



The City of Seattle

## Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

### **REPORT ON DESIGNATION**

LPB 270/05

Name and Address of Property: **Galbraith House/ Seattle Mental Health  
1729 17<sup>th</sup> Avenue**

Legal Description: Renton's Addition to the City of Seattle, Block 10, Lots 7 & 8

At the public meeting held on June 15, 2005, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Galbraith House/Seattle Mental Health building as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction*
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.*

### **DESCRIPTION**

#### **The Site**

The original single-family residence at 1729 - 17th Avenue is located at the southwest corner of the intersection of 17th Avenue and Howell Street at the top of the southern ridge of Seattle's Capitol Hill. The current property measures 120' by 120' with a total of 14,400 square feet (0.33 acres) according to the King County Assessor Real Property Record. The large lot appears relatively level on the east and south, but actually slopes downward to the west, with an overall grade change of approximately 6'. The grade change is announced by concrete steps, with cheek blocks, that lead from the sidewalk to the north entry, and by a cast concrete retaining wall along portions of the alley.

The site associated with the original house and garage is comprised of Lots 7 and 8, Block 10, Renton's Addition. This property is bordered by public streets on the east and north (17th Avenue and East Howell Street respectively), and a concrete paved alley along the west property line. The site contains two buildings – the original residence and its garage, originally a carriage house. The two-and-a-half-story house is 6,174 square feet (King County Assessor record), and the one-and-a-half-story garage, which has been adapted for office use, is 432 square feet. The garage is located

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near the southwest corner of the property. A paved semi-circular driveway is provided on the north side of the house, entered from and exiting onto Howell Street and passing under a porte cochere on that side of the house.

According to the original permit record at DPD, the subject house dates from 1904. It is set back on its site with an estimated 45'-deep front yard on the east and a 30' side yard and driveway area on the north. (These dimensions are noted on a Plot Plan for Sunset Manor Sanitarium, dated May 14, 1964, on file at the DPD.) To the south, the 45'-deep yard expands to include a garden area. The back of the house, on the west, is set back 45' from the property line.

There are eight mature deciduous trees, with 16" to 24" caliper trunks, in the east and north parking strips. A laurel hedge on the north side of the property screens the driveway and side entry from the street. Present landscape holds few traces of what was probably a formal garden with turf and plant beds. The front (east), back (west), and south side yards are crossed by concrete and brick paved paths and gravel walks, and informally landscaped with grass and deciduous trees of 6" and 8" caliper. Several wood-framed ramps and stairs have been added on the south side to access front and back porches. There are other older concrete steps leading to secondary entries on the west and north, and a subgrade, paved walk leading from the alley level on the west to the basement. This walk is sheltered by tall retaining walls with guardrails. Non-original fire escapes have been added to the back (west) and north sides.

Presently, multi-family residences and low-scale apartment buildings of various ages surround the property on three sides. This neighborhood zoning has allowed for more recent residential developments, such as the three- to seven-story apartment and condominium buildings that are located on the east side of 17th Avenue, in the same block as the subject property. At the south end of the block there is a large, low-scale wood frame facility owned and occupied by Seattle Mental Health. This non-profit organization owns the eastern half-block, which contains the subject property. It is one of a number of social and medical institutions located on this part of Capitol Hill. Nearby there is the Caroline Galland House, present Elderhealth Northwest at 1605 - 17th Avenue. The large Group Health Cooperative hospital and medical campus is located several blocks to the northwest.

### **The Carriage House/Garage**

An original carriage house or garage is located at the southwest corner of the property. This 18' by 24' building has a hip roof with inset hipped and gabled dormers on four sides. The dormers feature the original single and paired double-hung windows with multi-lite upper sash containing decorative patterns.

A comparison of the present trim details around the door and windows, as well as a decorative lattice between first floor and dormer windows on the east facade, have been removed. The building's first floor level was originally set level with the alley, and at that time it probably served as a garage or small carriage house, with horses stabled elsewhere. According to tax records, the garage was converted to a "one-family dwelling" circa 1951, with two rooms at the first floor set level with the yard, 3' above the alley, and one room at the attic level. Presently the siding suggests there was a large vehicle door opening on the west or alley side, which has been infilled by cladding.

