable Growers Association organized by E. Tsujikawa and G. Sakai in Auburn, later called Western Producers, which operated until Japanese internment in 1942.

The 1910 U.S. census identified 432 residents of Japanese descent in the White River Valley alone. It also identified 325 farms in Washington state that were owned or leased by people of Japanese descent, a total which would double to nearly 700 farms within a decade. Of these, about 70% were in King County, many in the White River Valley, which had the largest number of Japanese-owned farms.<sup>21</sup> Once Seattle’s Pike Place Market was established in 1907, Japanese farmers sold their produce there alongside other local producers, and by the beginning of World War I they occupied 70% of the market’s stalls.<sup>22</sup>

Japanese farmers who settled in King County established Buddhist and Christian churches, developed social organizations, and sent their children to public and Japanese language schools.<sup>23</sup> They also formed organizations that exercised substantial local political power, such as the Japanese American Citizens League (JACL), which grew to over 350 members in the White River Valley area. Japanese families, organizations and businesses actively participated in community celebrations, such as the Strawberry Festival in Bellevue (from 1925 until 1942) and the Lettuce Festival in Kent, both popular regional events - the Lettuce Festival alone drew 25,000 people to Kent during the early years of the Great Depression.<sup>24</sup>

Anti-Japanese sentiment became more pronounced after World War I, and legislation soon followed which specifically targeted Japanese farmers. Article II, Section 33 in the Washington State constitution already prohibited land ownership “by aliens other than those who in good faith have declared their intention to become citizens of the United States.”<sup>25</sup> In 1921, the Washington State Legislature enacted a law prohibiting non-citizen aliens from sharecropping, leasing or renting land. Though many farmers found loopholes in the law, by purchasing land in the name of their American born children, for example, or forming agreements with cooperative landowners, the law wrecked considerable hardship on Japanese farmers. Two years later, the Legislature amended the 1921 law to restrict American landowners from helping Japanese farmers maintain their holdings and sought to prevent Japanese adults from purchasing land for their American born minor children.<sup>26</sup> The nearly 700 farms (25,320 acres) operated by Japanese and Japanese Americans in 1920 decreased to 246 farms (7,030 acres) by 1925.<sup>27</sup>

<sup>19</sup> In 1922, Japanese dairy farmers supplied 50% of Seattle’s milk.” Andrews, 1997:10.

<sup>20</sup> Eastside Heritage Center, *Lake Washington, The East Side*. Charleston, SC: Arcadia Publishing, 2006:82.

<sup>21</sup> Andrews, 1997:8.

<sup>22</sup> Andrews, 1997:16. Dubrow, 1993:13.

<sup>23</sup> Andrews, 1997:8.

<sup>24</sup> Andrews, 1997:14. Eastside Heritage Center, 2006:60

<sup>25</sup> The Naturalization Act of 1795 and subsequent federal legislation enacted in the 19<sup>th</sup> and early 20<sup>th</sup> centuries prohibited Asian immigrants from becoming naturalized American citizens. Thus, this section of the Washington Constitution was intended, in part, to restrict land ownership to non-Asians. Asian immigrants were finally allowed to become naturalized American citizens in 1952.

<sup>26</sup> Andrews, 1997:12.

<sup>27</sup> Ibid.

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In 1924 the “Gentleman’s Agreement” between the U.S. and Japan collapsed in the face of rising anti-immigrant and anti-Asian sentiment. The Immigration Act of 1924, which included the Asian Exclusion Act, set racially restrictive quotas on the number of immigrants allowed in from the eastern hemisphere, severely curtailing non-White European immigration into the United States. Despite these formidable obstacles, many existing Japanese farming communities around King County survived. Japanese and White farmers manipulated land and management agreements to maintain tenancies and avoid prosecution, and as Nisei (second generation, American citizens) came of age, they were able to purchase land in their own right. According to historian Mildred Tanner Andrews, though Japanese tenancy decreased significantly, Japanese and Japanese American ownership and management of farmlands in the White River Valley actually increased during the 1920s and 1930s.<sup>28</sup>

