Mid-Century King County: A Context Statement on Post-War Residential Development

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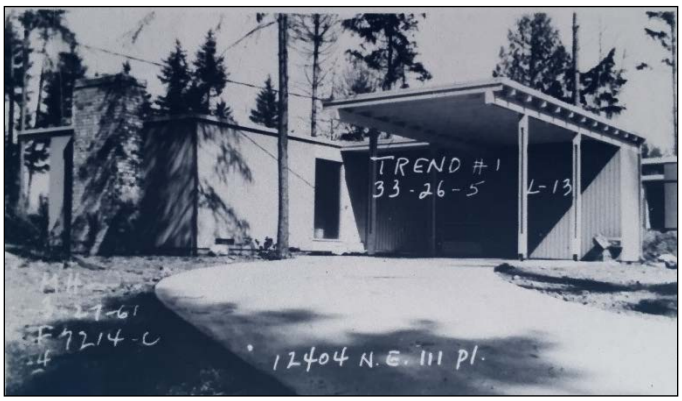

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August 31, 2017

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Cover (clockwise from upper left): 10300 61st Ave S, Seattle (BOLA); *Seattle Times*, 11.1.1953; Steinbrueck, *Cityscapes,* p. 44; 1114 E Shelby Street, Seattle (BOLA); 12404 NE 111th Pl, Kirkland (King Co. Tax Assessor's Office).

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BOLA Architecture + Planning
August 31, 2017

1. INTRODUCTION

Background and Project Goals

In early 2016, the King County Historic Preservation Program received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) to develop a historic context statement on post-World War II development patterns and Modern-era residential design in the county. The County sought this grant to help it identify representative properties from communities throughout the metropolitan region from Shoreline to Des Moines, in Seattle's central and West Seattle neighborhoods to cities such as Bellevue, Kirkland, Burien, Lake Forest Park and Normandy Park, and in communities throughout the County.

The resulting context statement is organized by theme, which include national economic, social and cultural trends from the post-war era of 1946 to 1975, and specific determinants in the county's history. It focuses on mid-century suburban neighborhoods and properties in the metropolitan and suburban areas, developed by large-scale development companies and individual designers and builders. The project's scope included identification of twelve representative dwellings to provide a sample of the residential styles. These were selected for documentation in intensive-level State Historic Property Inventory (HPI) forms, which have been included in DAHP's historic inventory database.

The context statement is intended to inform historic preservation efforts by King County and to serve as the basis for future planning by individual property owners and designers. It is also intended to inform home owners, designers and developers about the significance of the region's Modern era heritage, and give rise to greater appreciation and preservation of the remarkable homes from this period. In a sense, the report is a celebration of the unique architecture that rose from the combination of talent, vision, and opportunity to meet the needs of American families.

The survey inventory forms that accompany this document are specific in documenting select, representative houses, while the report provides background information about the context. The Modern era was a transformational period in the region's history and King County shares many factors in its development and its residential buildings with other neighborhoods and communities throughout the Northwest. The report and the survey are intended to provide assistance to individual home owners and historic preservation advocates and agencies in recognizing this important part of our recent past.

The Study Process and Research

The Seattle firm of BOLA Architecture + Planning was selected by King County Historic Preservation Program as the consultant for this project. Principal Susan Boyle began the field work and undertook research, with assistance from preservation planning interns Meagan Scott and Julia Grey. Research began in March and continued throughout 2016. The dozen representative houses to be documented in intensive-level Historic Property Inventory forms were selected from a "short-list" of 58 properties in mid-July 2016. Other houses were discovered during subsequent fieldwork. The report was drafted in several phase, and finalized in mid-2017 along with preparation of narrative inventory forms. Data from the narrative inventories was entered into the Washington State Historic Property Inventory by King County's project manager and preservation architect, Todd Scott, AIA, and he provided invaluable support during the entire project. The project was finalized with several public presentations in July and September 2017.

Research materials came from many sources:

- Historic plat maps and archival property record cards from the King County Assessor at the Puget Sound Regional Archives, Bellevue Community College.
- Historic *Polk Directories*, historic maps, and publications on the region's history, many of which are available from the King County Library System and/or Seattle Public Library.
- Publications on historic housing, Modern-style residences, and suburban development in America in the early and mid-20th century, including articles from professional journals, and periodicals and shelter magazines, such as *Sunset* and *House & Garden.*
- Advertisements for consumer products, appliances and furnishings, and construction products; and residential designs from plan books.
- A National Register Bulletin, "Historic Residential Suburbs," the National Highway Research Cooperative's "A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing," and other comparable historic district and survey reports on 20th century houses.
- A chapter on mid-century development by David Rash in Jeffrey *Ochsner's Shaping Seattle Architecture.*
- Archival articles from the *Seattle Times* database, available on the website of the Seattle Public Library, especially those by Marjorie Phillips ("Home of the Month") and Dorothy Neighbors ("Puget Sound Home"), and those about the Gold Medallion Home Program and the Houses of Merit Program.
- In-person and telephone interviews with homeowners, builders and planners and community representatives from local municipalities.

Site tours allowed for photo-documentation of representative mid-century enclaves, individual houses, and suburban neighborhoods, and the select residential buildings and their site and landscape features. Additional information from individual property owners was acquired through the outreach efforts by the survey team and by King County Historic Preservation Program.

Acknowledgements

The report is the result of information provided by many individuals from research repositories, libraries and public agencies as well as from interested individuals and property owners who also contributed.

King County, DNRP Historic Preservation Program	Jennifer Meisner, Historic Preservation Officer J. Todd Scott, AIA, Project Manager, Preservation Architect Charlie Sundberg, Preservation Planner
WA State Dept. of Archaeology and Historic Preservation	Michael Houser, State Architectural Historian Kim Gant, Certified Local Government Coordinator and Survey Program Manager
Puget Sound Regional Archives	Phil Stairs, Archivist
Seattle Public Library	Ann Ferguson and Jodee Fenton, Librarians

2. 20th CENTURY RESIDENTIAL DEVELOPMENT IN KING COUNTY

In the decades of the 1920s and early 1930s, American design began to focus on function and the efficient use of buildings. Throughout the nation people were seized by a new Modern sensibility, brought on by mass production, technical marvels such as the radio, and economic conditions that encouraged social and cultural mobility. New urban neighborhoods, made up largely of single-family dwellings, emerged in the early decades of the 20th century, following the routes of commuter railroads and streetcars to serve as middle-class residential enclaves outside of urban centers.

The layout of these early planned neighborhoods often follow the precepts of the Garden City design movement, which had its origins in the work of landscape architect Frederick Law Olmsted and others in the late 19th and early 20th century who promoted the construction of self-contained residential areas surrounded by greenbelts and separated from industrial and commercial areas. Such Garden City neighborhoods were built in Boston, New York, and New Jersey, as well as in Los Angeles, where they were situated close to city centers with transit systems providing easy commutes. Later several "greenbelt" towns were designed and constructed also as part of federal emergency relief programs during the Depression.

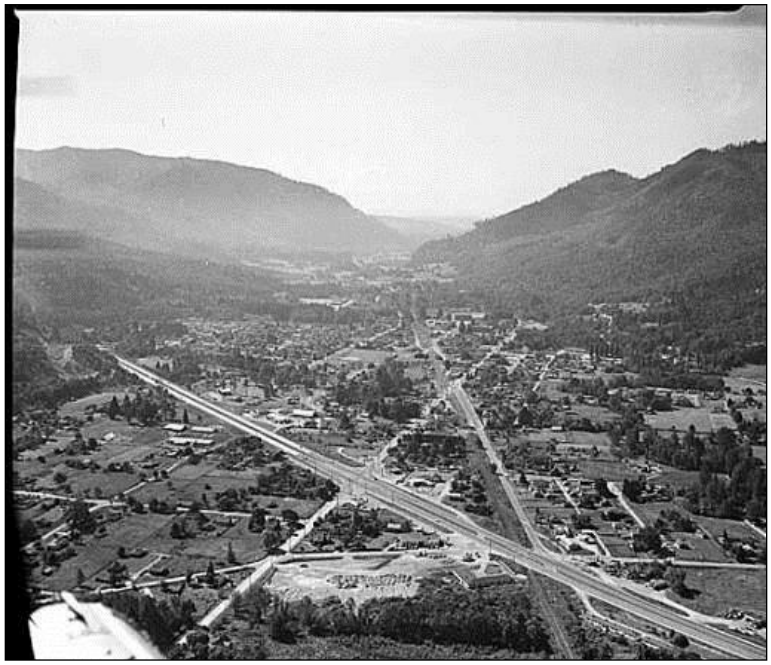
In contrast to Garden City designs, the pattern of development in the Puget Sound area tended to follow a grid placed over the natural landscape. Beaux-Arts schemes that designed entire urban areas, such as the classical style Vogel proposal for Seattle civic center in the early 20th century, were soundly rejected by voters. During this period, there was settlement throughout King County, but residential growth focused on Seattle, as noted by local geographer Calvin Schmid:

> The period from 1910, or more accurately from the outbreak of the War to [1940], differs from the preceding thirty years chiefly in regard to the rearrangement of local population and reintegration of communal interests. The influence of the motor car, the Panama Canal, Pacific trade, and the changing technique of business organization, has been such as to effect a new cycle of regional development. Of the total regional increase in population for the decade, 1910-1920, 43 percent took place within the corporate limits of Seattle" (Schmid, p. 5).

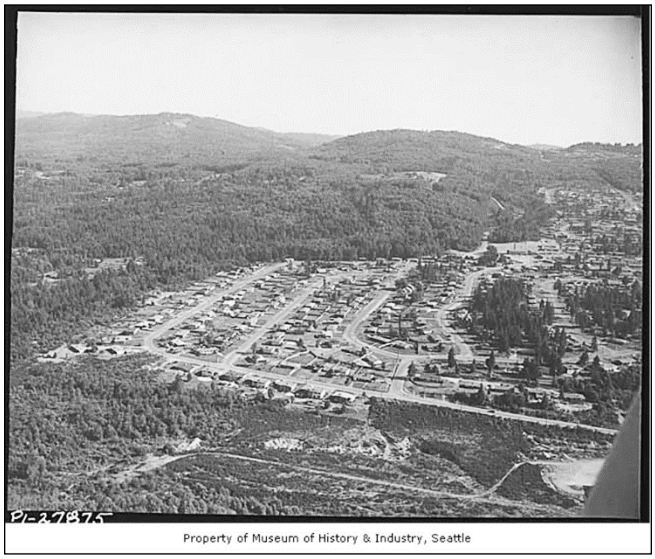
In initiating public housing projects in the 1930s, local and the federal government agencies encouraged the use of Garden City concepts through open space planning, combined with simple, inexpensive building forms. The federal Public Works Administration (PWA) funded low-income housing projects consisting of blocks of modest housing, with requirements for open space, light, and air. These guidelines were adopted by organizations such as the local housing authorities, including those in King County that built public housing for needy families and defense workers during World War II. Thus, the housing trends of this period set the stage for the explosive growth that occurred at the war's end, when the region's economy turned to domestic production and the boom in housing ensured.

By the 1940s, however, another pattern emerged. Schmid noted that in the early 20th century, between 1910 and 1920, 43 percent of population increases took place within the corporate limits of Seattle (p. 5). In 1940, the population of the metropolitan district of Seattle (including surrounding cities from Des Moines to Bothell) stood at 452,639, an increase of 7.6 percent over the 1930 population of 420,663. In that single decade, the population of Seattle increased only 2,719 or 0.7 percent, whereas the districts outside the city gained 29,257 or 53.1 percent. The prior decade had seen the population in areas outside the city of Seattle increase by 91.5 percent. This "centrifugal movement of people to the suburbs" became the most characteristic and significant shift in the mid-century decades (Schmid, p. 75).

Above, a light beacon to the future link between Seattle and the vast East Side emerges with the opening of the Lake Washington Floating Bridge, September 6, 1940 (Museum of History and Industry [MOHAI], Image 1983.1012298.3).



Above, an aerial view of Issaquah in 1956, showing the impact of post-war highway and road systems on the largely rural area (MOHAI), Image 1986.5.4494.1).



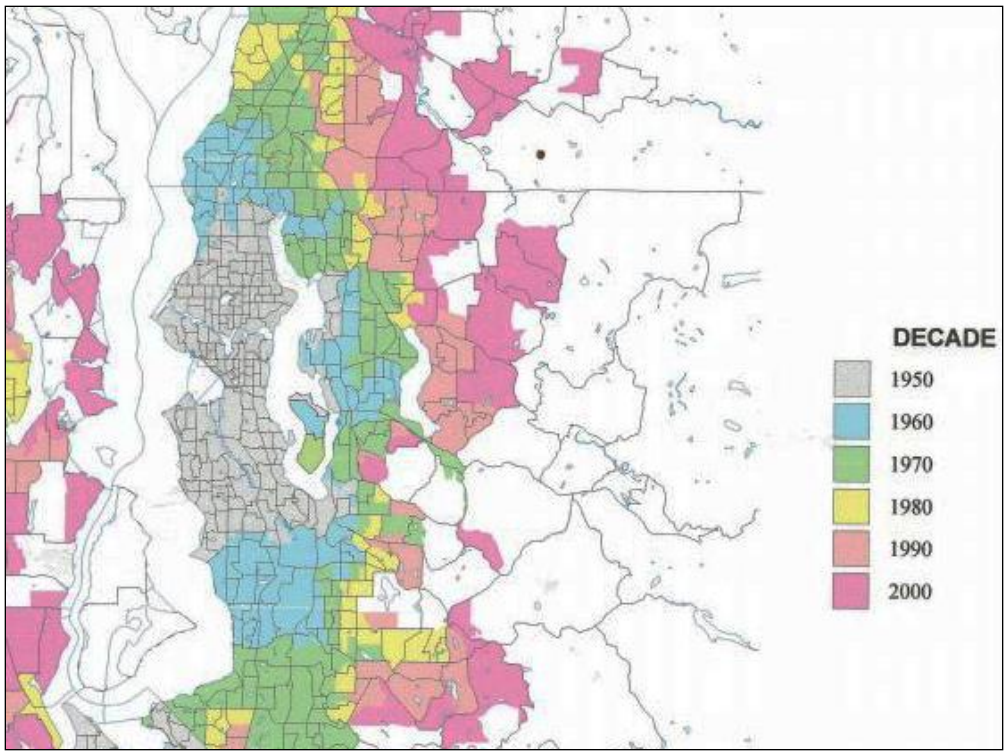
Left, an aerial view looking south at part of the Lake Hills in 1959. This vast development on over 1,200 acres created over 2,000 houses (MOHAI, Image PI27875). Much of the vacant land that became Lake Hills had been cleared by Japanese and Japanese-American farmers and truck-famers who were interned during World War II.

Left, an aerial view of Upland Terrace development, Kenmore, in 1953 showing a similar approach to clearing (Upland Terrace Neighborhood Association website, December 27, 2011).

Left, an aerial view of the Hilltop Community in Bellevue. This collaborative effort led by a group of local architects, professors, engineers, landscape architects, and artists took a different approach to land development, siting 40 individual parcels around a central open space with the trees maintained for common enjoyment and use. The 60-acre subdivision was planned between 1947 and 1950 (Eastside Heritage Center, Photo No. 1995.12.04). A similar, smaller collaborative effort, led by architect Ralf Anderson, was undertaken along Hidden Lake Creek, north of the Highlands near the Innis Arden area. Both developments engaged the owners as designers and builders, creating well-crafted Modern dwellings.

Above, this typical nuclear family in Levittown, Nassau County, New York, represents many who were pursuing the American Dream of home ownership in the post-war era.

As the suburbs grew, so did the auto-oriented retail development that served the residents. Below, a view of NE 8th Street and 104th Avenue NE in downtown Bellevue in 1967 (MOHAI, Image 1986.5.1000.1).



Above, a map by social geographer Richard Morrill, illustrating the pattern of residential growth by decade as people moved away from dense urban areas of King County (Morrill, April 25, 2011).

The following list cites code adoptions by municipalities in King County, as an indicator of residential growth. Those noted "KC" were regulated by King County, which adopted a zoning code in 1937 and building code in 1941. Those noted (*) have not been verified.

Municipality	Incorporation Date	Adoption of Bldg Code	Adoption of Zoning Code
Kent	1890	1929	1947
Auburn	1891	1975	1945
Issaquah (*)	1892		1962
Redmond	1912	1967	
Kirkland (*)	1905		
Tukwila (*)	1908		
Bothell (*)	1909		
Bellevue (*)	1953	KC	KC
Normandy Park	1953	KC	KC
Medina	1955	KC	KC
Des Moines	1959	KC	KC
Lake Forest Park	1961	KC	KC
Mercer Island	1960	KC	KC
SeaTac	1990	KC	KC
Federal Way	1990	KC	KC
Woodinville	1993	KC	KC
Burien	1993	KC	KC
Newcastle	1994	KC	KC
Shoreline	1995	1995	1995
Kenmore	1998	1998	1998
Sammamish	1999	KC	KC

3. MID-CENTURY CONDITIONS

The Rise of American Suburbs

America faced a great housing shortage at the end of World War II. Throughout the war, the nation had focused on meeting military needs, and severe constraints had been placed on domestic consumption and residential construction. Government efforts, primarily by the Federal Housing Administration (FHA) and later the Veterans Administration (VA), encouraged post-war homeownership through mortgage insurance. These federal programs made it possible for many working- and middle-class families to assume homeownership for the first time. Prior to this, in the early decades of the 20th century, the typical private mortgage required down payments of forty to fifty percent, and loan periods of just a decade, limiting capitalization to upper class and wealthy families. The new federal programs allowed, for the first time, mortgages to be amortized over a 20- to 30-year period, and for loans with low down payments or, in the case of veterans, no down payments. As a result, a quarter of all new housing starts between 1934 and 1970 involved a FHA mortgage (Pettis, p. 58).