It appears that the second or attic floor level was installed when the garage was remodeled to serve

as counseling offices, along with an exterior wood frame stair and door in the north-facing dormer. Another non-original door and a shallow pent-roof were placed on the east facade. As with the primary house, the original painted wood siding, frieze and trim were removed and flatter, composition shingle cladding, with a 9"-deep exposure was installed at the garage. This change has had considerable impact on the historic character of the accessory building.

### **The House – Exterior Features**

The building is an example of Neoclassical domestic architecture. The Neoclassical style was used for residential building throughout the United States from the mid-1890s through the first half of the twentieth century. At the subject property, the original buildings designed in this style included the house and a garage.

The two-and-a-half-story building presents formally composed facades on the north, east, and south. The east facade features a full-height entry portico with colossal Ionic columns and a full-width, 10'-deep one-story porch. That porch, as well as a porte cochere on the north side, are also supported by Ionic columns. At the attic level, projecting north and south bays have a Palladian window or similarly shaped opening. The remaining original decorative details at the roof and porches are typical of the Neoclassical style. The advent in the late 1880s of mass-produced decorative elements, made of milled and turned lumber or composition materials, made more elaborate detailing possible (McAlester, p. 344).

The original building featured painted, horizontal cedar siding with a fine scale appearance of 2.5" to 3.5" boards. This siding has been removed or covered by the current cladding, which appears to be cement/asbestos composition shingle siding with a 9"-deep exposure. This siding is flatter than the original cladding and creates a more monolithic appearance. Historic photos from 1936 also indicate the presence of tall architrave trim above the original window and door openings. This projecting trim and dentils along the cornice were removed when the building was re-clad, further impacting its original character. Windows at the south side of the porch and portions of the original balustrade on the east facade were also removed at some point.

The main entry on the east facade is sheltered by the portico and a full-width porch. Another entry is provided on the north side, below the porte cochere. These entries are approached separately by paved walkways from the sidewalks. Historic photos show glazed wood frame windows with multiple sashes served as transparent protective walls at the north and south ends of the front porch.

The building is characterized by its simple massing with an overall rectangular footprint of approximately 41' by 50', exclusive of the projecting portico, side bays, and porch and stairs. Two brick chimneys rise from the house; based on historic photos it appears that the southern chimney was originally much taller. The primary roof form is hipped with large gabled wall dormers on the north and south sides, and a central cross gable on the east side. Roofing originally was shingle, presumably wood, and presently is finished with 3-tab, asphalt composition shingles. The main roof and dormers feature boxed eaves with moderate overhangs, which are also characteristic of the Neoclassical style. Block modillions accent the eaves and cornice line on all four sides.

The central portico on the primary east facade is the building's most pronounced feature. It is two-and-a-half stories in height and features a pedimented gable end with a tall plain frieze, supported by

two pairs of Ionic columns. A wide flight of concrete steps, emphasized by cast stone cheek blocks, engages the porch space between the columns. A full-width porch at the first story, which extends to wrap the house on the north side, is sheltered by the portico and enclosed by wood balustrades featuring smaller classical columns and turned balusters and handrails. A smaller porch with similar balustrade is provided at the second floor. A large, but unadorned glazed wood entry door with tall sidelights is centered at the first floor porch. A pair of glazed doors with sidelights is aligned above it at the second level porch, and a fanlight is set in the attic level pediment. Large, single or double-hung one-over-one windows flank the portico at the first and second stories. Echoing the portico columns, two fluted pilasters are placed at the wall, aligned with the sides of the portico.

The south facade features an original gabled bay that projects at the attic and second stories. The exterior wall is pierced by a Palladian-shaped opening and trimmed with a wood balustrade, creating a recessed porch at the attic level. The attic on the north features a true Palladian window, which recalls this attic porch. The south facade bay is supported by small brackets at the second floor level. The north side has a similar bay, projecting from the upper floors, which terminates at the roof level of a small rectangular, flat roofed porch. This porch is supported by wood columns with small Ionic capitals, which match those of the east porch. At some time in the past this porch was modified, perhaps to accommodate the width of contemporary cars, and additional 5x6 posts were added for support at the north edge. A narrow landing presently leads from the driveway level to a secondary entry below the porch.

