

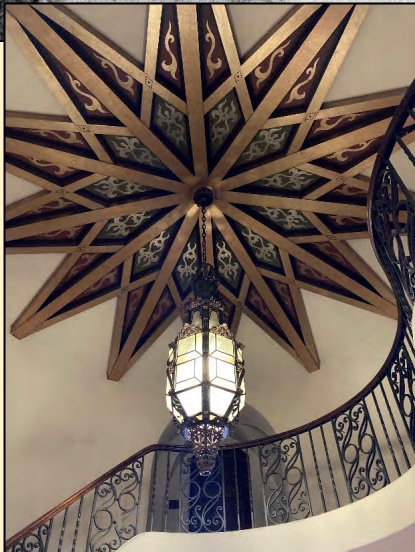


**Ralph & Evelyn  
Stewart House**  
10455 Maplewood Place SW

Seattle Landmarks Preservation  
Board

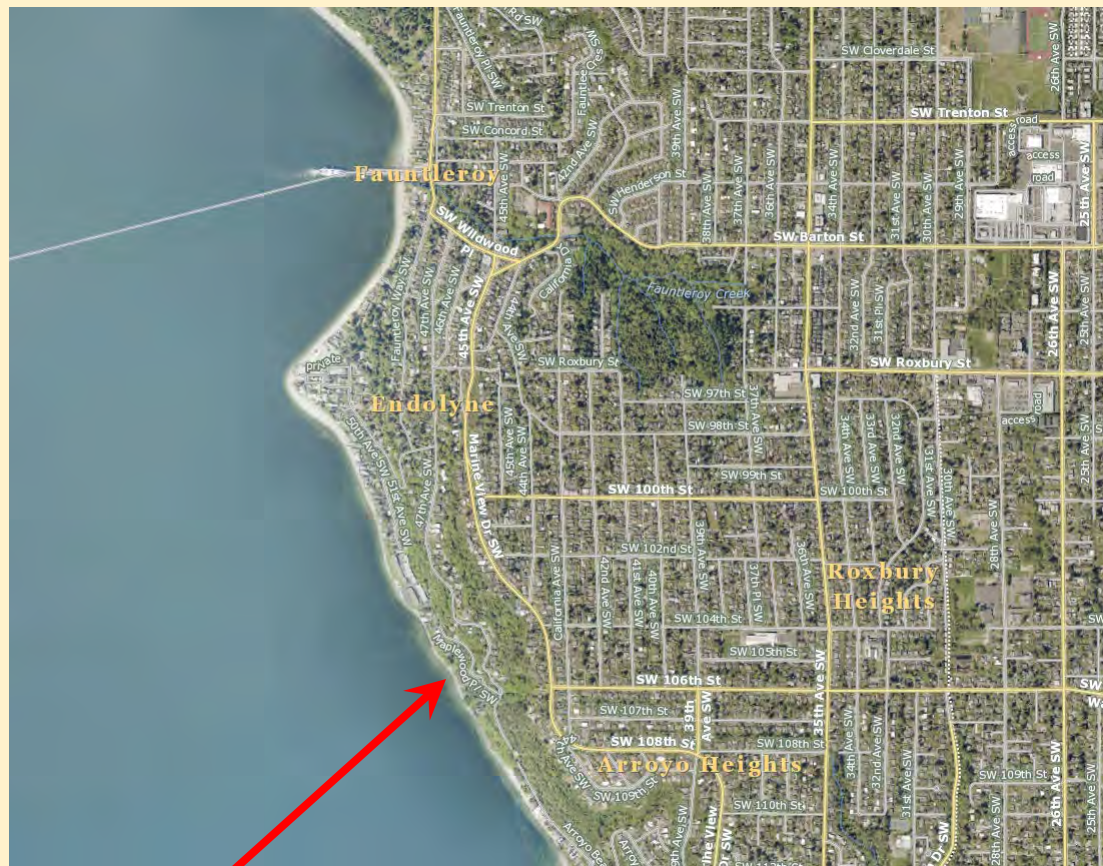
Designation meeting

November 20, 2024

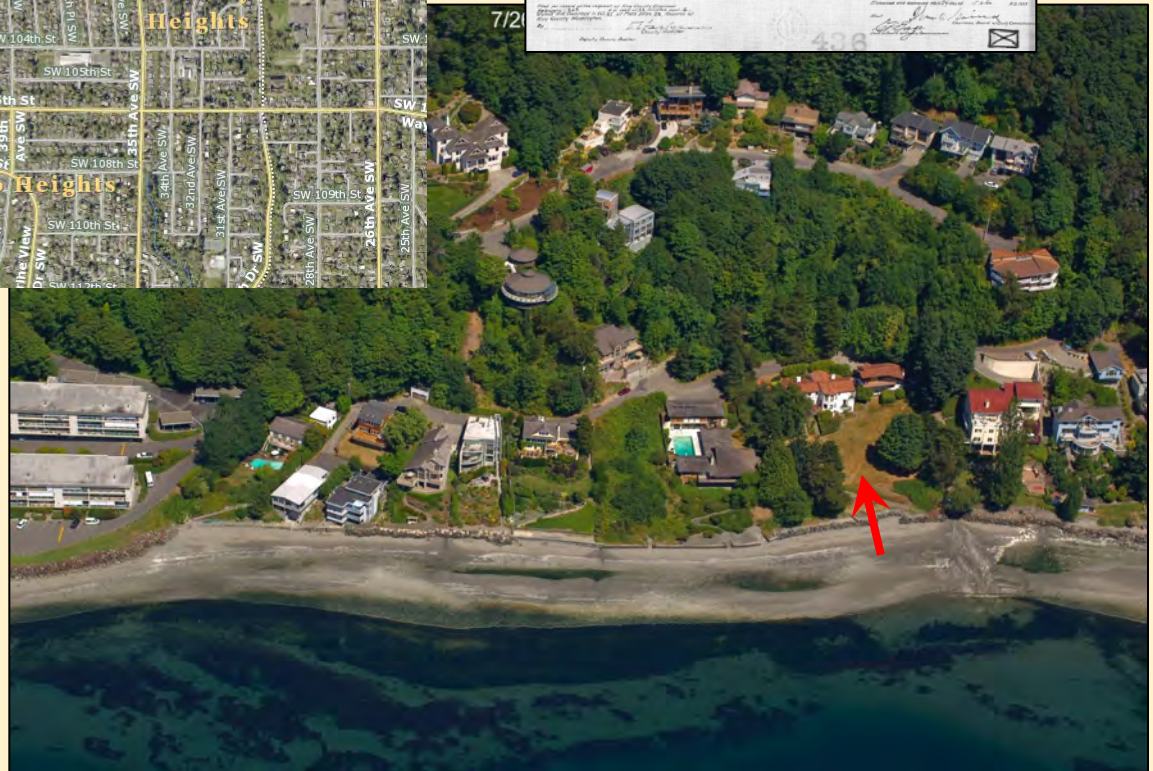
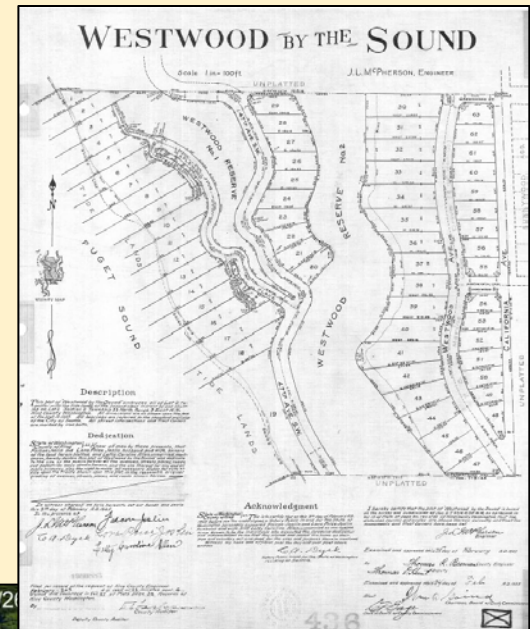


