

DATA SHEET

PH 0694681

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED JAN 8 1979	
DATE ENTERED	MAR 9 1979

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Ballard/Howe House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER  
22 West Highland Drive

\_\_ NOT FOR PUBLICATION

CITY, TOWN  
Seattle

CONGRESSIONAL DISTRICT

\_\_ VICINITY OF 1st-Congressman Joel Pritchard

STATE  
Washington

CODE  
53

COUNTY  
King

CODE  
033

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: Apartments

**4 OWNER OF PROPERTY**

NAME Steve Sarich/Lotto Construction ✓

STREET & NUMBER  
1440 South Jackson Street

CITY, TOWN  
Seattle

\_\_ VICINITY OF

STATE  
Washington 98144

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. King County Administration Building

STREET & NUMBER  
Fourth Avenue and James Street

CITY, TOWN  
Seattle

STATE  
Washington 98104

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Seattle Landmark (Seattle City Ordinance 106348 Section 3.01)

DATE  
February 10, 1978    \_\_ FEDERAL    \_\_ STATE    \_\_ COUNTY     LOCAL

DEPOSITORY FOR SURVEY RECORDS  
Office of Urban Conservation, Seattle Dept. of Community Dev.

CITY, TOWN  
Seattle

STATE  
Washington 98104

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ballard/Howe House is a fine example of Colonial Revival, a style unusual in Seattle in such a classic form. Several very prominent Seattle architects have been associated with the house. These include: Emil deNeuf and August F. Heide who are credited with its design; Herman A. Moldenhour who was the architect for conversion of the house into apartments in 1932; and Joseph S. Cote who, in the latter stages of his Seattle practice in the early 1940's, designed the additions which give the structure its present appearance.

Situated on the south slope of Queen Anne Hill in a medium and high density residential area, the white, wood frame residence presents a striking contrast to the brick and concrete buildings nearby. The house is located only one block from Kerry Park, one of Seattle's most magnificent viewpoints. The 106' x 130' site is on the northeast corner of West Highland Drive and First Avenue West. The site also includes the original carriage house (near the northwest corner of the property) and a later, two car garage at the northeast corner. Large Lombardy Poplars planted in 1911 by the Howes line First Avenue West.

Around the turn of the century, the south slope of Queen Anne Hill was becoming a fashionable residential neighborhood. Most homes up to that time had been Victorian in style. However, after 1900, several fine colonial homes, including the Ballard House were built. Few exist today and most of them have been altered beyond recognition.

The Ballard/Howe house, built by Martin D. Ballard, a prominent businessman, was begun in August of 1900 and completed sometime early in 1901. Tomlinson and Windsor were the general contractors. The cost of construction was estimated to be between \$8,000 and \$10,000.

The large, 60' x 55' building rests on a substantial brick foundation. The exterior is covered with cedar clapboard siding with Ionic pilasters serving as corner boards. Green composition shingles cover the roof.

The original Colonial Revival design of Emil deNeuf is a creative blend of classic symmetry and elegant detailing. The front (south) facade features a central, one story, semicircular porch within a grand, two story, Ionic entrance portico. The roof of each porch serves as a balcony for the floor above. The original ornate balustrade of the upper balcony has since been replaced. The original balustrade was similar to one that still surrounds the roof of the one story western bay window. The sidelights and transom which surround the main entrance and the sidelights which form part of the Palladian doorway leading to the lower balcony feature elaborately patterned leaded glass panels.

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The truncated hip roof terminates in a classical dentiled cornice and frieze. The roof was once topped with an ornate balustrade similar to that which enclosed the upper balcony. Several gable roofed dormers project from the roof. An ornate swan's neck pediment graces the central dormer which projects onto the upper balcony. Similar pediments originally decorated the windows of the first floor front facade, but were removed not long after the house was constructed.

The building's exterior was not appreciably altered when the building was converted into an apartment house in 1932. However, in the early 1940's Joseph S. Cote, a prestigious Seattle architect who had specialized in Colonial homes, was commissioned to design certain additions.

These wings which project from both the east and west facades are compatible in scale and style to the original house. Although the compact classic symmetry of the original design has been altered, the additions blend very well with the older structure.

