

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 20 1982
DATE ENTERED FEB 19 1982

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

James G. Eddy House and Grounds

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1005 Evergreen Point Road

NOT FOR PUBLICATION

CITY, TOWN

Medina

CONGRESSIONAL DISTRICT

VICINITY OF

First

STATE

Washington

CODE

COUNTY

King

CODE

3 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 type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Edward and Wendy Furia

STREET & NUMBER

P.O. Box 288

CITY, TOWN

Medina

VICINITY OF

Washington 98039

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

King County Administration Building

STREET & NUMBER

Fourth Avenue at James Street

CITY, TOWN

Seattle

STATE

Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

King County Survey of Historic Places

DATE

1980

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Office of Historic Preservation

CITY, TOWN

Seattle

STATE

Washington

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The James Garfield Eddy House and Grounds are located on the eastern shore of Lake Washington, within the city limits of Medina. Originally rectangular in shape, the 650 ft long property had 300 ft of frontage on Evergreen Point Road on the east, 300 ft of waterfront on the west, and encompassed approximately five acres. A private road bisected the property, ending in a circular drive in front of the Eddy House, located on a very high bank above the water in the southwest corner of the site. About 1960 the area north of the private road was divided into three lots and homes were built there. The road was extended westward to the lakeshore, where a pier for boat moorage and a picnic shelter were constructed. The waterfront area below the steep bank and a large portion (about 8,500 sq ft) of the original grounds on the south side of the drive are held in common by the owners of the four residences.

Although changes have occurred in the northern portion of the site, the southern half remains virtually intact and represents the personal horticultural and architectural legacy of James G. Eddy.

The Eddy House is a large, two-story, wood-frame residence, which also includes a full basement and a substantial attic. A rectangular central portion contains spacious dayrooms on the first floor, while bedroom and service wings are angled toward the northeast and southeast. This lower story comprises over 4,000 sq ft of interior floor area, with additional large decks, both open and covered, on the western lake facade. The upper story, of approximately 2,400 sq ft, contains a stairhall and central corridor, giving access to several bedroom and bath suites. The attic, presently unfinished, was evidently intended from the outset to incorporate living quarters, as indicated by the oversize floor joists and the inclusion of plumbing, heating and electrical systems.

The eastern entrance or garden facade exhibits a rather restrained architectural appearance. The broad side wings follow the contour of the circular driveway and extend a total of about 110 ft on either side of the main entrance, which is marked by a very simple portico. Harmonious fenestration of paired multipaned hinged windows is repeated across both stories of this garden facade. On the opposite lake facade a large central window bay of multipaned fixed sash is flanked by glazed doors giving access to a broad open deck. A double pair of french doors light the dining room and open to a raised portion of this western deck, which is partially screened with decorative wood lattice work and covered by a glazed trellis. At the south end of the deck a large area covered with a balustraded flat roof incorporates an outdoor fireplace, backing on the living room fireplace and sharing its brick chimney which rises above the upper roof slope. Trellis and roof supports are uniform boxed and paneled square posts, clustered in threes at the corners. The exterior of the house is sheathed with large cedar shingles.

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The interior continues the subdued character of the exterior. A large central hall has stained white pine paneling with vertical battens. French doors give access to the spacious living room which is similarly paneled. The fireplace here has a marble and paneled face and a paneled overmantle. Exposed floors are oak of exceptional quality. Rooms throughout the rest of the house have wall surfaces of lath and plaster, except for a main floor study which is paneled with cedar tongue-and-groove.

During the past year the house has been painstakingly restored by the present owners. The large central window of the living room bay, which had been replaced by a single plate-glass "picture" window, was returned to its original appearance. The french doors between living and dining rooms duplicate lost originals. The dining porch screens and various other elements which had been removed to basement or attic over the years were returned to their original positions. Later kitchen remodeling was replaced by cabinetry which duplicated the original section still remaining in a butler's pantry. Porch posts, gutters and other elements which had suffered dry rot and decay were replaced with specially milled parts duplicating the originals. While the electrical system was improved to conform to modern code requirements the original condensed steam heating system was restored. A great variety of large and small details, such as window and door hardware, bathroom fixtures, radiators, etc., were either restored, duplicated, or later additions replaced by antique items contemporary with the date of construction.