***DPHRC David Peterson historic resource consulting***  
PO Box 115 Seattle WA 98111 P:206-376-7761 david@dphrc.com





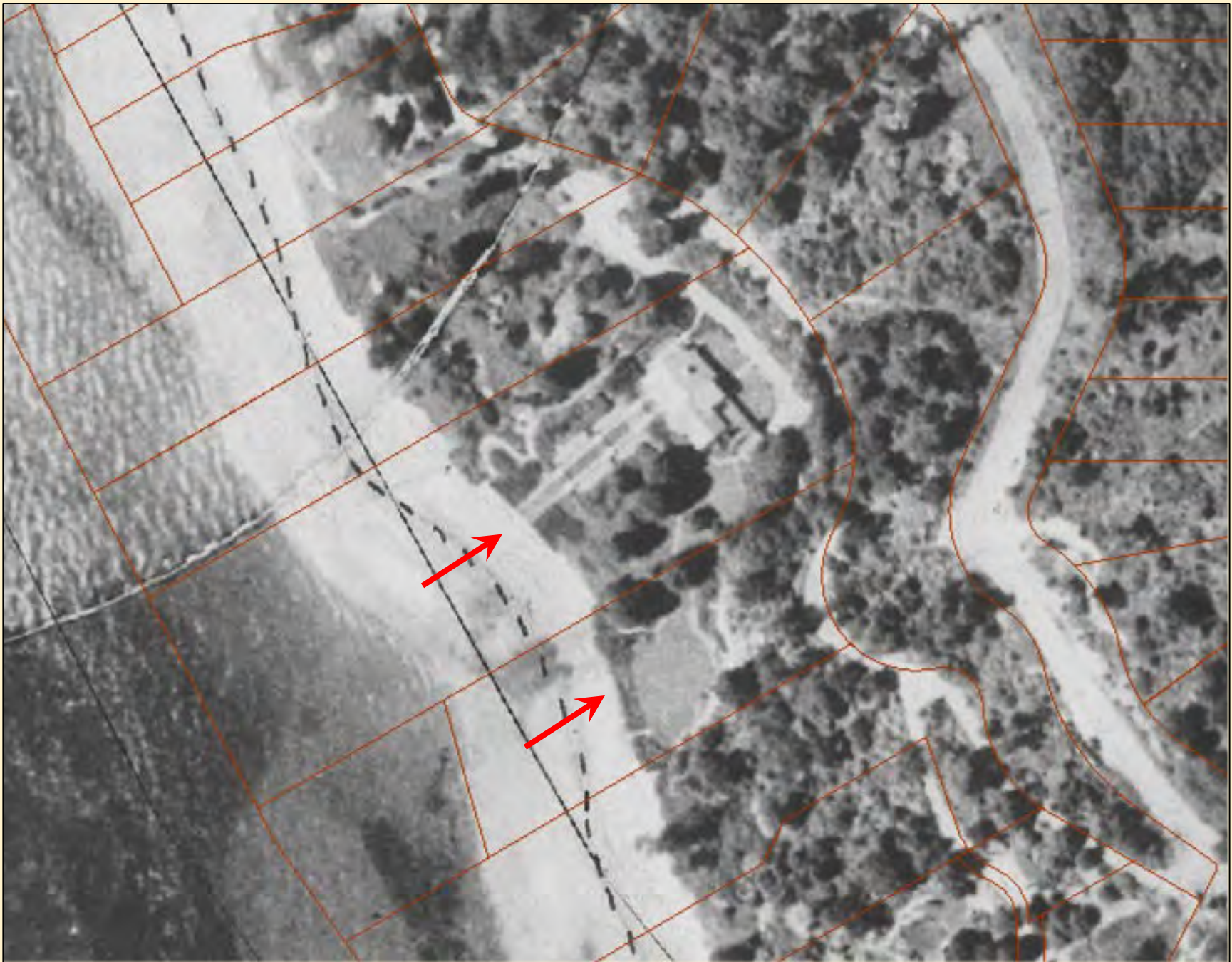
10455 Maplewood Place SW













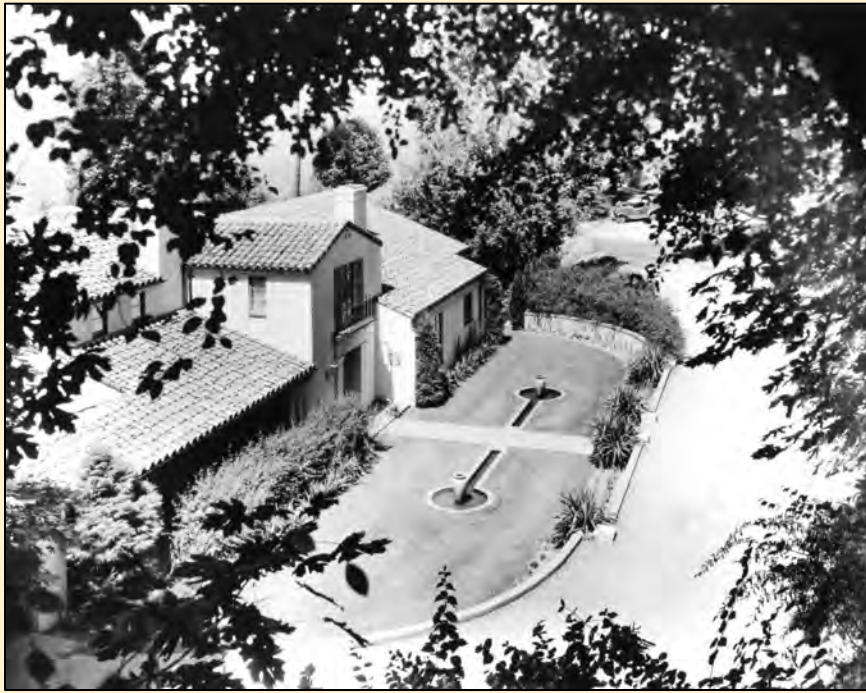


Carport  
(1999)