The west elevation appears to have had an informal arrangement of single and grouped windows of varied sizes, and an entry to the first floor at the northern end. There are non-original entry doors at the second floor and basement and a small shed attachment.

According to the King County Assessor record, windows and doors are trimmed with cedar; presently all exterior materials are painted. The first floor of the house is raised above the grade of the yards by an estimated 3', with the rusticated stone or cast stone of the foundation exposed on all sides. Because of changes in use, from residential to institutional and office functions, additional access and exit systems have been added. These include a fire escape on the north from the attic and second floor, a wood frame stair on the west, and an extensive wood frame ramp on the south that leads up to the south side of the front porch. A direct, partially underground access from the alley to the basement is provided at the west side, surrounded by concrete retaining walls topped by metal guardrails. Windows at the first floor enclosed porch are older and have divided lights, while those at the second floor appear more contemporary and have picture window glazing. Two doors at the center of the west facade provide basement access.

### **The House Plan and Interior Features**

The original floor plan provided for large formal rooms – vestibule hall, living room/parlor, and a dining room at the first floor, along with a small den or library space, and service spaces, such as a kitchen, scullery and butler's pantry. The central stair hall, accessed directly from the front porch, leads to a secondary hall below the stairwell which is accessible from the north porte cochere entry. A wide stairwell on the north side of the house leads to a wide landing with Palladian windows assembly and then to the second floor bedrooms. To the west of the wide stairwell there is a secondary, servants stair that provided separate access to the service rooms. A fully enclosed extension of this stair leads from the second floor to another landing and short flight of wide stairs to

the attic. The central attic space is quite large, and allows access to the shallow enclosed porch at the south side.

The house had ceiling heights of 7' at the basement, and 9' at the first and second floors. Originally it contained 15 rooms, with two full bathrooms and two additional toilet rooms, according to the 1937 tax assessment records.

The 1937 assessment form notes the construction grade as "medium," with the presence of maple flooring in ten rooms, tile in the bathrooms, and fir flooring in five rooms, along with painted plaster and fir-clad interiors. Construction was wood framing with 2x10 floor joists at 16" on center, and a 4'-tall foundation wall and two plaster finished rooms in the basement, and concrete footings. Some of the foundations are visible at the perimeter; these are cast to resemble rusticated stone.

When the property was sold in 1940, a brief article noted it had originally contained 20 rooms, including a large ballroom. This article seems to exaggerate as it also noted the original construction cost of over \$100,000, which contrasts with the DPD permit figure of \$10,000. Furthermore, the so-called ballroom appears to be the large open room at the attic level, which is accessible from the second floor only via an extension of the narrow, beadboard clad service stair from the first and second floors. A DPD permit drawing indicates the house was converted to a "rest home" circa 1940, and some modifications were likely undertaken at the time. Other changes were also made in the 1940s as noted in the Construction History section of this report.

Representatives for Seattle Mental Health, the current owner, have noted many other changes that have been made to the interior with additional partitioning, upgrading of systems, and remodeling of the kitchen and bathrooms. Despite these changes, several of the formal rooms – the central hall and living room – and the basic layout of the public rooms at the first floor have been retained.

The original dining room at the southwest corner has been made smaller by a demising wall, which unfortunately divides an original three-part window assembly on the west facade. This room presently houses simple kitchen/storage functions. The small room at the northeast corner has been refinished with painted boards; it is used currently as a computer room. The original kitchen and butler's pantry in the northwest quadrant of the house have been transformed into restrooms. What was originally an open porch at the corner was enclosed, perhaps in the 1940s according to the appearance of the non-original flush entry door and horizontal proportioned window. This space is a small office. There are also non-original storage and office spaces in the basement.

Original spatial qualities, finishes and built-ins are retained in the large attic space above (referred to as "a ballroom," an identification that seems unlikely given that access to it is limited to the service stair). Former rooms at the second floor have been remodeled and are used currently as offices and counseling rooms.

The interior central hall and stairwells between the first and second floors and the attic retain their original stained features, including beadboard wainscot (in the servant's stair), and oak trim, raised panels, molding, newel posts, and balustrades. Many of the original, single-panel type oak doors are present also, along with two non-operational masonry fireplaces. The shallow fireplace in the central hall is characterized by its arched opening and surround of smooth painted masonry. The living room fireplace is larger and features simple but large surround, and a built-in cabinet to one side.