The lives of Japanese immigrants and Japanese Americans settled and working in areas along the west coast of the U.S. were permanently changed by the bombing of an American military base at Pearl Harbor by the Empire of Japan on December 7, 1941. In February of 1942, President Franklin D. Roosevelt issued Executive Order 9066, which proscribed areas as military zones and authorized the military to remove people from areas thought to be threatened, specifically targeting those of Japanese descent. Established Japanese communities in King County were reclassified as a security threat. As a result, nearly 2,000 Japanese and Japanese American residents from the Auburn, Kent, and Tukwila area were removed to internment camps.<sup>29</sup> Between 110,000 and 120,000 Japanese and Japanese Americans were removed from communities along the west coast to ten inland internment camps, 8,870



*Many from the King County Japanese community were taken to Camp Harmony in Puyallup before being sent to concentration camps in other locations during WWII.*

<sup>28</sup> Andrews, 1997:26

<sup>29</sup> Andrews, 1997:17.

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of them from King County.<sup>30</sup> Two-thirds of those interned during the war were American citizens, born and raised in the U.S. All suffered incalculable losses of property, livelihood, and community.

As described in *Mid-Century King County*, much of the agricultural land that had been first cleared by Japanese immigrant and Japanese American truck farmers lay fallow after they were interned during World War II. Vacant, it was primed for the extensive suburban development of the post-war years.<sup>31</sup> Land formerly owned and farmed by Japanese and Japanese Americans in Bellevue was redeveloped by Miller Freeman, who with his son Kemper Freeman, Sr., developed Bellevue Square, Bellevue's largest shopping mall.<sup>32</sup> Much of the land that was developed into Lake Hills, a 4,000 home residential subdivision in Bellevue, was on land that was cleared of stumps for farming by Japanese immigrants and Japanese-Americans.<sup>33</sup> And a Japanese farm in Sandpoint, in northeast Seattle, was taken over by the military in 1942 after the Japanese were interned, and is now the home of the federal National Archives and Records Administration. As noted by Andrews, "Today, the White River Valley bears scant reminders of the once-thriving Japanese-American agricultural community. Factories, strip malls, and housing developments have supplanted farmlands."<sup>34</sup>

Only about 20% of Japanese American families returned to the White River Valley after the war.<sup>35</sup> A larger percentage of farmers returned to Bainbridge and Vashon Islands, as these close-knit communities exhibited greater success in preserving Japanese-owned land during internment.<sup>36</sup> But many Japanese and Japanese Americans from the Seattle area chose to resettle in the east and mid-west rather than coming back to Seattle after the suspension of the exclusion order after the war.

## Post-War Land Use Changes

While the incarceration of Japanese immigrants and Japanese American citizens in 1942 created a sudden and glaring absence in the landscape of King County, the loss of agricultural land to more intensive development in the second half of the 20<sup>th</sup> century was the result of a number of county-wide, interconnected public and private forces. As noted in *Mid-Century King County*, the expansion and improvement of transportation systems played a vital role in channeling suburban growth into previously undeveloped areas (primarily agricultural lands) within commuting distance of Seattle.

Agricultural lands in river basins were particularly attractive to industrial and residential development. River valley land was flat, easily accessible, and in large parcels – some made relatively free from seasonal flooding thanks to large government-sponsored infrastructure projects like the Howard Hanson Dam, which effectively eliminated over-bank flooding of the Green River.<sup>37</sup>

<sup>30</sup> Jennifer Speidel, "After Internment, Seattle's Debate Over Japanese Americans' Right to Return Home.," *University of Washington Seattle Civil Rights & Labor History Project*, accessed August 2021. Esri Storymap; Justice Deferred

<sup>31</sup> BOLA Architecture + Planning, *Mid-Century King County: A Context Statement on Post-War Residential Development*. Prepared for King County, Seattle, WA. Prepared by BOLA Architecture + Planning, Seattle, WA, August 31, 2017:13.

<sup>32</sup> Miller Freeman was considered a founding father of modern Bellevue and "a civic leader who championed the building of a two-mile floating bridge that provided a fast connection between Bellevue and Seattle."

<sup>33</sup> BOLA, 2017:5.

<sup>34</sup> Andrews, 1997:20.

<sup>35</sup> Andrews, 1997:18.

<sup>36</sup> Once World War II ended, about half of the Japanese American community returned to Bainbridge Island to resume their lives, raise families, and pick up where they left off. Today the Bainbridge Island Japanese American Exclusion Memorial memorializes the Japanese on the Island. Another remembrance of the Japanese farmers on Vashon Island is the Mukai Farm & Garden, which was founded by B. D. Mukai in 1926 as a strawberry farm. Today the Mukai home, Japanese garden, and historic barreling plant is a King County Landmark and listed in the National Register of Historic Places.