Government programs not only stimulated a market of private mortgages but also provided incentives that reduced the risks for housing developers. With ready buyers, a housing contractor could purchase more land and build a greater quantity of houses, knowing the dwellings could be sold quickly. In the post-war era, individual builders were joined by corporate construction companies, or merchant builders. Between 1945 and 1954, more than 13 million houses were built in the United States (Pettis, p. 49). The nation's demand for housing was met largely through single-family residential development and buildings that met FHA standards, as well as accepted industry practices and local regulation. The dominant national trend in post-war construction was the "freestanding" single-family home:

> [T]he small ranches and Cape Cod houses underwritten by the FHA were the descendants of two longstanding American traditions, one social and the other visual. Widespread individual ownership of land and homes had been seen by American social theorists since Thomas Jefferson as important to creating a stable and democratic society [....] It was the idea of ownership combined with a picturesque vision of the freestanding country house, popularized in the mid-1800s by Andrew Jackson Downing that inspired the new suburbs. (Hunter, pp. 256-59)

America's auto culture was clearly established by the second half of the 20th century. Private vehicle ownership rose quickly after war restrictions were lifted and auto production grew by over 400% between 1945 and 1955. Vehicle registrations for the entire state of Washington numbered around 460,000 in 1921, but rose quickly. (Data from the federal Department of Transportation indicates passenger vehicles in Washington State numbered over 2,599,500 in 2010.)

The post-war automobile age also impacted the pattern suburban development, with "rapid construction of freeways, availability of cheap gasoline, and relative affordability of cars" transforming land use during the period (Pettis, p. 50). Private automobile ownership had risen steeply in the early 20th century, but fell during the Depression. During WORLD WAR II, the war effort precluded virtually all civilian car manufacture, as auto companies focused on wartime production. At the war's end, private car ownership skyrocketed and was soon a typical middle class attribute. The prevalence of the family car directly affected the design of residential buildings as well as development of roadside businesses and shopping centers.

Social, Economic and Cultural Influences

Post-war prosperity, demographic trends, and a rise in consumerism also contributed to suburbanization. A primarily urban society up through the 1930s, the country experienced migration out of the cities and into lower-density areas, as a phenomenon that linked the diffusion of jobs, housing, and shopping to the suburban areas, all enabled by an increasing network of roads. At the time, beginning with employment

in defense industries during the war, there was a general population shift from the East Coast and Midwest to the South and West Coast with California, Arizona, Florida, Washington, and Texas experiencing the most growth (Pettis, p. 60).

Marriage and birth rates saw huge increases, beginning in the mid-1940s and skyrocketing with the return of millions of veterans and the formation of young families and the post-war baby boom of 1946-55. This demographic shift affected the housing market, with both public policies and popular culture promoting women's domesticity and a return to their role as housewife and mother. The typical houses of this period were designed to accommodate active, young families, while the neighborhood itself incorporated space for parks, schools, and cul-de-sacs and street arrangements that slowed traffic and created a family friendly environment. After the deprivations of the Depression and sacrifice World War II, many people sought tranquility and security through their homes as refuge from work, commerce, and the public realm. Critic Lewis Mumford noted this trend in 1938, when he identified suburbia as "a collective effort to lead a private life" (Mumford, 1938).

Accompanying the increase homeownership was a demand for related domestic products, which figured prominently in popular publications such as *Good Housekeeping*, *House Beautiful*, *Sunset*, and *Better Homes & Gardens*. Advertisements and articles in these and other shelter magazines and local newspapers, along with radio and television shows, featured ideal families deeply engaged in domestic lives. Taste-making was promoted by the local chapter of the American Institute of Architects, which co-sponsored the *Seattle Times* "Home of the Month" open houses and newspaper articles. Available leisure time grew in the post-war period, and along with it TV ownership and viewing. In 1946 there were only 17,000 TVs in the entire country; by 1960 nearly 90 percent of all families owned at least one set. People no longer listening to the radio, but instead turned to family shows, such as "Ozzie and Harriett" and "Father Knows Best" that provided models for family life in the suburbs. Contemporary media advertisements drove the consumption of new cars and products, such as lawnmowers, appliances, and barbecue grills.

Page: 29 Location: Seattle, Washington

Home of the Month -:- Fashionable Design for Living in Pacific Northwest

View, Comfort Emphasized In House

By MARGERY R. PHILLIPS

We are very proud to present the first Home of the Month, designed by Ira K. Cummings, A. I. A., and constructed by N. J. Zorich, builder. The house was designed for the N. J. Zorich family on lovely view property in Blue Ridge. The owners, open today from noon to 6 p. m. at 3429 Blue Ridge Drive, Outstanding design, excellent construction and fashionable decor are exhibited in this new Blue Ridge home of the N. J. Zorich family. This is the first of a series of 12 outstanding residences designed by a member of the American Institute of Architects for an owner to be shown in 1954.

IRA K. CUMMINGS ARCHITECT A.I.A.

OPEN HOUSE: The first Home of the Month, designed by Ira K. Cummings, architect, A. I. A., and constructed by N. J. Zorich, builder, will be open today from noon to 6 p. m. at 3429 Blue Ridge Drive. Outstanding design, excellent construction and fashionable decor are exhibited in this

DRIVING DIRECTIONS

To reach 3429 Blue Ridge Drive drive north in 15th Avenue Northwest to West 100th, turn left into Blue Ridge Drive and follow the road winding down hill and toward Puget Sound to the Home of the Month.

Above an example of a "Home of the Month" article by Margery R. Phillips in the Seattle Times*. Right, typical advertisements from 1950s shelter magazines.*

Post-War Housing Discrimination

It is commonly understood that post-war funding programs and lending by banks and builders led to the rise in home-ownership and building of middle class families. This was true for many, but not all. A review of information presents a different picture that underscores a history of continued racial and ethnic discrimination throughout the late 20th century.

> White residents used Federal Housing Administration-insured loans to buy their way out of the projects and to move into shiny new middle-class subdivisions. These subsidized home-buying boom led to one of the broadest expansions of the American middle class ever, almost exclusively to the benefit of white families. The F.H.A.'s explicitly racist underwriting standards, which rated black and integrated neighborhoods as uninsurable, made federally insured home loads largely unavailable to black home seekers. Ninety-eight percent of these loans made between 1934 and 1969 went to white Americans (Hanna-Jones, p. 52).

Discriminatory practices in this period were both official and unofficial. Individual sellers often established racial covenants to property deeds that limited their sales to Caucasians, and the real estate industry often limited access by members other racial and ethnic groups to rental properties. Red-lining was another discriminatory practice by banks and real estate companies to deny housing choices for African Americans. This practice was condoned during the early part of the 20th century. "The National Housing Act of 1934, for example, redlined entire Black neighborhoods, marking them as bad credit risks and effectively discouraging lending in these areas, even as Black home buyers continued to be excluded from white neighborhoods" (Traub).

Black homeownership in Seattle, for example, was noted in the U.S. census at 38.8 percent in 1930, but fell to 29 percent in 1940. While far lower than white ownership, the number was higher than most American northern cities (Taylor, p. 84-85). Regionally, there were post-war suburbs and inner city neighborhoods with covenants and deed that discriminated against African American, Asians, and Jews, restricting home ownership to white residents. A recent study has identified 416 communities, cities, and neighborhoods that enacted such restrictions with one calling exclusively for "Aryan" residents as late as 1946 (Silva, 2009). Even after a 1948 Supreme Count ruling that such restrictive covenants were outlawed, they often remained in place and enforced unofficially.

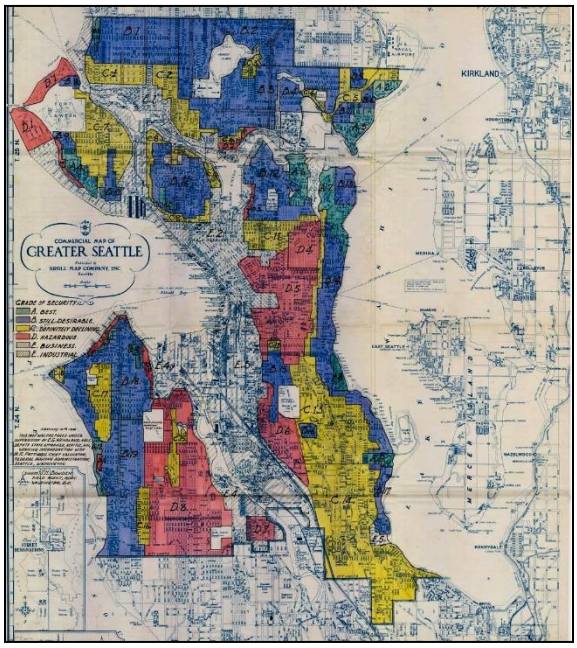
African Americans in King County often lived in Seattle's Central District, where much of the housing was sub-standard, but where the community was diverse. Additional residents resulting from the influx of black workers during the war changed the neighborhood. "By 1950 69 percent of Seattle blacks lived within ten of the city's 118 census tracts in the Central District. By 1960, 78 percent lived in the same tracts, even though the [city's] total black population had increased by 11,000 residents" (Silva, 2009). This situation resulted from "voluntary agreements" between realtors and homeowners, some of which were codified in the National Real Estate board's Code of Ethics. (Violations of this code were apparently enforced as a member of the Seattle Real Estate board was expelled in 1948 after selling a house in an all-white area to an interracial couple.)

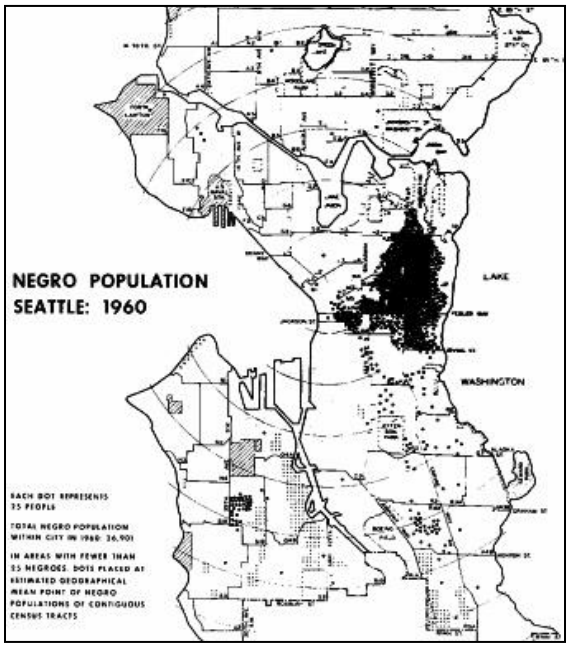
The Fair Housing Act of 1968 officially outlawed red-lining as well as restrictive covenants. Despite this legislation and FHA requirements that the loan process be non-discriminatory, there were cases of banks refusing loans to African Americans who wished to move outside of the Central Area and at least one FHA appraiser who changed a nearby home value after a black family purchased a house in the same neighborhood (Taylor, p. 178-180). As a result of these actions, many middle-class African Americans remained in Seattle's Central District, some of whom remained in older houses while others occupied more modern dwellings. Even though Seattle experienced little of the "white flight" that characterized many other American cities, the new outlying suburbs were occupied largely by white families up to the 1970s.

The Federal Fair Housing Act passed in 1968 after earlier efforts to regulate open housing at the local level were thwarted. In 1963, for example, the City of Seattle Council passed an open housing ordinance,

but referred it to voters. Advocacy and support of the ordinance followed, with a well organized and attended march in support of local law on March 7, 1964 at several churches, the Seattle Center, and Court House Park. Regardless, the voting public defeated the ordinance on a two–to-one basis in the referendum later that year. It was not until 1968 that the Council passed an open housing ordinance, in part of its response to the assassination of Martin Luther King, Jr. and recognition that civil rights required local affirmation (Seattle Municipal Archives, "The Fair Housing Campaign, 1959-1968").

With assurance from the Federal Fair Housing Act, minority families could move to wherever they wished to live in the county. However, recent data analysis cites the enduring impact of earlier exclusionary mortgage practices on family wealth. Restrictive covenants and unfair sale and financing practices resulted in denied opportunities to grow the kind of wealth that home equity has provided to middle-class homeowners throughout the 20th century. Studies indicate the disparity in homeownership rates remains throughout King County, with inequity contributing to a persistent racial wealth gap. "Today, the average Black family has only one-eighth the net worth or assets of the average white family. That difference … is not explained by other factors, like education, earnings rates, and savings rates. It is really the legacy of racial inequality from generations past" (ITS, 2003).





Above left, a 1936 map, produced by appraisers for the Federal Housing Administration, noting grades of security associated with housing, ranging from D, hazardous (red); C, definitely declining (yellow); B, still desirable (blue); and A, best (green). Much of the red area in the Central District corresponded to red-lining (Seattle Civil Rights). Above right, mapped census data shows the concentration of African American residents in the same area cited as hazardous some four decades later (University of Washington, Seattle Civil Rights and Labor History Project, 2009).

Many conditions have changed in recent decades as enforcement of fair housing laws and regulations became more rigorous, and community values changed in the late 20th century along with migration and immigration patterns. Bellevue, for example, which is the fifth largest city in the state with a 2014 population of 134,400, has become an increasingly diverse city with more than 40 percent of its residents as members of minority races or ethnicity according to the 2010 U.S. Census (City of Bellevue website, "Demographics").

Recently, the U.S. Census Bureau recorded the increasing diversity of King County residents. The county's population as of July 2015 was 2,117,125 people, which represents an increase of 9.6 percent

from 2010. The county's residents represent diverse races: 69.5 percent are White, 16.9 percent Asian, 9.5 percent Hispanic or Latino, 6.8 percent African-American or Black, 5 percent of two or more races, American Indians, Native Hawaiians and Pacific Islander together make up 2 percent, and 0.8 percent are Alaska American and/or Native Alaskan tribal members. The region is attractive to many, and foreign-born persons account for 21 percent of its total population.

In addition to greater racial and ethnic diversity, the types of households that live in the county have changed from those of the post-war period. Families made up approximately 60 percent of the County's total 819,651 households in 2016. In contrast to their sizes in the 1950s and 1960s, today's families are much smaller, with an average household size of 2.45. Owner-occupied houses make up about 57.4 percent of the total. Nearly all dwellings are located in towns and cities, with only 12.3 percent (253,280) of all residents residing in unincorporated county areas (U. S. Census Bureau, "Quick Facts," and King County, "Demographic Trends of King County).

4. SUBURBAN DEVELOPMENT

Regional Economic Growth

The character of many small cities and communities in King County emerged in the late 19th and early 20th century as the economy was based on resource extraction, with a basis in logging, agriculture, and fishing. The regional economy boomed during World War I, faltered after the war and then stabilized in the 1920s until the Great Depression. The run-up to World War II brought new investment and employment opportunities. Other industries emerged soon after Pearl Harbor and the county's declaration of war, followed by military contracts to expand embarkation depots in Auburn, add increase shipbuilding. Boeing plants in South Seattle and Renton expanded, with the company emerging after the war as the primary employer in the county and the region.

The influx of defense workers during the war added to the county's residential population. These new workers and families were initially accommodated in federal housing projects in Seattle and surrounding cities while the Navy continued to operate a station at Sandpoint, and the Army remained a presence at Fort Lawton in Seattle. After the war, many of the new residents who had migrated from other parts of the county chose to stay.

Statistics underscore some mid-century national trends that were reflected throughout the Puget Sound area. These patterns illuminate the initial economic anxiety after the war, followed by the boom that resulted from the government's redirection of the economy away from the military effort to the domestic spending. The rise in the gross national product, from $200 million in 1945 to $500 million in 1960, reflected the country's overall economic growth. Locally, there were renewed federal contracts for shipbuilding industries and the expansion of the Boeing plants in Renton, South Seattle, and Everett. In the 1950s, the number of people employed nationally in service industries surpassed those working in production for the first time, and by 1966, there were more people employed in "white collar" industries than in blue collar work.

Transportation Patterns in King County

The development of transportation systems and early residential suburbs were closely linked throughout the 20th century. In the early part of the century, transport systems included travel on boats and ferries, and by interurban trolleys. The inter-urban line that connected Everett to Seattle and southward to Steilacoom was established in 1902, and was extended through the Green River Valley to Puyallup and beyond it to Tacoma (Crowley, 2000). By this time, major logging efforts were long finished, and transportation of goods by boat along the Sammamish River and Lake Washington had largely changed to trucking on enhanced road systems, resulting in increased regional connectivity. Parallel results were

seen in streetcar suburbs where roadbeds, laid out originally for horse-drawn streetcars, were turned over to electric streetcars.

Commercial developments followed new road systems as seen along Evergreen Way (original Highway 99). Residents could travel by public transportation; for example by streetcar from downtown Seattle that ran up Yesler Way to Lake Washington, and from there by ferry to the city of Kirkland. Up until 1950, a Kirkland resident would need only a half-hour to travel from downtown Seattle, with the ferry ride from Leschi taking only 20 minutes.

Public transit was reduced during World War II, and emerged in the late 1940s to face strong competition from private automobiles. The first Lake Washington floating bridge was constructed to Mercer Island, and opened in 1940, with a second bridge connected to the Eastgate area south of Bellevue. These bridges provided easy access from the East Side to the employment centers in Seattle and surrounding area. With the focus on the war effort in the 1940s, however, most drivers were limited to gas purchases of only three or four gallons until 1946, when rationing was lifted. By the 1960s, the remaining trolley and bus systems, such as Seattle's electric trolley system, traveled along well-established routes, leaving large areas of new development unnerved and inaccessible except by private car. Similarly, until the construction of the 520 bridge across Lake Washington in 1963, and that of Interstate 5 along the Puget Sound corridor, suburban neighborhoods and outlying areas of the County remained relatively inaccessible. With increased auto ownership and expansion of roads, residents could drive from their homes to shop or to work.

While many residents in urban centers lived in boarding or apartment houses in the decades leading up to the 1930s, conditions changed after World War II. Most returning veterans started families, and they wanted the freedom and middle-class identity brought about by home ownership. Congress passed the original Servicemen's Readjustment Act in 1944, which guaranteed mortgage loans to veterans. This act, along with other government finance programs, and the private financing offered by the new building industries, met the needs of young families with unprecedented construction of new suburban neighborhoods.