House  
(1931)

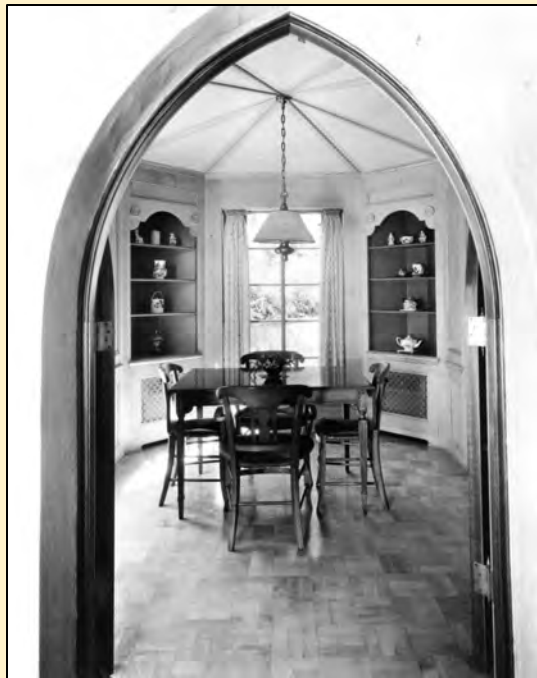
Garage Apt.  
Building  
(1931, 1952,  
1969)