<sup>37</sup> Flewelling, Stan, *Farmlands*. Erick Sanders Historical Society, Auburn, 1990, pg. 126

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The conversion of farmland to higher intensity uses typically began at the edges. A dam or freeway was built, or major utilities introduced, encouraging speculative development on the fringes of agricultural lands. As more infrastructure was installed and early development took hold, property taxes on adjacent farmlands increased. Farmers, typically the smaller farmholders first, sold their land at a greater profit than could be realized by continued farming, and businesses in the farm support industries such as processing plants and feed stores began to decline. As local agricultural businesses closed, remaining farmers were required to travel greater distances to access processing or supply needs. Pressure from developers often led to revisions in the county comprehensive plan to allow higher density in areas targeted for suburban development. Incorporated communities such as Kent and Auburn annexed swaths of adjacent agricultural lands to accommodate their own growth and build their tax base. After annexation, city governments were quick to change zoning designations to allow more intense development. As urbanization continued, a growing non-farmer bloc would pass restrictive ordinances, often related to fertilizer use or odor, directly impacting farming practice. Not only did improved transportation infrastructure and a booming housing market push local cities to expand, but most taxation and investment policies were predicated on continued urban growth. “Highest and best use,” as defined by local planners, ranked residential and industrial land use as more valuable than agricultural, increasing the financial burden on farmers through rising property taxes and further incentivizing them to sell to developers.<sup>38</sup>

Extension of urban utility networks such as sewer systems, water systems and roads into undeveloped fringes around urban areas also imposed additional financial burdens on farmers. Limited Improvement Districts (LIDs) were created to fund these unincorporated infrastructure projects, with taxes assessed on surrounding landowners on a square foot basis for all property “potentially” serviced by these utilities. LID assessments could result in additional tax fees into the thousands of dollars for owners of agricultural acreage, on top of the already increasing property tax burdens.

The cumulative effect of these large infrastructure projects, local planning decisions and market-based development pressures was a dramatic loss of agricultural lands in the river valleys of King County during the second half of the 20th century, as older farmers were financially pushed off their land, and the next generation of farmers were priced out of the market. Between 1945 and 1978, acreage in agricultural use fell from 165,635 acres to 53,116 acres, while the number of farms dropped by roughly 70% during the same period – the smaller farms either selling out or consolidating into larger holdings.<sup>39</sup> At the same time, the cost of land per acre in King County rose a hundred-fold, increasing from \$209 in 1945 to \$2068 in 1969.<sup>40</sup> The Green River, Sammamish, North Creek and Snoqualmie valleys were all transformed by suburban expansion on former agricultural land in the years between 1950 and 1970.

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<sup>38</sup> King County Agricultural Task Force Report on Local Agriculture, 1980, pg. 4.

<sup>39</sup> RDP Policy Development on the Loss of Regional Agriculture, Puget Sound Council of Governments, 1976

<sup>40</sup> *ibid*





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Pacific Northwest, also promoted a feeling of more space in the post-war home. Actual outdoor space enlarged the perceived living space, while the visual presence of the outdoors enlarged the sense of the living space. "In good weather the outdoor room is an actual extension of the house; in bad weather it is still a visual extension, making the indoor rooms *seem* bigger."<sup>6</sup>

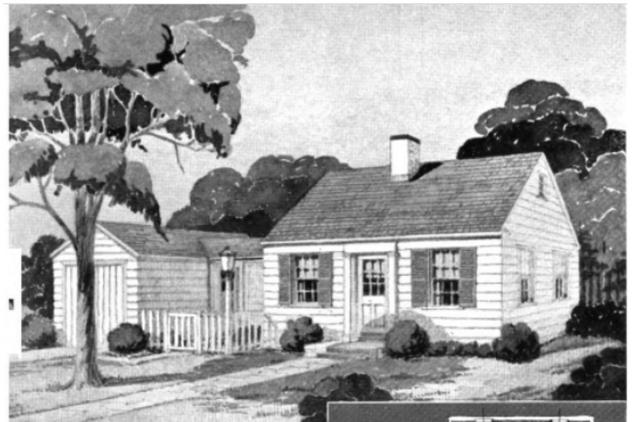
Another common characteristic of post WWII houses was the minimizing of decorative detail, which is often how buildings of other eras are identified. Modern houses used materials in place of architectural detailing, taking advantage of natural textural or color distinctions to embellish a building. Examples are the use of multi-colored brick or textured concrete or the natural color and texture of stone cladding. Contrasting materials can also be combined on a building for decorative effect, placing a smooth synthetic panel adjacent to stone cladding or panels of colored ceramic tiles adjacent to smooth-finished stucco. Nonetheless, the prevailing material for post-war homes in the Pacific Northwest was wood.