In the decade after the end of World War II building permits in King County reached a new high, and this pattern was reflected in Seattle as well where local building construction permits reached a new all-time peak in 1948, with further increases in the following year. Residential construction occurred largely in previously undeveloped areas, including neighborhoods in the north end of the city and in West Seattle. Across Lake Washington, land that had been cleared by Japanese immigrant and Japanese-American truck farmers laid fallow after they were interned during World War II. Vacant, it was primed for development, which came in the form of extensive suburban development.

Just as residential development spread outward from the city center, so did commerce with the arrival of shopping malls and auto-oriented strip malls, and drive-in everything. These new models of retailing, with ample parking on surface lots and "shops geared to more mobile and affluent consumers," quickly became commonplace as suburban shopping centers shifted retail commerce from the traditional downtown (O'Donnell, p. 64). With customers moving to the suburbs, there was accompanying growth of Northgate, Southcenter, and Bell (Bellevue) Square.

The interstate freeway linking Tacoma, Seattle, and Everett opened on February 1965, stimulating additional commercial development. By this date, the Boeing Company had become the largest employer in the region with many employees commuting to its facilities in South Seattle, Renton, and Kent. The "Boeing Boom" pushed property values up and encouraged growth in the north part of King County after the company announced its decision to locate a new plant for construction of the 747 jumbo jet at Paine Field, north of King County, in 1966. However, this was short-lived—while Puget Sound Boeing employment reached a high in 1968 of 101,000, it dropped to 80,400 in early 1970 and plummeted to just 32,500 by October 1971. In nearby Everett, employment dropped from 25,000 to fewer than 7,000, while in King County the impact was even greater (O'Donnell, pp. 81-83). By 1971, the local unemployment rate rose to 13.4 percent, eventually reaching 17 percent (*Seattle Times*, 1986-1996 Centennial).

A Timeline of Some Mid-Century Historic Events, 1946 to 1975

1945	Jackie Robinson, the first African-American major leaguer, signs with the Dodgers Atomic bomb tested, followed by bombing of Hiroshima and Nagasaki
1947	America's first drive-in, Red's Giant Hamburger, opens in Missouri on Route 66
1948	Washington State Legislature passes Un-American Activities bill First commercial TV broadcast in Seattle
1949	Seattle-Tacoma Airport dedicated 7.0R earthquake
1950	Seattle population: 467,591; King County, 732,992; Washington 2,378,963 Introduction of the first credit card Northgate Shopping Mall opens for business; by 1960 there are 4,500 malls throughout the nation; by 1975, 16,400 malls The ferry from Leschi, in Seattle, to Kirkland, is curtailed
1951	First UNIVAC mainframe computer delivered to the US Census Bureau
1950–53	Korean War
1952	A welder at the Weber Brothers Metal Works invents the Weber grill
1953	DNA is discovered Northwest School painters recognized in *Life* magazine
1954	IBM 650 begins mass production; Texas Instruments introduces the silicon transistor Swanson & Sons creates the first TV dinner
1954–75	Vietnam War; US official involvement in 1964, withdrawal in 1973
1956	Federal Aid Highway Act passes, funding 41,000 miles of roadways and highways Elvis releases "Heartbreak Hotel," appears on Ed Sullivan Show with "Hound Dog"
1958–79	Boeing produces the 707, introducing the commercial jet age
1960	Seattle population: 557,087; King County 935, 014; Washington: 2,853,214 Close to 90% of all American households owns a TV The FDA approves oral contraceptives
1961	Peace Corps established Bob Dylan releases rock album "Highway 61 Revisited"
1962	Seattle Worlds Fair and the Monorail open Opening of Interstate 5 Highway and Ship Canal Bridge
1963	520 Bridge opens between Bellevue
1965	6.6 R earthquake
1966	Founding of the UW Black Student Union The Beatles perform at the Seattle Center Boeing builds 747 plant at Paine Field, Everett
1967	Summer of Love in San Francisco; Jimi Hendricks releases "Purple Haze"
1968	Passage of Forward Thrust funding Federal minimum wage is raised to $1.60/hour Assassinations of Martin Luther King, Jr. and Robert Kennedy
1969	Woodstock music festival Apollo 11 lands on the moon, Neil Armstrong notes: "One small step for man …"
1970	Seattle population, 530,831; King County, 1,159,369; Washington, 3,413,244 Passage of the National Environmental Protection Act First Earth Day Celebration
1970–71	Federal cancellation of supersonic transport SST results in "Boeing Bust" followed by regional layoffs of over 53,000

(Cited events are noted in Long, September 4, 2006; U.S. Census records; Martins, Summer 2017; UW website, "Timeline – The UW Celebrates 150 Years"; and Seattle Times 1896-1996).

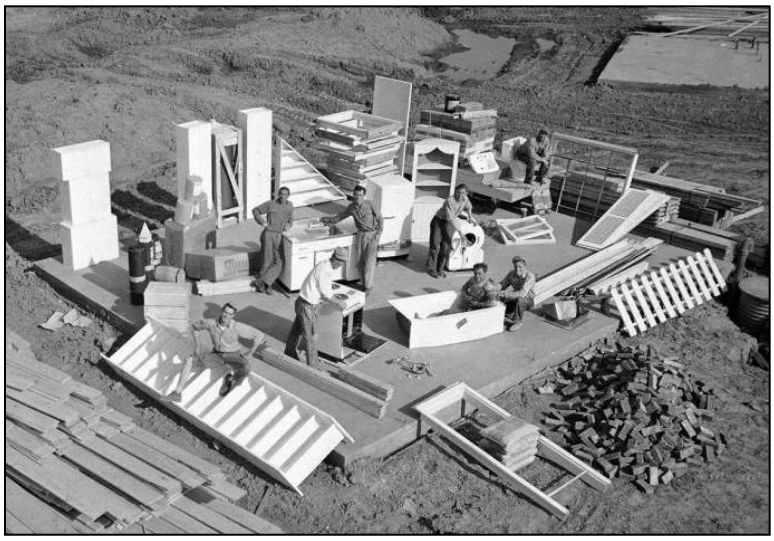
5. MODERN-ERA RESIDENTIAL DESIGN

Levittown and Standardized Design

Construction innovation is a feature of mid-century residential development. Many cite the work of Abraham Levitt and his two sons as having invented the American suburb, after they established the building company that built over 17,500 dwellings in Nassau County, New York. The Levitts were the first to transform the cottage industry of homebuilding into a manufactured process, beginning in 1946 with efforts to plan and construct the four planned communities that made up Levittown. The company used mass-produced methods honed during the war for construction materials, such as pre-cut lumber for framing, plywood for sheathing, and pre-mixed concrete for floor slabs, along with manufactured windows, doors, hardware, and fixtures.

The Levitts' standardized building designs and specified construction sequence of 27 steps, undertaken by trained workers, led to a production rate of 30 houses per day by 1948. Initially focused on rental housing, Levitt and Sons quickly moved into the sale of houses, offering a prospective homeowner a 30-year mortgage with no down payment through FHA-backed financing. In 1949, the company introduced a new design, a "ranch house," which it sold in five variations for $7,990.

The following year, the ranch house design was expanded to provide a carport and built-in television. By 1951, the company had constructed nearly 17,500 homes. Perhaps of greater impact was the company's influence on other developers and homebuilders across the nation to systemize their approach to construction.



Left, a view of the materials used by the Levitt Brothers Company in constructing a typical Levittown house (Levittown Historical Society).

Throughout the Northwest, other standardized materials were used, including those produced by forest industries in the Northwest. For example, there was "Plyscord," a new type of plywood, which emerged in the post-war period for use in home building, along with glue-laminated beams. Other products that allowed for speedy construction included manufactured windows, typically aluminum-framed, such as those built by Fentron in its Seattle plant in Ballard. Local manufacturers began producing factory-built cabinets. Off-the-shelf hardware, such as "Quick-Set" locks, and items made by national manufacturers including plumbing fixtures and fittings, were sold by local lumber yards and early discount stores, such as Pay n' Pack and Ernst Hardware. These retailers began to operate on weekends to serve the growing market of do-it-yourself home owners in addition to builders.

Residential House Styles

Between 1946 and 1975, single-family residences took different forms and styles, often within a vernacular style, whereby the houses were designed and constructed by builders following a tradition rather than self-conscious or inventive design.

- **Minimal Traditional** (ca. 1935 – 1955) residences typically have a simple gable roof with low to medium pitch, sometimes with a side gable, but with little or no overhang and minimal rake overhang; often with a rectangular or L-shaped floor plan, and a detached garage. Wood framed, it typically has single-hung windows of similar size or windows with horizontal muntin bars, used in single openings or grouped and set into openings in the middle of walls ("punched windows"), sometimes in minimal corner window assembles. Wood siding, stucco, and asbestos shingles are all typical cladding, and it sometimes has a small covered porch and entry stoop.

- The **Ranch House** (ca. 1945 – 1985) typically has a more expansive footprint than the earlier Minimal Traditional and Transitional Ranch styles, and often features an L-shape footprint, with integral carport or garage, and/or breezeway. It connects to the nearby landscape with patios and integrated planters, and features large "picture windows," assembled windows composed in horizontal strips or abutting at outer corners, and sometimes clerestories. Exteriors are often finished with brick or stone veneer, wood, or a combination of cladding, often with a large or grouped fireplace chimney. A raised Ranch house is placed on a berm above a basement level garage. (The Transitional Ranch form dwellings emerged throughout the nation in the 1940s. An economical form, it featured a horizontal massing with shallow roof pitches and overhanging eaves.)

- **Split Level** and **Split Entry** (ca. 1950 – 1990), these houses are two or three stories. The main entry is typically at the mid-level, sheltered by the roof overhang or entry porch, which are often detailed with a colonnade or decorative metal porch and roof supports. The roof form may be a front or side gable, hip, or combination. The front door is emphasized, often by side lights or clerestory glazing or by paired doors. A partially raised basement may often contain windows in foundation walls near grade. Windows are typically sliding aluminum frame types. These houses may feature side-by-side wings of different levels or a "flying wing" below the lower end of a continuous gable roof. Cladding is often wood, sometimes with vertical boards, or siding, sometimes in combination with cultured stone or brick veneer. In split-level houses the upper level contains more private rooms, such as bedrooms, and the lower level contains the living room, dining and kitchen; front doors enter at a landing set halfway between the floors; the door is often centrally located.

- The **International Style** (ca. 1940 – 1970s) originated in Europe, and spread initially to the East Coast and Southern California. These dwellings feature flat roofs, cubic massing, and smooth exterior surfaces, often finished with white-colored stucco. These designs embrace the concept of the house as a "machine for living." The massing is compact and horizontal and feature flat roofs, sometimes with asymmetrical projections.

- Later Modern era **Shed** houses (ca. 1960 – 1985) are typically two story structures that feature steep shed roofs, often with different orientations, and boxy, asymmetric massing. Wall planes, typically clad in vertical wood siding or shingles, are provided along with large expenses of windows, sometimes in unusual shapes, such as triangles and parallelograms. Windows may be composed individually or placed in corner configurations. These houses, inspired by the Sea Ranch development in Northern California from the mid-1960s, often have exposed framing members and cut-out openings in the roofs.

- **Northwest Regional** (ca. 1950 – 1970s) houses were constructed with expressive post and beam structural systems that were often extended into a front or side yard to create a fenced enclosure, enclosed entry passage, or carport. These houses are most often clad with wood siding or sometimes with wood shingles. Wood post and beam, framing and cladding often indicate the

influence of Scandinavian and Japanese architecture, and express the "natural" qualities of local materials, while the structural bays add abstract rhythms.

A report on many other mid-century building styles, "Mid-Century Modern Architecture in Washington State" is availed on the DAHP website (Houser, 2014). This report cites pre-war styles and examples dating from the 1930s, and a range of other post-war styles: World War II Era Cottage, Minimal Traditional, the Quonset Hut, A-frame and Geodesic Domes, Populuxe/Googie, Pavilion and Mansard styles, Neo-Expressionism, New Formalism, Wrightian, and Brutalism. Within the Ranch style it cites subsets – Storybook, Early American, Hacienda, and Asian-inspired Ranch.

In the West, the most popular design for single-family houses in the post-war era was the Ranch style house. A style that embodied democratic ideals for middle-class families, it introduced a new way of informal living, as well as new efficient and affordable construction techniques and materials. California architect Cliff May cited the characteristics of this style in a 1946 publication, *Western Ranch Houses*: "the garden is an outside room, and the house is built around a patio. It spread out to get a view, like a tree, and has simple, clean lines with glass and solid walls. There is no front or back, and the living space is the total combination of indoor-outdoor spaces" (May, in Gottfried, p. 207). These features, and the freedom that their spaciousness represented to returning war veterans and their families, were easily adapted by designers and builders.

Lot Sizes, Topography, Infrastructure and Landscaping

Many suburban developments turned away from the rigid grid of the urban plat in favor of curvilinear streets and cul de sacs, which worked with the site topography. These street patterns gave residents a sense of security and privacy, and since many developments lacked sidewalks, they also provided pedestrians with greater safety by slowing motor vehicles. Some of the planning and landscape design concepts that served as a foundation for the layout of streetcar suburbs reach back to late 19th century ideals about middle-class suburbs put forward by Frederick Law Olmstead and others.

In contrast to early 20th century residential parcels in urban neighborhoods, which were typically based on plot widths of 30 to 50 feet and lots sized up to 5,000 square feet, suburban developments and settings allowed for large lots, often up to quarter or half-acre parcels. Alley systems that allowed for separated service vehicles and rear vehicle access to garages gave way to wider streets. The larger parcels seen in suburban neighborhoods and planned communities, often of a quarter-acre or larger, allow for direct driveways and the incorporation of multi-vehicle carports and integrated garages at grade with the house or in lower basements levels. They also provide deep yards with houses set back from the street, and expansive green lawns and landscape spaces that express collective values and shared community aesthetics.

The American front lawn is often an idyllic object of shared beauty. Front-facing picture windows in the facades of many houses in a neighborhood such as Fauntlee Hills and Lake Hills afford outward views, with plant beds extending from each facade to serve as a pictorial edge frame for the windows (Isenstadt, pp. 122- 132). Open views are a component of suburban design and neighborhood utilities as well when power poles are minimized by location or where electrical distribution is underground. Because of the cost of this type of infrastructure, underground power lines are often limited to high-end and waterfront areas, such as in parts of Innis Arden in Shoreline, Medina, Normandy Park, Mercer Island, and the Arroyo area of south West Seattle.

Throughout some suburban neighborhoods, grading provided for relatively level home sites with gently sloping front lawns. Topographic changes were accommodated by rockeries and retaining walls. Street edges define consistency, while landscape installations by individual owners emphasize picturesque gardens groups of shrubs and trees.

Throughout the 20th century there was a rising interest in gardening, as represented by the growing number of garden clubs and magazines such as *Country Life*, *House and Garden*, and *Sunset*. The influence of these shelter magazines and the rising post-war interest in English cottage and Japanese gardens, along with those that use native materials, are often reflected in the plant selections and arrangement in informally-shaped beds. The age and maturity of many shrubs and trees, combined with deep green yards, create homogeneous neighborhood settings.

In contrast to the consistency of front yard treatments, many back yards represent the individual dweller's needs and leisure interests, as suggested by the addition of decks and patio paving, edge plantings and gardens, and/or fences for children and pets. In the side and back yards, natural mature landscapes minimize views of neighboring properties.

Building for Efficiency and Low Cost

Compared to current houses, mid-century residences often appear modest. In size those selected for the survey that accompanies this context statement range from 670 to about 2,000 square feet (with some additional space in basements and/or garages). Dwellings such as these were created for a small family, with provision of two or three bedrooms and one or one-and-a half baths. The houses often were constructed with on-grade concrete slabs, and post and beam framing that allowed open spaces to flow together and minimize interior partitions. Frugality and modesty were positive terms used to describe their designs.

The average square foot cost increased 70% between 1950 and 1970, from $19.07 to $11.20. In 1950, the average house cost approximately $11,000. It had 983 square feet, and likely contained two bedrooms and a single bathroom. In comparison, by 1970, the average house size had grown to slightly more than 1,400 square feet, and 65% had three or more bedrooms. They had larger rooms and many amenities, including air conditioning and multiple bathrooms (U.S. Department of Commerce, Bureau of the Census, cited in Dunlop, pp. 10-13).

Furthermore, the larger lots sizes allowed for wider driveways and garages, sized for one or two doors, which could be integrated into the house form, with their openings at grade or sub-grade basement levels, or situated as separate accessory buildings, as wood framed carports linked by covered walkways to the dwelling.

Pre-Fabricated Systems, Kits and Dwellings

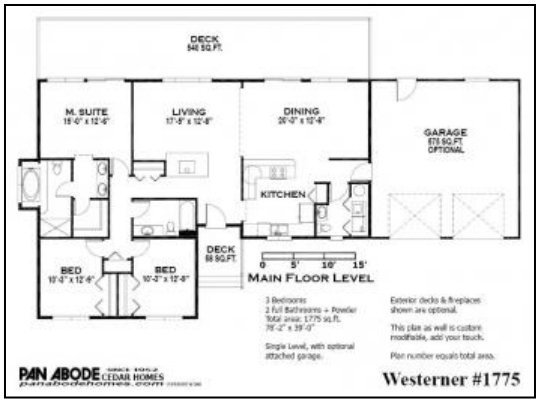
One solution to address the post-war housing crisis was the manufactured construction of components. Post-war builders economized by using standardized framing and trim materials and designs that allowed for use of consistent sized framing members. Manufactured and off-the-shelf items, such and windows and flush-type veneer-clad doors, and prefabricated components such as plywood for sheathing and exterior panels were common. Pre-fabricated elements, such as walls were manufactured by the Weyerhaeuser company in the later 1940s or West Coast Mills of Centralia, and stressed sky plywood and wood framed units for walls and applications were available in the 1950s (Central Mortgage and Housing Corporation, p. 37 and 86).

Manufacturing also allowed for kit dwellings. These houses were promoted conceptually in professional journals and later made popular by magazines such *as Popular Mechanics*. The ramp-up and war-effort production had convinced many in varied industries that a systemized approach led to efficiency and profitability, including those in the building trades. In addition, some who had worked in the construction of military bases had learned first-hand about the speed of building and the labor savings that resulted from pre-fabrication.

