



The City of Seattle

## Landmarks Preservation Board

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

LPB-342/78

### REPORT ON DESIGNATION

NAME OF PROPERTIES: Victorian Group/14th Avenue W. Houses  
2016 14th Avenue West  
2014 14th Avenue West  
2010 14th Avenue West  
2006 14th Avenue West  
2000 14th Avenue West

LEGAL DESCRIPTION: Gilman's Addition  
Block 174  
2016: Lot 12      2006: 14 & N $\frac{1}{2}$  15  
2014: Lot 13      2000: 16 & S $\frac{1}{2}$  15  
2010: Lot 14

OWNERS: 2016: Mr. Robert Southard  
2015: J. Valentine  
2010, 2006, 2000 - Historic Seattle Preservation and Development Authority

### RECOMMENDATIONS FOR DESIGNATION:

On October 18, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of the 14th Avenue West Victorian Group (2000-2016 14th Avenue West and 1309-1311 West Newton Street) as Seattle Landmarks. After receiving evidence and hearing testimony, the Board voted to eliminate from consideration the two houses on West Newton Street and to approve designation only of the five contiguous houses on 14th Avenue West. Those significant features of the structures to be noted include the entire exterior of all five buildings and all major physical elements of the total sites to the centerlines of the street rights-of-way.

The Board found that the five houses, as a group, merited designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348: Section 3.01, (3), (4), and (6).

(3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.

These houses were originally a portion of a larger Finnish community which extends several blocks along Smith Cove. By 1915, the community, along Smith Cove had begun to serve as a Slavic center.

(4) It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction.

These houses were built from 1890 to 1909 in an area below north Queen Anne Hill once known as Smith's Cove. The tidal pools of Puget Sound reached as far east as 15th Avenue West, putting these buildings only one block from the beachfront. The 14th Avenue West houses have their main living areas oriented toward the west and towards the south, in several cases with ample porches along these sides of the houses to provide access to the Sound breezes and views.

The Gilman House, 2016 14th Avenue West, was constructed in 1891 and is one of the few remaining examples in Seattle of Queen Anne style tower architecture. It is a two-story frame building with gabled roof, double hung windows, and a handsome angled bay window on the first floor front. South of this bay is an enclosed entry porch with shed roof behind which is located a rectangular tower. The tower encloses a second-floor bedroom; its steeple-like roof is topped with a wood finial. The porch, originally open air, had milled brackets and turned posts, now removed. However, the main gable still displays elaborate open scrollwork of the kind so familiar in houses of this style.

Next door, 2014 14th Avenue West, the Torbactia House is a 1901 example of a typical two-story middle-class residence with Victorian details. It has a similar plan as its neighbor, except that it lacks the rectangular tower. The front rooms of this house have angled bays on both floors, Where the side bays meet the main gable there are open scrolled wood brackets that are also repeated in the peak of the main gable and were originally carried into the porch brackets. Though the house porch has not been enclosed and retains its original turned posts and simple spindle work below the shed roof, the brackets are missing. The windows of the Torbactia house are larger than its earlier neighbor and are a combination of large panes in the lower frames with small sectioned panes in the upper frames.

2010 14th Avenue West is an 1890 Victorian house enhanced by fancy butt shingles and simple, straightforward lines. Unfortunately, its handsome gabled north porch, spindles, brackets, posts, and all, were dismantled in a remodelling. Historic Seattle is presently rebuilding the porch.

2006 14th Avenue West sits directly south and behind 2010. It is a smaller house than its neighbor, but has a handsome porch along its entire ground floor front, as well as a south side angled bay window.

2000 14th Avenue West, the small frame house at the corner, was built in 1903 and has a porch running its entire length and width of its west and south sides. Such ample outdoor living spaces, facing onto the main streets, were important social ties to the community.

(6) 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 of identity of such neighborhood to the city.

Clustered about the corner of West Newton and 14th Avenue West are five residences built around the turn of the century which, as a group, provide a contiguous, cohesive, and unique district within the city. Located on the west side of Queen Anne Hill, close to the light industrial area along 15th Avenue West which was, at one time, beachfront property, these homes represent a rare and undisturbed oasis of middle and lower income living environments and provide a distinctive residential character to this changed neighborhood.

Issued 30 October 1978



Earl D. Layman  
City Historic Preservation Officer

EDL:rj