## I. Property Type: *Single Family Residences*

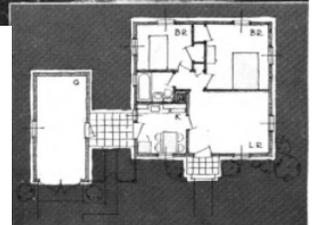
### The Minimal Traditional House

#### PHYSICAL DESCRIPTION

The Minimal Traditional house (ca 1935-1955) is typically one or one-and-a-half stories in height with a simple rectangular footprint and a side gable roof with a low-to-medium pitch and little-to-no eave overhang. A variation on the roof form is a shallow-sloped hip roof or a side gable roof combined with a front-facing gable. The wood-frame buildings typically have horizontal wood siding, asbestos shingle siding, or are sometimes finished in stucco. Porches most often consist of a front stoop covered by a gable roof, often supported by brackets. Windows are typically single- or paired one-over-one-light, single or double-hung sash. The houses may also feature a multi-light or focal picture window, or four-light double-hung and corner windows with horizontal muntins. Embellishments may include scalloped vertical boards in the gable ends, brick veneer below the windowsills, and/or shutters. Garages are detached.



*The Federal Housing Administration Technical Bulletin (1940) included design plans for Minimal Traditional houses*



#### SIGNIFICANCE

Minimal Traditional houses were developed during the Great Depression, when there was a great need to construct economical and affordable new housing. After 1934, house construction was generally financed by the newly formed Federal Housing Administration, which stressed the need for simplicity, good design, and a judicious use of materials.<sup>7</sup> During World War II Minimal Traditional houses were often built in King County and throughout the country to house defense industry workers. After the war, innovations and construction

<sup>6</sup> "A skeleton frame and cut-in patio make a little house seem big," *Architectural Forum*, April 1950:167-171.

<sup>7</sup> "Cities Essentials in House Planning, FHA Official Stresses Need for Exterior Simplicity," *New York Times*, June 23, 1940.

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efficiencies developed by builders during the war made these houses the perfect choice to populate the newly forming suburbs and house returning GIs.



*Minimal Traditional was a popular style for federally funded defense housing projects during WWII. Lakeview Terrace, (left) was built in 1942 just outside Kirkland.*

## MINIMUM ELIGIBILITY REQUIREMENTS

To be considered eligible for listing as a King County landmark or a local landmark in a participating city jurisdiction, a Minimal Traditional house must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. It should meet Criterion A3 for its design but may also meet Criterion A1 for strong associations with patterns of local history. Minimal Traditional houses that maintain sufficient integrity to be listed should retain *all or most* of the following character-defining features:

- Simple rectangular building form
- Low- to moderately-pitched roof
- Gable or hip roof with little to no eave overhang
- Original window and door openings
- Original siding or cladding with matching orientation

## OTHER INTEGRITY CONSIDERATIONS

A Minimal Traditional house is likely to be eligible for listing as an individual property if it retains all the features listed above and offers a good example of the overall style. Minimal Traditional houses are relatively simple in form, features and materials; changes are likely to be noticeable and can more easily undermine the building's integrity than in other house types/styles. Decorative detail on Minimal Traditional houses was typically limited but any remaining original decorative features would be significant. Retention of original siding would also contribute substantially to the building's overall integrity. Additions may be acceptable if the original building's essential character, form and massing are recognizable.