Kit dwellings or prefabricated houses included prototypes such as the steel-framed structures with porcelain enamel coated steel panel cladding made by the Lustron Corporation. This company erected 2,500 houses nationwide, largely in the Midwest. Other kit types involved stressed-skin plywood construction methods utilized by Gunnison Homes and National Homes. However innovative these prototypical systems were, wood-framed house in the Puget Sound area were easily built on-site due to the ease of material distribution and simple conventional techniques the employed. Modular Structures of Tacoma built a number of houses in Tacoma beginning in the late 1940s that used wood stressed skin panels (*ibid*, p. 89-91). In Washington, two pre-fabricated house manufacturers – Pan–Abode, and Lindal Cedar Homes Company – emerged in the 1950s, producing simple timber and post and beam framed, cedar clad dwellings, initially as cabins and simple vacation shelters. In the 1960s, it was increasingly common for homebuyers to see these exhibit houses at fairs and expos.

The manufactured dwellings had some inherent efficiency that appealed to many home owners, especially those living in remote locations where skilled builders might be limited. The manufacturers selected raw materials for consistency and quality; structural pieces were engineered and cut to fit; and all components were designed and fabricated for efficiency and low-waste. The manufacturers typically offered a buyer the services of its in-house design staff along with options to customize the design, and detail instructions that allowed an owner to serve as the general contractor. In addition, these houses could be financed by FHA loans.

Pan-Abode, established in 1952 by a Danish cabinetmaker, became known for its Kit Homes and Cabin Building Systems, which included single-story Ranch houses with gable and cross-gable dwellings. Its factory built systems of Western red cedar post and beam timber frames and exterior walls in the "Classic Timber" series that utilized square-shaped solid logs, which were similar to "Lincoln" logs. In the 1970s, in response to market concerns about energy conservation, Lindal expanded its lines to include 4x6 and double wall construction to accommodate wall insulation. More recent Pan Abode houses include the "Phoenix Timber system" with corner posts that join wall components, and the "D-log" exterior walls of stacked logs made of wood laminations milled to give a rounded, half-log appearance.



Above, a manufactured house kit design, the "Westerner #1775 model (Pan Abode website).

Lindal Cedar Homes was a Canadian company founded by Sir Walter Lindal in 1945. He opened a U.S. factory in Tacoma as well as factories around the same time in Shropshire, England (as Cedarworth Homes Ltd.) and in Limerick, Ireland (as Cedarworth Homes of Ireland, Ltd.). In the 1970s, the company moved its headquarters to south Seattle, and its factory to Burlington, Washington. Presently, the company has manufactured over 50,000 houses, which have been shipped and assembled in the U.S., Canada, Japan, Russia, and other locales.

A Lindal dwelling is a post and beam structure (with steel plate-reinforced wood beams and later glue-lams) with floor platforms made with 16'-long beams on piers spaced at 8' centers, and solid 2x8 T&G floor boards, along with roof trusses, and perimeter walls and partitions made of studs and solid planks,

along with cedar trim, furring and insulation, neoprene gaskets, doors, and pre-assembled window. All of the wood elements were pre-cut, and notched for assembly. The systems were based on a consistent 5'-4" module that efficiently accommodated bathrooms, kitchens with unit cabinets, and standard sized living and dining rooms and bedrooms, along with range of door and window sizes. The houses were typically finished with cedar shingle roofs and assembled on poured-in-place concrete foundations and footings, along with site-built electrical, plumbing, and heating elements.

By the late 1960s Lindal Cedar Homes offered system components for a small "A" frame – a cabin-like structure with 60 degree pitched roof over a sleeping loft – a one and a-half chalet model with a 12:12 roof pitch, and a one story house with a 4:12 gable roof pitch, in addition to two-story motels and multiplex dwellings. The house designs allowed for customization through the selection of window and doors, and the addition of porches and decks, and tile, wallboard, and carpeting. Construction packages were shipped to the job site along with a parts list, plans, and details as well as a photo-illustrated instruction booklet. The parts list and instruction manual, titled "How to Build your new Lindal Cedar Home," were provided for construction by the novice homebuilder – often the homeowners – as well as contractor.

Features and Materials of the Mid-Century House

The massing and facade compositions of suburban houses vary considerably, but they typically are asymmetrical as a reflection of internal functions. Exterior cladding materials included painted and stained wood siding (clapboard, vertical boards, and board and batten), often mixed with brick and stone masonry veneer. Shingles grew more popular in the late 1960s and early 1970s, particularly on Shed and Northwest Regional style dwellings. Frame construction uses dimension lumber in post and beam systems and stud walls, and masonry brick and/or stone veneers or panels for infill. Brick and concrete masonry units included highly textured and varied colored units, as well as narrow "Roman brick" popular in the 1940s and 1950s. Masonry is often used for large fireplace chimneys, which are frequently massive with horizontal proportions or set between rooms to act as screens. In many houses the large chimney rising from an end wall or central roof area is sometimes capped by a thin, inverted slab; constructed typically of brick, sometimes of or ashlar stone veneer.

The simple, economical rectangular massing of the early Modern era house gave way to L and U-shaped buildings with an entry court. In some, a projecting bay or garage mass created an L-shaped plan with a patio or court. Roof forms vary from hipped, gable, and shed types to flat roofs, sometimes with roof projections, deep and continuous overhangs, and/or flat soffits. Roofing typically consists of wood shakes. Wood and asphalt roofing shingles are used on sloped roofs (sometimes clay roof tiles), and "built-up" roofing and membrane roofing on flat roofs.

Wood and aluminum-framed windows are typical, set in a single opening in the wall plane, but more often assembled as repetitive units in wide openings. Floor plans provide framed views through "picture windows" rather than front porches. Large windows and sliding glass doors extend interior views outward and help to connect indoor and outdoor spaces. As manufacturers took on making package units, skylights became more common. Entries are set back within the planar front façade, or roofs extend with deep overhangs, providing protected access. Open interior layouts minimize corridors and vestibules while allowing free movement and extended sightlines.

6. PLANNED MID-CENTURY DEVELOPMENTS IN KING COUNTY

The mid-20th century was a unique time in development for planned residential communities. Between the end of World War II and the early 1960s, it was common for a builder to buy and develop large parcels of land for residential use. After this period, nearly all the large plots in the greater Seattle area had been taken, allowing for only small-scale development, rather than larger, cohesive communities. Most of the large suburban development occurred outside of Seattle, following the establishment of new transportation systems, such as the construction of the 520 bridge from northeast Seattle to the East Side, and Interstate 5 that runs north and south of the city to augment Highway 99.

These new highways, bridges and roads allowed homeowners to quickly access new residential areas, supported by suburban shopping malls, and employment centers in urban areas. The new developments typically provided large lots, with room for ample landscaping, and privacy. The areas took advantage of the region's varied topography to provide views, often of water, and access to new parks and other amenities. New suburban cities and bedroom communities (such as Bellevue, Federal Way, and Shoreline) emerged and some of the older cities began to transform into bedroom communities.

In response to the housing crisis following World War II, architects and developers took a systematic approach to increasing the nation's supply of residential buildings. Urged by the National Housing Agency in Washington, D.C., planners used various avenues, from prefabricated houses to planned communities. Neighborhoods, such as Wedgwood in Northeast Seattle, were built quickly, aided by their builder's use of standardized lumber sizes, slightly varied building plans, and on-site framing construction (*Progressive Architecture,* January 1951, p. 46). Along with economy, quality was also highly important to the mid-century residential consumer. Developers made use of marketing tools to assure their homebuyers that their new homes were of a high caliber, and builder reputation was a strong selling point in planned communities and prefabricated homes.

The pattern of planned communities evident in King County includes large suburban developments as well as incremental smaller-scale construction by a range of talented builder developers. Representative communities are cited in this report. They include Fauntlee Hills, in south part of West Seattle, Normandy Park, along the edge of Puget Sound west of Burien, and Lake Hills and Norwood Village. In the creation of each, there were individuals with skills to envision and realize the new developments, aided by available capital, supported by marketing programs in local media, while articles in shelter magazines helped raise consumer awareness.

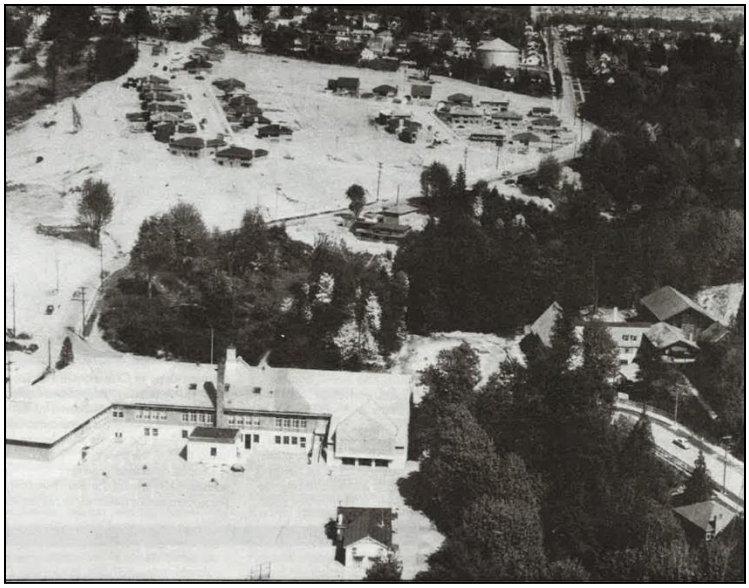
A.C. WEBB and FAUNTLEE HILLS

In the post-World War II period, Seattle was among many areas experiencing a dearth of residential buildings, and contractors scrambled to acquire large tracts of land on which to develop planned residential communities (Rash, 308). Fauntlee Hills in West Seattle was one such neighborhood.

The area around the Fauntleroy Cove, which encompasses several present-day West Seattle neighborhoods (including Fauntlee Hills and Fauntleroy), has shown evidence of historic use as a Native American burial ground and fishing site. By the mid-19th century, American pioneers had reached the region, and by the late 1880s, Native Americans maintained only a minimal presence. The Klondike Gold Rush, along with the help of prominent entrepreneurs from Seattle, spurred development in the Fauntleroy area, which was used as a summer getaway for wealthy Seattleites in the early 1900s. However, the popularity of the idyllic area grew, and with the addition of streetcar access and the annexation of West Seattle in 1907, residential homes and community businesses continued to populate the cove (Log House Museum). Summer cabins were also built, along with facilities by the YMCA, Fauntleroy Church, and Kenny Presbyterian Retirement Home.

Left, advertisements for Fauntlee Hills, a development in West Seattle included this one from the November 1, 1953 Seattle Times*, featured selling points such as economic value with a direct purchase from the builder. This ad cites a "spacious brick view home" for $15,000. The ads also mentioned good schools, and proximity to the nearby Lincoln Park.*

Below, a King County Tax Assessor's property record photos of one of the houses in the neighborhood, this one at 4021 West Concord Street, showing the typical residences in June 1966.



*Left, an aerial view of Fauntlee Hills as it was initially developed in 1954 (*West Seattle Herald*, July 1, 1987, p. 154).*

The 1907 annexation expanded the City of Seattle's southern limit to W Roxbury Street in West Seattle. The nearby Fauntleroy area became more developed, and additional road building and platting accompanied ferry service in the 1920s from the nearby dock, at the foot of S Brandon Street, to serve Vashon Island and South worth on the Kitsap Peninsula. (Initially private, the ferry service was taken over by the Washington State Ferry System in 1951.) Nearby Lincoln Park was established just north of

the Fauntleroy Cove as a gift from Seattle pioneer Lawrence Coleman; the park's facilities were enhanced by the CCC in the 1930s.

The A.C. Webb & Company was responsible for the development of small, well-built single-family houses in the Fauntlee Hill community. The company was already an established builder/contractor during the mid 20th century in the greater Seattle Area and a member of the Seattle Master Builder's Association. Regionally well known for houses in North Admiral district of West Seattle, and for its use of Roman brick, the Webb company name was associated with quality and reliability (*Seattle Times,* June 7, 1953).

Webb's prior projects had focused on more easily accessed, flatter parcels. In 1951, he and the A.C. Webb & Co. purchased a sizeable tract of land on the hillside between 35th and Fauntleroy Avenues SE, and then proceeded to plat it for single family residences. Webb built and sold the homes directly to homebuyers, which allowed the cost to be somewhat lower than the market rate since it eliminated the use of a realtor middle man.

Compared to other planned residential communities at the time, the architectural designs in Fauntlee Hills tended to feature more conservative Ranch style designs with somewhat more steeply pitched hipped and gable roofs, along with large picture windows and corner windows featured on primary facades (Rash, p. 309). Most are characterized by brick veneer facades and by a ground-floor garage entry.

Most of the houses during the beginning phases of the project were designed by local architect Douglas W. Vicary. While none were award-winning, his designs were praised in the local press for their ingenuity and simplicity, their affordable, family appeal, and modern comforts like below-ground pools and recreation rooms (*Seattle Times*, October 10, 1948 and May 24, 1953). (It appears, however, that few of the middle-class residences were actually built with swimming pools.)

The development borders the Fauntleroy neighborhood on the west, and is characterized by winding, curvilinear streets, which slope down towards Lincoln Park and the ferry dock that provides access to Southworth and Vashon Island. The design of the development included carefully designed, oriental-inspired landscaping by property owners, which remains present in many of the houses' gardens.

Today Fauntlee Hills maintains much of its initial tightly-knit neighborhood appeal, drawing young families as homebuyers while continuing to house long-term residents. The low-maintenance brick exteriors and easily accessed garages appear to have long appeal for many older residences that, as original owners from the 1950s, have aged in place, gracefully supported by their homes.

Designer and Builders of Fauntlee Hills

Contributing designers and contractors included A. C. Webb and his company, which was responsible for constructing over 200 homes. Douglas Vicary and Charles Hedrick designed many of the homes, and structural engineer A. J. Mahoney assisted with situating the houses amidst the difficult sloping terrain. Vicary was later renowned for his design of the Town Motel, Seattle (*Seattle Times,* August 22, 2010).

NORMANDY PARK

Present day Normandy Park is located along Puget Sound in the southwest part of King County, west of Burien and the Sea-Tac airport. Historically, the waterfront tidal area served as a location for Native Americans to collect clams and other sources of food. Early Euro-American settlers arrived most often by boat, often en route from settlements in Seattle and Tacoma. The area was populated by a few early homesteaders between 1853 and 1885, including William H. Brown and the Oulett and Gardner families. The Gatzert-Schwabacher Land Company purchased 1,700 acres in the late 1800s, ostensibly to capitalize on a growing railway industry and plans for new rail lines to nearby Des Moines. These plans came to naught, and the company leased the land to farmers (Kershner, n.p.).

In 1926, the Seattle-Tacoma Land Company bought the estate of over 1,000 acres from the Schwabacher's company, intending to create a planned enclave for wealthy residents, complete with beach rights, a yacht club, and a golf course. Under the design of landscape architect Butler S. Sturtevant and architects Bebb & Gould, several French Normandy-style homes were built between 1926 and 1934 (*Seattle Times*, April 8, 1928). However, the Seattle-Tacoma Land Company ceased its efforts with the Great Depression, which led to the company's collapse. Residential development came to a near standstill between the mid-1930s and late 1940s. During this time the tone of advertisements for Normandy Park changed from exclusivity to modest country living. Suddenly, it was "[n]ot necessary to be well-to-do" to benefit from the offerings of the Seattle suburb.

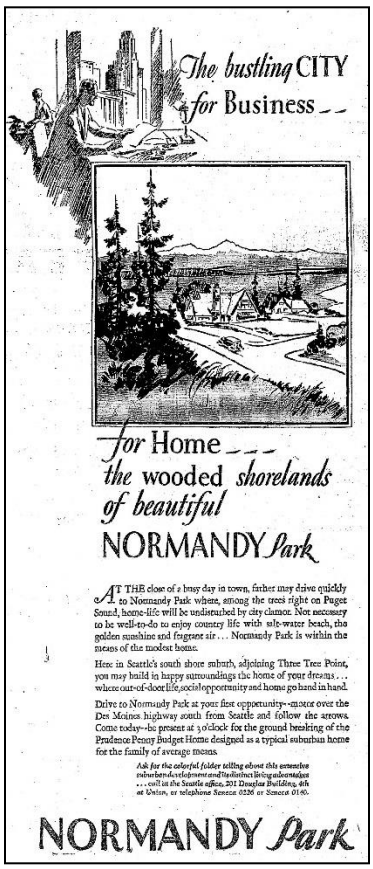
As with Fauntlee Hills to the north, Normandy Park experienced a spike in development in response to the "housing crisis" that followed World War II (*Progressive Architecture*, v. 42, p. 46). Post-war development, expansion of the nearby Boeing plants in South Seattle and Renton, and housing assistance in the form of the G.I. Bill and FHA loans, encouraged development in Normandy Park, continuing the trend of targeting a median income range of homebuyers.