The grounds of the Eddy estate are exceptional and represent the personal horticultural tastes of this unusual and visionary lumberman, who was an innovator in the development of forest genetics. The plant material is varied, though not necessarily exotic. Many specimens exist here which are of an age not found in other Pacific Northwest environments, suggesting that Eddy was among the first to plant certain types of trees and shrubs which later became quite popular in regional gardens.

The large commonly-owned property known as "Kwinnum" and located south of the private drive bisecting the original estate is laid out in the informal English tradition and remains essentially intact, as does the area immediately surrounding the Eddy House. The northwest corner of the site was originally a Douglas fir grove, known as "the woods." When the respected local architect Paul Hayden Kirk built a Northwest contemporary house there for the Langdon Simons in 1961, only one of the big firs was removed. Today, many of these tall trees grow through

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the entrance boardwalk or the lakeside deck, and the dark-stained wood house nestles in its forest setting in a quite unobtrusive manner.

Originally a formal rose garden with symmetrically grouped yew trees was located on the site where the Ruckelshaus residence now stands. Although the original floral plantings are gone, the rear garden still contains old fruit trees enclosed by low boxwood hedges, and a new rose garden has been planted at the front of the house, so that the spirit of the original landscaping is maintained. The landscaping of the Miller house at the northeast corner consists mostly of native plant material and does not detract in any way from the overall effect of the grounds.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> _PREHISTORIC	<input type="checkbox"/> _ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> _COMMUNITY PLANNING	<input checked="" type="checkbox"/> _LANDSCAPE ARCHITECTURE	<input type="checkbox"/> _RELIGION
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _ARCHEOLOGY-HISTORIC	<input type="checkbox"/> _CONSERVATION	<input type="checkbox"/> _LAW	<input checked="" type="checkbox"/> _SCIENCE
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _AGRICULTURE	<input type="checkbox"/> _ECONOMICS	<input type="checkbox"/> _LITERATURE	<input type="checkbox"/> _SCULPTURE
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _ARCHITECTURE	<input type="checkbox"/> _EDUCATION	<input type="checkbox"/> _MILITARY	<input type="checkbox"/> _SOCIAL/HUMANITARIAN
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _ART	<input type="checkbox"/> _ENGINEERING	<input type="checkbox"/> _MUSIC	<input type="checkbox"/> _THEATER
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _COMMERCE	<input type="checkbox"/> _EXPLORATION/SETTLEMENT	<input type="checkbox"/> _PHILOSOPHY	<input type="checkbox"/> _TRANSPORTATION
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _COMMUNICATIONS	<input type="checkbox"/> _INDUSTRY	<input type="checkbox"/> _POLITICS/GOVERNMENT	<input type="checkbox"/> _OTHER (SPECIFY)
		<input type="checkbox"/> _INVENTION		

SPECIFIC DATES

1925-27

BUILDER/ARCHITECT Howard Wright, Sr., builder

STATEMENT OF SIGNIFICANCE

The James G. Eddy House and Grounds are significant because of their association with an early day lumberman who originated the concept that selective cross-breeding could produce improved varieties of trees for use by the forest products industry. His founding of the Eddy Tree Breeding Station was a visionary act, and the institute has since made significant discoveries that have received international acceptance in the industry. The house and grounds as they exist today represent the personal horticultural and architectural legacy of this unusual and farsighted "lumber baron."