1931 photos



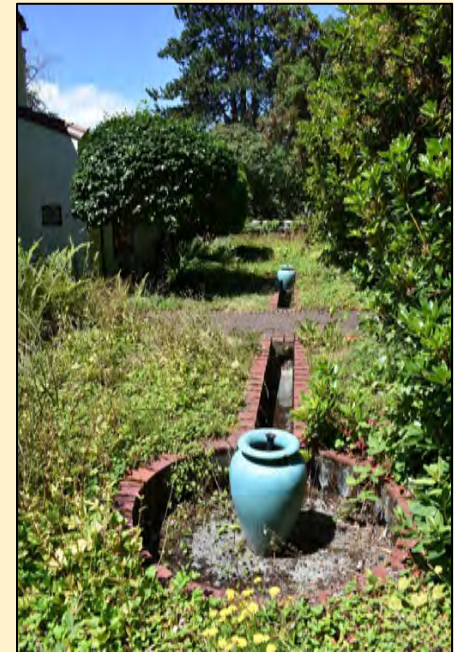


1931 photos





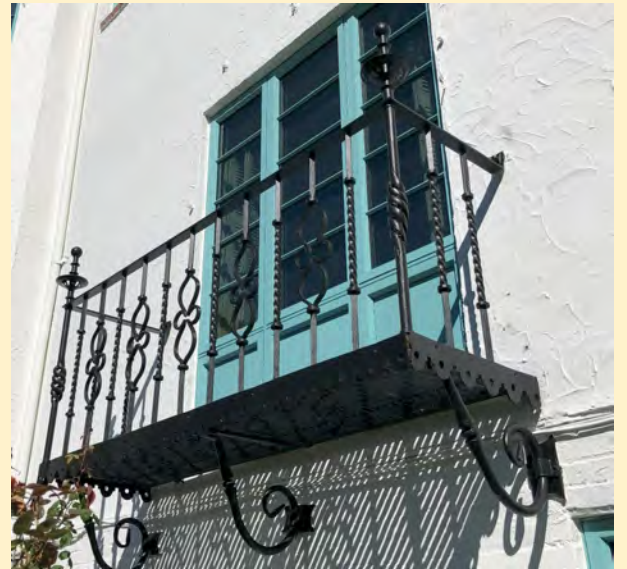




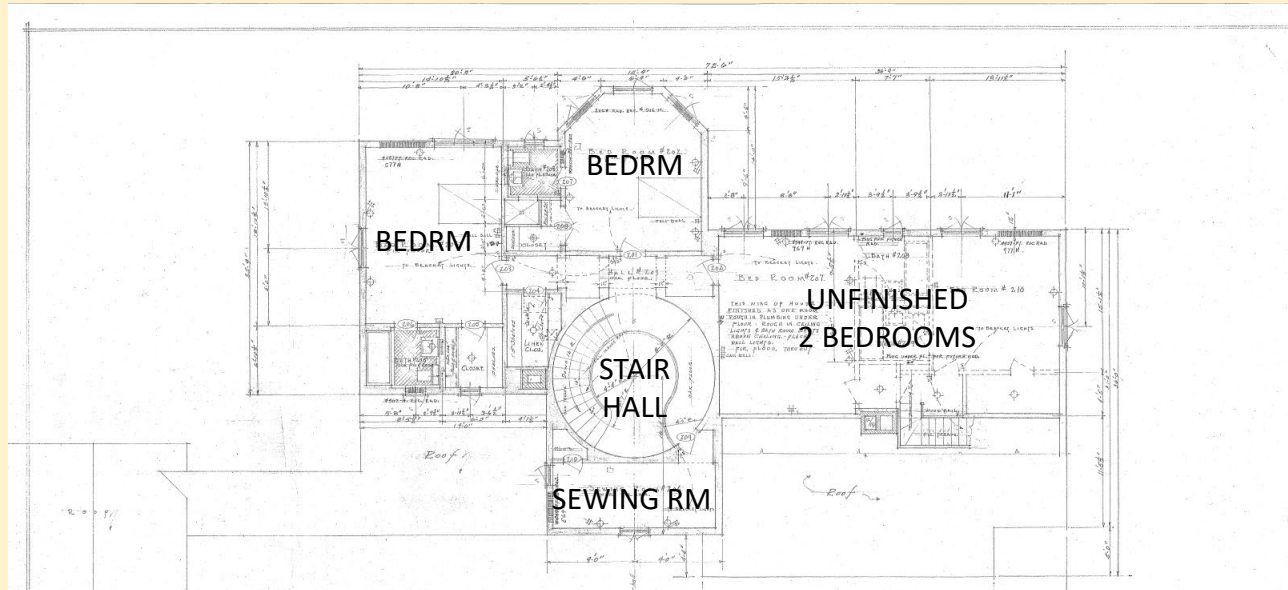




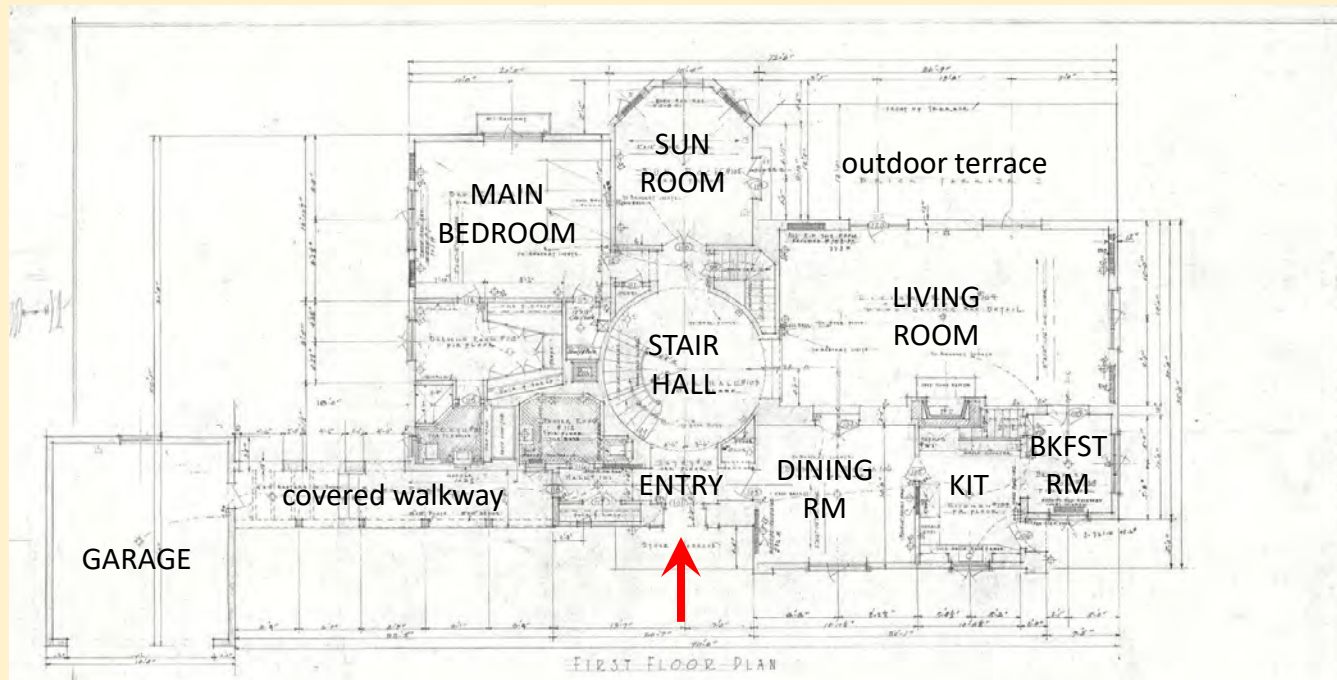








Second Floor



First Floor

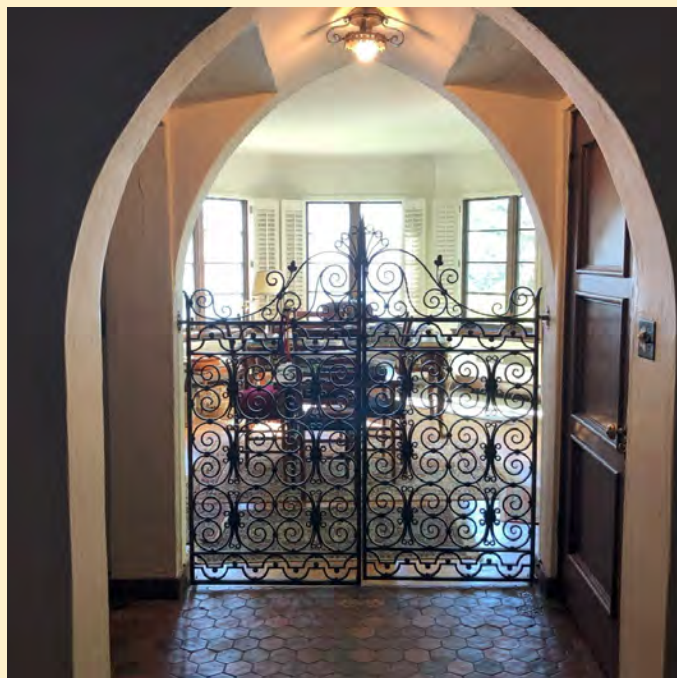


Stair  
Hall





Sun Room







Living Room







Living Room







Breakfast  
Room

Main Bedroom, first floor







Second floor  
bedroom  
and hallway

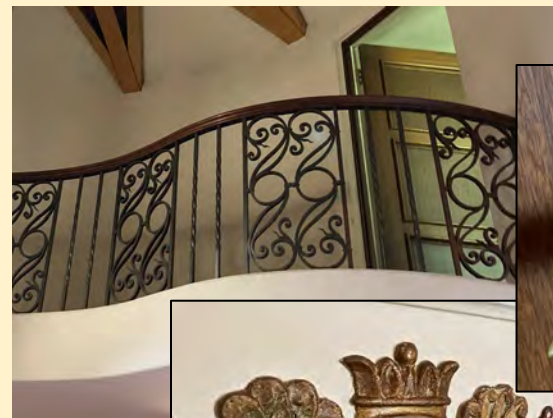


Basement den



Second floor unfinished bedrooms









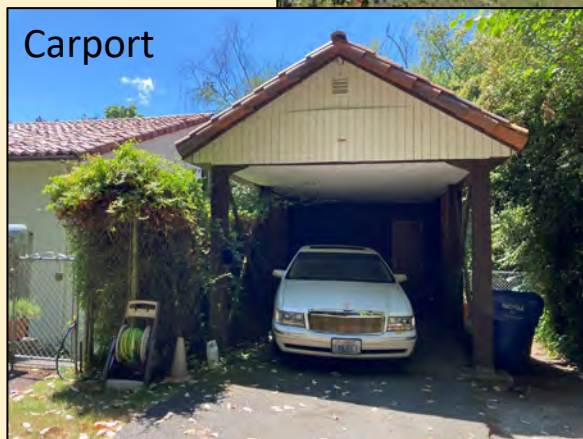
1931







Carport



Carport



Carport  
(1999)

Garage Apt.  
Building  
(1931, 1952,  
1969)