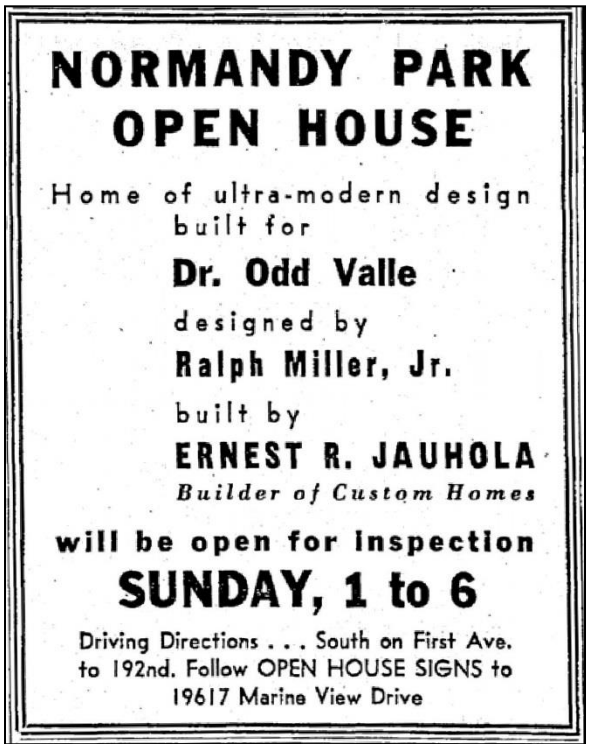
R. P. Walker and the Normandy Park Estates

Beginning in 1953, R. P. Walker, the developer of Normandy Park Estates, subdivided and offered lots for sale, emphasizing the family neighborhood environment and proximity to private beaches and creek frontage. New houses were designed by a number of local architects, including Jack N. Bryant, Ralph Miller, Jr., and firm Thomas, Grainger & Thomas. They promoted "ultra-modern" design and "modest" accommodations. The house designs varied, although the design elements often involved a single floor plan, with exterior materials that complemented a wooded setting (Margery Phillips, *Seattle Times*, January 31, 1954). A number of the individual houses were recognized in the Seattle Times Home of the Month program. Later, commissioned residences were developed for individual homeowners by well-known designers, including architects Robert Theriault, Al Bumgardner, Paul Kirk, and Bain and Overturf.

Select Normandy Park houses were the subject of the 14th Annual Exhibit of Architecture, sponsored by the Seattle Art Museum in 1963. The community's natural setting and the emphasis on landscape design was cited in the tour brochure for the exhibit: "Bordered by the undulating shores of Puget South the Park is further enhanced by steams, creeks, ravines, hills and gentle sloping areas – all profusely studded with trees and other native growth." The tour guide cited its "well organized planning and enforced restrictions" that protected residents "against invasion of busy highways, business establishments or sub-division developments." It noted that "in this unique residential area, owners have constructed homes inspired by the chosen site but reflecting their individual preferences and needs … homes of sharply contrasting design that dramatize and heighten the quality of landscape and accentuate the supporting background" (Seattle Art Museum, May 2, 1963).

Below, right, a 1954 Seattle Times Normandy Park open house advertisement for an "ultra-modern house." This contrasts with the announcement in the 1931 Seattle Times*, below left, which envisioned the earlier development as a waterfront enclave for wealthy residents*.





Present day Normandy Park contains a range of house types and sizes including waterfront dwellings for high income residents and others for more average middle-income families. A covenant accompanying many of the houses provides beach access and a private club building, the mid-century Cove Building, designed by architect Robert Theriault. The development retains its air of a protected and woodsy community with a current a population of approximately 6,500 (U.S. Census Bureau, 2016 data).

Designers and Builders in Normandy Park

Architects and contractors involved in Normandy Park's mid-century development include:

- Ralph Anderson (architect)
- Jack N. Bryant (architect)
- O. O. Bumgardner (architect)
- Ralph Burkhard (architect)
- Kenneth Garrison (architect)
- R. A. Hawkins (builder)
- Ernest R. Jauhola (builder)
- Kinney Leonard (builder)
- Paul Kirk (architect)
- Ralph Miller, Jr. (architect)
- L. R. Owen (builder)
- E. Sheeper (builder)
- Paul Thiry (architect)
- Robert Theriault (architect)
- Thomas, Grainger & Thomas (architects)
- Ward-Parr Building Service (builder)

NORWOOD VILLAGE

Norwood Village, in present-day Bellevue, developed as a planned community designed in 1949-1951 in response to the needed housing following the war. The community was conceived of and built by the Veteran's Mutual Building Association (VMBA), a housing cooperative led by its president, Mario Storlazzi. The VMBA was incorporated as a non-profit organization in April 1946 for the purpose of redeveloping neighborhoods (*Seattle Times,* April 25, 1946). It and similar associations were able to employ merchant builders under the Fair Housing Act Amendments of 1948 and reduce developers' costs (WSDOT, p. C-13). The intent of the Norwood Village development was to provide cost-effective, affordable housing veterans and their families.

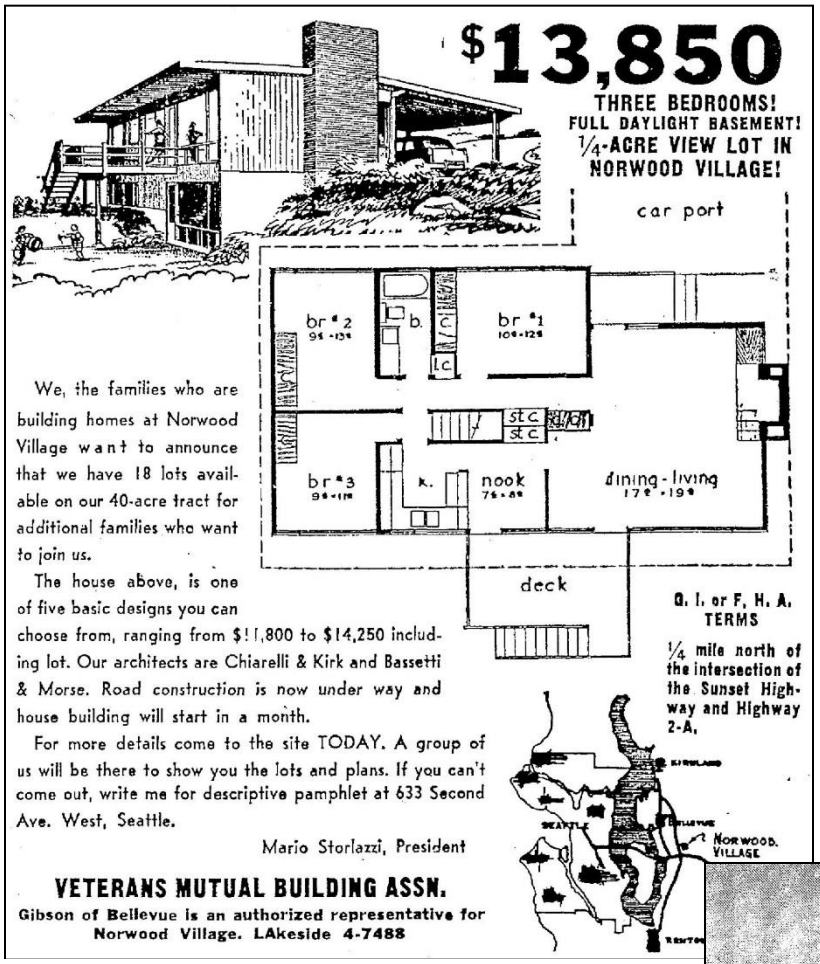
Establishing the neighborhood took a cooperative effort of community planning by the initial 28 members of the VMBA who gathered together in August 1948. They took measures to lower its costs: the tract for the development was purchased a below-market value, and the lot designs were specifically engineered to avoid excessive regrading and excavation. Twenty acres of the original plot were given to the veterans' association, and because the entire plot was not fully developed, a part of the original purchase was returned to the original builder, G. Weldon Gwinn (Rash, p. 308-309; *Seattle Times*, August 19, 1948).

The VMBA's planning began in 1946 but ground was not broken until 1949. The delay resulted from the association's need for sufficient members and their commitments before proceeding with construction, with a goal of around 100 homes, which anticipated a substantial growth in the VMBA membership. Initially, the proposed dwellings were offered as plans for private purchase and ownership by members. After construction commenced, available lots were marketed to homebuyers outside of the association. New residents are automatically made members of the non-profit corporation, which retains ownership of common areas—including the community pool, four nearby greenbelts, and other open spaces. Norwood Village Park, a city of Bellevue-operated public facility, is situated within the community. Gardner & Hitching, site planners, worked with the builder to achieve a sloping, hilly feel to the development. Rather than a strict grid, their layout resulted in a neighborhood with meandering drives, cul-de-sacs and some dead-end streets. This scheme eliminated through-traffic and also afforded more privacy and views, and helped reduce vehicle speeds in the family neighborhood. Most of the houses were set on ample lots larger than a quarter acre, which allowed for patios, gardens, and enclosed play areas. The lots meet the street, without sidewalks.

For Norwood Village, the Veteran's Association hired two prominent Seattle architect firms to design a series of house plans, unique for their modern design in a suburban, residential setting: Chiarelli and Kirk, and Bassetti and Morse (Rash. 308). Five distinct plans for Norwood Village houses were available for buyers to choose from, ranging from ramblers to tri-level houses. They typically featured integrated carports and post and beam construction. The plans were advertised as "extremely modern," with coveted features such as large picture windows and roomy floor plans (*Seattle Times,* August 19, 1948).

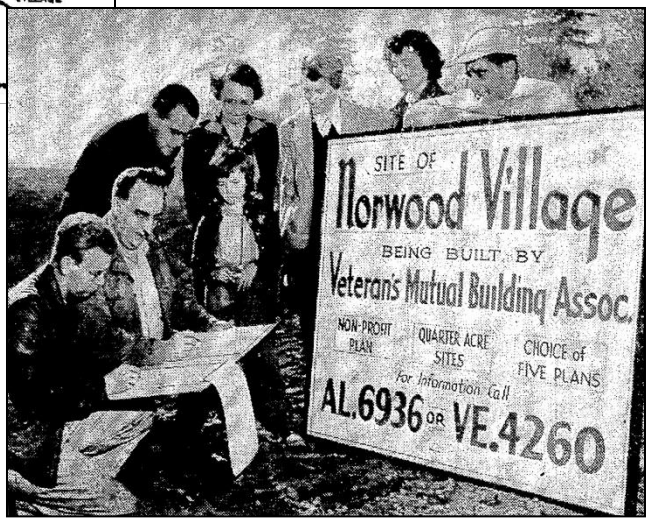
The Norwood Village project was featured in a September 1952 issue of *Living for Young Homemaker.* The development has been the subject of architectural tours. It was studied in 2006 as part of a cultural resources survey, and has been determined eligible by DAHP for listing as a Historic District on the National Register of Historic Places, both for the impressive collection of the work by local Modernist architects and its role in post-World War II suburban development (WSDOT, p. C-14).

Norwood Village is located on Woodridge Hill in the southeast part of the City of Bellevue where it is presently part of the Woodridge neighborhood. Its location is convenient to highways I-90 to the south, with Richards Road to the east and Highway 405 and the Mercer Slough Nature Park to the west. The area was annexed by the City of Bellevue in 1966.



Left, an advertisement from the Seattle Times, March 19, 1950.

Below, earlier members of the VMBA (Seattle Times, November 6, 1949).



Norwood Village Designers

Paul Kirk and Joseph Chiarelli were instrumental in working to "epitomize the Pacific Northwest Regional style" (Houser, Docomomo_WeWa, "Chiarelli"). The two men were both early practitioners of Modernism, and worked in partnership. As architects, they designed residences, churches and small-scale commercial projects, but they were also known for having developed at least one project, a multi-family apartment house in Seattle's Eastlake neighborhood. Chiarelli served as president of the Washington chapter of the American Institute for Architects, and Kirk later received a Seattle medal from AIA (Houser; WSDOT, p. C-13). Architects Fred Bassetti and John Morse were both renowned and both received awards for much of their joint work as partners and later as individual designers (Houser). The engineer responsible for the site plan was the firm of Gardner and Hitchings. G. Welton Gwinn was the builder, with Bellevue Construction Company providing the infrastructure (*Seattle Times*, September 29, 1949).

LAKE HILLS

Perhaps one of the most comprehensive designs in the northwest during the 1950s, Lake Hills was a large, planned community developed in the early 1950s in an area east of Bellevue. At its inception, Lake Hills received a great deal of recognition for its appeal to new homebuyers. For the 1955 grand opening, the *Seattle Times* ran a full-length, promotional section advertising Lake Hills as the "birth of a city." The development was indeed on a city-sized scale, and was promoted as the largest planned community in the northwest. The featured advertisement described Lake Hills as "A model community of 4,000 homes resting on 1,200 acres of rolling hills and valleys—engineered with facilities to serve an eventual population of 17,000 persons." Lake Hills was one of the east sides' "destination suburbs," along with Newport Hills, Surrey Downs, Somerset, Eastgate, Hilltop, and others.

Originally a home to settlements of the Yakima Indians and later Japanese immigrant farmers, the area that makes up Lake Hills was developed as a result of an exploding demand for single family housing, which escalated due to the regional growth of the Boeing Company (Bellevuewa.gov: "West Lake Hills"). The development's opening ceremony, officiated by then-governor Arthur Langlie, emphasized the high level of income and job opportunities, the growing population of the Pacific Northwest and the region's positive outlook on the economy (*Seattle Times,* August 21, 1955).

R.H. Conner, a Seattle-based real estate developer and clothing manufacturer, worked with builders George Bell and Ted Valdez to create a self-sufficient community with modern amenities (We are Lake Hills website—"History"). Beginning with the platting of large residential parcels, the 1,200 acres were envisioned to eventually house commercial centers, churches, and green spaces. The idea was immensely popular, and Bell and Valdez were flooded with applications even before the first house was completed. The first houses were available for occupancy in August of 1955, and sales continued to increase at an exponential level. New homes were available with conventional financing, but also through FHA loans and the G.I. Bill. Later builders in Lake Hills included Kinney Leonard and J.W. Morrison & Associates.

The planning of Lake Hills involved an emphasis on modern design, which soon came to be well known through local features in Margery Phillips' design column in the *Seattle Times* and national design awards. Homes were characterized by their spacious layout and suburban amenities. Some of these houses were the subject of a recent study by University of Washington urban design and planning students who analyzed the development and its popular house models, note below:

- The Tri-Vue, a low, asymmetrical gable roofed split level house with a projecting carport and approximately 1,475 square feet, designed in part by structural engineer John Anderson and built by Bell & Valdez.

- The Trilander 2, a single story house with a low gable roof, and projecting carport forming an L-shaped mass, designed by Ronald R. Campell and built by Kinney Leonard.

- The Rivera, another split level home with a double garage integrated into the low-gabled mass at the ground level, designed by Robert Hobble and built by Bell & Valdez.

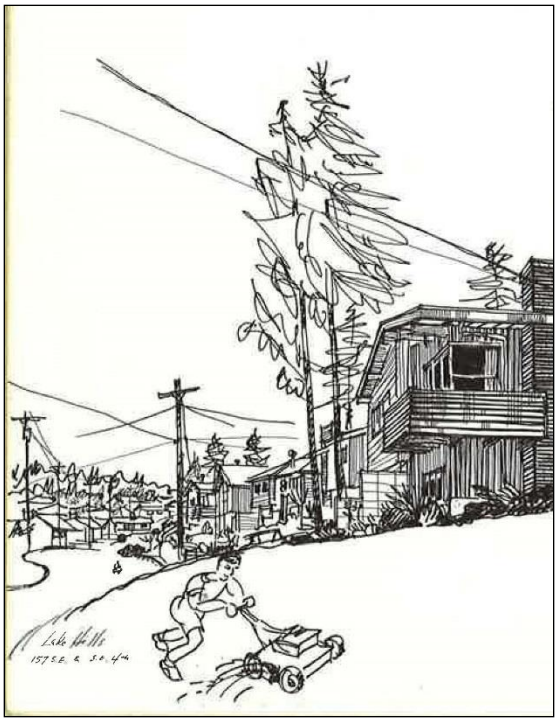
- The Greenbrier, a two story gable roofed house with an integrated two-car garage inserted at grade, featuring a classical-inspired design with pillars supporting the front roof overhang and a masonry chimney at one end, built by Bell & Valdez (designer unknown).

- The Westwood 2, a single story house with a continuous gable roof over the main mass and the carport at one end, featuring 1,988 square feet, built by Bell & Valdez (designer unknown).

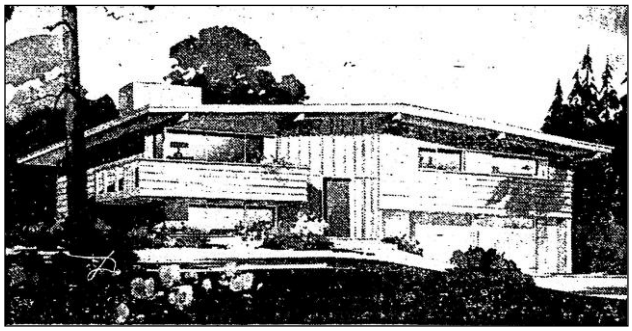
- The Young Modern, a single story, 1,944 square foot house with an asymmetrical plan characterized by a wide, low pitched, front-facing gable roof over its main mass, with open single or double carport, and centralized chimney mass, built by Bell & Valdez (designer unknown).

- The Colonial, a two-story house with an attached, single story double garage, with both side-facing gable roofs. The 1,944 square foot house is finished with brick and cedar siding and features four tall posts the support the upper roof overhang. It was designed by architect Lawrence & Hazen and built by J.W. Morrison & Associates.

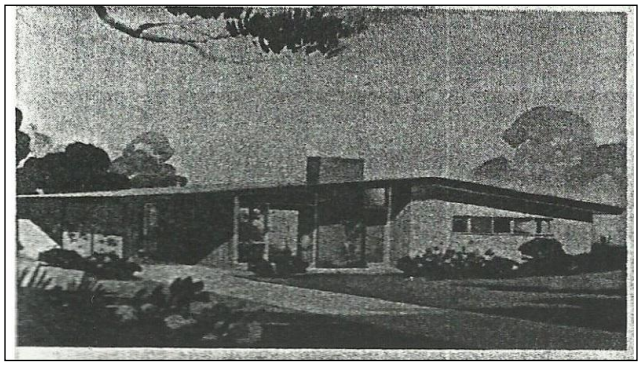
- The Skylark, a single story house with a low-sloped gable roof planned for a sloping site with a daylight basement opening to the back yard and an attaché single vehicle carport with shed roof projecting from the main mass, built by Bell & Valdez (designer unknown).



Above, an illustration of Lake Hills by Victor Steinbrueck in his 1962 Cityscape (p. 44).



Above, an illustration of the Rivera model and below, the Skylark model (Fitting, p. 18 and 25).