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- Colonial/Early American Ranch house – with classical details, divided light windows, single siding type, applied shutters, faux cupolas and possibly a front colonnade
- Contemporary Ranch – with more streamlined modern design touches and warm wood details



*All the Ranch House examples shown here are in the Marine Hills and Twin Lakes neighborhoods of Federal Way. Stylistic differences clearly distinguish each one, but the underlying form of all of them is Ranch. Farmhouse Ranch (above left), Spanish Ranch (above right), Contemporary Ranch (middle), Storybook Ranch (bottom).*



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## SIGNIFICANCE

In the west, the most popular design for single-family houses in the post-war era was the Ranch house. Thought to embody democratic ideals for middle-class families, it introduced a way of informal living, as well as new efficient and affordable construction techniques and materials.

## MINIMUM ELIGIBILITY REQUIREMENTS

As with all house styles or types under this MPD, to be considered eligible for listing as a King County landmark or a landmark in a participating city jurisdiction, a Ranch house must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. An eligible Ranch house should meet Criterion A3 for its design. It may also meet Criterion A1, for its relationship with important historical patterns or events, such as Community Planning and Development. Because Ranch houses are relatively common, a Ranch house should retain a significant amount of integrity and display notable design features and/or significant associations to be eligible for listing as a landmark. Ranch houses that maintain sufficient integrity to be listed should retain *all or most* of the following character-defining features:

- Broad, generally horizontal building form with asymmetrical façade
- Low-pitched roof, commonly with moderate to wide eave overhang
- Sheltered entryway
- Original window patterns and operation (a large picture window is common)
- Original chimney design and placement
- Integrated garage
- Original decorative details, particularly in the case of a Styled Ranch
- Cladding type and orientation

## OTHER INTEGRITY CONSIDERATIONS

As noted above, the Ranch house is relatively common. Wood, brick, stone, and asbestos/wood shingle were all regularly used as cladding on Ranch houses, and often more than one siding type was used in the design. Retention of the original cladding(s) would contribute substantially to the building's integrity. Outdoor patios to the rear of the house are also a common and significant feature.

## **Split Level and Split Entry**

### PHYSICAL DESCRIPTION

Split-Level and Split-Entry houses (ca. 1950–1980) are distinctive forms, defined by their staggered levels.<sup>11</sup> The Split-Level house has one floor on one side and two floors on the other, often with floor levels differing by a half-story, and the basement or a garage occupying the lower level of the two-level portion. In Split-Level houses, the upper level contains more private rooms, such as bedrooms, the mid-level contains the

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<sup>11</sup> Also referred to as Tri-Level Split and Bi-Level Split. The Tri-Level (Split Level) has three distinct planes, ground level, intermediate and 2<sup>nd</sup> story; the Bi-Level (Split Entry) is a full two stories under a continuous roof with the entry door opening to an intermediate level. Many realtor and pop culture websites describe Bi-Level/Split Entry houses as Raised Ranches.



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## SIGNIFICANCE

Split Level and Split Entry houses became popular with suburban homebuyers and developers because they offered more interior space than typical Ranch houses but took up less room on the lot. They were also well suited to sloping ground, and looked bigger than Ranch houses, more like 2-story homes, with cleanly separated living spaces and a garage tucked under part of the house.

## MINIMUM ELIGIBILITY REQUIREMENTS

To be considered eligible for listing as a King County landmark or a local landmark in a participating city jurisdiction, a Split Level or Split Entry house must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. It should meet Criterion A3 for its design but may also meet Criterion A1 for strong associations with patterns of local history. Split Level and Split Entry houses that maintain sufficient integrity to be listed should retain *all or most* of the following character-defining features:

- Two full stories or a mix of one and two stories in height
- Mid-level, sheltered entryway
- Low-pitched roof, commonly with moderate to wide eave overhang
- Original window and door openings
- Original chimney design and placement
- Integrated garage
- Original decorative details
- Cladding type and orientation

## **The Contemporary House**

### PHYSICAL DESCRIPTION

The Contemporary house (ca.1950-1990) is typically asymmetrical and one to two stories in height with a low-pitched roof(s) and deep eave overhangs, sometimes supported by exposed extended beams. Roof forms vary but are usually low-pitched, including gabled roofs (shallow pitched front gable roofs are common), flat roofs, shed roofs, double shed roofs (intersecting roof planes separated by a vertical wall), or a combination of roof forms. These houses often have a broad expanse of uninterrupted wall surface, usually on the front façade. Gable-end windows are common, or windows just beneath the roof line. Wood is a favored finish in the Pacific Northwest, which is often vertical wood or plywood. Brick or stone accents, such as one brick or stone-clad wall, may be present. Stucco is also a popular finish in parts of the country but not as common in the Pacific Northwest.

