



The City of Seattle

## Landmarks Preservation Board

400 Yesler Bldg.

XXXXXXXXXXXX Seattle, Washington 98104 • (206) 625-4501

LPB-367/78

### REPORT ON DESIGNATION

NAME OF PROPERTY  
& ADDRESS:

TWENTY THIRD AVENUE ROW HOUSE GROUP  
816 - 828 23rd Avenue  
2

LEGAL DESCRIPTION:

\*912610 2015--2040  
Walla Walla Addition,  
Block 21, Lots 1 - 6

OWNERS:

Historic Seattle Preservation & Development  
Authority/816, 818, 824 - 23rd Avenue.  
Felton Sims/812 - 23rd Avenue  
Charlene Sterling/822 - 23rd Avenue  
Gannie Harris/828 - 23rd Avenue

### RECOMMENDATIONS FOR DESIGNATION:

On November 1, 1978, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property. Subsequently Board Staff continued research and analysis of the property, and recommend designation with preservation of the following features or characteristics:

Exteriors of all buildings, and the sites extending to  
center line of 23rd Avenue

This recommendation is based upon satisfaction of the following criteria of Ordinance 106348, Section 3.01:

- (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;*

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The row houses on 23rd Avenue are fine examples of low-income speculative housing of the late Victorian period. Built in the popular "carpenter Gothic" style before the turn of the century and placed close together on narrow lots with only minor variation in design; these low-cost units filled the need for inexpensive quality housing for the expanding city. They may be looked upon as the prototypes for twentieth century tract housing. Homes of this sort were a common feature of newly developed areas of the city at the turn of the century, but a great number of them have since been torn down or remodelled so that they are no longer distinguishable as harmonious groupings.

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

These houses are excellent examples of simple late Victorian row houses. They are of stick style or balloon type wood frame construction sheathed with narrow wood siding. In each case, the main floor siding ran horizontally, while the upper dormer area was laid vertically. The houses face west, fronting on 23rd Avenue, with small entrance porches on the northwest corners of each house. There are slight variations in the roof line and the widths of these porches. The houses have been variously treated over the years; some show original small paned glass window details and wood friezes below the gables which delineate the dormer and upstairs windows. Some of the porches retain the turned posts which originally graced the entries. Historic Seattle Preservation & Development Authority is currently rehabilitating four of the six houses to approximate their original condition.

The floor plans of these houses are examples of "pullman" or "shotgun" style - - sitting room, dining room, and kitchen all in a row downstairs, with the bathroom adjacent to the kitchen; and two or three bedrooms upstairs.

- (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;

This row of houses provides a continuous and cohesive street wall along 23rd Avenue. Similar in design and nearly identical in detailing, the buildings will, when all are completely rehabilitated, provide the city with outstanding examples of a type of housing no longer common in the city but which provided charm and style to less affluent neighborhoods of Seattle because of their builder's concern for decoration.

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REPORT SUBMITTED BY: \_\_\_\_\_

Earl D. Layman  
City Historic Preservation Officer

06 Dec 78  
Date

REPORT APPROVED: By vote of 9:0:0 Landmarks Preservation

Board at Public Hearing on:

Margaret A. Corley  
Peggy Corley, Chairperson

06 Dec 78  
Date

06 Dec 78  
Date

REPORT ISSUED: \_\_\_\_\_

Earl D. Layman  
City Historic Preservation Officer

07 Dec 78  
Date

/hg

cc: Peggy Corley  
William Justen  
Owner