



# CITY OF KIRKLAND LANDMARKS COMMISSION

PLANNING DEPARTMENT  
123 Fifth Avenue  
Kirkland, Washington 98033

## LANDMARK REGISTRATION FORM

### PART I: PROPERTY INFORMATION

Approved 5/24/2018

#### 1. Name of Property

historic name: WILLIAM D. BUCHANAN HOUSE

other names/site number: Trueblood House

#### 2. Location

street address: 129 6th Avenue, Kirkland, WA 98033

parcel no(s): 388580-8295

legal description(s):

#### 3. Classification

Ownership of Property:

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

Category of Property:

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

Name of related multiple property listing:

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

N/A

#### 4. Property Owner(s)

name: Daniel & Kim Hartman

street: 133 6th Avenue

city: Kirkland

state: WA

zip: 98033

#### 5. Form Prepared By

name/title: Sarah J. Martin, Historian

organization: SJM Cultural Resource Services  
3901 2<sup>nd</sup> Ave NE #202, Seattle, WA 98105

date: November 14, 2017

Contributing research by Lynette Friberg Weber  
and Loita Hawkinson.

## 6. Nomination Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Site Map (REQUIRED)   | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include an index</i> | <input type="checkbox"/> Other (please indicate):       |
| <input type="checkbox"/> Last Deed of Title   |   |

**PART II: PHYSICAL DESCRIPTION****7. Alterations**

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

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

**Narrative Description**

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

*The following narratives draw upon a recent visit to the building by the author and examination of property records and historic photographs. Additional and confirming information from primary period sources, including property, tax, and census records, newspaper accounts, and carefully selected published histories, has been accessed to further clarify details of the building's history. The author wishes to thank Lynette Friberg Weber and Loita Hawkinson for their research and guidance. It should be noted that this document seeks to clarify considerable misinformation about the building's history that appears in some late 20<sup>th</sup> century secondary accounts, including the 1983 National Register nomination.*

**NARRATIVE DESCRIPTION**

The Buchanan House, named for its original owners and residents Dr. William D. and Abbie M. Buchanan, stands mid-block facing north near the peak of a hill, at 129 6th Avenue in Kirkland. The two-story, wood-frame residence was moved to this location on August 15, 2017, just one block from its original site. It is located in the Norkirk neighborhood, originally known as Capitol Hill, a predominantly residential area east of Kirkland's earliest commercial district, and occupies lot four in block 196 of the Kirkland Plat. Built in 1890, the residence and its Folk Victorian architecture reflect Kirkland's earliest period of settlement and is among the city's oldest surviving buildings (see Figures 1 through 3).

**ORIGINAL LOCATION & RECENT MOVE**

The Norkirk neighborhood is largely residential in character with a mix of civic, religious, and commercial properties. Many of Kirkland's oldest surviving buildings are located here and in the adjacent Market neighborhood. Extant residential architecture is eclectic and reflects popular styles of the late 19th and 20th centuries. Neighborhood development boomed in the early 20th century during the popular Arts and Crafts movement, resulting in the many Craftsman-style houses. The residential density is higher in the southern part of Norkirk as it is closer to the central business district (City of Kirkland Comprehensive Plan, 2007, XV.K-3; XV.L-3 through XV.L-5).

In order to save it from demolition, the Buchanan House was moved from its original location at 127 7th Avenue (lot five in block 191) to a temporary lot at the southeast corner of 7th Avenue and 1st Street, on August 17, 2016 (see Figures 9 through 13). It remained there until August 15, 2017, when it was moved to its new permanent location at 129 6th Avenue (lot four in block 196). At the time of this writing, the building is elevated on cribbing while a foundation is constructed (see Figures 15 through 17). A 1940s-era residence was

demolished at the new site to make room for the Buchanan House. A new single-family residence occupies the original site (*Seattle Times*, August 17, 2016; *Kirkland Reporter*, August 18, 2016 & August 16, 2017).

The new site mimics the original in several ways. First, with just one block separating the two sites, the house remains in the same well-established residential neighborhood. Second, both sites are located mid-block and are on the south side of the street with the residence facing north. Finally, setbacks, sidewalks, and small manicured lawns are similar at both sites. A minor difference in the two sites is the north-to-south slope of the new site is more severe, and, as a result, the building will sit higher above grade than it did previously.

## EXTERIOR

The exterior appearance of this late Victorian-era residence has been largely preserved. It features a common **gable-front-and-wing form** with an **L-shaped plan**. This house form, popular from 1870 to 1920 throughout the United States, is sometimes called an upright-and-wing or a gable-and-ell. The building is one-and-a-half stories in height. According to past historic site survey records, the original foundation was post-and-pier, but now it is poured concrete with a basement. The core of the building measures approximately 30' (width) x 20' (depth), with small projections on the front and rear elevations.

The structure is wood frame construction clad in wood shiplap siding with corner boards. The exterior wood siding is currently painted a dark blue color with white trim. Horizontal rows of circular insulation plugs are visible on some horizontal sidings. The building retains most **original wood windows**. Most windows have a one-over-one configuration. The roof has projecting eaves with enclosed rafters, sloped soffits, and wide frieze boards. The roof material is a synthetic shake meant to mimic the original wood shingle. There are several small roof vents, and an interior brick chimney straddles the roof peak of the side-facing ell.

The **primary north façade** is distinguished by a one-story corner porch with modest scrolled brackets at the roofline corners. It has a hipped roof and measures approximately 16' x 4'. One square, full-height corner post supports the overhanging roof. A small enclosure at the entrance is punctuated by a fixed sash wood window with replacement stained glass (early 1970s). Primary entry into the residence is through the west wall of the front-facing gable section. The north wall of the ell includes just one double-hung window that is situated on the first story beneath the overhanging porch roof (see Figures 9 through 11).

The front-facing gable section includes a one-story square bay with a hipped roof that is centered on the first story. The bay has four windows – two on the primary façade and one on each side wall – and is clad in vertical wood siding, as it was historically. Situated above the bay is a pair of double-hung windows.

The **east and west side elevations** each feature four double-hung windows arranged singly, with two each on the first and second stories (see figures 10, 11, 15, and 17).

