

The City of Seattle

Landmarks Preservation Board

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

December 17, 1979

LPB-332/79

REPORT ON DESIGNATION

NAME OF PROPERTY: Brace/Moriarty Residence
ADDRESS: 170 Prospect Street
LEGAL DESCRIPTION: Mercers Addition to North Seattle, Block 18, Lots 1 and 2
OWNER: James Moriarty

RECOMMENDATIONS FOR DESIGNATION:

On October 17, 1979, the Seattle Landmarks Preservation Board voted to approve nomination of the above property for consideration as a Seattle Landmark. Subsequently, at their hearings on November 21 and December 5, 1979, the Landmarks Preservation Board voted to approve the designation of the subject property as a Seattle Landmark based upon satisfaction of the following criteria of Ordinance 106348:

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

Built in 1904, the Brace/Moriarty Residence is one of the earliest examples of the Mission Style remaining in Seattle. Designed by the Kerr and Rogers partnership, the house is architecturally unique in several respects, beginning with the river rock foundation designed to give the appearance of dry wall construction. The first story exterior treatment is also unique, imitating masonry construction with a wooden vocabulary of boards and battens. One of the most outstanding features of the residence is its recessed front porch which extends across the full length of the facade. The porch is enhanced by a series of seven round-arched openings detailed with exceptional Sullivanesque-styled casings. More typical Mission Style features including a shaped gable dormer, and a broad hipped roof are also present. A strong unity of composition and an excellence in detailing recommend this residence as one of the best and most unusual examples of its type in Seattle.

- 3.01 (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 or identity of such neighborhood or city:

In addition to its unique character and architectural distinction, the Brace/Moriarty house contributes significantly to the border urban landscape amenity of the Queen Anne Boulevard system of which Prospect Street is a part. The Boulevard system is fronted upon by a number of pretentious and imposing residences of a consistent quality representing original and eclectic styles prevalent during the early 1900's. The Brace/Moriarty residence complements these residences and the broader landscape context linking them together.

Earl D. Layman
City Historic Preservation Officer

by:


Roberta Deering,
Board Coordinator
December 17, 1979



City of Seattle

Department of Community Development/Office of Urban Conservation

Landmark Nomination Form

LPB-259/79

Name Brace/Moriarty Residence **Year Built*** 1904
(Common, present or historic)

- Landmark
 Landmark Site
 Both

Street and Number 170 Prospect Street

Assessor's File No. 545730 0940 (451 I-27)

Legal Description **Plat Name** Mercers Add. to North Seattle **Block** 18 **Lot** 1,2

Present Owner James Moriarty **Present Use** Residence

Address 170 Prospect Street (283-3757)

Original Owner John Stuart Brace **Original Use** Residence

Architect Kerr and Rogers **Builder** Brace & Hegert Lumber Co.

The Brace/Moriarty Residence, built in 1904 on the southern slope of Queen Anne Hill exemplifies gracious homes built in Seattle for prosperous industrialists and prominent businessmen during the first decade of the twentieth century. One of the earliest examples of the Mission Style in Seattle, the two and one half story frame building was designed by the Kerr & Rogers partnership for lumber magnate John Stuart Brace, and constructed by Brace's own lumber firm, the Brace and Hergert Mill. For a brief period in the 1920's, the residence is believed to have been occupied by the French Consul during a time of financial losses for the Brace family.

The Brace/Moriarty house is architecturally unique in several respects, beginning with the foundation which is constructed of irregularly shaped river rocks, laid randomly with hidden mortar joints to give the appearance of dry wall construction. The first story, which at a distance could easily be mistaken for masonry construction due to its components of round arches and horizontal coursing is in fact built entirely of wooden elements, a departure from the more typical examples of the style. The horizontal boards and battens are punctuated by seven arched openings which create a recessed porch. These arches are defined by semi-circular wooden casings containing circular motifs which are Sullivanesque in character.

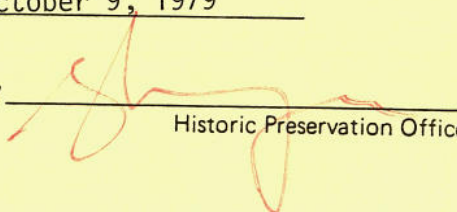
The second story is also of frame construction, but has been given a smooth stucco exterior more typical of the Mission Style. The two stories are separated by a panelled belt course and bracketed planting boxes. A central bracketed three sided window bay, and a shaped gable attic dormer unify the frontal composition. The entire structure is sheltered by a broad eaved, low pitched hipped roof, which casts wide shadows on the second story.

In addition to its unique character and architectural distinction, the Brace/Moriarty house contributes significantly to the broader urban landscape amenity of the Queen Anne Boulevard system of which Prospect Street is a part. The Boulevard system is fronted upon by a number of pretentious and imposing residences of a consistent quality representing original and eclectic styles prevalent during the early 1900's. The Brace/Moriarty residence complements these residences and the broader landscape context linking them together.

Submitted by The Office of Urban Conservation Staff

Address 400 Yesler Building Phone 625-4501

Date October 9, 1979

Reviewed  Historic Preservation Officer Date 09 Oct 79