The original number of second floor bedrooms is unknown, but currently there are eight rooms and one bathroom. These have been remodeled to serve as counseling spaces and offices. Finishes vary, and include non-historic wallpaper, painted plaster and gypsum wallboard, carpet and wood floors. The central room on the west side accesses the porch below the portico.

The interior of the accessory building, the former carriage house/one-bedroom residence, has been remodeled considerably. It contains a small kitchen at the first floor and open office above, with finishes consisting of carpet and hardwood floors, and painted gypsum and plaster walls and ceiling.

## **STATEMENT OF SIGNIFICANCE**

### **Historic Context**

#### **Development of Capitol Hill**

Capitol Hill rises 444' in elevation above Elliott Bay and makes up part of a long ridge east of the city's downtown. To the south of Capitol Hill is First Hill (composed of the earlier neighborhoods of First and Yesler Hills), and to the east is Madison Valley and the Central Area. The west edge of the hill was redefined in the 1960s by construction of Interstate 5. The subject property, at 1729 17th Avenue, is located at the southern end of Capitol Hill, two blocks from Madison Street, which serves as the neighborhood's south edge. Its location at the top of the ridge and the hill is identified by two nearby radio towers, a half-block south of Madison at 18th Avenue.

(Note: The following neighborhood overview is derived from several sources, including Paul Dorpat's essay "Seattle Neighborhoods: Capitol Hill – Thumbnail History," on the HistoryLink Web site.)

Originally platted by Arthur Denny before 1861, Capitol Hill did not immediately develop as a residential neighborhood. Pioneer settlement of the hill began in the 1870s and 1880s when its timber was cleared. In 1876, the City purchased 40 acres from J. M. Colman. The area was renamed City Park in 1885. In 1901 the park's name was changed to Volunteer Park in honor of the veterans of the Spanish American War (Crowley, p. 147). The Olmsted Brothers' 1903 parks plan incorporated changes including elegant plantings, water features, promenades, and a linear pavilion in the park. That same plan provided for a park around the Lincoln Reservoir, located northwest of Pine Street and 11th Avenue.

James Moore was one of the earliest developers of what was known originally as Broadway Hill. He had acquired 160 acres in 1900 and renamed the district, cultivating the area directly south of Volunteer Park as an upscale residential neighborhood. Capitol Hill quickly began to develop as a vibrant residential and commercial community. Early civic construction included Lincoln Reservoir (1900), the Volunteer Park Tower (ca. 1901) and Conservatory. In 1890, the Pontius/Lowell School opened on Mercer Street and Federal Avenue. It was followed by construction of Seattle High/Broadway High School at Broadway and Pine Street in 1902, and other public schools.

Residential construction had moved eastward to the top of the ridge by the turn of the century. Many religious institutions followed residential development, as represented by the nearby Temple

de Hirsch in 1910, at 15th Avenue and Marion Street, approximately five blocks southwest of the subject property, and by the First Church of Christ Scientists in 1914, at 16th Avenue East and Denny Way, approximately five blocks northwest.

Broadway Avenue is located seven blocks west of 17th Avenue. In 1891, an electric trolley that linked Capitol Hill to Beacon Hill, by way of First Hill, was constructed along Broadway. The street was paved in 1903, and quickly became a favorite route for cyclists, and a few years later for motorists. The Puget Sound Traction Light and Power Company extended trolley routes along 15th, 19th, and 23rd Avenues between 1907 and 1909. Present day neighborhood commerce has continued to follow the pattern established by the early trolley routes, with neighborhood and destination stores, cafes, and other facilities arranged in a linear fashion along the three streets. This pattern is clearly apparent along 15th Avenue, two blocks west of the subject property.

Fourteenth Avenue East was originally a wagon road that led to the Lake View Cemetery. Developer Moore's effort to create an upscale neighborhood was realized along several blocks of 14th Avenue immediately south of Volunteer Park. Between the park and Roy Street, where there was a gated entry and the road was developed as a short boulevard that became known as "Millionaire's Row."