The **rear south elevation** is partially obscured by a 1940s-era, one-story wing with a flat roof. Based on a review of early 20th century Sanborn Fire Insurance Company maps, this rear wing was at least the third such structure to occupy this space (see Figures 4, 6, 14, and 16). A balustrade encircles the roof, which serves as an open-air porch. The south, east, and west walls of the porch include multi-light windows that clearly differentiate it from the late-19<sup>th</sup> century architecture of the rest of the house. There are three rear entrances – two on the first story and one on the second story, accessing the porch.

## INTERIOR

The interior of the residence was not accessible to document for this report. Thus, the following discussion of the interior relies solely on recent photographs and recollections of others.

Generally, the first- and second-floor spaces are arranged around a central, straight-run staircase. A living room occupies the east portion of the first floor and there is a kitchen on the west. There are three bedrooms on the second floor, in the northeast, northwest, and southwest corners. A bathroom is at the southwest corner. The building has a basement, a feature new to this location.

Photographs of the interior from the 1970s to the present show that the house has been modified over the years. A major renovation occurred in the early 1970s when new owners, Chester and Susan Creger, sought to return the water-damaged rental house to a single-family residence. They repaired the plumbing and damaged ceilings and walls, installed a new roof, refinished the wood floors, and installed new light fixtures. (*Seattle Times*, April 30, 1978).

## ALTERATIONS

The exterior has few alterations. Known alterations are noted below:

- A second door on front elevation was removed, sometime well before the early 1970s (see Figure 7).
- Stained glass by artist Jim Lee was installed in the fixed-sash window on front elevation in the early 1970s. It replaced a broken glass pane.
- One of the two brick chimneys was removed, within the last 10 years. It was pictured in the 1939 tax assessor photograph on the east slope of the north-facing gable roof (see Figure 8).
- The residence was built with a one-story wing extending south off the rear elevation. The earliest photograph of the house shows this wing to have either a shed roof or gable roof. Although the extant addition maintains a similar footprint, it now features a flat roof that serves as a second-story porch. It dates to the 1940s during the Gardner ownership.
- Horizontal rows of circular insulation plugs are visible on some horizontal siding planks on all sides of the house.
- The original wood shingle roof is now synthetic shake material.
- The foundation and porch floor were replaced due to the relocation in 2017.

### PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE

#### 8. Evaluation Criteria

Kirkland Municipal Code recognizes five designation criteria for consideration as a City of Kirkland Landmark.

##### Designation Criteria:

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

##### Criteria Considerations:

##### Property is

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

#### Historical Data (if known)

Date(s) of Construction: 1890	Other Date(s) of Significance: 1890-1894 (Dr. Buchanan's residence); 2016 (moved); 2017 (moved)	
Architect:	Builder:	Engineer:

#### Statement of Significance

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

#### NARRATIVE SIGNIFICANCE

The Buchanan House, built in 1890 by the Kirkland Land and Improvement Company, is a product of the enthusiasm and optimism of the town founders, who envisioned Kirkland as the Pittsburgh of the West. Their dream of a great industrial city was never realized, resulting in stalled development. Not many residences were built during Kirkland's early period, and even fewer have survived, making the Buchanan House an important remnant of that time. Named for the first owners and occupants, Dr. William D. and Abbie M. Buchanan, the house also served as his physician's office, making it the earliest-known hospital in the original town.

**CRITERION A1** – Associated with significant events in history

The Buchanan House played a unique role in the early history and development of Kirkland. Not only is it an early surviving residence, 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. The Buchanans' association with the residence was brief and, until recently, had been forgotten altogether.

**CRITERION A3** – Embodies distinctive characteristics of a type, period, and style

This Victorian-era residence was part of the initial wave of development in Kirkland that is associated with town founder Peter Kirk and the Kirkland Land and Improvement Company. It is an excellent and intact example of a late 19th century Folk Victorian dwelling executed in the common gable-front-and-wing form. Although the Buchanan House has modest architectural embellishments, this house form allowed for a range of applied stylistic features. Folk Victorian architecture and the gable-front-and-wing form were particularly popular in developing areas of the late 19th century – both rural and populous – throughout the United States and Washington.

LOCAL CONTEXT

Prior to European-American settlement in the mid-19th century, the central Puget Sound region and the area along Lake Washington where Kirkland now thrives was home to Native peoples, in particular the Duwamish and Sammamish. The rich natural resources of the lake and forests allowed Native peoples to thrive in this area for thousands of years and attracted settlers and entrepreneurs to the Pacific Northwest.

Early European-American settlement in the central Puget Sound area concentrated near Elliott Bay, but abundant forests drew those with logging interests inland by the 1860s. Small farms and settlements developed as the foothills east of Lake Washington were cleared. Beginning in 1871, the McGregor, Popham, O'Connor, and French families were among the first to settle in the southern Kirkland area, in a community known as Houghton. The Church family settled farther north, between Houghton and present-day Kirkland. The DeMotts resided in what is now downtown Kirkland, and the Forbes family located farther north along the lake in a settlement known as Juanita. Both Houghton and Juanita were annexed by the City of Kirkland in 1968 and 1988, respectively. John W. DeMott's homestead occupied the area that later included Kirkland's commercial district and the Buchanan House (Ely 1979, 1-7, 12, 18; McCauley 2011, 82; Stein 1998).

Peter Kirk, the president of Moss Bay Hematite Iron and Steel Company of Workington, England, visited King County in 1886 in search of business opportunities. Drawn to the Pacific Northwest by promoters of the area's abundant resources and the potential for development, Kirk and his English colleague John George Kellett met with Seattle-area industrialists to observe mines, existing infrastructure, and to hear their ideas for developing industry around Lake Washington and the greater Puget Sound region. Realizing his future relied on permanent relocation to the United States, Kirk partnered with Indiana native and publisher of the *Seattle Post-Intelligencer* Leigh S. J. Hunt, who owned large tracts of land in King County and was interested in developing it. With several other partners, the men formed the Kirkland Land and Improvement Company (KLIC) in July 1888 and Moss Bay Iron and Steel Works of America a few months later. Moss Bay reorganized as the Great Western Iron and Steel Works in 1890. The idea of a "Pittsburgh of the West" was born (Peter Kirk Papers, UW Special Collections; Ely 1979, 28-30; McCauley 2011, 20; *Seattle Post-Intelligencer*, July 9, 1890).