The original, fifteen room plan of the residence was typically colonial. Major rooms were located at each corner with the front rooms (living room and parlor) opening out onto a large central hallway and elegant staircase. A dining room and kitchen were located in the left and right rear respectively. A library and two porches projected from the eastern parlor. The second floor consisted of four bedrooms, a sewing room and bathrooms. The principle room of the third floor was termed a "ballroom" but was rarely, if ever used in that capacity.

Through his business interests, Mr. Ballard was able to obtain high quality teak and ironwood as well as local Port Orford cedar for use on the interior. The former living and dining rooms still display some of these fine woods as trim and inlaid floor decoration.

The conversion of the house into five apartments by the architect Herman A. Moldenhour in 1932 did not destroy the essential layout of the building. Only the kitchen and entrance hallway were significantly altered. The first two floors were converted into two units, one each at the east and west ends. The third floor became one unit. At the same time, the carriage house was also converted into an apartment and

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a new, two car garage was built at the northeast corner of the property.

Dr. Perry, a later owner of the converted apartment house, commissioned additions to the building in the 1940's to provide more sleeping space in the apartments. The new two story west wing consisted of one additional bedroom for the first and second floor units. The eastern additions involved filling in and extending the original porches, also to provide more bedrooms. A portion of the third floor balcony was glassed in, providing a "solarium" and viewing room.

This room was removed when the Austin's owned the building in the 1950's. An aluminum sliding glass door replaced the original double French doors which led from the "ballroom" to the balcony. A wrought iron railing replaced the ornate balustrade around the balcony, these being the only truly incompatible additions to the original structure.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1900-1901

BUILDER/ARCHITECT Emil deNeuf, Architect

## STATEMENT OF SIGNIFICANCE

Early residents of Seattle's Queen Anne hill have long referred to the Ballard/Howe house as a "landmark." It is one of the first homes of Colonial style to be built in this area, and it is the last to survive in its original form. Many of its previous owners were prominent men who contributed greatly to Seattle's economic and social welfare. Several of Seattle's well known, early architects have contributed to the house's design.

The house was commissioned in 1900 by Martin D. Ballard, a Seattle pioneer and businessman. Earlier in the year, he had purchased the entire block 9 of Comstock Addition for the site of his new home. The cost of the house was estimated to be between \$8,000 and \$10,000, "according to ideas which may occur to Mr. Ballard during its construction." <sup>1</sup> Among his many activities, Mr. Ballard was in the hardware business, thus he had the knowledge and the means to attend to detail. When the house was complete in early 1901, it was an elegant structure on the south side of the sparsely populated Queen Anne hill. Mr. Ballard resided in this house until his death in April, 1907.

In February, 1911, Mrs. Ballard sold the estate to Judge George Donworth for \$20,000. The Donworths refurbished the house and redecorated it with new furniture, organdy and hand blocked linen curtains, velvet portieres and window seats, and new carpets.

However, before the home could be occupied, Judge Donworth became ill and was ordered to take a long rest and a period of travel. As he was the owner of several residences, he was in a quandary as to which one to sell. In September, 1911, he consulted his good friend and former law partner, James B. Howe. Together they decided that the newly refurbished mansion would be the most saleable.

The Colonial style house was of interest to Mr. and Mrs. Howe. They rode cable cars up Queen Anne hill to view it. This imposing clean, white massive structure with its two story columns was very reminiscent of their southern backgrounds. They thought it over that night and purchased the home the next day for \$25,000. The Howes immediately landscaped the barren grounds. Some of the plantings, including the tall Lombardy Poplars, still grace the property today.

1. The Daily Bulletin, Seattle, Wa., August 10, 1900, p.4.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

SEE ATTACHED LISTING:

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Seattle North

QUADRANGLE SCALE 1: 24,000

UTM REFERENCES

A 10 | 54,835,0 | 5,27,51,5,0

B [ ] | [ ] | [ ]

C [ ] | [ ] | [ ]

D [ ] | [ ] | [ ]

E [ ] | [ ] | [ ]

F [ ] | [ ] | [ ]

G [ ] | [ ] | [ ]

H [ ] | [ ] | [ ]

VERBAL BOUNDARY DESCRIPTION The West 106.0 feet of Lots 6 and 7; and the West 106.0 feet of the South 30 feet of Lot 8; all in Block 9, Comstock Addition to the City of Seattle, according to plat recorded in Volume 3 of Plats, page 101, in King County, Wa.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