Bell and Valdez formed a partnership in 1948 and continuing building residential plots into the 1960s (Fitting, et. al., p. 6). The infrastructure (sewer and storm systems, drainage design) for the development was designed by Harstad and Associates. Architect and engineer John Andersen did many of the initial designs. Builder Kinney Leonard, who was known for some residences in Normandy Park, was also a builder in Lake Hills. Other designers in Lake Hills included John Andersen, Robert Hobbel, Lawrence & Hazen Architects.

Lake Hills has also been cited for its community involvement, with establishment of the Lake Hills Community Club in April 1956. The development was initially its own entity within King County, but it was eventually annexed by the City of Bellevue in 1969. At that time it was the 47th area annexed by the city; through 2012 the city has annexed a total of 146. Given its origins, Lake Hills has retained special status within the permit and development processes of the city, with approval authority over some land use actions given to the East Bellevue Community Council, an elected body with five members. The neighborhood presently has an estimated 20,000 residents.

7. REPRESENTATIVE DWELLINGS

Surveyed Properties

The purpose of this project was to develop a context statement for residential development in post-war King County, and the scope did not include a comprehensive survey of houses or an inventory of any single neighborhood. Instead, a selection was made of representative residences for an intensive-level documentation that resulted in the creation of State Historic Property Inventory (HPI) forms for each property. The houses were chosen to represent different ages in the post-war era from 1946 to 1974, 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. Integrity was one important in selecting the property, and the dwelling's original features needed to be clearly visible and intact.

The HPI surveys that result from this study are available on the website of the State Department of Archaeology and Historic Preservation (DAHP), using its WISAARD database at https://fortress.wa.gov/dahp/wisaard/. Each individual HPI form provides additional information about the property, and contemporary photographs. Copies of these forms are included in a report appendix.

The following representative houses were included in several public presentations at the end of the project. Each of these illustrates the rich historical and architectural legacy of mid-century development in King County.

South Seattle
10300 61st Avenue S, Seattle, 98178 (Parcel 039300-0050), right, is an intact Modern style house on a cul de sac above Lake Washington in the Lakeridge area of south Seattle (1956). Housing developer Albert Balch, whose name is on the plat – Balch Lake Winds – was involved in the neighborhood's development. Architect Benjamin McAdoo, Jr., was the designer.

Lake Forest Park
18707 45th Court NE, Lake Forest Park, 98155 (Parcel 402290-4919), below, by designer Anna Williams, is one of a number of houses by builder/developer John Burrows in areas northeast of Seattle. Constructed in 1970-1972, it is situated on a sloped, wooded parcel, typical of sites in this area. There are many John Burrows houses in Lake Forest Park. Another, at 18511 64th Place NE, in nearby Kenmore 98028 (1976), also features his typical post and beam framing, simple roof form, deep overhangs, and tall vertical windows that link interiors with the outdoors.

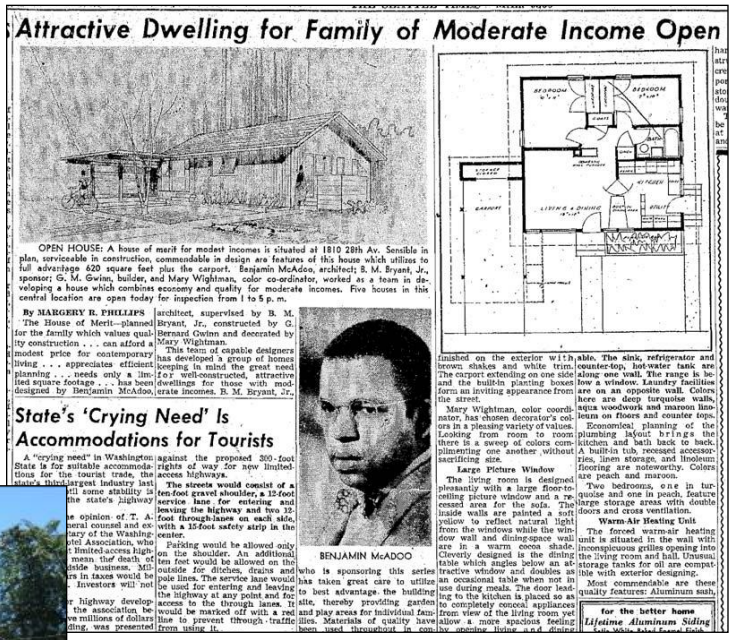
18523 53rd Avenue NE, Lake Forest Park, 98155 (Parcel 402290-6313), right, is a dramatic two-story post and beam house dating from 1960 with a large covered upper deck and components distinguished by colors. The original designer, Glenn Matson, reportedly was responsible for other nearby residences, such as the 1963 house at 5215 NE 187th Street (Parcel 402290-6330).

Arbor Heights in West Seattle

4224 SW 104th Street, Seattle, 98146 (Parcel 289560-0590), below left, is an intact Ranch style house featuring a long hipped roof, fieldstone fireplace chimney, and wood and stone veneer cladding (1954). It sits on a corner site with a Western style split rail fence. Other representative brick veneer Ranch style houses in the Arbor Heights area include 10408 and 10414 39th Avenue SW and 3840 SW 104th Street (1951 and 1953), below center and below right.

Seattle's Central Area

450 25th Avenue E, Seattle, 98112 (Parcel 501600-2102), right and below, from 1951, is one of an estimated 30 "Houses of Merit" built in the early 1950s in Seattle. This program created small, affordable single-family dwellings to address post-war housing needs. The project's sponsor was B. M. Bryant. Benjamin McAdoo, Jr., a noteworthy local architect, was the designer, and G. M. Gwinn the builder (*Seattle Times* articles of May 4, 1950 and April 8, 1951).



Attractive Dwelling for Family of Moderate Income Open

OPEN HOUSE: A house of merit for modest incomes is situated at 1810 28th Av. Sensible in plan, serviceable in construction, commendable in design are features of this house which utilizes to full advantage 620 square feet plus the carport. Benjamin McAdoo, architect; B. M. Bryant, Jr., sponsor; G. M. Gwinn, builder, and Mary Wightman, color co-ordinator, worked as a team in developing a house which combines economy and quality for moderate incomes. Five houses in this central location are open today for inspection from 1 to 5 p. m.

By MARGERY B. PHILLIPS

The House of Merit—planned for the family which values quality construction . . . can afford a modest price for contemporary living . . . appreciates efficient planning . . . needs only a limited square footage . . . has been designed by Benjamin McAdoo, architect, supervised by B. M. Bryant, Jr., constructed by G. Bernard Gwinn and decorated by Mary Wightman.

This team of capable designers has developed a group of homes keeping in mind the great need for well-constructed, attractive dwellings for those with moderate incomes. B. M. Bryant, Jr.,

State's 'Crying Need' Is Accommodations for Tourists

A "crying need" in Washington State is for suitable accommodations for the tourist trade, the state's third largest industry last . . . till some stability is . . . the state's highway . . .

. . . e opinion of T. A. . . . neral counsel and ex- . . . tary of the Washing- . . . ytel Association, who . . . t limited access high- . . . mean, the death of . . . idside business. Mil- . . . rs in taxes would be . . . Investors will not . . .

. . . highway develop- . . . the association be- . . . ve millions of dollars . . . ding, was presented against the proposed 300-foot rights of way for new limited-access highways.

The streets would consist of a ten-foot gravel shoulder, a 12-foot service lane for entering and leaving the highway and two 12-foot through-lanes on each side, with a 15-foot safety strip in the center.

Parking would be allowed only on the shoulder. An additional ten feet would be allowed on the outside for ditches, drains and pole lines. The service lane would be used for entering and leaving the highway at any point and for access to the through lanes. It would be marked off with a red line to prevent through traffic from using it.

BENJAMIN McADOO

who is sponsoring this series has taken great care to utilize to best advantage the building site, thereby providing garden and play areas for individual families. Materials of quality have been used throughout in con- . . . by opening living and dining . . .

finished on the exterior with brown shakes and white trim. The carport extending on one side and the built-in planting boxes form an inviting appearance from the street.

Mary Wightman, color coordinator, has chosen decorator's colors in a pleasing variety of values. Looking from room to room there is a sweep of colors complimenting one another without sacrificing size.

Large Picture Window

The living room is designed pleasantly with a large floor-to-ceiling picture window and a recessed area for the sofa. The inside walls are painted a soft yellow to reflect natural light from the windows while the window wall and dining-space wall are in a warm cocoa shade. Cleverly designed is the dining table which angles below an attractive window and doubles as an occasional table when not in use during meals. The door leading to the kitchen is placed so as to completely conceal appliances from view of the living room yet allow a more spacious feeling . . . opening living and dining . . .

able. The sink, refrigerator and counter-top, hot-water tank are along one wall. The range is below a window. Laundry facilities are on an opposite wall. Colors here are deep turquoise walls, aqua woodwork and maroon linoleum on floors and counter tops.

Economical planning of the plumbing layout brings the kitchen and bath back to back. A built-in tub, recessed accessories, linen storage, and linoleum flooring are noteworthy. Colors are peach and maroon.

Two bedrooms, one in turquoise and one in peach, feature large storage areas with double doors and cross ventilation.

Warm-Air Heating Unit

The forced warm-air heating unit is situated in the wall with inconspicuous grilles opening into the living room and hall. Unusual storage tanks for oil are compatible with exterior designing.

Most commendable are these quality features: Aluminum sash,

for the better home
Lifetime Aluminum Siding

Other mid-century houses in Seattle's Central Area were built for middle class families. Three similar 1956 residences, below, are found at 1726, 1720, and 1714 29th Avenue S. This area of the city was "red-lined" by realtors and government institutions. Such racially discriminatory practices limited housing choices of many until passage of fair housing legislation in the 1960s.



North Capitol Hill, Seattle

1108 E Shelby Street, **Seattle, 98102,** below left and center, in the North Capitol Hill/Portage Bay area (Parcel 196220-0395), was designed by owner/architect Edward Cushman, and dates from 1953. The neighboring house at 1114 E Shelby Street, at the corner of Boyer Avenue E (below right), was designed and built by Audrey Van Horne of Van Horne & Van Horne, also in 1953. John and Audrey Van Horne acquired both lots and sold one to their friend and fellow architect Cushman, who reportedly had faced anti-Semitic discrimination in purchasing property in Seattle.

These two small, well built houses are representative of many modest sized dwellings that architects designed for their own families, frequently in collaboration with other designers. Examples of these small scale developments include the Hilltop Community in Bellevue and Hidden Lake in Shoreline.



Vashon Island

27433 Hake Road SW, Vashon Island, 98070 (Parcel 312203-9039), below left and center, is a distinctive Shed style dwelling built with heavy timber and pole construction. Dating from 1975-1981, it represents this distinct style and also incremental construction by a homeowner, which was a trend in the post-war period. Clad with wood shingles and planks, its front facade features a NW Native design.


Another example of an alternative method of mid-century construction is represented by another house on Vashon Island, left, at **11722 SW Cedarhurst Road** (Parcel 044900-0040). It was built in 1967-1970 by its original owner from a modular "kit" manufactured by Lindal Cedar Homes.

These two island residences represent a late 20th century trend where to owner serves as home-builder. This approach is primarily seen in rural areas.

Mercer Island

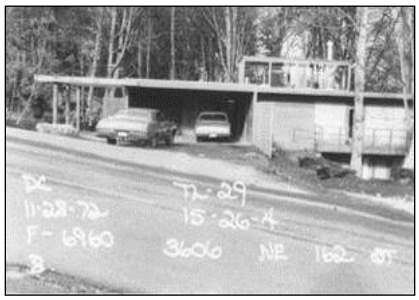
3443 72nd Place SE, Mercer Island, 98040 (Parcel 130030-1425), right, dates from 1959-1962. Designed by Gene Zema, a well-known northwest architect, this intact Shed style house features a dramatic roof form, and stained cedar siding.

Seahurst Park, Burien

14448 22nd Avenue SW, Burien, 98166 (Parcel 763740-0060) is in the Seahurst Park neighborhood and dates from 1954. Shown in original photos below, this is one of several houses in the neighborhood designed by noted architect Paul Hayden Kirk. The neighboring Kirk-designed house, at 14440 22nd Avenue SW (Parcel 763740-0050) also from 1954, features a low-gable roof, while 14448 22nd Avenue SW has a flat roof and entry court. Kirk designed custom residences and suburban house models throughout the County and Puget Sound.

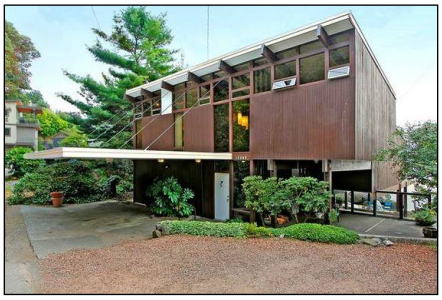
Sheridan Beach, Shoreline

3606 NE 162nd, Shoreline, 98155 (Parcel 152604-9029), right, from 1970, was designed by Bellevue architect Charles Schiff with a landscape by Dick Yamasaki, and built by Ivan Litch of Litch Construction.



Seola Beach Area, Burien

12663 Shorewood Lane SW, Burien, 98146, (Parcel 122303-9072), left, dates from ca 1957-1959. This waterfront house was designed by architect Harold Nesland. A simpler, post and beam side-gable house (right) from 1954 sits above it at 12263 Shorewood Drive SW (Parcel 778440-0025).

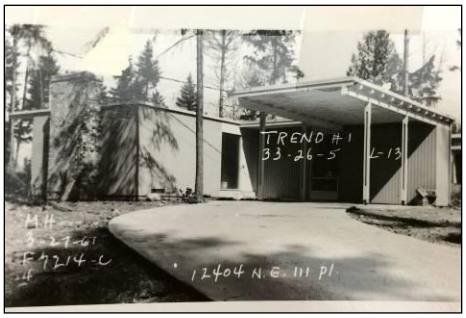


Lake Hills, Bellevue

Many intact examples remain in the largest planned suburban development in King County, Lake Hills. This development of an estimated 2,000 houses on over 1,200 acres contains residences cited by architect and critic Victor Steinbrueck in his 1962 *Cityscapes* as embodying good design. One of these, shown in his sketch below, is at **94 157th Avenue SE, Bellevue, 98008** (Parcel 403810-0120), below left, from 1958. This three bedroom split-level house was based on the "Rivera" design model by architectural engineer John Anderson, and builder Bell & Valdez, along with designer Robert Hobble (*Seattle Times*, November 6, 1955). Also represented in Lake Hills are examples of the "Tri-lander" model by designer Ronald R. Campbell and builder Leonard, the "Young Modern model," also by architect/engineer John Anderson and Bell & Valdez. Single story models were often adapted to sloped sites by incorporating an additional lower level. Below right, at 111 162nd Avenue SE, is another example of the "Riviera model".

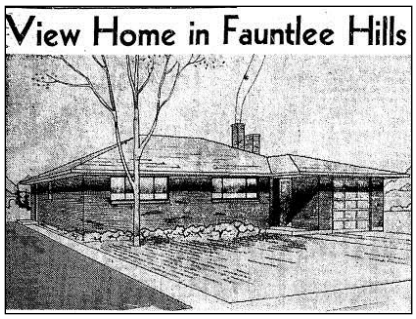
Trend Suburb, Kirkland

12404 NE 111th Place, Kirkland, 98033 (Parcel 867940-0130), right, is a representative of the International style house in the 1960 Trend Suburb, a small development in Kirkland, designed by Richard Robinson and built by Robinson-Stewart Const. Co. Another example is at 12415 NE 110th Place (Parcel 867950-0040).



Fauntlee Hills Suburb, Seattle

4006 SW Donovan Street, West Seattle, 98136 (Parcel 248420-0130), below left, dates from 1953. It typifies the many Transitional Ranch style houses built in a new hillside suburban development in West Seattle by the Arthur C Webb Company. Representative features of the house include Roman brick cladding, hipped roofs, and compact massing with integrated garages, carefully positioned on sloped sites. Many of them currently feature mature Japanese-influenced gardens.



Normandy Park

18184 Normandy Terrace SW, Normandy Park, 98166 (Parcel 611750-0405), below, is a one and two story house built in 1959 in the largely mid-century waterfront community of Normandy Park. Similar to others, it is set back on the east side of a street that runs parallel with the shoreline and faces west toward Puget Sound. The house and attached carport are expressive of the post and beam structural design.

Normandy Park contains many other mid-century dwellings. **1102 Riviera Place SW** (Parcel 611750-0245), left, a low-pitched, front-facing gable house from 1955. Glazing extends to the roofline to accentuate the A-frame.

Wallingford neighborhood, Seattle

1511 N 39th Street, Seattle, 98103 (Parcel 803270-0055), right, is compact duplex and an unusual Frank Lloyd Wright Usonian-inspired structure built with cast-in-place concrete and dating from 1950.

8. RECOMMENDATIONS

Typical Modifications to Mid-Century Houses

Many homeowners contemplate and make changes to their mid-century houses. Typical changes can be made to improve these dwellings for continued use:

- Major changes to mid-century dwellings involve the upgrading of systems, such as electrical power, wiring, lighting and security/fire alarms; new and/or additional mechanical heating, ventilation and air conditioning; and structural upgrades for enhanced seismic and earthquake responsiveness.

- Because contemporary dwellers appreciate more privacy and seek relaxation in their houses, original bathrooms are often expanded or new ones added. Kitchens are remodeled with new appliances, finishes and cabinets, and outdoor kitchen components added.

- Energy conservation has led to the replacement of single-glazed windows with new windows and the addition of solar panels on sloped rooftops.

- With varied needs, many homeowners convert their garages and carports to storage and shop use.

- Additions of decks and patio spaces are desired, particularly when the site offers a view.

- Many of the mid-century houses were built as single-story structures and they lend themselves to residents aging-in-place with few changes to the structures and the addition of non-slip flooring, enhanced lighting and heating systems, and the addition of grab bars.

- To address affordability and increased occupants, some spaces are converted and bedrooms subdivided or new bedrooms added.

All of these types of changes allow a sound residence to be preserved and used for vital contemporary living. The critical issue is to recognize the integrity and character of the original design, and work with it rather than in opposition.