The KLIC filed the Kirkland Plat in 1888, but had to refile in 1890. The heart of the new town's commercial district was centered around the intersection of Market Street and Piccadilly Avenue.<sup>1</sup> Piccadilly was the primary east-west thoroughfare connecting the business district to the steel mill located on Rose Hill, east of Kirkland's commercial center. 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 (Map of Kirkland, Plats I – XIII; *The Kirkland News*, September 6, 1890; McCauley 2011, 21).

Despite the many optimistic newspaper accounts in late 1889 and early 1890, Kirk's steel mill was slow to get off the ground, stymied by delayed rail access and the uncertainty of a canal connecting Lake Washington to the Puget Sound. The broader optimism and enthusiasm throughout region was tempered first by the Great Seattle Fire of 1889 that destroyed much of the downtown and then by the nationwide financial Panic of 1893. Those who had invested heavily in the area's industry and development – including David Denny, Peter Kirk, and Leigh S.J. Hunt – lost big. The Panic of 1893 hit the young settlement of Kirkland hard. Kirk's dream of an industrial empire along the east shore of Lake Washington was halted as investors pulled out and businesses failed, including the Standard Mill Company's sawmill. In fact, Thomas Eyanson's woolen mill company was Kirkland's only industry to make it through the downturn. W.D. Buchanan himself left Kirkland within a year of the Panic, and it would be another 12 years before Kirkland incorporated (Lange 1999; Stein 1998; Bagley 1929, 842; McCauley 2011, 148).

Although Kirk's steel mill venture failed, he retained much of his land holdings in the area, slowly selling them off over the years. He moved to the San Juan Islands where he died in 1916. Sustained by the successful woolen mill, the community incorporated in 1905. With construction of the Lake Washington Ship Canal well underway, real estate developers Burke and Farrar were advertising the community in 1915 as "Seattle's Most Important Suburb." The opening of the locks in 1917 allowed the shipbuilding industry to take root in Kirkland. In his 1929 *History of King County*, historian Clarence Bagley noted the community's rebound, suggesting it "promises to become one of the most attractive Seattle suburbs." Looking back, he said the "account of the rise and collapse of the Kirkland steel bubble reads like fiction," and called the story of Kirkland "one of the most interesting tales in the annals of King County," (Stein 1998; *Seattle Times*, August 6, 1915 and May 9, 1916; Bagley 1929, 834, 838).

## BUILDING & OWNERSHIP HISTORY

No documentation was found to pinpoint with certainty the house's date of construction. The property's National Register documentation suggests the house was built in 1889, a date which appears to have come from the King County Tax Assessor's 1939 property record card. A closer look at tax and property records and period newspaper clippings, as discussed below, suggests the house was built slightly later, in the late summer of 1890 when the lot was owned by the KLIC.

The first four owners of the nominated residence 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. What is *not* clear in the historic record is how long or even *if* some of these early owners lived in the residence, particularly given the boom and bust nature of the local and regional economies during the late 1800s and early 1900s. During its first four decades, the house turned over in ownership at least every five to ten years, until J. L. Ringer's ownership from 1927 to 1945.

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<sup>1</sup> This is the traditional spelling of the word. The plat uses the spelling Picadilly, while other sources use various spellings, including Piccadilla.



Subsequent owners – namely the Gardners and Cregers – had long associations with the home during the second half of the 20th century and the early 2000s.

The KLIC was the first recorded owner of lot five in block 191 of the Kirkland Plat. Signatories Peter Kirk and W.W. Williams sold the improved lot to William D. and Abbie M. Buchanan in January 1891, just months after filing the Kirkland Plat. The couple had been living in the house since the previous September 1890, when the first edition of *The Kirkland News*, dated September 6, 1890, reported: “Dr. Buchanan expects to remove next Monday to his new home on Picadilly [sic] street, where his new office will be located.” Although the Buchanans didn’t yet own the property, another account, published in their home state of Vermont, suggests Dr. Buchanan had “let the contract for a neat commodious cottage” on Piccadilly Street. Finally, they purchased the property for \$500, paying half the price at the time of purchase and securing a mortgage with KLIC for the remainder. They secured a second mortgage for \$450 with F. O. Thomas of Cambridge, Vermont, who was probably Abbie’s brother-in-law. Within a few months, the property valuation was \$950, which suggests Buchanan made further improvements to the property (*News and Citizen* (Morrisville, VT), January 29, 1891; King County Archives, Recorded Documents, Deed, vol. 125, book D, page 19, and Mortgages, Auditor’s Nos. 71115 and 71555).

Abbie Buchanan died within weeks of their purchase of the property. Dr. Buchanan continued to live and work in the house, but he had left Kirkland by mid-1894. He was living in Lincoln County, Washington, at the time of his marriage to Lillian E. Bagg on May 22, 1894. It would be another four years before the couple finally sold their Kirkland house. They sold it on June 3, 1898, for just 10 dollars to Emery A. Brooks, another early Kirkland resident who arrived about 1890. Brooks operated Kirkland’s Pioneer Grocery and was the town’s first postmaster. He and his wife Belle are known to have lived above their store, in its various locations, so it is not clear if they lived in or rented out the Buchanan House while they owned it (King County Archives, Recorded Documents, Deed, Vol. 225, Book D, page 173; McCauley 2011, 159; 1910-11 Kirkland City Directory).

The availability of undeveloped land allowed Brooks to acquire the neighboring lot four, which soon included a hen house (see Figure 5). He sold both lots four and five for “one dollar and other valuable consideration” to Polly P. Newell on August 7, 1907. Newell bought and sold property all over King County during this period, it appears, on behalf of her husband Albert B. Newell’s real estate business. Albert, whose stepfather was physician Barclay Trueblood, served on the first town council and then as mayor of Kirkland from 1908 to 1922, as president of the East Side Commercial Club, and as a member of the school board for 22 years. It is unclear if the Newells or family such as the Truebloods lived in the residence during their brief ownership, but they appear to have made a considerable profit on the property when they sold it for \$1,300 to Willard Pierson in 1909. (Deed, Vol. 586, Book D, page 357; *Seattle Times*, December 5, 1941; Deed, Vol. 668, Book D, Page 107).

