



The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.

XXXXXX XXXXXXXX Seattle, Washington, 98104 • (206) 625-4501

LPB-150/78

June 30, 1978

REPORT ON DESIGNATION

NAME OF PROPERTY:

The Ballard/Howe House
22 West Highland Drive

LEGAL DESCRIPTION:

Comstock Addition, Block 9,
Lots 6, 7 & 8

OWNERS:

Lotto Construction Co/Steve Sarich
111 W. Highland Drive
Seattle, Washington 98119

RECOMMENDATIONS FOR DESIGNATION:

On June 21, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of The Ballard/Howe House as a Seattle Landmark. After receiving evidence and hearing testimony, the Board voted to approve designation of the structure as a Seattle Landmark; those significant features of the structure noted include:

- - the entire exterior of the structure and site.

The Board finds that the property merits designation on the basis of the following criteria of Landmarks Preservation Ordinance 106343, Section 3.01:

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- // (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;

As indicated by the biographies of the principal residents of this home, the home embodied the grandeur and style of the turn of the century in Seattle. Queen Anne was becoming the fashionable place to build ones home, if one were a prominent member of the Seattle community. The Elethens, Middaughs, Pratts, Whitneys and Ballards all built fine colonial revival homes on Queen Anne Hill. All of these, except the Ballard home are either changed beyond recognition and restoration or are gone altogether.

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

The Ballard home is an example of Colonial/Georgian revival. A quote from Homes & Gardens of the Pacific Coast - Seattle 1913, will help to show the esteem with which the "colonial" home was. "There is no type of architecture which the American people more admire and none that is more appropriate for them to use than the "colonial", for while many of its details are of classic mould (sic), the result in the main is distinctly American." Unfortunately, Seattle has very few of these grand old homes left. We firmly believe that the Ballard/Howe House is the finest of those remaining.

- // (5) It is an outstanding work of a designer or builder;

Architects, Emil deNeuf and Augustus Heide were prominent Seattle architects of the turn of the century. Their style is considered much more original than Bebb and Mendel, who were their contemporaries. They often combined Victorian influences, such as the curved balcony railings and ornate arches over the windows, with the more austere colonial elements of very tall, impressive pillars. The end result was always an original showplace. Unfortunately, the only other building (besides the Ballard House), built by de Neuf and Heide that is still standing, is the Lowman Building. Although they were the architects also for the original Post-Intelligencer Building and the residence of the E.F. Blaines, both of these are gone now.

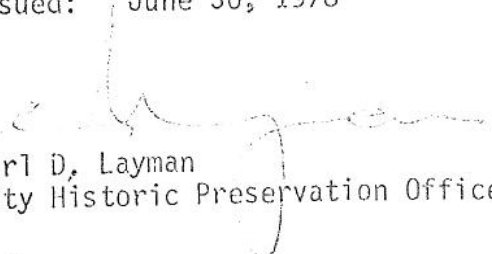
In the early 1930s the Ballard House was remodeled into a five (5) unit apartment house, with a sixth unit in the former carriage house. The remodeling was undertaken by architect H.A. Moldenhour. It was at that time that wings were added to the east and west sides of the house, roof balustrade and other embellishments were removed, giving it its current appearance. Although the wings are not part of the original structure, they definitely blend well. Except for a wrought iron balcony railing, the front of the house has been generally maintained as it was in 1901.

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// (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 the city;

The prominence of the Ballard/Howe House, sited as it is, in contrast to adjacent high and medium rise apartments, is a prominent landmark to the Queen Anne neighborhood. It is situated on one of the most important boulevards in the city and is only one (1) block from one of the finest city viewpoints, Kerry Park.

Issued: June 30, 1978


Earl D. Layman
City Historic Preservation Officer

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