Modest houses were built near the ridge of Capitol Hill in the 1880s and 1890s, but few of these structures survive. These unassuming houses were followed by a few mansions, as well as houses for working and professional families. The latter were rapidly constructed to the sides of the business and transportation strips of Broadway, 15th and 19th Avenues. Many of these residences were built in the efficient but still attractive Classic Box style, and others in Neoclassical, Arts and Crafts, and Tudor Revival styles.

There were hundreds of nearly mansion-sized homes, such as the one at 1729 - 17th, that were constructed in the first decade of the twentieth century on Capitol Hill, and several of these remain in close proximity to the subject property. Residential development boomed, and by 1912, there were more than 40 additions in the area, including Furth, Yesler, and Moore's seven Capitol Hill tracts, and the several Pontius additions. James Moore and others had homes on the hill as a retreat for the city's affluent residents. Many of the lots on the lower slopes of the hill were generally small for the homes that were constructed on them, with the resulting effect of fine homes on streets that seem intimate yet grand. In contrast, the subject property and others near it, such as the Caroline Galland residence at 1605 - 17th, had large lots with formal gardens and landscaping.

Grand homes on Capitol Hill included those along Millionaire's Row and large houses west of Volunteer Park on Federal Avenue East and beside the somewhat serpentine streets north of Aloha Street and west of Broadway. Many English Tudor style homes were built in what is the present Harvard Belmont District. Farther north, the blocks around Roanoke Park included many mansions.

Capitol Hill developed with different areas for different groups. For example, the Stevens neighborhood, near St. Joseph Church, became known as a Catholic area, while the blocks around and south of Temple de Hirsch was a center for Jewish families. Later, in the 1920s, many Orthodox Russian immigrants moved to the blocks surrounding the Russian Orthodox Cathedral on 13th Avenue East between East Olive and East Howell Streets. Capitol Hill developed with multi-family residences as well as houses. A few wood frame apartments remain from the early decades of the

twentieth century, but for the most the extant older apartment buildings date from ca. 1915 to the early 1930s. These included a range of building types, from large courtyard structures with spacious flats for middle class and professional families to apartment houses with small units for single and working-class occupants.

### **The Building's Construction and Ownership History**

According to tax assessment records the building was constructed in 1903. At the time of its construction, this part of Capitol Hill was developing as a residential neighborhood. The property owner is identified on the original building permit as J. E. Galbraith. James E. Galbraith and his wife, Rose, lived in the house for 12 years until his death in 1916. (*Post Intelligencer*, August 17, 1916, p. 6, Obituary.) His wife continued to live there up to 1919. The Galbraiths' son, Walter, and his family lived nearby in a separate residence.

Tax records indicate that in 1931 Lura G. Castlen [sic] was the owner. Permit drawings for "Alterations for Rest Home at 1729 - 17th Ave. North," dated January 19, 1940 and on file at the DPD, called for enclosure of interior stairs and the addition of an exit stair from the second floor on the back (west) facade, and a fire escape from the attic level to the porch roof on the north facade. (These drawings are attached at the end of this report.) A 1940 newspaper article noted the "former Galbraith Mansion" was sold to an unidentified investor by Ms. Laura Castler. (*Seattle Times*, "Former Galbraith Mansion Sold, January 28, 1940, non-paginated.)

The tax records note that John C. Hewitt purchased the property in 1950, and it was sold again in 1964. Permit records from that time note that the building, then identified as an "existing nursing home," was owned by Mr. and Mrs. Clinton A. Hill. The Hills converted it to the Sunset Manor Sanitarium, according to permit drawings dated May 14, 1964. Seattle Mental Health, the current property owner, purchased the property ca. 1977. Seattle Mental Health is a private, non-profit social service agency that provides a comprehensive array of mental health and related services to the King County community. The main floor of the Galbraith Residence is presently used by clients during the day as an outpatient treatment setting, with a computer room, living room, and reading spaces. The second floor and former carriage house are used as counseling offices.

### **The Original Property Owner, James E. Galbraith**

James E. Galbraith was the president and manager of Galbraith, Bacon & Company when he had the subject house built in the early 1900s. According to Seattle Polk Directories, dating from 1890 - 1920, he arrived in Seattle in 1894 and established a company as a commission merchant of hay. Following the Seattle Fire of 1889, Galbraith and Cecil Bacon established a wholesale business in grain, hay, plaster and concrete, and located their enterprise at the foot of Washington Street.