A quick succession of owners followed the Newells (lots four and five, block 191):

- Polly and Albert Newell sold the property to Willard H. Pierson on March 11, 1909.
- Willard H. Pierson sold the property to Oscar Jones on January 12, 1916.
- Oscar Jones’ family, including son Carl Jones, sold the property to S. V. and Anna Cannan on April 18, 1918.
- S. V. and Anna Cannan sold the property to Joseph Gilmore on November 15, 1922.
- Joseph Gilmore sold the property to Erik A. Wallen on May 10, 1923.
- Erik A. Wallen sold the property to J. L. Ringer on April 29, 1927.
- J. L. and Jess Ringer sold the property to Ray D. Gardner on June 7, 1945.
- Gladys Gardner, et al, sold the property to Chester and Susan Creger on May 4, 1973.

It was in the late 1910s or early 1920s that the house transitioned away from its rural character toward one with suburban attributes. For example, the hen house on lot four was gone by 1926, leaving lot four vacant once again, but a one-car garage had been built behind the house along the west property line (see Figures 6 and 8).

The house functioned as a rental property during the latter years of the Gardners' ownership. It was in disrepair when the Cregers purchased it, requiring considerable renovation. The Cregers took care in rehabilitating the house and by 1978 were showcasing it in a local vintage homes tour. In 2004, the Cregers sold lot four, but retained lot five and the historic residence until selling it to Timothy and Michelle Currier in 2010 (*Seattle Times*, April 30, 1978).

In 2015, the Curriers approached the City of Kirkland seeking options for possible relocation of the building. The owners' preference was to donate the building to the City of Kirkland, but a site and use could not be secured. The Kirkland Heritage Society did not have the capacity to move, own, or maintain the building, but its leadership assisted in promoting the availability of the building to a willing buyer. With no buyer and time growing short, the Nickel Bros, a structural moving firm, stepped in to remove and relocate the building on August 17, 2016, to a nearby vacant lot until a buyer could be found. Daniel and Kim Hartman, who owned property nearby, agreed to take the residence. The Hartmans prepared the new lot at 129 6th Avenue, and the Buchanan House was moved there on August 15, 2017 (Weber 2016, 4; *Kirkland Reporter*, August 18, 2016 & August 16, 2017).

#### THE BUCHANANS & EARLY-DAY MEDICINE IN KIRKLAND

Dr. William Duncan Buchanan (1850-1902), a physician and native of Albany, Vermont, was born to immigrants from Scotland. He lived in Irasburg and worked as a carpenter while studying medicine at the University of Vermont, where he graduated in 1882. Buchanan married Abbie Melendy of Cambridge, Vermont, the following year. She was a graduate of the State Normal School at Johnson. The couple lived in Cambridge where W.D. worked as a physician for eight years. They moved to Washington in June 1890 in hopes of improving Abbie's health, according to her obituary. They joined fellow Vermonters Dennis H. and Naomi Bicknell, who had settled in the area. Bicknell, a Civil War veteran and minister, penned regular dispatches from Washington that were published in the Morrisville, Vermont, newspaper (United States Census 1850-1880; Marriage Certificate 1883; University of Vermont 1882, 41; Vermont State Normal School, Johnson 1887, 52-53; *News and Citizen* (Morrisville, VT), January 29, 1891 and February 19, 1891).

The couple immediately set down roots in Peter Kirk's soon-to-be mill town, even contributing to its development. W.D. was an organizing member of Kirkland's First Congregational Church and the Pleasant Bay Lodge No. 64 of the Knights of Pythias, and served as director of Kirkland School District 71. He applied to the State of Washington for a physician's license in 1890, and Polk's *Seattle City Directory* listed him as one of about 100 physicians in the greater Seattle area, double the number listed the year before. He was noted alongside fellow physician and east-sider David T. Richards of Houghton. Richards and his wife Lucy L. Richards, both physicians and graduates of Bennett Eclectic College of Chicago, had lived in the area since at least 1883. These three physicians – Buchanan and the Richards – are among the earliest recorded doctors living and working in what is now Kirkland (*Seattle Post-Intelligencer* August 6, 1890 & March 31, 1893; Washington Superintendent of Public Instruction 1892, 387; WA State Archives, professional license; Polk's *Seattle City Directory* 1889 and 1890).

Buchanan worked in an era of extraordinary change in medicine, particularly in the new State of Washington. Licensing and a push to professionalize medicine dominated the field. With roots going back to the early 1870s, local and regional medical societies, such as the Olympia-based Medical Society of Washington Territory and the

King County Medical Society, lobbied for standards and professionalization in Washington. An early act of the new government was to pass the Washington State Medical Practice Act of 1890, which called for a state board whose purpose was to administer exams in various areas of medicine. 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, under the leadership of Dr. George H. Davis (Duffy 1993, 169-71; Cassedy 1991, 70; Rockefeller and Haviland 1988, 60-63; *East Side Journal*, April 24, 1930).

Other early-day physicians that advertised their services in Kirkland included:

- Dr. Barclay Trueblood, a Seattle resident, worked out of Kirkland's Gilbert Hotel from 1906 to 1909;
- Dr. George H. Davis worked out of his Kirkland residence as early as 1906, and many years later in 1930 opened the city's first hospital; and
- Dr. E.C. McKibben, Sr., beginning in 1914, and his son, Dr. E.C. McKibben, Jr., worked more than 70 years combined in Kirkland.

(*The Kirkland Press*, August 31, 1906; *Kirkland-Redmond Sun*, May 1, 1907; Polk's *Kirkland City Directory* 1911; *Seattle Times*, March 23, 1974; *Kirkland Reporter*, February 24, 2010; WA State Archives, professional licenses; Ely 1975, 99).

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. He worked as a physician at Sprague, where he and his wife Lillian's only son – Scott M. Buchanan – was born in 1895. Scott went on to become an accomplished philosopher, educator, and author. Perhaps in response to Sprague's declining economy following a devastating fire to its Northern Pacific Railroad property in August 1895, the Buchanans moved to Vermont. W.D. died in Jeffersonville, Vermont, in 1902 (WA State Archives, death certificate; *News and Citizen*, February 19, 1891; Becker 2006; Simmons 1902, 1636).

#### WHAT ABOUT DR. TRUEBLOOD?

The nominated residence has long been known as the Trueblood House, for its association with physician Barclay Trueblood (1848-1927). Closer examination of the historic record, however, reveals no meaningful association between Trueblood and this residence. Neither he nor his wife Zarah Trueblood (1850-1926) ever owned the house, and no evidence has been found to show they lived or worked in the house. There is an indirect association between the Truebloods and this house – Zarah's son Albert Newell and his wife Polly owned it from August 1907 and March 1909.