James Garfield Eddy came from one of the oldest timber families in the United States. One of his ancestors, Jonathan Eddy, founded the town of Eddington, Maine, on the Penobscot River, and the family operated sawmills there for several generations. His grandfather also owned sawmills, as well as clipper ships sailing out of Bangor, Maine. In 1860, when Maine's resources began to wane, the grandfather and his son Franklin moved to Michigan "following the timber," and established a large mill in Bay City. Franklin's sons were born there, John in 1873 and James in 1881.

The Eddy boys thus became familiar with the woods, the mills and the timber business at an early age. After completing their education-- John at Harvard, James at Princeton-- they came west and in 1903 purchased the Port Blakely Mill Company on Bainbridge Island in Washington State, along with David E. Skinner, an associate of John's from the Bay City days.

From Michigan to Washington, James Eddy was able to experience for himself the vast stretches of logged over land that followed the lumber industry west. He was the only one of the early lumber barons who recognized that natural regrowth would never be sufficient to replace harvested timber and that a scientific method for breeding and improving forest species would have to be devised. In 1918 he contacted Luther Burbank about the possibility of producing better forest trees through breeding experiments. Although Burbank was reluctant to encourage breeding experiments with such slow-growing genera as conifers, he invited Eddy to join him at his Santa Rosa nursery. Together they spent several years exploring the potential of Eddy's unusual vision, aided by such eminent scientists as Professor Ernest B. Babcock, a far-thinking geneticist from the University of California.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

(see continuation sheet)

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.865

QUADRANGLE NAME Mercer Island

QUADRANGLE SCALE 7.5

UTM REFERENCES

A 10 55,71,25 52,7,41,0,0
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

(see continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Shirley L. Courtois, Architectural Historian December 23, 1980

ORGANIZATION

DATE

The Conservation Company

(206) 624-2008

STREET & NUMBER

TELEPHONE

307 Third Avenue S.

CITY OR TOWN

STATE

Seattle

Washington 98104

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

Jacob E. Thom

1/4/81

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Entered in the
National Register

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

ATTEST:

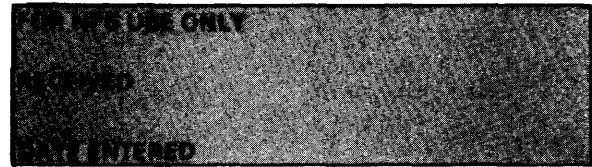
CHIEF OF REGISTRATION

J. Helene Byrne

2/19/82

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In the fall of 1923, Eddy appeared before the Select Committee on Forestry of the U.S. Senate at its public hearing in Seattle in order to persuade the senators of the need for a station to experiment with breeding better forest trees. Despite the interest he aroused, financial aid was not forthcoming. Since he felt so strongly that the need was urgent, Eddy decided to establish and finance--with his own funds--a research station to breed improved forest trees.

In 1925 he purchased a parcel of 82 acres located about four miles east of Placerville, California, on the slopes of the Sierra Nevada. The site was chosen because its climate and changes in elevation allowed a long breeding season, so many different trees from all parts of the world could be grown there, and the products of the station could be tested under a wide variety of environmental conditions. Fairly early it was decided to restrict the experiments to pines, and by 1931 the Eddy Tree Breeding Station was the most complete arboretum of pines in the world.

James Eddy continued to fund the station all through the 1920's, including the construction of a much needed administration building at the end of the decade. By the early 1930's, however, in the midst of the Depression, he found it increasingly difficult to maintain his financial support, though his keen scientific interest never waned. After a move to seek an endowment as a non-profit organization failed, the station--renamed the Institute of Forest Genetics--was transferred to the U.S. government in 1935 and has been administered by the U.S. Forest Service since that time. In essence, James Eddy made a gift to the people of the United States of all the property of the institute plus all the funds he had invested in its support for 11 years--a sum in excess of \$250,000.

