



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 322/24

STAFF REPORT ON DESIGNATION

Stewart House 10455 Maplewood Place SW

Legal Description:

Lots 8, 9, and 10 and Tracts C and D of Westwood by the Sound, as per plat recorded in Vol. 27 of Plats, on page 38, records of King County; TOGETHER WITH tidelands of the second class situate in front of, adjacent to or abutting on said lots above the line of mean low tide; TOGETHER WITH that portion of vacated Maplewood Place abutting adjacent thereto; TOGETHER WITH an easement for ingress and egress over that portion of vacated Maplewood Place adjoining said Lots 5 to 17* and Tracts A to G and Westwood Reserve No. 1, of Westwood by the Sound; ALSO Lots 8, 9, and 10 in Block 495 of Seattle Tide Land Extension No. 1 SUBJECT TO a non-exclusive easement of ingress and egress across the existing driveway for the building on Lot 10 and subject to a revocable easement for a portion of the building on Lot 10 on the following described property: That portion of Lot 9, Plat of Westwood by the Sound as per plat recorded in Vol. 27 of Plats, page 38, records of King County Washington, more fully described as follows: Commencing at the northeasterly corner of Lot 10, said plat of Westwood by the Sound: thence south 60°00'00" west along the northerly line of said Lot 10, 21.23 feet to the true point of beginning; thence continuing south 60°00'00" west along said northerly line 88.98 feet; thence north 48°11'18" east 71.11 feet; thence south 83°04'40" east 24.23 feet to the true point of beginning.
ALL SITUATE in the City of Seattle, County of King, State of Washington.

On October 16, 2024, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property and scheduled a public meeting to be held on November 20, 2024.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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Staff recommends consideration of the following features and characteristics:

- The site.
- The exterior of the house.
- The exterior of the garage/apartment, and the covered porch that connects them to the house.
- Portions of the house interior, including the main entry hall, the two-story cylindrical stair tower, the sun room, the living room, the breakfast room, the dining room, and the halls and doorways that connect them (as illustrated).

This recommendation is based upon satisfaction of the following designation standards of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder.

Suggested Language for Approval of Designation:

“I move that the Board approve the designation of the Stewart House at 10455 Maplewood Place SW for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, and E; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; the exterior of the garage/apartment, and the covered porch that connects them to the house; and portions of the house interior, including the main entry hall, the two-story cylindrical stair tower, the sun room, the living room, the breakfast room, the dining room, and the halls and doorways that connect them (as illustrated).

Issued: November 13, 2024