In 1900 the company moved to Pier 3 (now Pier 54) at the foot of Madison Street, and soon they moved north again to Pier 12 at the foot of Wall Street. On the night of June 10, 1910, the Belltown Fire destroyed the Galbraith Bacon storehouse and stables. The fire was reportedly started when a spark from a passing train ignited materials at Galbraith, Bacon & Company. A 40 mile per hour wind quickly spread the fire, which destroyed the block bounded by Railroad (Alaskan Way) and Elliott avenues and Battery and Wall streets, as well as a hotel, four apartment houses, restaurants,



and more than a dozen residences (Dorpat). Fortunately, a sudden rain arrested the fire's progress before it did more damage.

Historic photographs indicate the Galbraith, Bacon & Company warehouse and dock were rebuilt on the same site. No information was found on intermediate history, but a 1935 photograph indicate that by 1935 the company was solely Galbraith & Company, and it had moved back to Pier 3. In 1944 Galbraith & Co. was located along the railroad tracks at 2411 Alaskan Way. A photograph of the building shows the company products were essentially the same as at the turn of the century: seed and fertilizer, lumber and building materials, and hay and feed.

Prior to their residence at 1729 - 17th Avenue, the Galbraiths lived at 1700 - 9th Avenue in 1894, at 2012 - 5th Avenue from 1898 - 1902, and 109 - 15th Avenue North (currently East) in 1902 - 1904. By that date his company had grown, and was listed as "Hay, Grain, Flour, Feed, Lime Plaster and Cement." The company name was changed to Galbraith, Bacon & Company in 1905. Upon James Galbraith's death, his son Walter assumed company leadership. (*Polk Directory*, cover and various pages, editions for 1890, 1894 - 1905, 1916 - 1920.)

### **The Original Architect, Thompson & Thompson**

The original designer of this house appears to be Thompson & Thompson Architects. An article in the local business journal on April 14, 1904 noted that Thompson & Thompson Architects, with office in the Dexter Horton Building, had completed plans for the James E. Galbraith residence at 17th Avenue and Howell. The very brief note in a column about ongoing building and real estate seemed to have been a narrative bid announcement for plumbing, mechanical, and other systems, and noted the mansion had a 'dance hall' at the attic level and a 'billiards room' in the basement. That same issue had another short article about the extension of utilities on 20th Avenue off Madison, a mere three blocks away, which suggest that the area surrounding the house on south ridge of Capitol Hill was still being developed. (*Seattle Business Daily*, April 14, 1904, p. 5.)

Charles L. Thompson and C. Bennett Thompson were father and son who practiced architecture together in New Jersey after 1865, in Kansas, and in Salt Lake City between 1890 and 1899. After arriving in Seattle in 1899, the pair primarily designed residences and commercial buildings in the International District. Among those are the Nippon Kan/Astor Hotel (1909), at 622 South Washington Street, the Kong Yick Apartments (1910), at 7th Avenue South and South King Street, and the Tokiwa Hotel (1916), at 651 - 661 South Jackson Street. Little information is available about Thompson & Thompson, and no references to specific residential buildings have been found at this time.

One drawing, of kitchen and pantry cabinets, by Ellsworth Storey, is in the University of Washington Libraries collections. It has no date, but identifies the drawings as "Wood Frame House for J. E. Galbraith." However, it does not appear to relate to the subject building, and Ellsworth Storey is cited in another UW collection as having designed the house for James Galbraith's son.

## The Neoclassical Style

According to architectural historians Virginia and Lee McAlester, Neoclassical houses are typically identified by full-height porches (porticos) with their roofs supported by classical columns (typically with Ionic or Corinthian capitals), and symmetrically composed front facades with a center door and balanced windows. Boxed eaves with moderate overhangs, with dentils or modillions beneath, and a wide frieze band below the cornice are typical. Doors are usually elaborate, with decorative surrounds based on Greek or Georgian precedents. Windows may have single or multi-pane lights. Bay windows, paired or tripled windows, Palladian types, or arched windows differentiate the Neoclassical from other Revival styles.

