



The City of Seattle LPB-67/82

Landmarks Preservation Board

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

REPORT ON DESIGNATION

NAME OF PROPERTY: The Drake House, 6414 - 22nd Avenue N. W.

LEGAL DESCRIPTION: Gilman Park Block 3 Lots 1 & 2

At the Public Hearing held on April 7, 1982 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Drake House as a Seattle Landmark based upon satisfaction of the following criteria of the Landmarks Preservation Ordinance #106348:

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

This modest little house is a late Victorian, formally balanced residence. In addition to its restrained Victorian details, its dog-trot plan is noteworthy and unusual for this area; as such it relates strongly to a sequence of plan and form developed in the Deep South for climatic purposes. As with other Victorian structures, it demonstrates use of both standardized building elements, i.e., framing, mouldings, siding, as well as a modest use of machine produced ornament.

Features of the Landmark to be preserved include:

the entire exterior of the house and that portion of the site from the front of the house to the street.

Issued: April 20, 1982

Earl D. Layman,
City Historic Preservation Officer

by: Roberta Deering,
Landmarks Preservation Coordinator

cc: Mr & Mrs. Clifford Drake
Wm. Krippaehne, Jr.
Wm. Justen, D.C.L.U.

The Drake House

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The negotiation period may run for a maximum of seventy-five (75) days from the date of service of the Board's Report on Designation on the owner. The negotiations shall terminate if either party concludes that an impasse has been reached and so notifies the other party in writing and if the other party does not object within seven (7) days after receipt of such notice. If you and the Board staff reach written agreement within the period allotted for negotiation, the staff shall promptly submit the agreement to the Board for approval at a Board meeting to be held not later than twenty (20) days after the written agreement is reached, or within such further time as the Board and you may stipulate in writing. Notice of such Board meeting shall be served on you and mailed to interested persons of record at least fifteen (15) days prior to such meeting. Within three (3) working days after such meeting the Board shall serve upon you, and mail to interested persons of record, notice of its approval or disapproval of the agreement and specify the reasons therefor.

If the agreement on controls and incentives between the Board staff and owner is approved by the Board, the Board shall transmit the agreement to the Council with a request for Council action pursuant to Section 11.01 of the Landmarks Preservation Ordinance.

In the event we are unable to reach an agreement by negotiation, or in the event the agreement reached is disapproved by the Board, the Board shall file its recommendation on controls and economic incentives, if any, with the Hearing Examiner and serve same on you and you shall have an opportunity to file objections. The controls proposed in such recommendation shall relate to the specific feature or features of the site, improvement or object which are to be preserved. The recommendation shall set forth the reasons and the need for each proposed specific control and for any proposed economic incentive and shall, in addition, state the circumstances under which a Certificate of Approval shall be required with respect to any alteration or significant change to the site, improvement or object if the proposed controls are imposed. The Board may hold a public hearing prior to the making of its recommendation.

Please contact us in writing by May 7, 1982 indicating that you either do or do not wish to negotiate controls and incentives. Written contacts with us should be directed to the undersigned.

Sincerely,

Earl D. Layman
City Historic Preservation Officer

~~EDL~~ by: *Roberta Deering*
Landmarks Preservation Coordinator



LPB- 27/82

City of Seattle

Department of Community Development/Office of Urban Conservation

Landmark Nomination Form

Name Drake Residence Year Built 1900
(Common, present or historic)

Street and Number 6414 22 Avenue Northwest (Ballard)

Assessor's File No. 276 760 0235 0

Legal Description Plat Name Gilman Park Block 3 Lots 1 and 2

Present Owner Clifford C. Drake Present Use Residence

Address Same ⁹⁸¹⁰⁷ Tel: 784-2316

Original Owner Unknown Original Use Residence

Architect Unknown Builder Unknown

Description: Present and original (if known) physical appearance and characteristics

Built in 1900, this modest Victorian cottage, wood frame, boasts one of the few examples of the "dog trot plan" in the City of Seattle (a briefing on this planform will be presented to the Landmarks Board at the nomination meeting for this property). The cottage is basically symmetrical with a central portal located in a recess between two matching-four window bays, the whole being covered with a complex hip roof (the hip breaks and extends out ~~over~~ the bays to create the entrance recess. There are simple recessed panels over and below the windows of the bays, and simple bracketry decoration at the top of the recess. Originally the house must have been essentially cubicular with a hall extending from the entrance through the house to the rear; the location of the rear door still indicates this. About 1910 an ell was added and/or extended to the rear.

VICTORIAN ARCHITECTURE AND DESIGN

"Victorian" is an after-the-fact design category (customary) applied to the architecture and decorative arts which were created generally during the reign of Queen Victoria, 1840-1901. More importantly, this was an era of great industrial growth in the Western world, and in addition in the United States a period from the cataclysm of civil war to renewal of national unity, westward expansion and growth. Coincidentally, this period also corresponds to Seattle's founding and its rapid growth through normal pioneering activities and responding to the northern Gold Rushes.

The architecture of the period made lavish use of wood, terra cotta and brick, cast iron and other increasingly mass produced/machine produced materials. Designs, whole buildings or parts, became readily available through catalogs, and thus culture was readily transferable to the raw and young frontier.

Because of the slow decline of Pioneer Square, our first CBD, Seattle has a rich heritage of Victorian commercial architecture. Early photographs reveal that we also had an exuberant variety of Victorian houses, from modest workers' cottages to flamboyant mansions of the wealthy and of the city's founders; we were a worthy competitor of Victorian San Francisco! Equally as significant were richly detailed and pinnacled churches, schools, academies, theaters and stores, mostly created in machined wood. Regrettably, fires, progress, freeways, and housing projects have decimated most of this rich past.. this makes the remaining Victorian houses all the more important to analyze, recognize and preserve.

The mansions and churches are all gone. Remaining to us are a dwindling number of modest (workers') cottages

- modest two storey houses
- fairly elaborate two-story houses
- farm houses
- a few simplified Italianate houses

Those that are being presented for designation consideration have been selected because:

- they demonstrate basic characteristics of Victorian proportions and form;
- They are essentially intact and preserved (original or restored elements and materials);
- they incorporate machine produced elements such as elaborately cut shingles (fish scale, etc.), colored glass panels, balusters and posts, bracketry, window and door casings, molded brick, etc.

Queen Anne houses which represent a transition, but gradual, out of Victoriansism, will be considered separately.

Properties as they are presented more often than not will be seen as contrasting examples, rather than in groups of the same type; scheduling is always subject to adjustments necessitated by owner contact, research problems, etc.

Statement of significance

The cottage is a clean-cut, modest residence located in predominately Ballard. In addition to being Victorian in proportion and detail, its dog-trot plan is noteworthy for this area. As with other Victorian structures, it demonstrates the use of both standardized building elements, i. e., framing, mouldings, siding, as well as a modest use of machine produced ornament.