The foundation of the station was a visionary act, and the continued support of it throughout his lifetime was a labor of love. James G. Eddy's contribution to forest genetics, and by extension to the entire lumber industry and to world ecology, cannot be overestimated. Experiments conducted at the institute have resulted in several hybrids of exceptional quality. Eminent scientists were attracted, experimental models were developed, and botanists and geneticists were trained in the mechanics of tree breeding. As the first foundation of its kind in the world, the Eddy Tree Breeding Station was a seminal institution in the development of forest genetics.

At the same time in the mid-1920's that James Eddy was establishing the tree breeding station, he purchased an apple orchard on the east

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shore of Lake Washington, intending it as the site of his family home. Just as he participated fully in the planning of his scientific institute, so he worked closely with the builder of his house, Howard Wright, Sr., and the designer of his gardens, Otto Holmdahl.

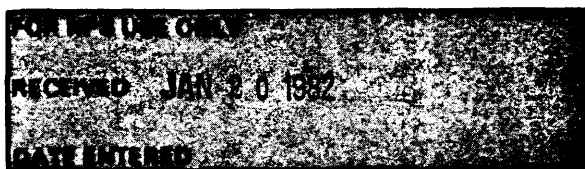
The large but unpretentious mansion, with its spacious dayrooms, service wings, handsome interior millwork and heavy shingle siding, is reminiscent of the Eddy family's New England heritage. Located at the end of the long private drive from the public road, the house occupies a small portion of the remaining grounds on the southern half of the property. The large area of commonly-held land represents the remains of the extensive landscaping scheme envisioned by James Eddy in collaboration with Otto Holmdahl.

An interesting figure in his own right, Holmdahl was one of only three landscape designers living and practicing in the Puget Sound area at this time. Eastern specialists, such as the Olmsted Brothers, were called in for large projects and some estates. Eddy, however, was probably attracted to Holmdahl because of his sympathy for native plant material and his interest in a regional landscape idiom. Born in Sweden and trained as a naval architect, Holmdahl came to Seattle in the early 1920's and quickly established himself as an expert plantsman. He practiced landscape design into the 1960's and, while the major part of his work was residential, he also served as the chief local designer for the grounds of Seattle's World Fair of 1962.

The informal nature of the Eddy garden attests to Holmdahl's interest in the naturalistic tradition of English landscape design, while the extensive use of conifers and some unusual specimens indicate that James Eddy himself played an active role in the planning of his personal environment.

The James G. Eddy estate is significant because of its association with a pre-eminent figure in Washington history, and it is exceptional because the grounds reflect the specific interest of this pioneer in experimental tree breeding. Not all of the original landscaping elements remain, and those which do have undergone some changes. But we must remember that gardens are living organisms, with death and rebirth a natural occurrence. The mature specimens of trees and shrubs are those planted by James Eddy fifty or more years ago. In this respect, both the house and grounds are a living testament to one of the most visionary men of the Pacific Northwest.

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- Critchfield, William, PhD, geneticist at the Institute of Forest Genetics for 21 years. Telephone interview by Edward Furia, December 1, 1980.
- Nickum, Mrs. George, daughter of James G. Eddy. Personal interview, December 3, 1980.
- Stebbins, G. Ledyard, Professor Emeritus, Department of Genetics, University of California at Davis. Telephone interview by Edward Furia, December 1, 1980.
- Stone, Lois C., "A Legacy of Good Breeding," Forest History, vol. 12, no. 3, October 1968, pp. 20-29.
- Streatfield, David, Professor of Landscape Architecture, University of Washington. Telephone interview, December 3, 1980.