Preservation advocate organizations – such as the Washington Trust for Historic Preservation, DocomomoWeWa, Historic Seattle, the Seattle Architectural Foundation, and professional groups such as the American Institute of Architects – offer classes, lectures and other programs and assistance to homeowners who are aware of the value of their mid-century dwellings. Public agencies, such as the King County Historic Preservation Program and DAHP can offer assistance and information about incentive programs available to property owners. Some grant funding and financial incentives also are available for those who preserve their houses as landmark properties.

Recommendations

A. Organize residents who are interested in formal recognition and protection of their houses. Encourage the County to undertake additional surveys and prepare nominations for local landmarks, National Register of Historic Places nominations, and a Multiple Property Document for county or city landmark designation.

B. Encourage homeowners in dense mid-century neighborhoods, such as Fauntlee Hill, Norwood Village and Lake Hills to create historic districts. Support these efforts by assisting owners with report research and preparation through workshop training.

C. Continue to document mid-century Modern era architecture in King County. Seek additional photographs and other materials from residents, and digitize these for future use. Work with interested residents, neighborhood groups and local historical societies, such as AKCHO, to sponsor additional research on individual houses, original builders, designers, and residents. Sponsor additional oral history programs.

D. Provide information about the financial and non-financial benefits available to owners of landmark properties to encourage them to nominate their houses and seek designation as local landmarks and NRHP listing.

E. Contact the University of Washington's Center for Preservation and Adaptive Reuse to undertake additional surveys. Engage students in local high schools; encourage them to undertake specific projects, and pursue opportunities for intergenerational learning in fulfilling extra curriculum requirements.

F. Collaborate with the local real estate industry. Provide professional groups with digital files and other resources about the residential resources in King County. Encourage them to learn more about Modernism and preservation and how to market Modern era houses. Work with realtors to provide information on historic Modern neighborhoods and houses, and preservation.

G. Assist local organizations in developing neighborhood tour guide brochures; co-sponsor tours with the Washington Trust, Historic Seattle, Docomomo_WeWa, and local AIA and ASLA chapters

H. Coordinate with librarians from the King County Library System and the Seattle Public Library Seattle Room to digitize information and make it available to the public. Provide a mechanism to digitize records, drawings, photographs, and graphic materials provided by residents and others. Add digital copies of historical maps, photographs, drawings, etc. to these collections.

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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

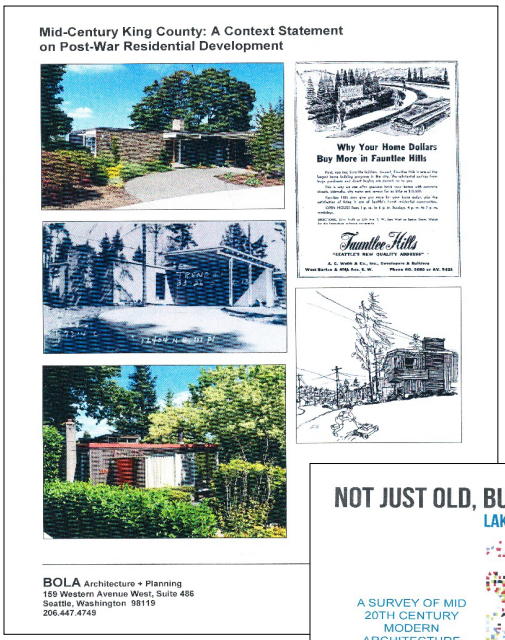
type in Section F of this MPD, provide the specific information used for making judgments about the relative significance of a property according to established criteria and integrity level.

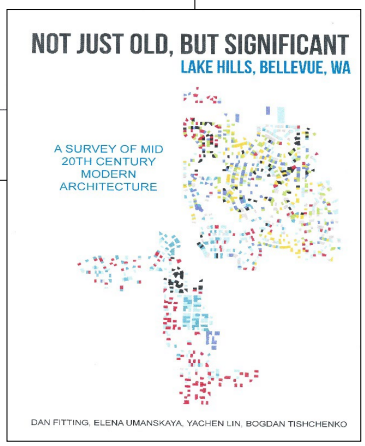
Typically, the historic context is preceded by a survey of historic and architectural resources. The survey may not be comprehensive but must be sufficiently detailed to inform the development of the historic context. Due to the sheer size of King County and its partnering jurisdictions, a comprehensive 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.

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.

- **20th 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.

- **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

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."[1] (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;[2]

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;[3] 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,

[1] 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.
[2] 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
[3] This criterion typically applies to archaeological resources and will not be addressed as a part of this MPD.

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:[4]

- **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.

[4] Andrus, 1995:44.

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.[5] 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.[6] 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

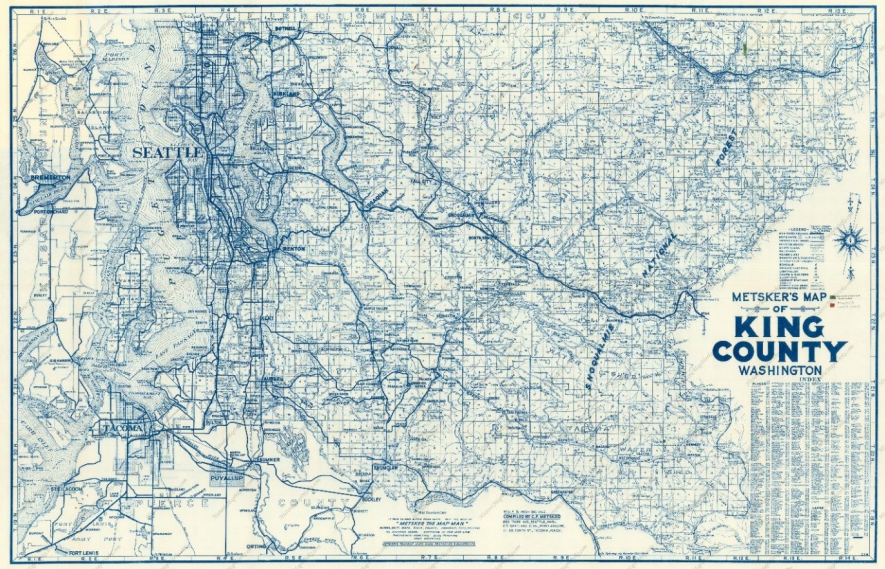
The history of King County and the Seattle metropolitan area follows much of the same trajectory as many areas of the U.S. from the stock market crash to the post-World War II/early Modern era, with at several important differences. After the stock market crash, the region suffered like the rest of the 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.[7] Peak unemployment reached 40% in Washington State.[8] 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.[9] 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.[10]

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

[5] 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.
[6] 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.
[7] James Gregory, "Hoovervilles and Homelessness," (2009), *The Great Depression in Washington State.* https://depts.washington.edu/depress/hshtml, accessed October 2021.
[8] King County Snapshots, https://content.lib.washington.edu/imls/kcsnapshots/, accessed July 2021.
[9] 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.*
[10] Jessie Kindig, "Public Works: Rebuilding Washington," (2009), The Great Depression in Washington State. https://depts.washington.edu/depress/ accessed October 2021.

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.[11]

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.[12]

Where King County and the Seattle metropolitan area differed from other parts of the country, however, was in the downturn suffered as a resulted 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.[13] 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.[14] By 1972 Boeing had laid off

[11] 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.
[12] "King County," *Wikipedia,* https://en.wikipedia.org/wiki/King_County,_Washington#Demographics, accessed October 2021.
[13] Christopher Lydon, "Senate Bars Funds for SST, 51-46," *New York Times,* Mary 25, 1971:1.
[14] BOLA, 2017, 13.

approximately two-thirds of its employees.[15] 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.[16]

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.[17]

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.[18]

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

[15] 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.
[16] BOLA, 2017, 16.
[17] 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.
[18] 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.

and berry- and flower-growing, and dominated the dairy industry in the White River Valley in the 1920s.[19] 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."[20] 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.[21] 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.[22]

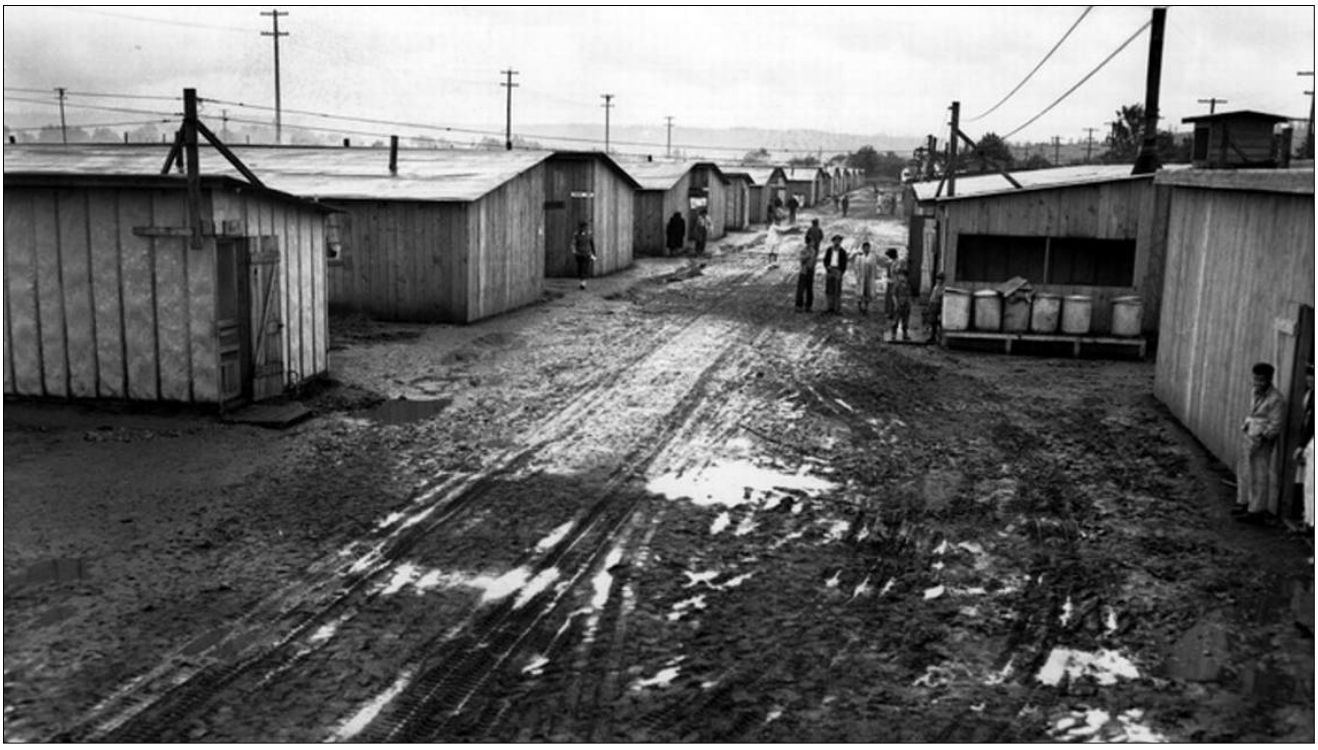
Japanese farmers who settled in King County established Buddhist and Christian churches, developed social organizations, and sent their children to public and Japanese language schools.[23] They also formed organizations that exercised substantial local political power, such as the Japanese American 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.[24]

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."[25] 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.[26] The nearly 700 farms (25,320 acres) operated by Japanese and Japanese Americans in 1920 decreased to 246 farms (7,030 acres) by 1925.[27]

[19] In 1922, Japanese dairy farmers supplied 50% of Seattle's milk." Andrews, 1997:10.
[20] Eastside Heritage Center, *Lake Washington, The East Side.* Charleston, SC: Arcadia Publishing, 2006:82.
[21] Andrews, 1997:8.
[22] Andrews, 1997:16. Dubrow, 1993:13.
[23] Andrews, 1997:8.
[24] Andrews, 1997:14. Eastside Heritage Center, 2006:60
[25] The Naturalization Act of 1795 and subsequent federal legislation enacted in the 19th and early 20th 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.
[26] Andrews, 1997:12.
[27] Ibid.

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.[28]

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.[29] 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.

[28] Andrews, 1997:26
[29] Andrews, 1997:17.

of them from King County.[30] 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.[31] 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.[32] 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.[33] 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."[34]

Only about 20% of Japanese American families returned to the White River Valley after the war.[35] 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.[36] 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 20th 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.[37]

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[30] 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

[31] 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.

[32] 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."

[33] BOLA, 2017:5.

[34] Andrews,1997:20.

[35] Andrews, 1997:18.

[36] 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.

[37] Flewelling, Stan, *Farmlands*. Erick Sanders Historical Society, Auburn, 1990, pg. 126

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.[38]

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.[39] 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.[40] 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.

[38] King County Agricultural Task Force Report on Local Agriculture, 1980, pg. 4.
[39] RDP Policy Development on the Loss of Regional Agriculture, Puget Sound Council of Governments, 1976
[40] ibid

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F. ASSOCIATED PROPERTY TYPES

Property types under this MPD include individual properties or districts, the latter of which may be a neighborhood or a planned subdivision. Individual properties may be identified by style or building type. The styles and forms represented here are the **Minimal Traditional house**; the **Ranch house**; the **Split Level/Split Entry house**; the **Contemporary style**; the **International Style**, the **Northwest Regional style**; and the **Shed style**. The Ranch house and its many variations (described below) was ubiquitous throughout the post-war period. Contemporary and Northwest Regional style houses might also be found throughout the post-war time frame. The Minimal Traditional house style most often characterizes the immediate post-war years, from about 1945 to 1955 and the Shed house style or townhouse type only came into widespread use in the 1960s and 1970s.

Buildings included here are single family residences. They may be located within a potential district or neighborhood or may be located on individual parcels that are not part of any organized neighborhood. They can be categorized by architectural style or building type, or both, in different combinations. A Ranch house can be a typical, one-story Ranch of various shapes; it can be an Early or Transitional Ranch, which combines elements of a Minimal Traditional and the later, larger Ranch house. In stylistic terms, a Ranch house can be embellished with architectural details that create a Spanish Ranch, a fanciful Storybook or a rustic Rambler Ranch – or it may eschew stylistic treatments and display a simplified geometry as in a Contemporary style Ranch house.

Districts may combine more than one of the styles and/or types that were built during the post-war period from 1946 to 1975 and may include resources representing other periods of development, particularly if they are neighborhood districts rather than subdivisions, which were typically built in a relatively short period of time with a limited palette of houses. In the context of this MPD, a district or potential district can be a neighborhood but is more likely a subdivision. Subdivisions were the predominant form of land development in the post-war era.[1]

Design Characteristics of the Modern House

Architects and builders in the Pacific Northwest began to experiment with modern concepts in architecture, as early as the 1930s. The modern house did not become widespread, however, until after WWII. Innovations in financing, design, and construction techniques and materials in the early twentieth century paved the way for post-World War II growth. The demand for housing in the post-war era led to explosive suburban growth and the proliferation of – most commonly - the Ranch house. Due in large part to builders and developers who created swaths of like-built homes, the modern house, particularly the Ranch house, became the building block of post-war suburban expansion and emblematic of these new communities.

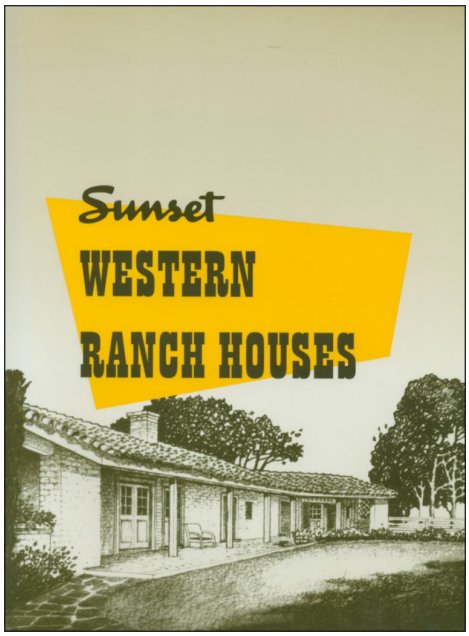
While the post-war house could display different architectural styles, certain features were shared by many post-war homes, particularly in the temperate Pacific Northwest. These were an orientation toward indoor-outdoor space; embracing multi-use spaces; and a new informality that emphasized a casual lifestyle that was oriented toward family life. The stress on these characteristics can be observed in the post-war suburbs as well as modern houses in other settings.

[1] A subdivision is a method of land division for sale or development.

Both professional architectural journals and the shelter magazines such as *Sunset, Better Homes and Gardens*, and *House Beautiful* made a rapid about-face in their promotion of modernism after World War II.[2] Prior to the war, the Colonial Revival style had been by far the most popular for residential design, particularly for the middle and upper classes. Small homes were "Cape Cods," like those seen in the Levitts' developments in Pennsylvania and New York. Homes built in the Colonial Revival style were considered timeless in design, comfortable and economical and had the appeal of tradition. Colonial Revival houses maintained their popularity throughout the prewar years, supplanting the Craftsman bungalow and becoming the most popular style during the Great Depression. Colonial Revival served as a model for the Minimal Traditional house in the pre-war years. its popularity declining when war broke out in 1941. After the war, the Ranch house became the house of choice.

Beginning in the early 1940s, changes in house planning were promoted by architectural and shelter magazines which only increased in pace in the post-war years. In these articles, a completely different way of looking at the family home was advocated.

In a 1946 address on "Developing the Northwest Home," Seattle architect Robert L. Durham pointed out changes that had occurred over the last 100 years that made planning a modern house different than a traditional home. He noted that the emphasis in a modern home should be on efficiency, particularly in circulation, and that new materials and construction methods made opening the house to a view or the outdoors possible, while also enabling open and flexible planning: "One of the most important trends in Northwest residential design is the close relationship between indoor living space and outdoor living area."



Sunset Magazine helped popularize Ranch Houses throughout the West Coast.