While doors and entryways may be recessed or subtle, they are not without expression. Common features are full-height sidelights, often in textured or tinted glass, transom windows, and special architectural details seen in windows, doorknobs or decorative paneling. Window and door casings are simple and unembellished, with no surrounds. Windows consist of large panes of glass, which may be topped with clerestories or clustered with hopper or casement windows. Character-defining features may include a broad chimney and an integrated carport. The houses can be built at grade, on a prepared building pad, or on a hillside site. Patios, trellises, decks, breezeways or screen walls can make the outdoors appear as an extension of interior rooms and/or can help frame important views.



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## International Style

### PHYSICAL DESCRIPTION

The International Style house (ca 1935–1970s) is an asymmetrical, one- to two-story house, often with an irregular footprint, and a flat or very slightly pitched roof often hidden by a low parapet, typically with no overhang or an overhang in a strategic location as a design feature. These houses typically feature compact, cubic massing and a smooth exterior surface such as plywood, stucco or brick, often in white.<sup>12</sup> A curved or faceted projection from the building housing a small room or alcove may be part of the geometric composition, particularly in earlier examples that also display elements of the Streamline Moderne style. Flat roofed portions may be used as a deck, with tubular metal railings. Windows may continue the overall horizontal or cubic aspect of the building and there may be ribbon windows, large, glazed windows, or glass block. Frames are often metal and are flush with the building skin.

### SIGNIFICANCE

Historically these designs embrace the concept of the house as a “machine for living.” The International Style, which has its origins in the inter-war years in Europe, was introduced in the United States on the West Coast in the late 1920s with the work of Rudolf Schindler and Richard Neutra in Southern California. The International Style house was introduced to the U.S. in 1932 in conjunction with the “Modern Architecture International Exhibition” exhibit at the Museum of Modern Art in New York. In the Pacific Northwest it is generally thought to have been introduced by Seattle architect Paul Thiry and seen in the 1936 house he designed for himself. Thiry traveled to Europe and Japan in the 1930s and was exposed to new trends.



*1948 International Style house in Seattle*

Examples of the International Style are not common in the Pacific Northwest and rarely occur outside of urban centers.

### MINIMUM ELIGIBILITY REQUIREMENTS

As with all house styles or types under this MPD, to be considered eligible for listing as a King County landmark or landmark in a participating city jurisdiction, an International Style house must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. An intact International Style house would likely meet Criterion A3 for its design. Those nominated under Criterion A3 should retain *all or most* of the following character-defining features:

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<sup>12</sup> Note that elsewhere in the country, such as Southern California, an International Style house would be finished in stucco. Because of the weather in the Pacific Northwest, other exterior finishes may be desirable. Two mid-century houses by Richard Neutra in Portland were finished in smooth-finished wood for this reason.

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- Cubic asymmetrical building form, sometimes with cantilevered projections
- Flat or slightly pitched roof
- Simple, unified cladding material with little to no ornamentation
- Large sections of glazing or grouped window patterns, often combined with areas of uninterrupted wall surface

## OTHER INTEGRITY CONSIDERATIONS

Any remaining original architectural embellishments, such as parapet railings, porch details or exterior light fixtures would contribute to the overall integrity.

## The Northwest Regional Style House

### PHYSICAL DESCRIPTION

The Northwest Regional style (ca 1950–1970s) is considered a regional interpretation of the International style, though it shares some elements of the Contemporary style as well. It can be distinguished primarily through the overwhelming use of wood and an emphasis on integration with the landscape. These are one- to two-story houses with an asymmetrical form and often an irregular footprint and complex massing. They have slightly pitched gable roofs, low-pitched shed roofs, flat roofs, or a combination of roof forms. Framing is typically open to express the building's structure as a design element. Wood post-and-beam framing and wood cladding often indicate the influence of Scandinavian and Japanese architecture and express the "natural" qualities of local materials. Cladding is wood as well, with such rustic expressions as board-and-batten, rough-cut cedar siding, or shingles. An entry will be subtle but distinctive. Windows often consist of large expanses of glass, often extending to the floor, with simple casings and no surrounds. Embellishment is uncommon, but the buildings may display wood panels with bas relief or similar compatible expressions inspired by Indigenous American design that relate the building to its regional setting. Native stone may also be seen as an embellishment. Garages or carports may be integrated with the buildings but may also be detached.



