



The City of Seattle

## Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

### REPORT ON DESIGNATION

LPB-67/81

Name of Property: Samuel Hyde House  
3726 East Madison Street

Legal Description: McGilvra's 2nd Addition, Block G, Lots 9 - 12 incl.

Features/Characteristics to be Preserved: Entire exterior of house and site including the garden wall and garage, as well as the major interior spaces of the first story of the house including the central hall, stairhall, reception room, parlor, dining room and breakfast room.

Criteria applicable: and reasons/discussions why applicable. Designation Based on satisfaction of Ordinance 106348 Criterion 3.01(4), architectural significance.

Approved by the Landmarks Preservation Board at a Public Hearing held March 4, 1981.

Issued: March 4, 1981

  
Earl D. Layman  
City Historic Preservation Officer

EDL:gaj



LPB-486/80

## City of Seattle

Department of Community Development/Office of Urban Conservation

## Landmark Nomination Form

Name Samuel Hyde House Year Built 1909-1910  
(Common, present or historic)

Street and Number 3726 East Madison Street

Assessor's File No. 531610 - 0400

Legal Description Plat Name McGilvra's 2nd Block 6 Lot 9-12 incl.

Present Owner Leonard Berry Present Use Unoccupied

Address 218 Dorffel Drive East, Seattle 98112

Original Owner Samuel Hyde Original Use residence

Architect Bebb & Mendel Builder Undetermined



**Description:** Present and original (if known) physical appearance and characteristics

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The Samuel Hyde House, built in 1909 and 1910 is a particularly elegant and spacious two-story neo-classical residence built of frame construction with a pressed brick exterior veneer. The residence, and an adjacent brick carriage house are situated on a half acre, trapezoidal-shaped parcel bordered on all sides by a classically detailed brick wall built as the residence neared completion in 1910. The grounds incorporate curvilinear lawns and gardens with a curving walkway leading to a large entrance portico at the south facade, and a curved drive passing under a projecting porte cochere at the west entrance.

The primary or south facade of the Hyde House is symmetrically balanced, and features an imposing entrance portico at the center which is approached by a series of broad steps at the front. The portico is composed of two pairs of colossal, corinthian columns and an entablature surmounted by an attic story balustrade. Within the portico, the entrance consists of a panelled door, flanked by sidelights and surmounted by a massive, modillion supported entablature which recalls that of the portico. The projecting entablature supports a second story balcony and a small balustrade with wrought iron grilles. Double doors with sidelights open onto the balcony at the second story.

At each side of the south portico and entrance, fenestration includes double-hung first and second story windows. The two first story windows are framed within elaborate granite terra cotta surrounds and surmounted by console-supported cornices. The two second story windows are of a simpler design and include terra cotta lintels and corbel-supported sills. As in all of the major elevations, the south elevation walls are crowned by a continuous corinthian entablature matching that of the portico.

The west elevation is asymmetrically composed and features a pedimented portion at the right side from which the porte cochere projects. The porte cochere consists of paired ionic columns at each side which stand upon brick bases. The columns support a wooden entablature and a balustrade. The porte cochere shelters a single door with an adjacent leaded window of similar dimensions immediately to the left. A major window above the porte cochere which is located above the stair landing is filled with attractive stained-glass panels. Fenestration also includes rectangular windows similar to those of the south facade as well as smaller windows aligned with the first story lavatory and kitchen, and the attic story living quarters.

Asymmetrical but balanced facades also occur at the north and east elevations. The east elevation incorporates a pedimented portion at the right side which corresponds with the internal location of the first-story dining room. An attached chimney to the left is aligned with the drawing room. Fenestration is arranged in symmetrical groupings around the chimney at the left side, and beneath the pediment at the right side. Double doors in the dining room open onto a wall-enclosed terrace with terra cotta swags and four classical urns. The north elevation includes an enclosed porch in the northeast corner of the first story and an unusual back porch adjacent to the kitchen which is detailed with geometrical wooden grille work. These features are covered by a second story deck which is enclosed



**Description:** Present and original (if known) physical appearance and characteristics

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by a wooden balustrade. The second story is pedimented at the right side and incorporates several handsomely leaded windows in addition to several conventional double hung windows.

The interior of the Hyde House combines aspects of classical and modern spatial organization and is handsomely finished in the major first-floor spaces. At this level the central hall is placed on axis with the south portico and the formal entrance, but turns 90 degrees near the center of the house to align with the stairs and a second major entrance to the porte cochere at the west. A large drawing room and a smaller reception room are located at the east and west sides of the hall just inside of the south entrance. Minor doorways at the north end of the hall lead to the kitchen in the northwest corner of the house and dining room at the east side which adjoins the drawing room. A breakfast room with two almost entirely glazed walls occupies the northeast corner of the house. A game room and a bar are located in the basement, directly below the drawing room, and bedrooms are located in the second story. Servants' quarters appear to have been accommodated in the attic story.