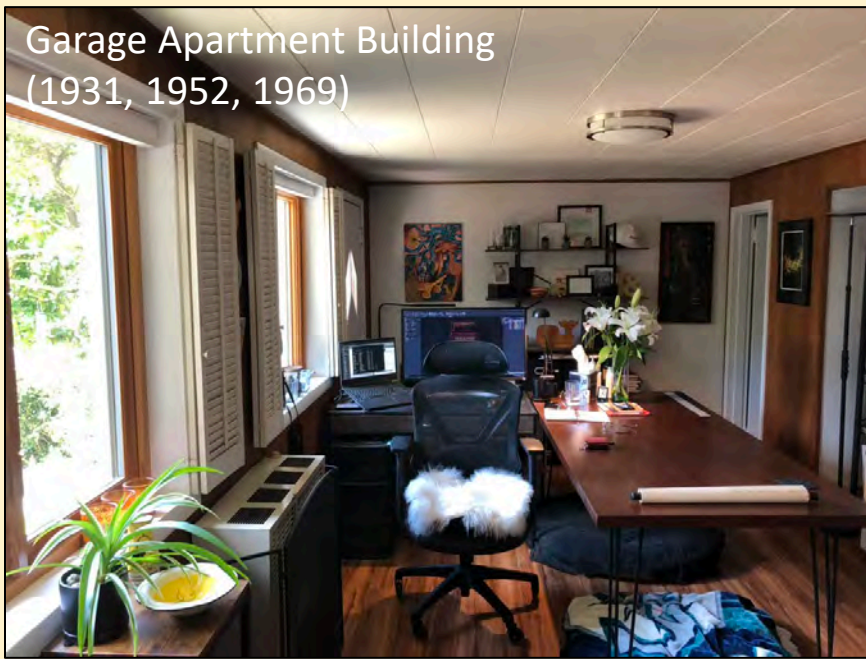


Garage Apartment Building  
(1931, 1952, 1969)





Garage Apartment Building  
(1931, 1952, 1969)





## **Owners**

Ralph and Evelyn Stewart (original owners, 1931 – 1934)

Dr. Hubbard T. and Evelyn Buckner (owners 1934 – 1946)

Lemuel and Mary Lou Wingard (owners 1946 – 1960)

Ralph D. and Shirley Anderson (owners 1960 – 1961)

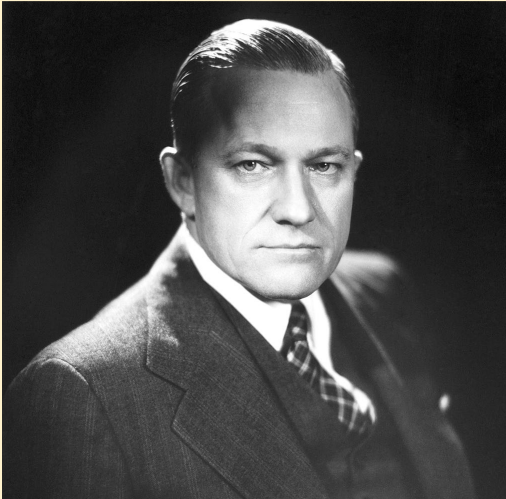
Richard H. White (owner 1961 – 1969)

William D. Owens (owner 1969 – 1973)

Dr. and Mrs. Chinni P. Ramamurti, and Carolyn Ramamurti (1973 – present)



William J. Bain, Shoremont  
Apartments (now north half of  
Lake Court Apartments), 1925-26



## William J. Bain [Sr.] (1896-1985)

- Born in British Columbia, came to Seattle as a child
- Apprenticed at W.R.B. Willcox and other Seattle architects
- After service in World War I, B.Arch., Penn, 1921
- Apprenticed in Seattle and Los Angeles, 1921-24
- Practice as sole proprietor, 1924-1928, 1932-41, 1941-43
- Practice with Bain & Pries, 1928-32, 1941
  - *Stewart House*, 1930-31
- In joint venture to design Yesler Terrace, 1939-43
- Practice with Naramore, Bain, Brady & Johanson, 1943
  - Joint venture for war-related work, continued after 1945
- Separate practice as Bain, Overturf & Turner, 1946-50, for residential projects (Bain & Overturf, 1950-1970)
- Semi-retired after 1975, but continued to work at NBBJ





Lionel H. Pries, Dr. Emma Willits house, Palo Alto CA, 1926-27



### Lionel H. ("Spike") Pries (1897-1968)

- Born/raised in San Francisco Bay area
- Father worked at Gump's (seller of fine arts and crafts from Europe and Asia)
- B.Arch., U.C. Berkeley, 1920; M.A., Penn, 1921
- Practice in Bay Area and Santa Barbara, 1924-28
- Practice with Bain & Pries, 1928-32, 1941
- *Stewart House*, 1930-31

- Taught Architecture at UW, 1928-1958
- Director, Art Institute of Seattle, 1931-32
- Practice as sole proprietor after 1932
- Worked at Durham, Anderson & Freed and at John Graham & Company, 1958-1962
- Retired, but took on occasional projects, 1962-68



Practiced together as  
**Bain & Pries**  
(1928 – 1932, and 1941)