The first combined mention of the Truebloods and this house is found in 1970s-era newspaper articles, when the process to document and nominate several early-day Kirkland properties to the National Register of Historic Places was underway. A possible source for the confusion is an undated handwritten notation on the King County property record card calling it the Dr. Trueblood Home, but it is not clear when this notation was made. Former owner Susan Creger recalls conversations in the 1970s with previous residents of the house and local historians that suggested it had been home to Kirkland's first doctor. Somehow, Trueblood was given the descriptor "first resident physician," in the National Register application, when it should have been Buchanan (*Seattle Times*, January 18, 1978 and April 30, 1978; Creger 2017; Kuhl 1977).

To be clear, the Truebloods had associations with Kirkland and were most likely drawn to the Pacific Northwest by family who lived at Kirkland, namely Zarah's son Albert and his wife Polly Newell. The Newells worked in real estate and owned the Buchanan House for a short period between August 1907 and March 1909, providing a possible link between the Truebloods and the residence. The Newells' ownership occurred during the window of

time Dr. Trueblood advertised his services as a physician in Kirkland, from 1906 to 1909, 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. Many years later, the elderly Truebloods lived their final years in Kirkland, passing within weeks of one another in late 1926 and early 1927. They are both interred at Acacia Memorial Park in Lake Forest Park (WA State Archives, professional license, 1906; *The Kirkland Press*, August 6, 1906; *Kirkland-Redmond Sun*, May 1, 1907; *East Side News*, March 26, 1909; *Seattle Star*, October 19, 1906; Polk's *Seattle City Directories*; *Seattle Times*, January 5, 1927 and December 5, 1941.)

While it is certainly possible the Dr. Trueblood could have visited or even stayed in the house, these associations have not been found in the historic record. Moreover, any associations seem minimal compared to that of Dr. Buchanan, the home's first owner and occupant, who indeed was Kirkland's "first resident physician."

#### ARCHITECTURAL STYLE, PERIOD, & TYPE

The Buchanan House was built during Kirkland's formative years and represents the early wave of town development initiated by founder Peter Kirk and the KLIC. 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."

Kirkland's surviving architectural fabric from this formative period includes styles and forms typical of the Victorian era, with brick commercial blocks and residences reflecting Italianate, Queen Anne, and Folk Victorian styles. Examples include the Peter Kirk Building (620 Market Street), the Sears Building (701 Market Street), the Masonic Lodge Building (700 Market Street), the Loomis House (304 8th Avenue West), the Kellet House (526 10th Avenue West), the Tompkins House (212 5th Avenue West), and the Buchanan House (129 6th Avenue).

There are several physical features identifying the Buchanan House as a product of the late 19th century, including its plan, form, materials, and stylistic references. Perhaps most distinctive is its L-shaped plan and gable-front-and-wing form, typical of folk architecture that was popular in rural areas, small towns, and cities from 1870 to 1920 throughout the United States. This house form, distinguished by a front-facing gable and an intersecting side-gabled wing, is typically executed in wood construction. Both one- and two-story versions of this form are common. (McAlester 2002, 109).

Also known as gable-and-ell, this house form often features Victorian-era stylistic embellishments as its popularity "coincides with the growth of Queen Anne, Eastlake, and shingle-style cottages." Beyond ornamentation, though, this form gave builders the freedom to "manipulate the limited design vocabulary...to cant the walls or project bays to distinguish one small low cottage from another on the same block." The one surviving photograph of the house during Buchanan's ownership shows two entrances on the primary façade (see Figure 7), an important indicator of a multi-functional use of interior space. Stylistic references evident on the Buchanan House are the modest brackets at the roofline of the front porch, the projecting square bay on the north façade, and the single and paired one-over-one wood windows, all features commonly found in Folk Victorian architecture of the late 19th century (Washington DAHP website; McAlester 2002, 109-110; Gottfried & Jennings 2009, 140-141).

#### SUMMARY

The Buchanan House is an important surviving remnant of early-day Kirkland from when optimism about the town's future was at its highest. The potential for development was seemingly endless in 1890, but by decade's

end, the surrounding neighborhood had barely changed. Kirkland eventually rebounded, long after Dr. Buchanan had moved away. The house survived remarkably intact through 14 owners, with its Folk Victorian form and stylistic references still intact. Only recently has research uncovered the story of Dr. Buchanan and his association with this residence, and misunderstandings about Dr. Trueblood's ties to the house have been clarified.