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Legal Description

That portion of Government Lot 4, Section 25, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning on the East line of said subdivision at the South Quarter Corner of said Section 25; thence North 01°24'15" East 665.68 feet along the East line of said subdivision; thence North 87°50'33" West 391.58 feet to the true point of beginning; thence continuing North 87°50'33" West 160.56 feet; thence North 02°09'27" East 14.57 feet; thence North 87°50'33" West 39.02 feet; thence South 02°09'27" West 14.57 feet; thence North 87°50'33" West 70.00 feet; thence North 07°34'34" West 125.19 feet; thence North 35°54'15" East 1.74 feet to a circular curve to the right having a radius of 40.00 feet which bears South 54°05'45" East; thence 31.42 feet along said curve; thence North 80°54'15" East 60.00 feet to a circular curve to the right having a radius of 180.00 feet which bears South 09°05'45" East; thence 37.70 feet along said curve to a circular curve to the right having a radius of 491.35 feet which bears South 02°54'15" West; thence 69.45 feet along said curve to a circular curve to the left having a radius of 511.35 feet which bears North 11°00'09" East; thence 60.67 feet along said curve; thence South 01°24'15" West 99.46 feet; thence South 87°50'33" East 36.60 feet; thence South 01°24'15" West 46 feet to the true point of beginning; TOGETHER WITH an easement for ingress, egress and utilities over the portion of Government Lot 4, Section 25, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: as created by instrument recorded under Audit File No. 5247796; Beginning on the East line of said subdivision at the South Quarter Corner of said Section 25; thence North 01°24'15" East 665.68 feet along the East line of said subdivision; thence North 87°50'33" West 30.00 feet to the West Margin of 76th Avenue North; thence North 01°24'15" East 32.83 feet along said West margin to the true point of beginning; thence continuing North 01°24'15" East 22.34 feet; thence North 62°05'45" West 27°54'15" East; thence 16.58 feet along said curve; thence North 87°05'45" West 76.93 feet to the beginning of a circular curve to the left having a radius of 147.86 feet which bears South 32°54'15" West; thence 77.42 feet along said curve; thence North 87°05'45" West 15.15 feet to a circular curve to the right having a radius of 491.35 feet which bears North 02°54'15" East; thence 69.45 feet along said curve to a circular curve to the left having a radius of 511.35 feet which bears South 11°00'09" West; thence 72.28 feet along said curve to a circular curve to the left having a radius of 200.00 feet which bears South 02°54'15" West; thence 41.69 feet along said curve; thence South 80°54'15" West 60.00 feet to a circular curve to the left having a radius of 60.00 feet which bears South 09°05'45" East; thence 47.12 feet along said curve; thence South 35°54'15" West 65.33 feet to a circular curve to the right having a radius of 10.00 feet which bears North 54°05'45" West; thence 9.8 feet along said curve; thence North 87°50'33" West to the shoreline of Lake Washington; thence Southerly along said shoreline to a point which bears North 87°50'33" West from a point which is North 01°24'15" East 665.68 feet and North 87°50'33" West 661.16 feet from the South Quarter corner of said Section 25; thence South 87°50'33" East to said point; thence North 07°34'34" West 78.30 feet; thence North 87°50'33" West 20.09 feet to a circular curve to the right having a radius 10.00 feet which bears North 02°09'27" East; thence 21.60 feet along said curve; thence North 35°54'15" East 38.61 feet to a circular curve to the right having a radius of 40.00 feet which bears South 54°05'45" East; thence 31.42 feet along the arc of said curve; thence North 80°54'15" East 60.00 feet to a circular curve to the right having a radius of 180.00 feet which bears South 09°05'45" East; thence 37.70 feet along said curve to a circular curve to the right having a radius of 491.35 feet which bears South 02°54'15" West; thence 69.45 feet along said curve to a circular curve to the left having a radius of 511.35 feet which bears North 11°00'09" East; thence 72.28 feet along said curve; thence South 87°05'45" East 150.00 feet to a circular curve to the right having a radius of 127.86 feet which bears South 02°54'15" West; thence 66.95 feet along said curve; thence South 57°05'45" East 76.93 feet to a circular curve to the left having a radius of 210.00 feet which bears North 32°54'15" East; thence 18.33 feet along said curve; thence South 62°05'45" East 102.26 feet to the true point of beginning.