Bain & Pries,  
St. Clair residence,  
1929



Bain & Pries, Andrae residence, 1928-29

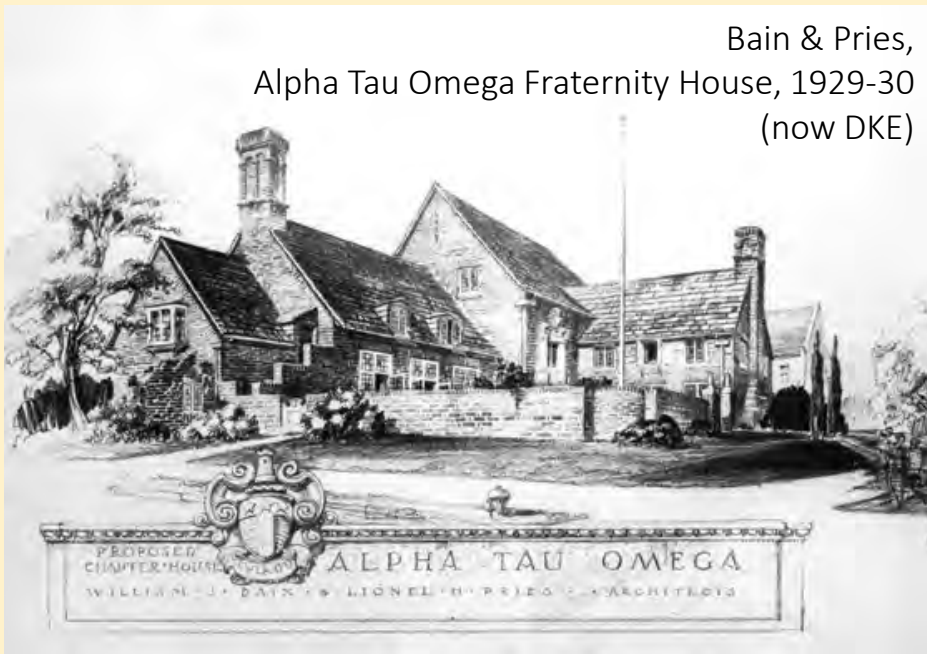


Bain & Pries, Johnson residence, 1930

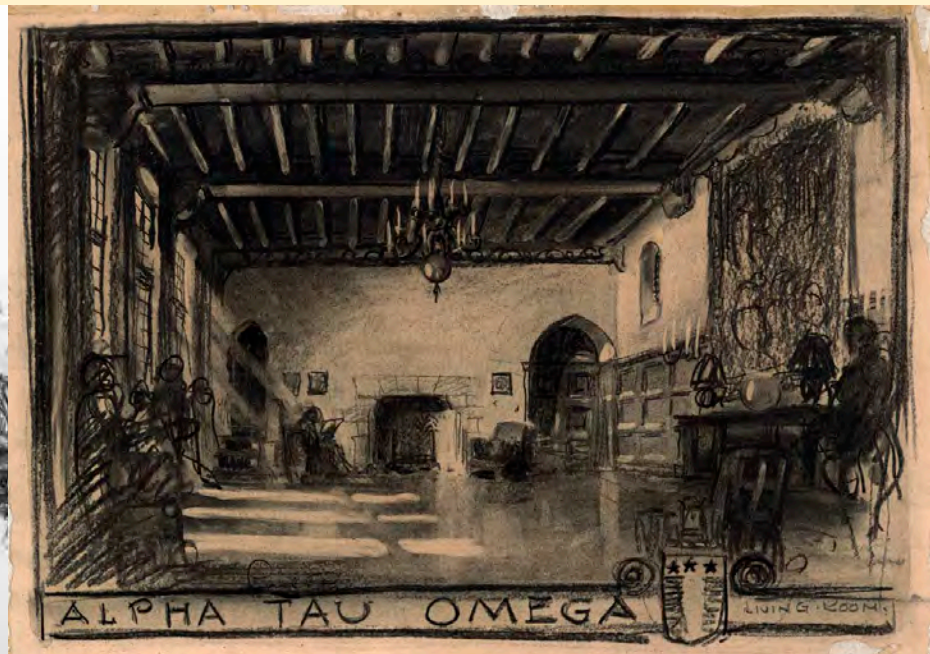




Bain & Pries, Bel-Roy Apartments, 1930-31  
[Seattle Landmark]



Bain & Pries,  
Alpha Tau Omega Fraternity House, 1929-30  
(now DKE)





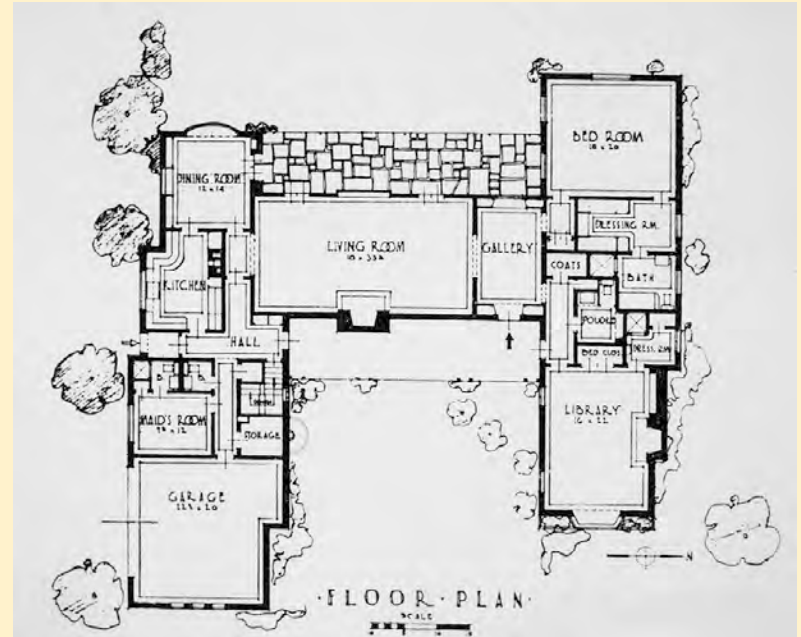
Bain & Pries,  
John and Fannie  
Hamrick residence,  
1929-30 (altered)





## William J. Bain (1896-1985), after 1932

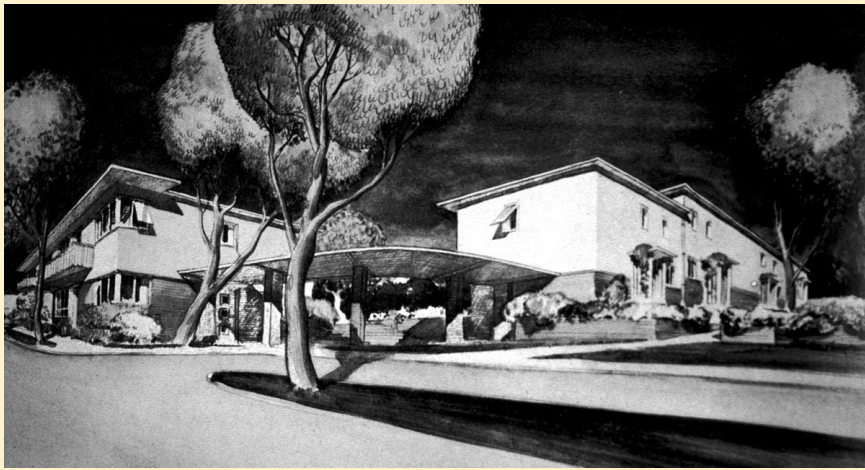
- Practice with **Bain & Pries**, 1928-32, 1941
  - *Stewart House*, 1930-31
- Practice as sole proprietor, 1932-41, 1941-43
- In joint venture to design Yesler Terrace, 1939-43
- Practice with Naramore, Bain, Brady & Johanson, 1943
  - Joint venture for war-related work, continued after 1945
- Separate practice as Bain, Overturf & Turner, 1946-50, for residential projects (Bain & Overturf, 1950-1970)
- Semi-retired after 1975, but continued to work at NBBJ



William J. Bain,  
Ralph Stewart house  
(northwest Seattle),  
1938-39







Yesler Terrace, 1939-43 (destroyed) - J. L. Holmes, Wm. J. Bain, W. Aitken, G. W. Stoddard, J. T. Jacobson



Bain & Overturf  
John L. Scott House, Bellevue, 1948-49



Pi Beta Phi Sorority House, 1940-41



William J. Bain (w/ others), Boeing plant camouflage,  
1942-43





Naramore, Bain, Brady & Johanson, UW Medical Center Health Sciences Complex, 1946-50 (altered)