The interior spaces of the Hyde House are finished with oak and mahogany panelling and trim, a variety of Tiffany-style light fixtures, several fresco-trimmed ceilings; and sliding door panels which can be used to enclose the major rooms. Of the first story rooms, the reception room, drawing room and dining room are the most significant and most richly embellished. The reception is relatively small and simple, but is elegantly detailed with painted woodwork and classically-styled window casings and headings. The drawing room is trimmed in mahogany and features an elegant marble fireplace with a large, panelled overmantel. Fluted pilasters with composite capitals flank each window as well as the fireplace and overmantel. The ceiling includes a frescoed border embellished generously with gold leaf. The dining room is finished in Siberian oak panelling and trim, and features a canvas mural above the plate rail depicting a pastoral scene, believed to represent the Lake Washington shoreline. The ceiling of the dining room is coffered and the original chandelier and wall fixtures are of superior quality.

Also among the more notable interior spaces is the stairwell adjacent to the porte cochere. The stairs feature oak wainscoting and balustrades with delicately turned balusters, and newel posts detailed with elliptical sunbursts. An ornate candelabrum embellishes the winding newel at the bottom of the stairs. The stair landing includes a unique, Tiffany-styled stained glass window which is believed to interpret the view of Lake Washington and the Cascades from the Hyde House. Liberties have been taken with the architectural framework through which the landscape is revealed in order to strengthen the perspective and improve the composition of the design.



### Statement of significance

Completed in 1910 for liquor entrepreneur Samuel Hyde, the Hyde House together with its original grounds and carriage house represents one of Seattle's more distinguished neo-classical residences. The residence, carriage house and the walls enclosing the grounds were designed by the locally prominent architectural partnership Bebb and Mendel. Bebb and Mendel established their Seattle partnership in 1901, and gained great popularity among wealthy clients over the following thirteen years of their association. The Hyde House ranks as one of their finest designs. The grounds of the house are believed to have been laid out by the Olmsteads who were nationally recognized for their work in the field of landscape design. During the period in which the Hyde House was built, the Olmsteads were involved with the creation and design of Seattle parks and boulevards, and the central mall of the AYP Exposition of 1909.

The internal and external design of the house reflects a transition from the rigid and formal symmetry characteristic of Georgian, Federal and Greek Revival residences to a more informal arrangement of spaces and forms responding to twentieth century conveniences and living patterns. The primary or south entrance facade is symmetrically balanced and is distinguished by an imposing, Corinthian portico announcing the formal, central entrance. The other three elevations are asymmetrical in composition but possess equally refined features and details. At the west facade, for instance, a second important entrance provides for a vehicular approach beneath the cover of a projecting ionic porte cochere. At the east elevation, the terrace walls are detailed with inset terra cotta swags and freestanding terra cotta urns. Throughout the structure, the red pressed brick walls are laid up precisely in common bond with thin, beaded mortar joints and trimmed with terra cotta lintels, sills and a continuous first-story sill course.

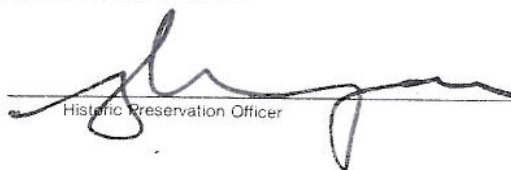
The interior combines elements of a traditional classical approach to design, particularly the central hall with major rooms at each side, with a layout responsive to modern living. Rooms and halls are richly finished in original hardwood panelling and trim and include a variety of original Tiffany-style light fixtures. At the west side of the central hall the music or reception chamber features finely detailed renaissance-styled window casings and a frescoed ceiling. At the east side of the hall, the drawing room is finished in a neo-Georgian manner with mahogany wainscoting, an entablature and cornice, pilaster-framed window casings and a large overmantel above the marble-faced fireplace. The proportions of this room are however somewhat ponderous when compared to more typical Georgian designs as a result of a lowered ceiling height, the low placement of windows, and the narrow width of the wainscoting. Adjoining the drawing room, the dining room is designed in a Jacobean-style with Siberian oak panelling and trim. This room features an exceptional oil on canvas mural above the plate rail depicting a continuous pastoral landscape perhaps related to the nearby Lake Washington shoreline. The room also includes handsome wall and ceiling fixtures and a coffered ceiling. Adjacent to this room, a breakfast room, fully glazed on two sides, features a frescoed ceiling and Tiffany-styled, bell-shaped light fixtures. Significant spaces also include the central hall and stairway both of which include



## Photographs:

Submitted by: Staff, Office of Urban ConservationAddress 400 Yesler BuildingPhone 625-4501Date December 10, 1980

Reviewed

  
Historic Preservation Officer

Date

12/28/80