



CITY OF KIRKLAND LANDMARKS COMMISSION
PLANNING DEPARTMENT
123 Fifth Avenue
Kirkland, Washington 98033

CITY OF KIRKLAND LANDMARKS COMMISSION

FINDINGS OF FACT AND DECISION

Dr. William Buchanan House

SUMMARY

The City of Kirkland Landmarks Commission (Commission) designates the Dr. William Buchanan House, located at 129 Sixth Avenue, Kirkland, Washington, a City of Kirkland landmark.

Property Description: Lots 3 & 4, Block 196, Kirkland Addition, also known as legal parcel 3885808295

Public Hearing: The Commission held a public hearing on nomination of the Buchanan House on May 24, 2018, at Kirkland City Hall, 123 Fifth Avenue, Kirkland, Washington. The landmark registration form for the property, photographs, site plan, and a staff recommendation were submitted to commissioners prior to the meeting. Three of the seven commissioners present and staff walked by the house just before the hearing. Sarah J. Martin, consultant for the City of Kirkland, made a presentation on the nomination. The owners, Dan and Kim Hartman testified in favor of landmark designation, along with Loita Hawkinson, president of Kirkland Heritage Society, and Angela Ruggeri, Senior Planner for the City. The Commission adopted the following findings in support of its decision:

**FINDINGS
BACKGROUND**

1. The Dr. William Buchanan House is located on a residential lot in the Norkirk Neighborhood, just north of downtown Kirkland. The neighborhood remains an intact residential area, although many of the smaller historic homes have been replaced by newer, much larger residences and multi-family dwellings.
2. Earliest European American settlement in the Kirkland area began in 1869, where the McGregor, Popham, O'Connor, and French families established land claims. John W. DeMott's homestead occupied the area that later included Kirkland's commercial district and the Buchanan House.

3. Peter Kirk and John George Kellett, Englishmen who were interested in developing industry around Lake Washington, together with several other partners formed the Kirkland Land and Improvement Company (KLIC) in July 1888. This early period of development, in the late 1880s and early 1890s, included the construction of commercial and residential structures to support the planned steel and iron industry and the founders' vision of Kirkland becoming the "Pittsburgh of the West."
4. KLIC filed the Kirkland Plat in 1888 (refiled in 1890) which laid out the heart of the new town's commercial district. Development was well underway by the publication of the first edition of The Kirkland News on September 6, 1890, which mentioned the ongoing construction of the bank building, the Sears block, E. M. Church's brick store, and various residences, including that of Dr. W.D. Buchanan on Piccadilly Avenue, which was being graded in preparation for the installation of wood planking.
5. Tax and property records and period newspaper clippings suggest the house was built in the late summer of 1890. The first four owners of the house read like a who's who of early-day Kirkland, including the town's founding development company, a physician – Kirkland's first resident doctor, the proprietor of the familiar Pioneer Grocery, and a long-serving mayor and his wife.
6. The house has long been known as the Trueblood House, for its assumed association with physician Barclay Trueblood (1848-1927). Closer examination of the historic record, however, reveals no meaningful association between Trueblood and this residence. There is an indirect association between the Truebloods and this house – his stepson Albert Newell and his wife Polly owned it from August 1907 to March 1909, at a time when Dr. Trueblood advertised his services as a physician in Kirkland, but he worked out of an office in the Gilbert Hotel, not at the Buchanan House. Moreover, his primary office was located in Seattle's Marion Building, and his family lived in Queen Anne, where, by 1908, the Truebloods had settled into their long-time Seattle home at 2140 6th Avenue West. In the 1970s, previous residents of the house and local historians had suggested it was home to Kirkland's first doctor. Somehow, Trueblood was given the descriptor "first resident physician," in a National Register of Historic Places application, when it should have been Buchanan.
7. The Buchanan house is a type known as gable-and-ell, with a front-facing gable and a side-gabled wing, typical of folk architecture popular in rural areas throughout the United States from 1870 to 1920. It also features Victorian-era stylistic embellishments such as modest brackets at the roofline of the front porch, a projecting square bay on the north façade, and the single and paired one-over-one wood windows. The one surviving photograph of the house during Buchanan's ownership shows two entrances on the primary façade, an important indicator of a multi-functional use of interior space.

8. Originally located at 127 Seventh Avenue, and facing north, the house was relocated in August 2016 to a nearby parking lot until a buyer could be found. It was moved again in August 2017 to its current location, only one block away from its original location, where it is currently being rehabilitated and where an addition is being built on the rear of the house. The house continues to face north, and the new addition is not readily visible from the street.
9. The nomination has been submitted with the expectation that the house would be reviewed according to the current plans being used for its rehabilitation. Staff has reviewed those plans and doesn't see any issues which would alter their recommendation for designation, particularly under Criterion A1. The plans include restoration of the front porch and replacement of existing wood double hung windows with aluminum clad wood casement windows that may be required by the code official to provide adequate emergency egress. The windows will still maintain a 1/1 lite configuration.