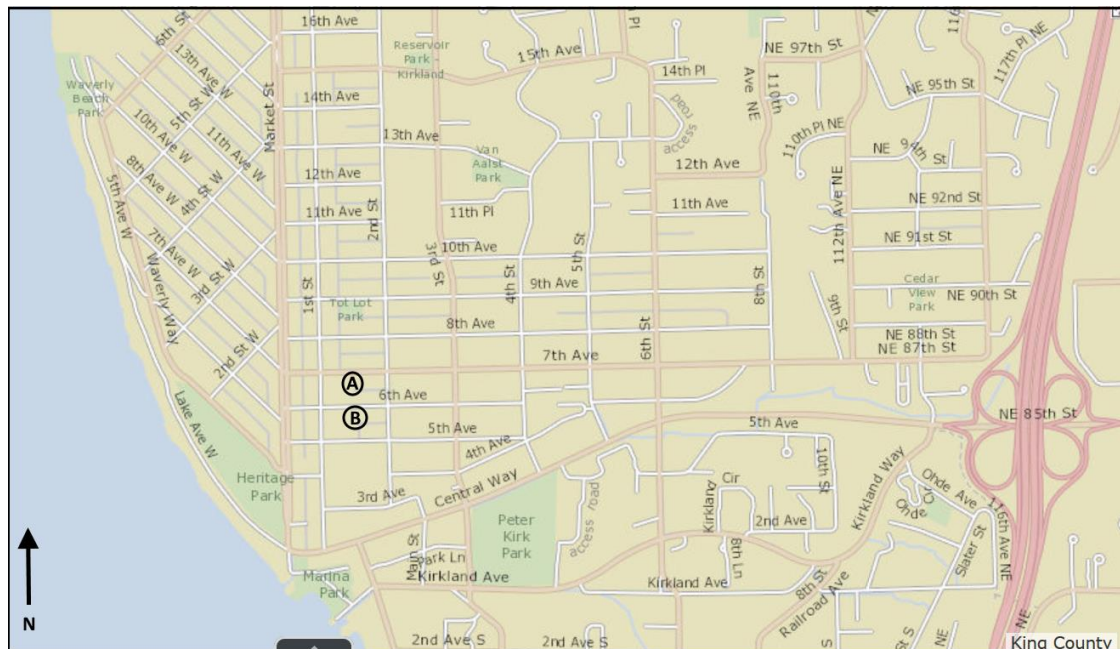
#### LIST OF FIGURES

- Figure 1. Map of Kirkland showing approximate boundary of Norkirk neighborhood.
- Figure 2. Map showing original and new locations of the Buchanan House.
- Figure 3. Aerial image of neighborhood showing original and new locations of Buchanan House.
- Figure 4. Sanborn Fire Insurance Company Map (partial & close-up), Feb. 1892.
- Figure 5. Sanborn Fire Insurance Company Map (partial & close-up), Jan. 1912.
- Figure 6. Sanborn Fire Insurance Company Map (partial & close-up), Apr. 1926.
- Figure 7. Earliest-known photograph of the Buchanan House, with Dr. Buchanan pictured. ca. 1890-1894.
- Figure 8. Photograph taken as part of the King County Tax Assessor Records, June 27, 1939.
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- Figure 15. Buchanan House, in transit to new permanent site (front elevation). August 15, 2017.
- Figure 16. Buchanan House, in transit to new permanent site (rear elevation). August 15, 2017.
- Figure 17. Buchanan House, on cribbing at new permanent site. August 15, 2017.

Figure 1. Kirkland and approximate boundary of Norkirk neighborhood, as described in City of Kirkland Comprehensive Plan, February 2007 revision.



Figure 2. Buchanan House locations. King County iMap, 2017.



- A. Original location of house (1890-2016): 127 7<sup>th</sup> Avenue, Kirkland; 47.68001, -122.20724  
B. New location: 129 6<sup>th</sup> Avenue, Kirkland; 47.67944, -122.20697



Figure 3. Aerial image of house in original location (top), with the temporary and new locations noted at left and below, respectively. King County iMap 2015.



Figure 4. Sanborn Fire Insurance Company Map (partial & close-up). Kirkland, WA – Feb. 1892, Sheet 1. Down is north. The red dotted-line box denotes the Buchanan property. The streets were renamed in 1929. Piccadilly, spelled Picadilly on the 1890 plat, became 7th Avenue and Cascade became 6th Avenue.

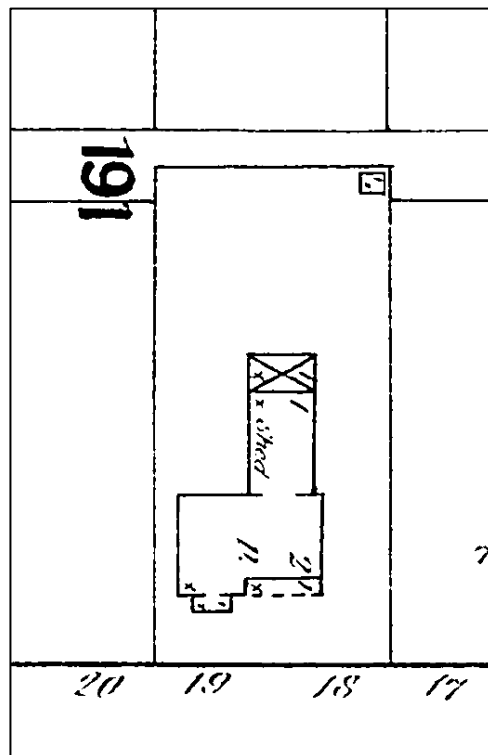
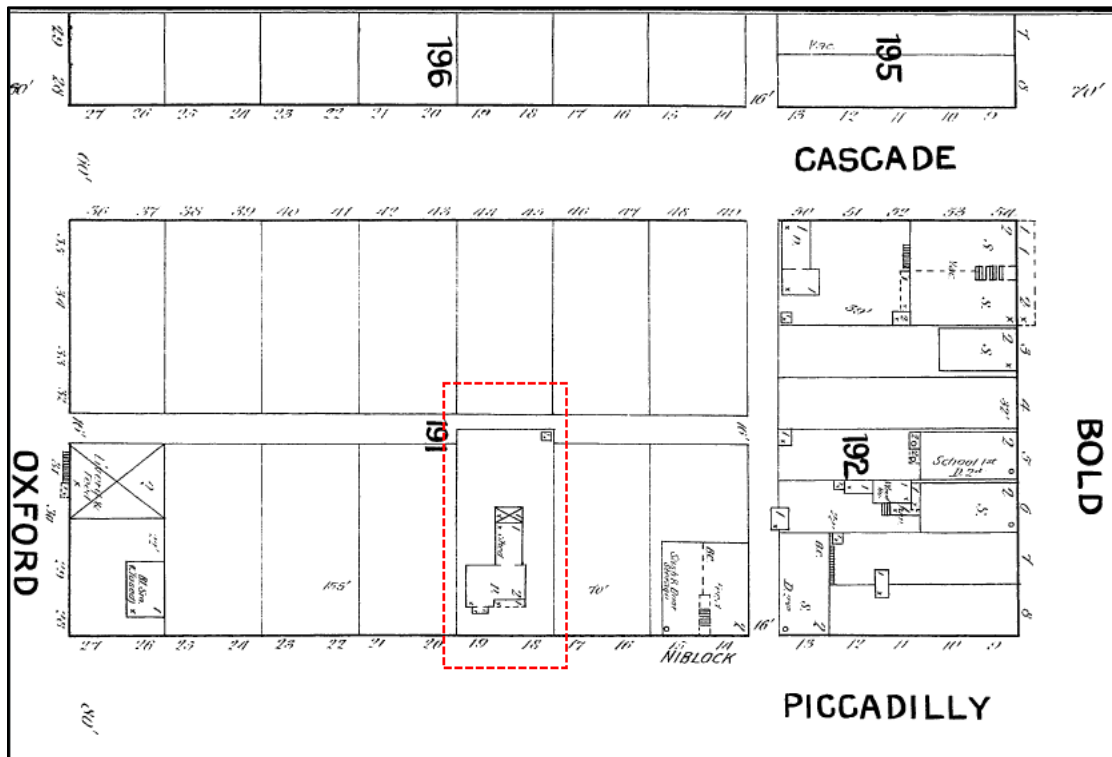




Figure 5. Sanborn Fire Insurance Company Map (partial & close-up). Kirkland, WA – Jan. 1912, Sheet 1. Up is north. The red dotted-line box denotes the Buchanan property, which by this point included lots 4 and 5 and was owned by Willard H. Pierson. Note the hen house that occupies lot 4.