Durham believed design planning should take into account work areas, personal areas, and relaxation areas, the last of which were the public rooms of the house. Work areas included the kitchen and dining area. Personal areas included bedrooms, bathrooms, and the like.[3] A similar address was made by Edwin W. Grohs, a Seattle-based landscape architect and engineer, entitled "Landscaping the Home Grounds." Grohs encouraged the perception of private outdoor areas as space for active living and an integral part of the home. He also advised property owners on how to plan for their own house and grounds, considering desirable views, the topography, and accessibility.[4]

Trends embraced multi-use rooms, which counteracted the smaller rooms seen in prewar and immediate post-war houses. This allowed for gains in space, cutting costs, and informal living areas. Separate kitchens, living rooms and dining rooms were disappearing, and the family room was on the rise. "Often a lot of glass in one wall opens these areas to the out-of-doors, making them psychologically larger, but still small enough to afford, and small enough for a housewife to run on her own."[5] The emphasis on indoor-outdoor space, in addition to allowing for an outdoor-oriented lifestyle in the temperate climate of the

[2] "Shelter magazine" is a publishing industry term for periodicals focused on interior design, architecture, home furnishings and gardening.
[3] Robert L. Durham in "Developing the Northwest Home," *Ideas for our New Home* (pamphlet). Seattle: Seattle Home Planners Institute, 1946.
[4] Ibid.
[5] Ibid.

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."[6]

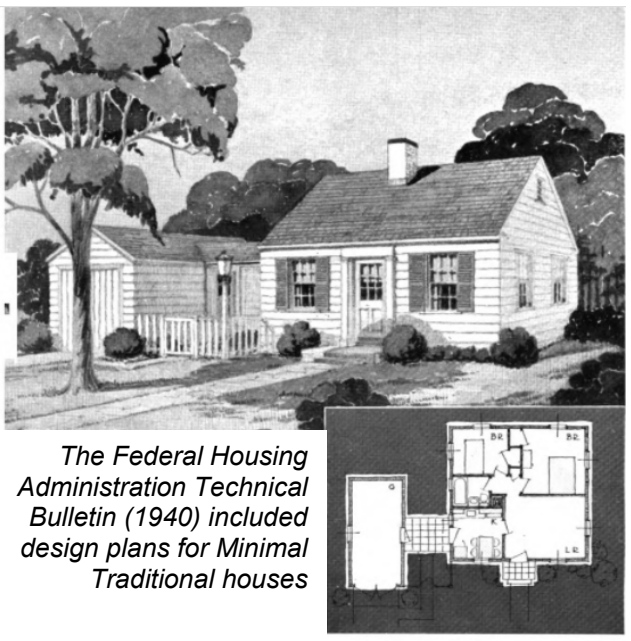
Another common characteristic of post WWII houses was the minimizing of decorative detail, which is often how buildings of other eras are identified. Modern houses used materials in place of architectural detailing, taking advantage of natural textural or color distinctions to embellish a building. Examples 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.[7] 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

[6] "A skeleton frame and cut-in patio make a little house seem big," *Architectural Forum,* April 1950:167-171.
[7] "Cities Essentials in House Planning, FHA Official Stresses Need for Exterior Simplicity," *New York Times,* June 23, 1940.

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.

Examples of Minimal Traditional in West Seattle (left) and Vashon Island (right). The Vashon house also shows some early/transitional Ranch elements, such as its broadened form, wide chimney, and large front picture window.

The Ranch House

PHYSICAL DESCRIPTION

The Ranch house (ca. 1945–1985) typically has a more expansive footprint than the earlier Minimal Traditional style house. A simple Ranch house will have a rectangular footprint, but it can also have a U-shaped, L-shaped or more complex footprint with radiating wings. Its low, wide form lays across the lot with its façade parallel to the street, usually allowing for generous front and back yards. Ranch houses are one story in height with a shallow-pitched gable or hip roof with deep eaves (see below for variations.) A variation on the roof form is a gable-on-hip or combination gable and hip roof. It generally has an asymmetrical façade with an overall horizontal emphasis in both materials and architectural features. The wood-frame buildings can have a variety of siding types, including clapboard, vertical wood or T1-11 panels with a vertical grain, or plywood with battens (board-and-batten), with brick or stone veneer accents. Roofs are generally wood shingle or asphalt composition shingle but a Ranch house with a Spanish Colonial Revival motif often has a clay tile roof.

Typical Ranch House in Kirkland.

The entry is generally placed close to or just offset from center on the front façade and is typically at grade or just one or two steps above the ground. Covered walkways from the front entry to the driveway and attached garages are typical features, as are sliding glass doors emphasizing the rear yard. At the back of the house, patios, breezeways or interior courtyards add to the feeling of private spaciousness. Windows typically repeat the horizontal aspect of the building with one large, horizontal picture window in the living room and smaller two-light sliding windows in other rooms, such as the kitchen and bedrooms. The windows are

often wood frame, in the case of the large focal window, with aluminum frames common or other windows. A broad interior or endwall chimney is very common. A variety of embellishments may be present that take on various stylistic interpretations, including shutters, shaped fascia, dovecots, decorative porch supports, exposed beams and rafters, brick or stone veneer under the windowsills or accenting the entry, integrated planters at the entry, or breezeblock accents at the entry.[8] The garage is typically integrated with the house. Because of the configuration of the classic Ranch house, siting is typically at grade or on a flat pad engineered for that purpose.

Ranch Subtypes and Styles:

Raised Ranch – a one-story Ranch house placed on a berm above a basement/street level garage.


Examples of Raised Ranch houses in Kent (left) and West Seattle (right).

Rambler - a Ranch house type that became more popular in the 1960s and later, when Ranch houses became more expansive, although it had its roots in the pre-World War II years.[9] It is a one-story house with one or more wings that radiate from the central core. The wings often spread out over the landscape, sometimes accommodating the natural topography, allowing numerous opportunities for outdoor living space. The most common stylistic expression for Ramblers is Rustic or Spanish Colonial Revival. They otherwise display many of the features described above for the Ranch house.[10]

Applied styles – The Ranch house and its variants is a form type, but it may also take on a variety of stylistic interpretations, called Character or Styled Ranches. Some of the more popular interpretations are:

- Storybook Ranch – with scalloped or shaped fascia and trim, decorative gable details, faux dovecotes, window boxes and diamond-pane windows
- Spanish Ranch – with a courtyard layout, clay tile roof, arched window/door openings and stucco siding
- Farmhouse or Cowboy Ranch – with a façade corridor supported by posts with angle brackets
- Asian influenced Ranch house – with deep overhangs and upturned eaves

[8] Alan Hess, *Ranch House.* New York, NY: Harry N. Abrams, Inc., Publishers, 2004:17.
[9] Cliff May, *Western Ranch Houses by Cliff May.* Santa Monica, CA: Hennessey + Ingalls, 1997.
[10] The term "Rambler" is often used as a general synonym for Ranch houses on pop culture and realtor websites.

- 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).

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.[11] 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

[11] Also referred to as Tri-Level Split and Bi-Level Split. The Tri-Level (Split Level) has three distinct planes, ground level, intermediate and 2nd 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.

living room, dining room and kitchen, the lowest floor is comprised of the garage and often and informal family activity room. Front entry doors lead to the mid-level floor and the door is typically centrally located. The Split-Entry house is generally two stories, under one continuous roof, with the main entrance located at mid-level between the two main levels – interior half-flights of stairs led to the different living area levels from an entry foyer.

On each, the main entry is typically sheltered by the roof overhang or entry porch, which can be detailed with decorative porch and/or roof supports. The roof form may be a front or side gable, hip, or combination. The front door is emphasized, often by side lights or clerestory glazing or by paired doors. A partially raised basement may often contain windows in foundation walls that are near grade. Stylistic features on both Split Level and Split Entry tend to emulate Ranch, Styled Ranch or Contemporary. House cladding is often wood, sometimes in combination with cultured stone or brick veneer.

Split Entry examples in Bellevue (above left) and Normandy Park (above right).

Split Level example in Federal Way (left).

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.


Examples of Contemporary Style houses in Kirkland (left) and Federal Way (right).

SIGNIFICANCE

Contemporary style houses were built throughout the post-war period and are still a favored alternative to the Ranch house, with their emphasis on style, relationship to the outdoors and their ability to conform to different topographical settings.

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 Contemporary house must be at least 40 years old and possess sufficient integrity to convey the reasons for its significance. Contemporary style residences nominated under Criterion A3 for design should retain *all or most* of the following character-defining features:

- Broad, asymmetrical building form
- Flat or low-pitched gable roof with wide overhanging eaves
- Siding materials (typically wood or wood and brick)
- Large single-pane windows, often interspersed with plain or textured wall surfaces
- Distinctive original window openings (i.e., in gable ends or under roof line)
- Original chimney
- If there was originally an integrated carport, it must not have been enclosed

OTHER INTEGRITY CONSIDERATIONS

Many Contemporary houses are architect designed, although they may just as easily be the product of a custom builder putting up spec-built homes. This design emphasized the building's relationship to its surrounding landscape, often integrating views, projecting decks, private courtyards and/or entry gardens into the site plan. Retention of any original designed landscape relationships would contribute substantially to the building's integrity.

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.[12] 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:

[12] 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.

- 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

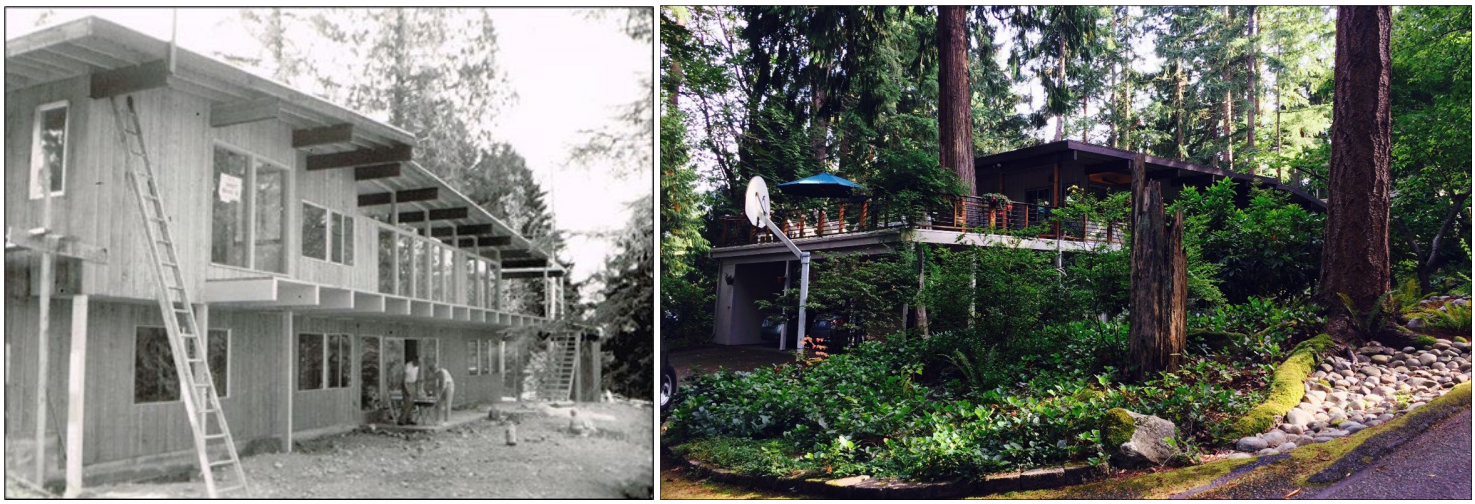
Example of NW Regional style house in Normandy Park

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.

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 &

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.[13]



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

[13] 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.

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

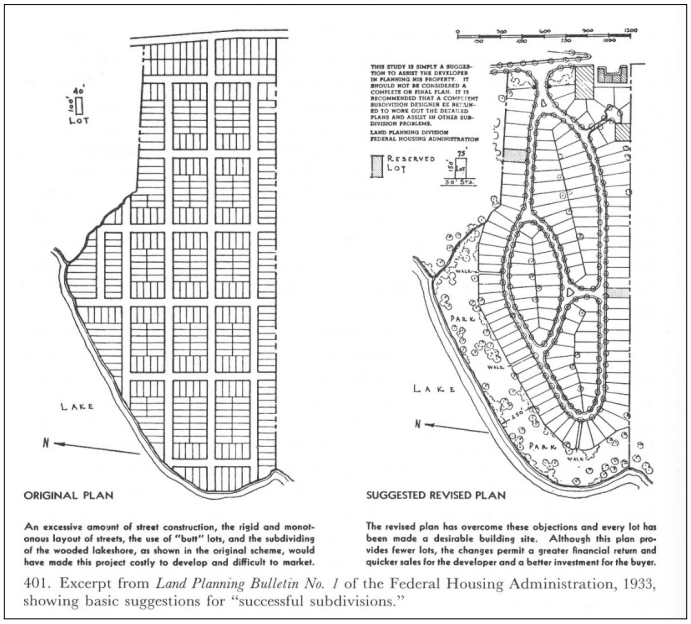
OTHER INTEGRITY CONSIDERATIONS

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.[14] 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.[15]



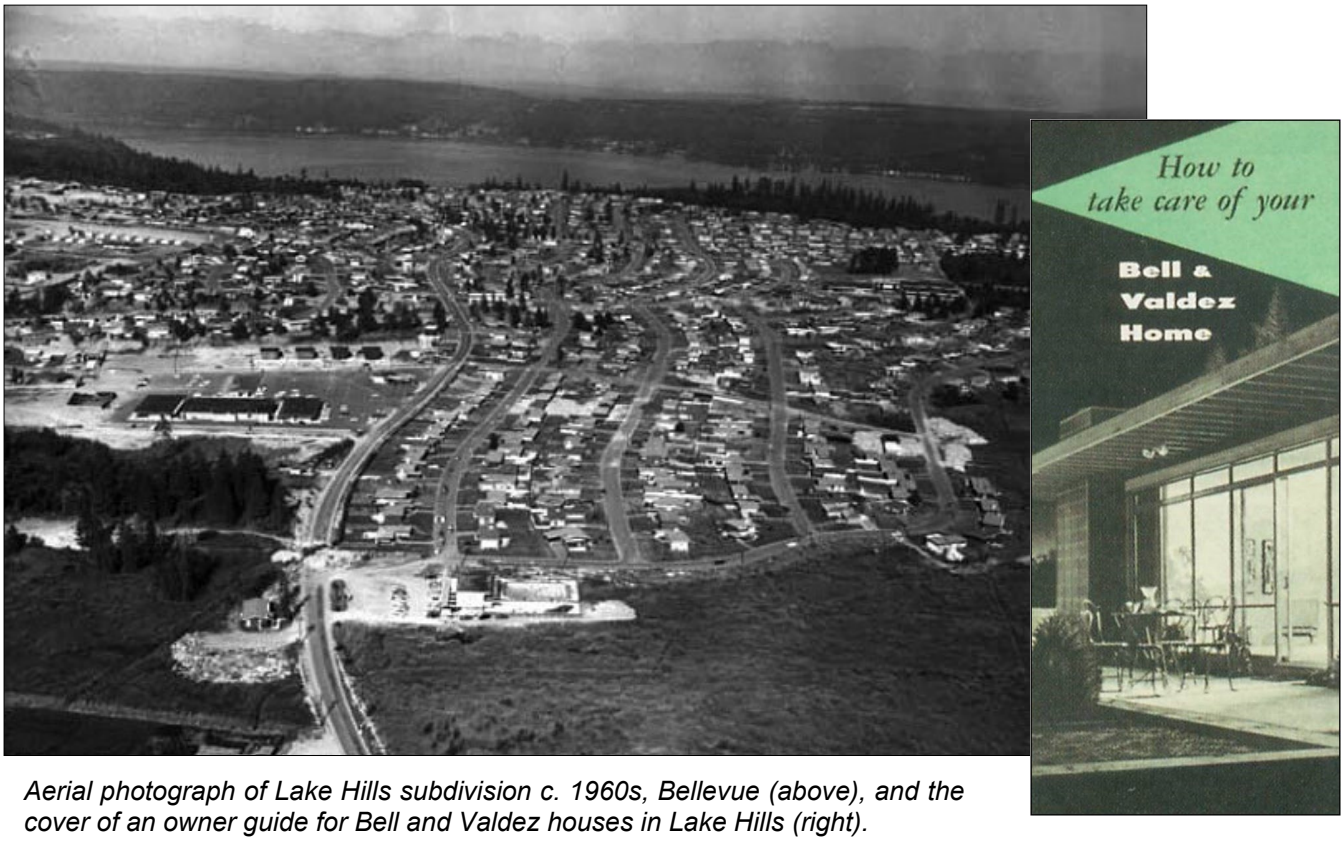
401. Excerpt from *Land Planning Bulletin No. 1* of the Federal Housing Administration, 1933, showing basic suggestions for "successful subdivisions."

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

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

[14] Norman T. Newman, *Design on the Land, The Development of Landscape Architecture.* Cambridge, MA: Harvard University Press, 1971:644.
[15] 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.

neighborhood setting. A modern neighborhood may also have been developed with a combination of individually developed lots mixed with small-scale subdivisions.[16]



Aerial photograph of Lake Hills subdivision c. 1960s, Bellevue (above), and the cover of an owner guide for Bell and Valdez houses in Lake Hills (right).

An intact neighborhood or subdivision of Minimal Traditional, Ranch, or any mid-century modern house styles or types may be eligible, provided it collectively retains sufficient integrity, and offers either a good example of a post-war neighborhood (Criterion A3) or a development significant for another reason, such as an association with defense housing or a coordinated community planning effort. (Criterion A1).[17]

PHYSICAL DESCRIPTION

A subdivision may display a collection of post-war residences of differing styles and types or may have been developed in a series of models designed specifically for that subdivision. A subdivision may also include a selection of architect-designed or high-style houses mixed with more ordinary houses, such as Ranch houses. And despite the sheer number of FHA-guided subdivisions present in our suburbs, a subdivision might be significant for a unique design, provided the individual residences conveyed sufficient integrity to convey the design of thePlanned subdivisions were the most common type of land development in the post-war era. They are also typically easiest to identify and define because they display a certain amount of

[16] Note that as the post-war years continued, fewer large scale vacant parcels were available that could be developed into large subdivisions by merchant builders. At the same time, suburbs developed further and further from the Seattle core.

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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