*Example of NW Regional style house in Normandy Park*

### SIGNIFICANCE

The Northwest Regional style is the Pacific Northwest's version of Regional Modernist schools found throughout the country that interpreted the International Style in ways that emphasized local settings and materials. In the Pacific Northwest, there were several groups of practitioners, typically located in metropolitan areas, most notably Seattle, Tacoma, Portland, Spokane, Boise and Vancouver, B.C., that contributed to the development of the style. It was often influenced by vernacular forms and by the Arts &

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Crafts Movement in the Pacific Northwest with its prevalence of wood, expression of structure, a low, ground-hugging profile, deep eaves, and the use of outdoor rooms to extend living space.<sup>13</sup>



1962 William Conrardy House in Issaquah, shown under construction and again in 2019, embedded in the landscape

## MINIMUM ELIGIBILITY REQUIREMENTS

As with all house styles or types under this MPD, to be considered eligible for listing as a King County landmark or a landmark in a participating city jurisdiction, a Northwest Regional style residence must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. Northwest Regional style residences nominated under Criterion A3 for design should retain *all or most* of the following character-defining features:

- Low, asymmetrical building form
- Flat, shed or slightly pitched gable roof with prominent overhanging eaves
- Open wood framing and wood cladding
- Large single-pane windows (often floor to ceiling), within original openings
- Integration with surrounding landscape

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<sup>13</sup> Diana Painter, "Regional Modernism on the West Coast: A Tale of Four Cities," *Translations, Proceedings of the Society of Architectural Historians, Australia and New Zealand*, Vol. 31, Christoph Schnoor, Editor, 2014:773.

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## The Shed Style House

### PHYSICAL DESCRIPTION

Shed style houses (ca. 1960–1985) are typically asymmetrical and two or more stories in height. Shed style houses feature one or more steeply pitched shed roofs, sometimes in opposing directions, and boxy, asymmetrical massing. These residences typically have little or no eave overhang. The building footprint is often irregular, reflecting the building's irregular massing and roof design. The wood-frame buildings are often clad in vertical or diagonal wood siding or shingles but feature a relatively smooth 'skin' that emphasizes the building's form over other features. The building's complexity often results in a discrete entry and a multitude of indoor-outdoor spaces such as decks. Unusual window locations and shapes and large expanses of glass are commonly seen. Chimneys, if they are present, may consist of metal chimney pipes that pierce the roof. Other than these qualities, the houses are often relatively unembellished. Garages may be incorporated in the building design. Because of this style's irregular form, it is adaptable to different topographic conditions.



*Example of Shed style in Sahalee Village, Sammamish*

### SIGNIFICANCE

The Shed style got its beginning with the design of Sea Ranch, a ground-breaking community in northern Sonoma County, California that remains an icon of environmental consciousness in design to this day. The residences were designed to respect the landscape, highlight the natural topography and views, and preserve existing coastal vegetation. This style proliferated in the 1970s due to shelter magazines and plan books and was easily adapted to different house forms such as single-family houses and townhouses.

### MINIMUM ELIGIBILITY REQUIREMENTS

As with all house styles or types under this MPD, to be considered eligible for listing as a King County landmark or landmark in a participating city jurisdiction, a Shed style residence must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. Shed style residences nominated under Criterion A3 for design should retain *all or most* of the following character-defining features:

- Asymmetrical, multidirectional shed roof form and massing
- Little to no roof overhang
- Wood siding material and configuration (vertical, diagonal, or horizontal board or shingle)
- Variety of window shapes and placement, maintaining original openings and operation
- Wood/plywood clad chimney or metal chimney pipe

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## OTHER INTEGRITY CONSIDERATIONS