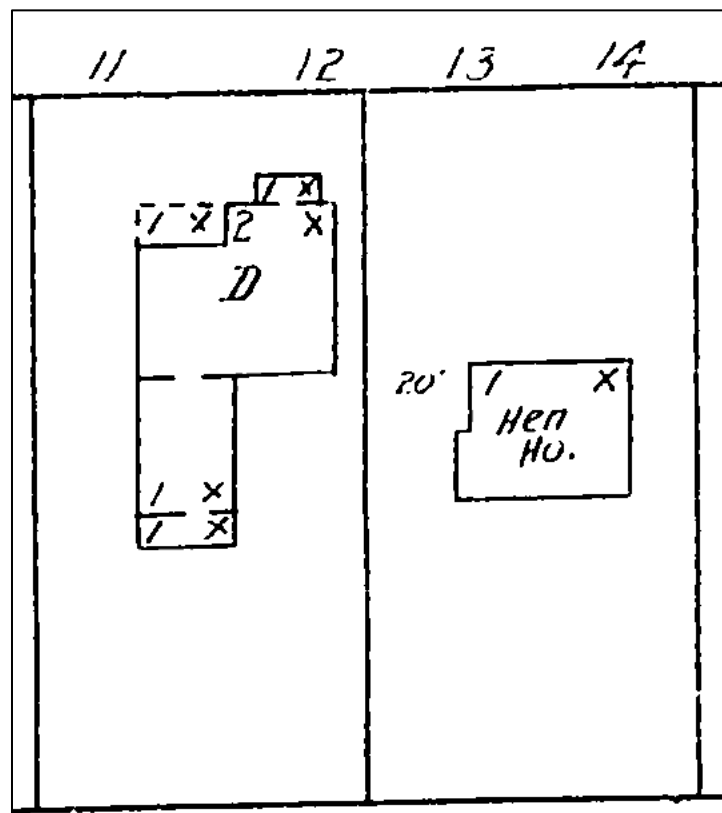
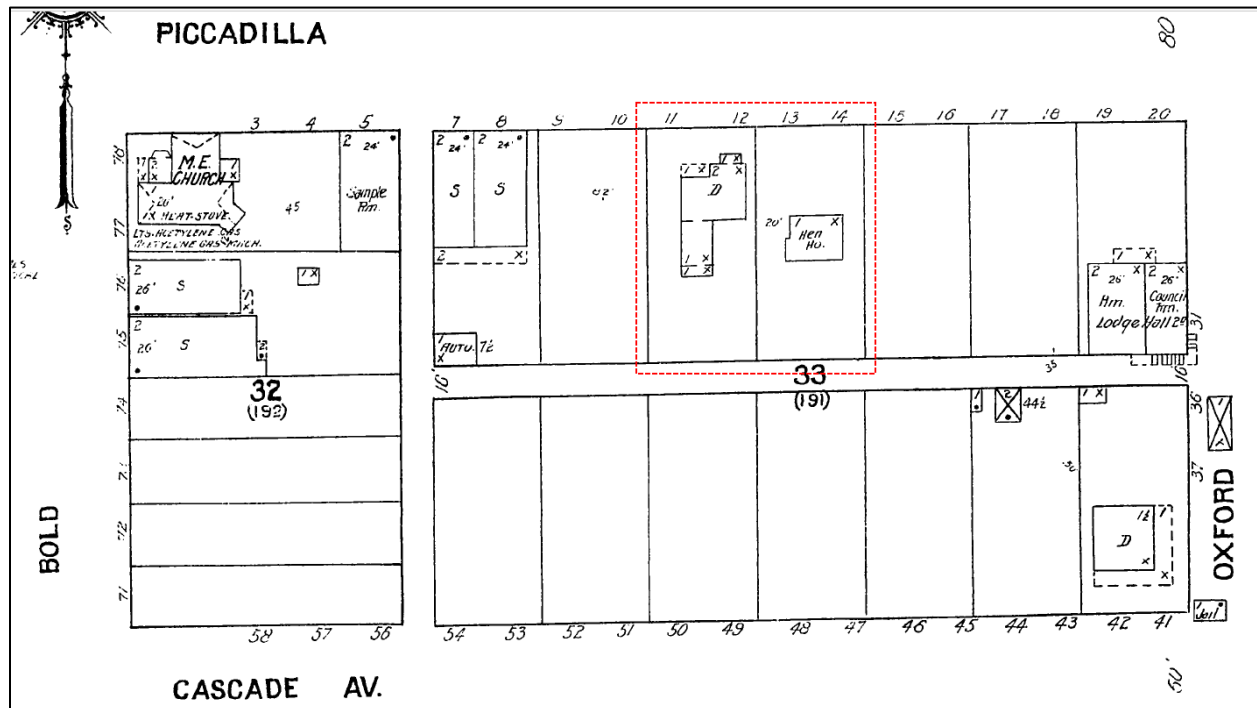


Figure 6. Sanborn Fire Insurance Company Map (partial & close-up). Kirkland, WA – Apr. 1926, Sheet. Left is north. The red dotted-line box denotes the Buchanan property, which in 1926 included lots 4 and 5 and was owned by Erik Wallen. Note the garage on lot 5 and the absence of the hen house that had occupied lot 4.

