

82004223

NAME  
Historic  
Common Loomis House (Kirkland Land Improvement Co. Site No. TR)

LOCATION  
Number & Street 304 8th Avenue West Not for Publication  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 Sing. Fam. Res. 7.2  
County Council District 3 Shoreline Environment

CLASSIFICATION

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

OWNER OF PROPERTY: Charles M. Loomis  
Number & Street 304 8th Avenue West  
City or Town Kirkland State Wa. Zip 98033

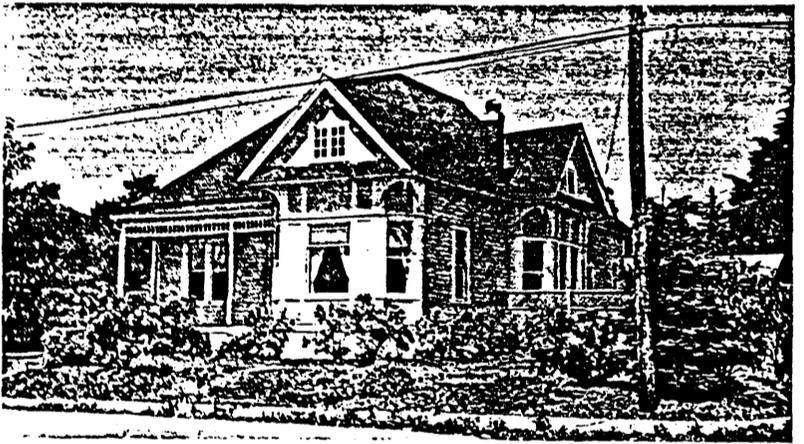
LEGAL DESCRIPTION: Sec 6 Twn 25 Rng 5 (TL )

BLK 18 LOTS 31 & 32 KIRKLAND ADDITION  
UTM: 10/559290/5281150

PRESENT REGISTER STATUS  
Nat. Register State Register  
Other

DESCRIPTION

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



PRESENT & ORIG. PHYSICAL APPEARANCE

The house is a single, detached 1½ story wood frame structure which is basically rectangular in plan, measuring 52'x32'. The exterior wall covering is shiplap siding with cornerboards and fishscale shingles in the gable ends. The foundation is wood post and block with a vertical shiplap siding skirt. There is no basement. The roof-line is a combination of two high gables and a larger truncated hipped roof section. There is a single brick chimney on the south roof slope which serves a large corner fireplace in the living room.

The verges and projecting eaves have a plain boxed cornice and sloping soffitt. Originally the cornice was decorated and the verge peaks filled with ornamental wood-work.

The gable ends are given a pediment effect by a continuous roof skirt which is covered with composition shingles. The west gable end has a set of six paned windows with simple trim. The south gable end has a single sash window (2'x3') with a decorated pediment above.

Below the gable ends, the first floor projections are truncated. This creates a corner overhang which is supported by ornate gingerbread half arches with a drop finial at the corner intersection. Other decorative details on these projections include horizontal bands forming continuous sills and window heads and full height vertical bands which also form the vertical members of the three window frames.

All windows, other than those in the gable facades, are simple, double hung with the frames, small entablatures and slip sills of moulded wood. The center front window in the west gable facade is a sash and transom type. The transom has 26 small stained glass panes surrounding a large clear center pane.

SIGNIFICANCE

Builder(s) Kirkland Land and Investment Company  
Architect(s) and/or Engineer(s) John George Ketter  
Date(s) Built 1889 Present Level of Significance:  
Most Significant Period Late 1800's    National    State x Local

STATEMENT OF HISTORY & SIGNIFICANCE

During the years, from the early 1870's through 1888, two small communities on the northeast shore of Lake Washington were experiencing very slow growth. These small, casual groupings of settlers and farmers were located at Houghton and about a mile north, clustered around a small bay. No actual town was formed by these communities.

In 1886 the area was visited by Peter Kirk, an Englishman who eventually considerably changed the pace of the area. Kirk, a member of a successful steel industry family, came to the Seattle area looking for an opportunity to build a steel empire in the United States. Pleased with what he found, he chose the area around what was to become Kirkland as the site for his new steel mill and city which would become the "Pittsburgh of the West." After making all necessary arrangements in England, Kirk returned to this area in 1888 with an entourage of engineers and craftsmen to begin work in earnest on his empire.

Kirk and his Seattle business partners, A. A. Denny, George Heilbron, Leigh S. Hunt, and Walter Williams the Secretary of the Moss Bay Steel Works in England, incorporated the Kirkland Land and Improvement Company in July, 1888. This company was formed to handle buying and selling of properties, buildings and houses and overseeing the general development of the town itself. One of the first projects undertaken by the newly formed company was the construction of a series of attractive wood frame houses on the view hill west of the Market Street business district. The houses were built for sale as a speculative venture which was certain to succeed since the steel mill promised to employ some 2,000 new people and they would certainly require housing.

Finished in 1889, this house was first sold to William A. Jones on September 3, 1891 for \$650.00. Apparently the purchaser was also a shrewd speculator because the house resold the following day, Sept. 4, 1891, to E. A. Cardinal for \$900.00.

The "Pittsburgh of the West" dream was never to be realized. Due to complex problems with the railroads and his backers, Peter Kirk was caught unprepared for the financial crash of 1893 and the mill never opened.

The next record of sale reflects the financial atmosphere of post "crash" in Kirkland with the house selling to William Love in 1895 for \$100.00.

BIBLIOGRAPHICAL REFERENCES

Ely, Arline. Our Foundering Fathers. Kirkland Public Library, A. Ely, 1975.

INTERVIEW:

Loomis, Barbara. Interviewed Jan. 3, 1978. Present resident owner.

FORM PREPARED BY (PRINT): Lael Kuhl  
Signature [Signature] Date 1/4/78  
Organization King County Historic Sites Survey  
Address 1955 Sixth Avenue West, Seattle, Washington 98119 Phone (206) 284-8556

PRESENT & ORIG. PHYSICAL APPEARANCE (CONT.)

The main entrance is on the west facade through a shed roofed 5'x17' wood floored porch. It has turned wood support posts and a row of decorative spindles at the roofline. The original railing is missing. The front door is paneled with a 2½'x4' window which has 24 small stained glass panes surrounding a frosted glass center pane. There is a clear transom above. The door frame is simple moulding with a narrow entablature head.

The 5'x6' umbrage type back porch repeats the turned post and spindle detailing of the front porch.

This house appears very much as it did when it was built. There have been some minor window changes in the kitchen and pantry areas and all ceilings have been lowered from 13' to 9'6" to allow the attic area to be developed into living space.

The corner lot is flat with a slight westerly slope and has some view of Lake Washington. The surrounding neighborhood is strictly a residential mix of older and contemporary construction.

Recently the Loomis House has received a new foundation and a dormer has been added to the west and east faces of the hip roof. These alterations have made little impact on the cumulative integrity of the building.