"Colossal" columns, which rise more than one story, are a typical feature. Thus the front of a Neoclassical building may closely resemble a Greek Revival temple. Above the porch there may be a classical pediment and gable roof, or the porch roof may be flat. Some examples have semicircular porticos. The type that is represented by the subject house is included in a subset of the style as it features a full-width one-story porch below the portico. Sources noted the appearance of this subtype from 1895 to 1915 and after World War I.

Other revival styles, such as Georgian, Adam, Early Classical Revival and Greek Revival, have frequently been thought of as Neoclassical, although they each have different identifiable features. The renewed popularity of classical details was sparked by style was used throughout the nation in prominent institutional as well as residential Chicago's 1893 Colombian Exposition, which had a classical architectural theme showcased in the spectacular buildings of the White City. In Seattle the Neoclassical style was used for many of the temporary buildings at the Alaska-Yukon-Pacific (AYP) Exposition, another "White City," which occupied the campus of the University of Washington in 1909. By this time the Neoclassical architecture.

Elaboration within the Neoclassical style includes roofline balustrades, side and wing porches, and use of broken pediments as trim elements over windows and doors. Exterior walls typically are clad with painted clapboard siding and often have wide pilasters at the outer corners. Wide window and door trim with Classical detailing and boxed eaves with plain or decorative frieze below the cornice or roofline are common. Fluted columns with carved decorative capitals support the portico. (McAlester, p. 344 - 349.)

In Seattle, the Neoclassical style was one of many that were used by local architects designing large houses for the city's wealthy families. In the 1913 publication *Houses and Gardens of the Pacific Northwest*, editor Frank Calvert included many more examples of Tudor Revival and Arts and Crafts style homes among the 80+ houses cited in the book. Colonial, Queen Anne and Mediterranean Revival styles were also popular. The following large, Neoclassical style houses on Capitol Hill were included in the publication: the Edgar Bucklin Residence, at 1620 East Prospect; Dr. A. Loe House, at 917 - 16th Avenue East; J. W. Causidine Residence, at 18th and Madison; Clarence Hanford Residence, at 1103 Summit Avenue; and J. C. McMillan Residence, at 1707 - 16th Avenue. Also included were the Ames Mansion, at 808 - 36th Avenue East, and the Samuel Hyde Residence, at 3726 East Madison Street, in Washington Park.

Large and noteworthy Neoclassical style houses presently remain throughout Seattle's older upscale residential neighborhoods. A number of these have been recognized for their architectural

significance by listing on the National Register or designation as local landmark. Nearby there is the aforementioned 1903-era Caroline Kline Galland House, two blocks north of the subject property, at 1605 - 17th Avenue. Other Washington Historic Register and National Register properties include the following:

The Ballard-Howe House (1900 - 1901), 22 West Highland Drive, on the south slope of Queen Anne Hill

The William Parsons House (1903), 2607 Harvard Avenue East, near Roanoke Park

The Henry Owen Shuey House (1908), 5218 16th Avenue Northeast, in the University District

The Judge James T. Ronald House (1883; remodeled 1889), 421 30th Avenue South

On Capitol Hill there are a number of Neoclassical houses that embody the characteristic features of the style. In addition to the Parsons House noted above, they include:

Parker-Fersen House (1909, Seattle landmark), 1409 Prospect Street, near Volunteer Park on Capitol Hill

2755 East Yesler Way (1902), in the Central Area

917 16th Avenue (1902), on the east side of Capitol Hill

120 Highland Drive (1904), on the south slope of Queen Anne Hill

1013 15th Avenue (1905), on the east side of Capitol Hill

904 16th Avenue (1906), on the east side of Capitol Hill

905 12th Avenue (1906), on Capitol Hill

747 16th Avenue (1907), on the east side of Capitol Hill

16th and Aloha, on the east side of Capitol Hill

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***The features of the Landmark to be preserved, include:***

the exterior of the building, and the site, excluding the garage

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Karen Gordon

City Historic Preservation Officer

cc: Paul Eisenhauer, Seattle Mental Health  
Brain Jaffe  
Virginia Wilcox, LPB  
Yvonne Sanchez, DON  
Diane Sugimura, DPD  
Cheryl Mosteller, DPD  
Ken Mar, DPD