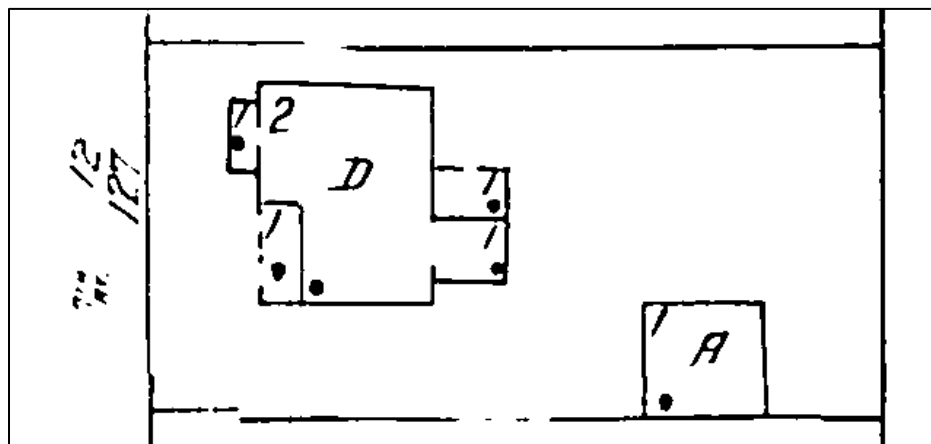
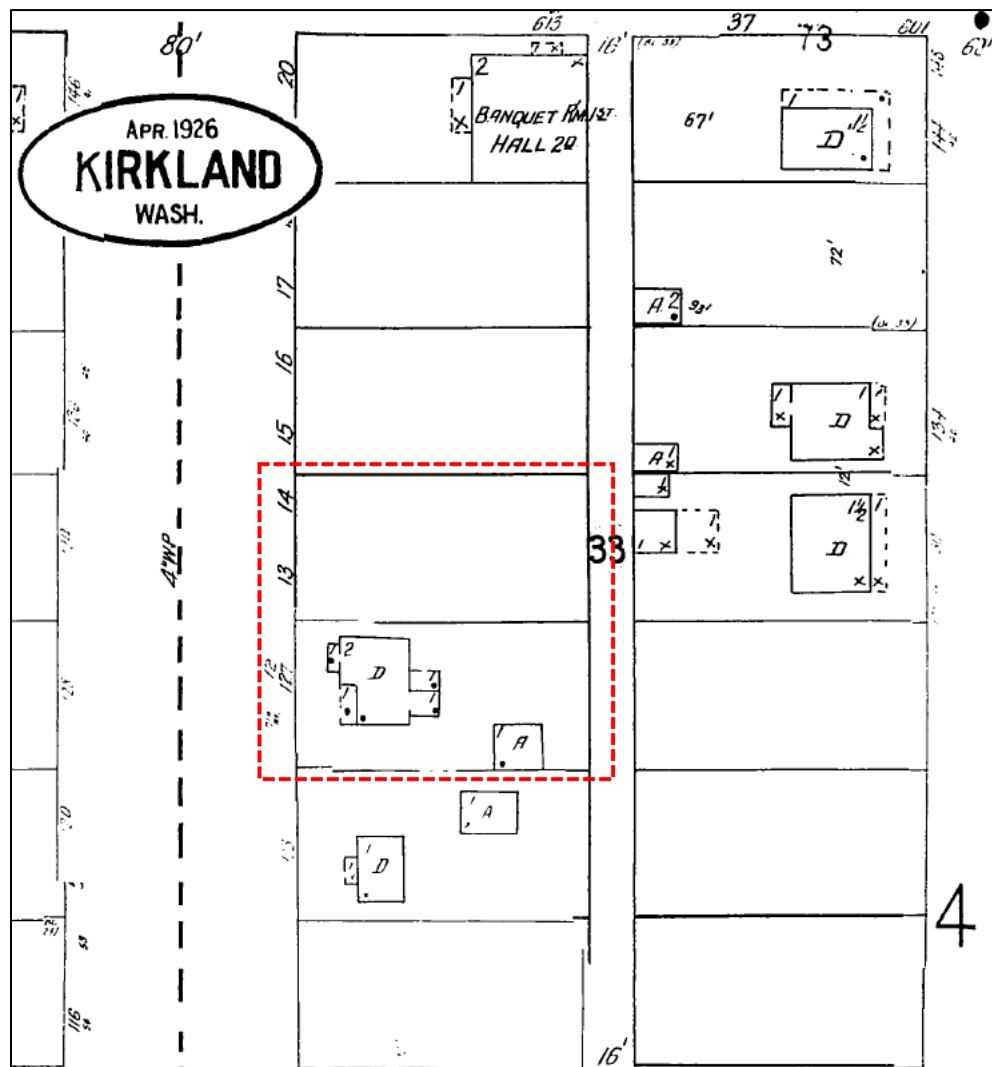


Figure 7. Earliest-known photograph of the house, likely taken between 1890 and 1891. Dr. Buchanan is pictured. The sign above the bay window reads, "Dr. Buchanan." Photo courtesy of Kirkland Heritage Society.



Figure 8. Photo taken as part of the King County Tax Assessor Records, June 27, 1939. WA State Archives, Puget Sound Branch, Bellevue, WA. Note the chimney on the east slope of the roof that has been removed.





Figure 9. Buchanan House, 127 7<sup>th</sup> Avenue, 2016. Camera facing south.  
Photograph by Lynette Friberg Weber.



Figure 10. Buchanan House, 127 7<sup>th</sup> Avenue, 2016. Camera facing southwest.  
Photograph by Lynette Friberg Weber.



Figure 11. Buchanan House, 127 7<sup>th</sup> Avenue, 2016. Camera facing southeast.  
Photograph by Lynette Friberg Weber.



Figure 12. Buchanan House, in transit to 7th Ave. & 1st St., Aug. 17, 2016. Camera facing east.  
Photograph by Lynette Friberg Weber.





Figure 13. Buchanan House, SE corner 7th Ave. & 1st St., Aug. 3, 2017. Camera facing north.  
Photograph by Sarah J. Martin



Figure 14. Buchanan House, SE corner 7th Ave. & 1st St., Aug. 3, 2017. Camera facing south.  
Photograph by Sarah J. Martin



Figure 15. Buchanan House, in transit to 129 6th St., Aug. 15, 2017.  
Camera facing northeast. Photograph by Allison Zike.



Figure 16. Buchanan House, in transit to new permanent site (rear elevation). August 15, 2017  
Camera facing east. Photograph by Lynette Friberg Weber.





Figure 17. Buchanan House, 129 6th St., Aug. 15, 2017. Camera facing southwest.  
Photograph by Allison Zike.





## PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

### 9. Previous Documentation

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

Previous documentation on file:

- ☒ included in King County Historic Resource Inventory #0027
- ☐ previously designated a Kirkland Landmark
- ☐ previously designated a Community Landmark
- ☒ listed in Washington State Register of Historic Places
- ☐ preliminary determination of individual listing
- ☐ (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings, Survey #:
- ☐ recorded by Historic American Engineering, Rec. #:

Primary location of additional data:

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

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