NBBJ, Seattle Public Safety Building, 1945-50 (destroyed)



Naramore, Bain, Brady & Johanson, Federal Reserve Bank, Seattle, 1947-50 (altered) [Seattle Landmark]

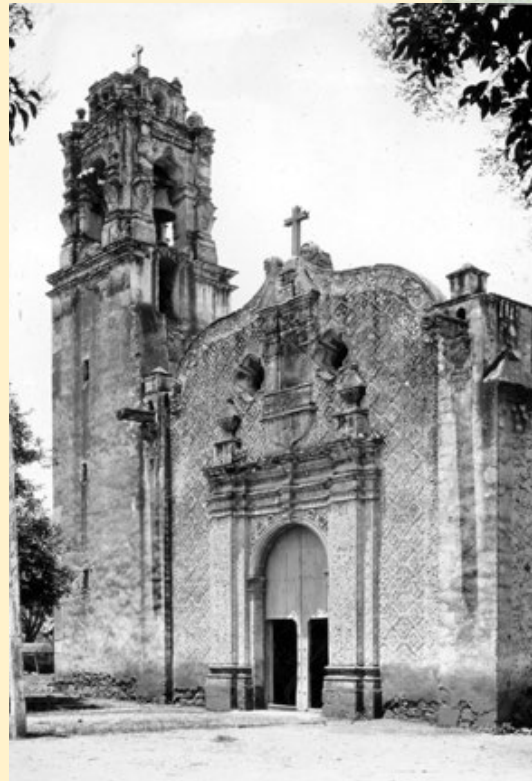
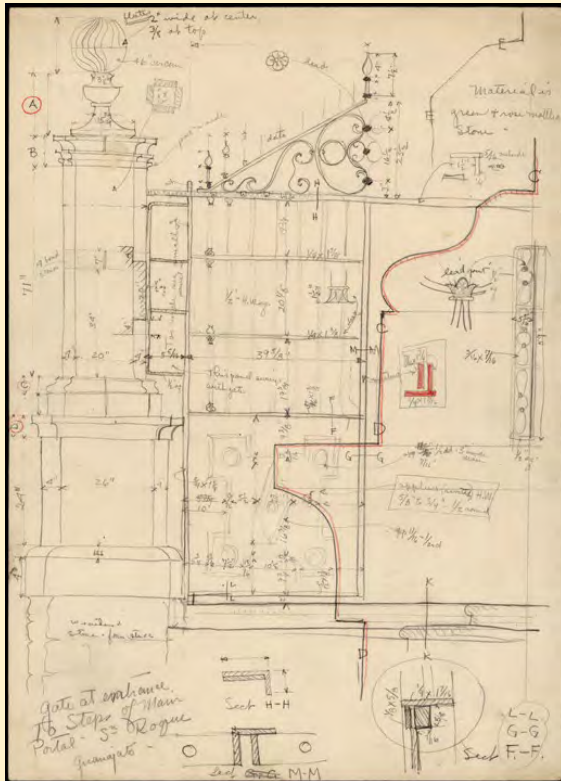


Naramore, Bain, Brady & Johanson, Seattle First Presbyterian Church, 1963-71



## Lionel H. ("Spike") Pries (1897-1968) after 1932

- Practice with Bain & Pries, 1928-32, 1941
  - *Stewart House*, 1930-31
- Practice as sole proprietor after 1932
- Taught Architecture at UW, 1928-1958
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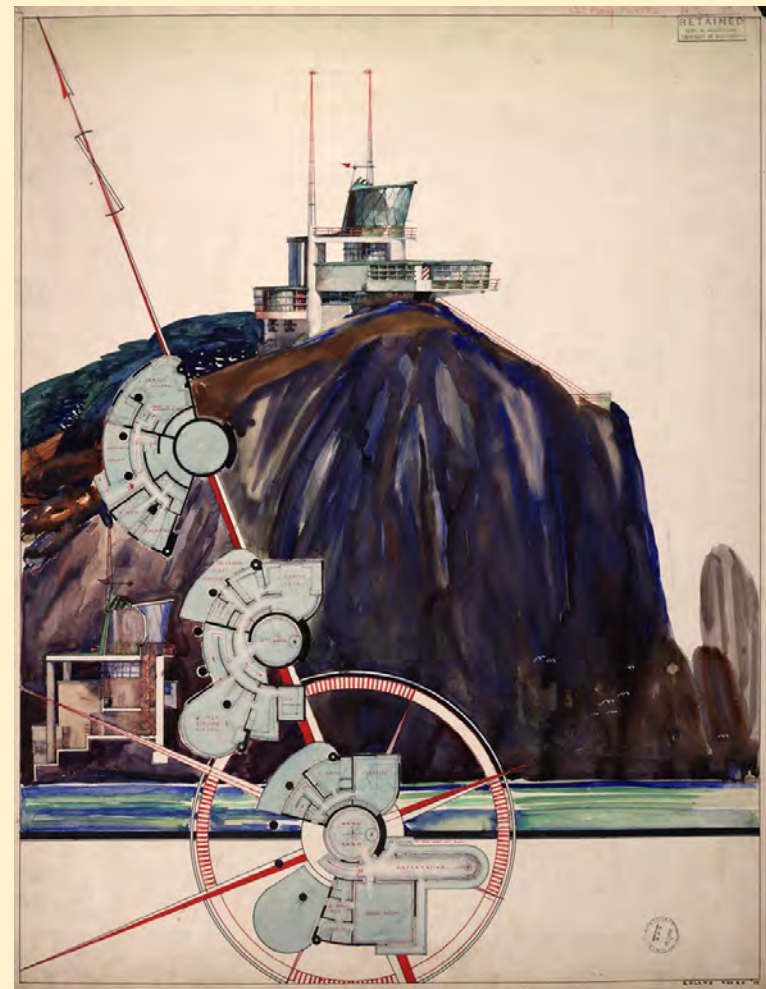