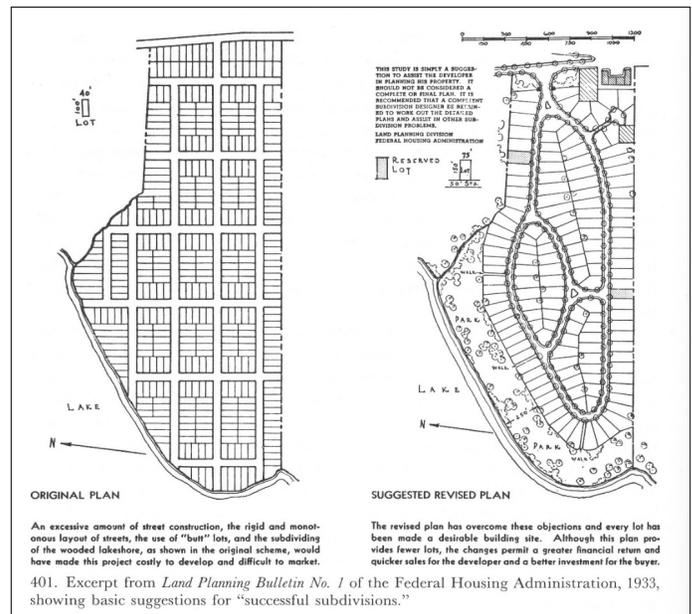
Style is primarily expressed through the form of this house, so form and massing are paramount in assessing integrity. Window openings can be extremely variable, with no definitive size, shape, or standard configuration.

## II. Property Type: *Post-War Subdivisions*

### Modern Neighborhoods

The idealized vision of suburban life that was popularized by shelter magazines such as *Better Homes & Gardens* and *Sunset Magazine* was also codified by the FHA. In the 1930s, as experiments in affordable house design were being undertaken, the FHA was also working on new planning guidelines that would inform post-war development. In 1933 *Land Planning Bulletin No. 1: Successful Subdivisions* was issued that illustrated a new post-war model. In contrast to a gridiron pattern with a rigid display of uniform streets, the new model had curvilinear roads, larger lots, limited points of access, and where feasible, a greenbelt or park separating the subdivision from the major road.<sup>14</sup> In terms of guidance on subdivision design, this was followed by the *Community Builders' Handbook*, first published in 1947 by the Community Builders Council of the Urban Land Institute. The Council included many of the largest merchant builders of the postwar period. FHA standards were found in the National Housing Act of 1934. These standards, which encompassed seven principals for new subdivision design, continued to influence suburban development throughout the post-war years through mortgage lending practices and FHA mortgage insurance.<sup>15</sup>

While post-war subdivisions typify King County properties that may be eligible for listing as historic districts, it may also be possible that a neighborhood that was subdivided earlier (in the pre-World War II era) or a neighborhood that developed over time is found eligible for listing as a King County landmark district or a landmark district in a participating city jurisdiction. A neighborhood may be eligible as a cohesive collection of modern residences that are representative of the range of modern architectural styles, for example, or may have been developed at one time with a limited palette of styles that utilized an older



*1933 Land Planning Bulletin guidance from the FHA on designing more desirable suburban neighborhoods.*

<sup>14</sup> Norman T. Newman, *Design on the Land, The Development of Landscape Architecture*. Cambridge, MA: Harvard University Press, 1971:644.

<sup>15</sup> Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, *Historic Residential Suburbs in the United States 1830-1960*. National Register Multiple Property Document. Washington DC: National Register of Historic Places, National Park Service, December 2004:49.



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cohesion in layout and design, due to the short time frame in which they were developed and, in some cases, the limited palette of architectural designs. These requirements make subdivisions particularly evident on the landscape and can, as a result, define logical boundaries for historic districts. The ways in which the subdivisions were developed are also a part of their character and may, as a result, be part of their design significance. Because planned subdivisions are relatively common as development types, they must retain a high level of integrity or display a relatively unique feature(s) to be eligible for listing.

## ELIGIBILITY REQUIREMENTS

To be considered eligible for listing as a King County landmark district or a landmark district in a participating city jurisdiction, the district must contain a significant number of resources at least 40 years old and possess sufficient integrity to convey the reasons for its significance. An eligible district could meet Criterion A3 for its design. It may also meet Criterion A1, for its relationship with important historical patterns or events, such as Community Planning and Development. Typically, a minimum of 60% of structures within a district should be determined to be contributing to the defined historic character of the district as a whole. Districts that maintain sufficient integrity to be listed should retain *all or most* of the following character-defining features:

- A majority of properties used for residential purposes
- Street pattern that is largely unchanged from its original layout
- Retention of streetscape elements such as sidewalks, crosswalks, and a pattern of curb cuts
- Minimal intrusion of new buildings, particularly those that are situated closer to the street than the houses
- Significant number of residences that maintain the integrity of their street-facing elevations

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