CRITERIA

1. King County Code Designation Criteria (KCC 20.62.040.A) as referenced by Kirkland Municipal Code (KMC 28.12.010.B) were used to evaluate the significance of the Buchanan House.
2. Generally, structures that have been moved from their original locations shall not be considered eligible for designation. However, the Buchanan House is eligible for designation under Criterion C3 as a building or structure removed from its original location but that is significant primarily for its architectural value, or that is the surviving structure most importantly associated with a historic person or event. In this case, it is both significant for its architecture, and is the surviving structure most importantly associated with the early formative years of medicine and medical care in Kirkland.
3. The Buchanan House is significant under Criterion A1 for its direct association with early medical care in Kirkland. It served as a physician's office and clinic, managed by Dr. William D. Buchanan, who lived in the residence with his wife Abbie in the early 1890s. Their home reflects an important chapter in the formative years of medicine and medical care in Kirkland and Washington, when most services were performed by private physicians in their homes or via house calls.
4. Dr. William Duncan Buchanan (1850-1902), a physician and native of Albany, Vermont, graduated from the University of Vermont in 1882. He and his wife Abbie moved to Washington in June 1890 in hopes of improving Abbie's health. William D. and Abbie M. Buchanan moved into the house in September 1890 and purchased it in January 1891, for \$500. Within two years of arriving in Kirkland and just four weeks after purchasing

their home, Abbie died on February 12, 1891. W.D. remained in Kirkland, but only for a few more years. By mid-1894, he had moved to Lincoln County and remarried.

5. Buchanan applied to the State of Washington for a physician's license in 1890, and along with fellow physicians David T. Richards and Lucy L. Richards of Houghton, they are among the earliest recorded doctors living and working in what is now Kirkland.
6. Small rural and developing towns like Kirkland relied exclusively on individual general practitioners like Buchanan who worked out of their homes and made house visits. This trend held steady in Kirkland, until the first purpose-built hospital opened in 1930.
7. The Buchanan House is also significant under Criterion A3 as an excellent example of a late 19th century Folk Victorian dwelling executed in the common gable-front-and-wing form.
8. The building possesses integrity of:
 - a. Design, because the elements that characterize the building are largely intact, including window patterns, roof form, corner porch with modest scrolled brackets, and square bay window;
 - b. Materials, because the building retains original wood siding, wood corner boards and simple wood trim around the windows and eaves;
 - c. Feeling, because overall the physical features of the building strongly convey its historic character, as viewed from the street, particularly amid all of the larger newer houses in the neighborhood; and,
 - d. Association, because the building has an exceptionally well-documented link to the historic context as described in the landmark registration form including a direct association with early medical care in Kirkland.
9. The Landmark Registration Form for the Dr. William Buchanan House provides additional contextual information to support the above-stated findings.

MINUTES AND EXHIBITS

The following exhibits are part of the record:

1. Kirkland Landmark Registration Form, *Dr. William Buchanan House* (November 14, 2017)
2. Site map and photographs
3. Staff Recommendation (May 17, 2018)
4. Historic Review Drawings (May 16, 2018)
4. Minutes of May 24, 2018 public hearing

6. Audio recording of May 24, 2018 public hearing

All exhibits are on file in the King County Historic Preservation Program office, 201 S. Jackson, Suite 700, Seattle, Washington.

DECISION

At its May 24, 2018 meeting the Commission approved a motion to designate the Buchanan House based on the above findings.

Boundaries of Significance: Boundaries consist only of the footprint of the historic portion of the house, including that area covered by roof overhangs, and the landscaped area between the front façade and Sixth Avenue right-of-way, all within current legal parcel 3885808295.

Features of Significance: All exterior elements of the north, east, and west elevations of the historic portion of the house, along with the roof of the historic house.

PROTECTION MEASURES

Controls: No feature of significance may be altered nor may any new construction take place within the designated boundaries, without first obtaining a Certificate of Appropriateness from the City of Kirkland Landmarks Commission pursuant to the provisions of King County Code 20.62.080 as adopted by reference in Kirkland Municipal Code 28.12.010. The following exclusions are allowed:

1. In-kind maintenance and repair
2. Routine landscape maintenance
3. Emergency repair work

INCENTIVES

The following incentives are available to the property owner:

1. Eligibility to apply for funding for property rehabilitation/restoration (as available) through King County and 4Culture
2. Eligibility for technical assistance from King County Landmarks Commission and staff
3. Eligibility for historic site marker
4. Eligibility for special tax programs through King County

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Decision made May 24, 2018
Findings of Fact and Decision issued May 25, 2018

KIRKLAND LANDMARKS COMMISSION



Poppi Handy, Chair

May 25, 2018

Date

TRANSMITTED this 25th day of May 2018 to the following parties and interested persons:

Kim and Daniel Hartman, Owners
The Honorable Amy Walen, Mayor, City of Kirkland
Angela Ruggeri, Senior Planner, City of Kirkland
Allison Zike, Planner, City of Kirkland
Loita Hawkinson, President, Kirkland Heritage Society
Sarah J. Martin, Historian, SJM Cultural Resource Services
Vic Newhard
Thomas K. Hitzroth
Marilyn Johnson
Shannon Harris
Brandi Link, 4Culture
The Honorable Claudia Balducci, King County Council

NOTICE OF RIGHT TO APPEAL OR RECONSIDER

Appeal. Any party of record aggrieved by a decision of the City of Kirkland Landmarks Commission designating or rejecting a nomination of a landmark may, within 24 calendar days of mailing of notice of the action, appeal such decision in writing to the hearing examiner pursuant to King County Code Chapter 20.22 (as referenced by Kirkland City Code 20.62.110.A). The written notice of appeal shall be filed with the historic preservation officer and shall be accompanied by a statement setting forth the grounds for the appeal, supporting documents, and argument.

Reconsideration. Any person aggrieved by a decision of the City of Kirkland Landmarks Commission designating or rejecting a nomination for designation of a landmark may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) errors or omissions of fact; or, 2) that new information bearing on the decision, and not reasonably available to the petitioner at the time of the decision, is available. The written petition must be filed with the Historic Preservation Officer and must be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents. Within 70 calendar days of filing of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the landmark nomination.