

NAME
Historic Joshua Sears Building (Rehabilitated Land + Improvement Co. TR)
Common _____ Site No. _____

LOCATION

Number & Street 701 Market Street Not for Publication _____
City or Town Kirkland Zip 98033
Incorporated Unincorporated _____ Community name Kirkland
Congressional District 2 Community Planning District Market
State Legislative District 45 Zoning Community Business
County Council District 3 Shoreline Environment Urban

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> District	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input checked="" type="checkbox"/> Building(s)	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation	<input type="checkbox"/> Educational	<input type="checkbox"/> Private
<input type="checkbox"/> Historic Site		<input type="checkbox"/> Work in Progress	<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Residence
<input type="checkbox"/> Arc. Site	ACCESSIBLE	Threatened by:	<input type="checkbox"/> Government	<input type="checkbox"/> Religious
<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Yes Restricted	<input type="checkbox"/> Demolition	<input type="checkbox"/> Industrial	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Yes Unrest.	<input checked="" type="checkbox"/> Neglect	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation
	<input type="checkbox"/> No		<input type="checkbox"/> Other _____	

OWNER OF PROPERTY: Hattie A. Orvalla 822-3231
Number & Street 701 Market Street
City or Town Kirkland State Wa. Zip 98033

LEGAL DESCRIPTION: Sec 6 Twn 25 Rng 5 (TL 10 thru 13)

BLK 16 LOTS 1, 2 & 3 KIRKLAND ADDITION

UTM: 10/559400/5280920

PRESENT REGISTER STATUS

Nat. Register State Register
 Other _____

DESCRIPTION

CONDITION	SITUATION
<input type="checkbox"/> Excellent	<input type="checkbox"/> Unaltered
<input type="checkbox"/> Good	<input type="checkbox"/> Altered
<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Site
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Moved
<input type="checkbox"/> Ruins	<input type="checkbox"/> Date _____
<input type="checkbox"/> Unexposed	



PRESENT & ORIG. PHYSICAL APPEARANCE

A single detached structure, the building is an irregular polygon in plan, measuring 10' x 81' x 52' x 42' x 61'. It is two full stories with a full basement. The main entrance is on the southeast corner with a second major entrance centered on the east facade. The building is Italianate in style and is constructed of red brick in the stretcher bond pattern. The foundation is also brick. The roof is flat and covered with tar and gravel.

There is a continuous pressed metal cornice around the east and south roof lines. The cornice contains brackets, dentils, and a decorated frieze.

There are belt courses of cast ornamental concrete over raised brick occurring at four levels: on the first floor under the window sills a wide band above the first floor windows; on the second floor as a continuous band window sill; and just below the metal frieze of the cornice. This cast concrete is used throughout the exterior to imitate stone.

There are several types of window treatment. These are on the west facade: segmental with radiating voussoirs of plain brick and cast concrete lug sills; south facade: first floor, plain double hung windows; above these are a second row of small windows approximately 2½' x 4', semi-circular with cast concrete surrounds and pressed metal decorative keystones; second floor, standard double hung with shaped concrete lintels with raised keystones and continuous cast concrete sills; east facade: first floor, large fixed windows with transoms above and continuous sills and headers of cast concrete; second floor, the same as the south facade; north facade: no windows.

The main entrance, which was for the bank, is on the southeast corner. The door is recessed and approached by three granite stairs. Originally, there were paneled double doors but they have been replaced by a standard plain single door. The door architrave consists of brick pilasters with cast concrete bases and pressed metal Ionic capitals and a segmental pediment also of pressed metal.

SIGNIFICANCE

Builder(s) Joshua M. Sears

Architect(s) and/or Engineer(s) _____

Date(s) Built c. 1891 Present Level of Significance:

Most Significant Period Late 1800's National ___ State ___ XLocal

STATEMENT OF HISTORY & SIGNIFICANCE

In the year 1892, Kirkland was experiencing tremendous and rapid growth. This "boom" was due to the establishment of a full scale steel mill operation on the east hill above the present town of Kirkland. In anticipation of a great influx of people seeking employment at the mill, and the development of support industries, the town grew to accomodate these needs.

From 1889 to 1893, wealthy individuals speculated in the development of Kirkland, the new "Pittsburgh of the West". One of these was millionaire, Joshua M. Sears of Boston, owner of a large banking firm. Sears invested heavily in the Great Western Iron and Steel Works as well as in the Kirkland Land and Improvement Company.

In the early 1890's, Sears erected a two story brick building at the corner of Market and Picadilly Streets. Sears intended to use the main floor of the building as a bank. He fully outfitted it with fixtures and hired a partial staff.

The location was ideal as this site was to be the center of town and on the major road to the mill. Four other commercial brick buildings were built by other investors in the same area.

The dreams of the investors never materialized, for the nation wide financial panic of 1893 put an end to the Kirkland "boom". The mill never even produced one ounce of steel, and most of the other budding businesses failed. Consequently, the doors of the bank never opened.

This building, like others in the area, stood empty for years. Small businesses have at times occupied the lower floor. Eventually, the interior was remodeled into 7 two bedroom apartments.

BIBLIOGRAPHICAL REFERENCES

Bagley, Clarence. History of King County. Chicago; S. J. Clark Publishing, 1929. Page 840.

Ely, Arline. Our Foundering Fathers. Kirkland Library & Arline Ely; Overlake Press, 1975.

INTERVIEW:

Orvalla, Hattie. 701 Market Street. Interviewed 11/1/77. Present owner of Sears Building.

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FORM PREPARED BY (PRINT) Loel Kuhl
Signature *Loel Kuhl* Date 10/26/77
Organization King County Historic Sites Survey
Address 1955 6th Avenue W., Seattle, Wa. 98119 Phone 284-8556

PRESENT & ORIG. PHYSICAL APPEARANCE (CONTD.)

The second story window surround continues the classic effect with a triangular pediment supported by brackets over two double hung windows. Above this pediment is a rectangular cast concrete cartouche bearing the name "SEARS". The second entrance is centered on the east facade and bears many of the same features: pressed metal pediments, etc.

The Sears Building stands on its original site. The lot only slightly exceeds the size of the building, and is situated on a gentle southern slope. The structure is sound but detailing and decorative features are deteriorating. The metal is rusting and the cast ornamental concrete is falling away in places. There have been doorways added to accommodate the change from commercial use to apartments and some window openings have been bricked in.

There are two other buildings of the same character and vintage in this area. One, the Peter Kirk Building, has National Register status.