Lionel Pries,  
travels in Mexico,  
summers, 1928-42





Paul Kirk and Roland Terry student drawings

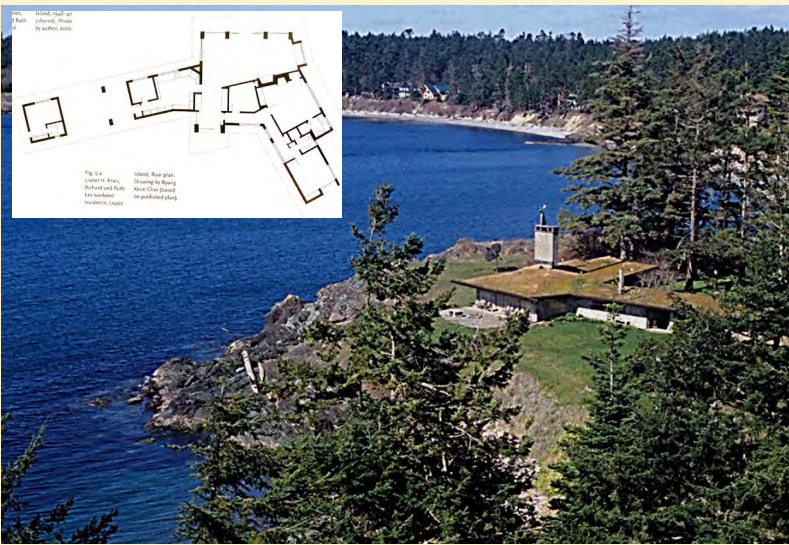


Students included:  
 Paul Hayden Kirk, Roland Terry, Victor  
 Steinbrueck, Fred Bassetti, Wendell Lovett,  
 Keith Kolb, Minoru Yamasaki, A. Quincy Jones,  
 and many others



UW Architecture Faculty, 1940



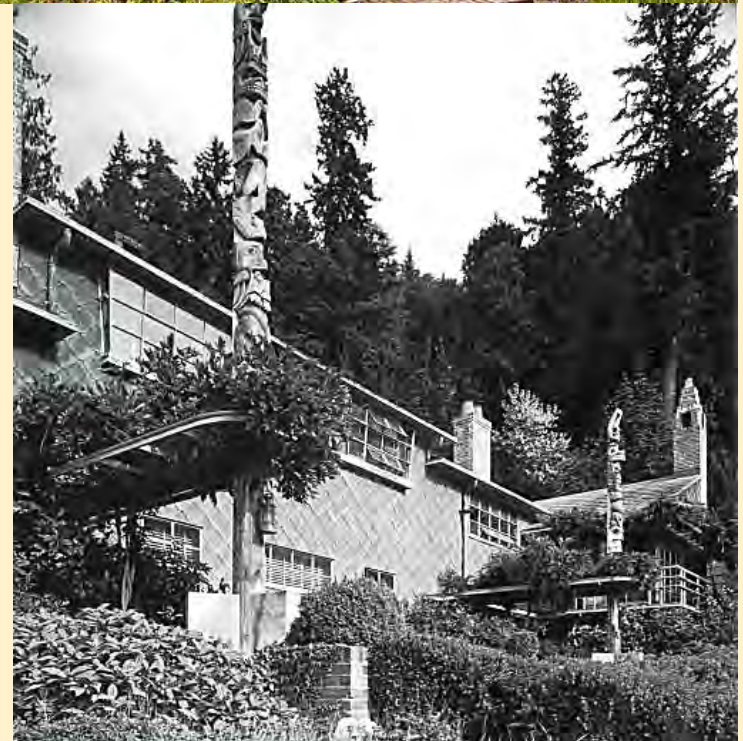


Richard and Ruth Lea weekend house, Lopez Island, 1945-46

Julian & Constance Willcox house, Seabeck, 1936-37



Lionel H. Pries, Ernest and Anne Gayler house, on Hood Canal, 1936-40







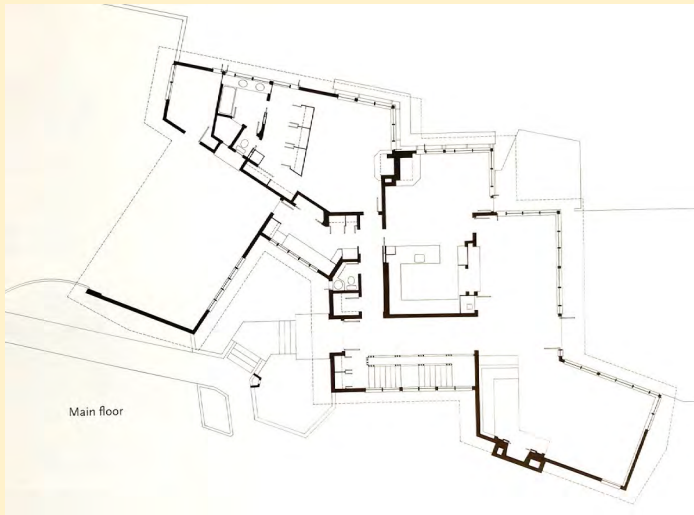
and office suite, designed by Pries, were added in the location of the terrace adjacent to the living room after a house was constructed on the adjacent lot blocking the view.



Lionel H. Pries,  
Julian &  
Marajane  
Barksdale  
house,  
1948-50, 1955  
[Seattle  
Landmark]







Lionel H. Pries, Max and Helen Gurvich house,  
1964-65



## **Spanish Eclectic Architecture and the Northwest**

“eclectic” -- meaning “to pick out, to choose”

“academic eclectic” -- eclecticism based on scholarly knowledge of the past

“Spanish eclectic” design encompasses the variety of Spanish influenced eclectic architecture found in the United States from the 1890s to nearly 1940; it was particularly popular in California, Florida and Texas; sometimes this mode is also called “Mediterranean”;

Some scholars separate the “Mission Revival” as a separate mode of design; others describe Mission Revival as the first phase of Spanish eclectic design

In Seattle, examples of the Mission Revival date from around 1900 to about 1920; examples of the Spanish Colonial Revival date from around 1915 to as late as 1940





California State Building, World's Columbian Exposition, Chicago, 1893





Panama-Pacific  
International Exposition,  
San Diego, 1915





L'Amourita  
Apartments, ca.1909  
[Seattle Landmark]



Bebb & Mendel, Roland H. Denny house, Seattle, 1907



Kerr & Rogers, Brace-Moriarty house, Seattle, 1904  
[Seattle Landmark]



Stanley Sayres house, 1926



Bebb & Mendel, Roland H. Denny house, Seattle, 1907

Upper: Dean & Dean,  
George Youell  
house, 1928-29

Lower: Bain & Pries,  
Hamrick residence,  
1929-30 (altered)



Everett J. Beardsley,  
Hacienda Court Apartments, 1925



Everett J. Beardsley,  
El Cerrito Apartments, 1931



Everett J. Beardsley,  
El Monterey Apartments, 1930  
[Seattle Landmark]





## Seattle Municipal Ordinance, 25.12.350

### Standards of designation:

An object, site, or improvement which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state, or nation, if it has integrity or the ability to convey its significance, and if it falls into one (1) of the following categories:

#### Criterion A.

It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.

#### Criterion B.

It is associated in a significant way with the life of a person important in the history of the City, state, or nation.

#### Criterion C.

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.

#### Criterion D.

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

#### Criterion E.

It is an outstanding work of a designer or builder.

#### Criterion 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 the City.