## 11 FORM PREPARED BY

NAME / TITLE

Gwendolyn A. Lee and Stephen A. Mathison

ORGANIZATION

The Conservation Company

DATE

September 15, 1978

STREET & NUMBER

1955 Sixth Avenue West

TELEPHONE

284-8556

CITY OR TOWN

Seattle

STATE

Washington 98119

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Jeanne M Welch

TITLE

Jeanne M Welch, Rep ASPO

DATE

12/25/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles Stenberg  
KEEPER OF THE NATIONAL REGISTER

DATE

8-7-79

ATTEST: W. Ray Juice

DATE

3/8/79

CHIEF OF REGISTRATION

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The 15 room home served the family well for many years. Even with six children, each person had his or her own spaces. Mr. Howe finally had space for a home library in which to put a portion of his enormous book collection. The children took over the third floor ballroom and converted it to their own domain. It was a place in the house where their St. Bernard dog was allowed, and where small boys could play their own version of basketball.

Mr. Howe enjoyed this house for 19 years. He was not aware at the time of his death in March of 1930 that most of his assets had been lost to the great depression. Because of these circumstances, Mrs. Howe knew she could not afford to keep up the mansion. At that time, the only occupants were Mrs. Howe, a daughter, Rose and her husband (Mr. Raymond Ensign).

Mrs. Howe put the home on the market in May, 1930, just three months after her husband's death. For two years Mrs. Howe hoped for a sale, but no one was willing to make such an investment during the depression. Only two people would even look at it. Finally, in February 1932, she sold to one of these people, Mr. I. J. Trahan for \$5,000.

Many people, including Mrs. Howe thought that the house, now somewhat dilapidated and quite costly to maintain, would be torn down. However, Mr. Trahan, who had built apartments close by, immediately began to convert the structure into five apartments. To everyone's surprise, through adaptive use, the building was saved.

The Trahans occupied one of the apartments until 1936 when Mrs. Trahan died. A few months later, in January 1937, the apartment house was sold to Dr. Richard Perry. He added the wings on the east and west sides to provide the apartments with more room.

Dr. and Mrs. Perry occupied the third floor apartment. They added a solarium to enjoy the view. However, this was always a source of problems because it continued to leak water, no matter how many times they tried to repair it. As time went by, maintenance of the apartment house became more than the Perrys wished to handle. In April, 1950, they sold it to C. B. Williams for \$45,000.

In January, 1958 Williams, who lived in Alaska, sold the building to

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James H. and Alvina J. LaRue. In March, 1965, after the death of her husband, Mrs. LaRue sold the poorly maintained house to Mr. and Mrs. Sheldon Austin for \$75,000.

Mrs. Austin had admired the house since her childhood and was thrilled to become the owner. She and her husband occupied one apartment at a time as they completely renovated the building. They restored the exterior, and removed the leaking solarium, exposing the original pediment.

In April, 1975, the present owners acquired the building from the Austins. They continue its use as apartments, and are attempting to maintain its original appearance.

The following is a brief sketch of some of the prominent individuals associated with the Ballard/Howe house:

Martin D. Ballard

Mr. Ballard was born in Bridgeport, Indiana on October 7, 1832. At the age of 20, he ventured west, crossing the plains in a wagon train with Oliver Meeker, brother of the noted pioneer, Ezra Meeker. From that time until he settled in Seattle 30 years later, he had many and varied occupations.

He first drove pack trains and mined. He served in the Indian War of 1856-1857, then journeyed east to Iowa where in partnership with his brother, he first engaged in the hardware business. Later, he re-located in Lincoln, Nebraska and again established a hardware business.

Mr. Ballard later decided to return to the Pacific coast. In Albany, Oregon, he established the Red Crown Flouring mills, which he successfully operated for seven years. Through his business contacts, Mr. Ballard determined that Seattle was a great commercial center, so he sold his mill, and by December, 1882, he had settled in Seattle.

His first business pursuit was a hardware store which he formed in

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partnership with F. E. Sox. In 1885, Mr. Ballard organized the Seattle Hardware Company and served as its first president. This company is still actively engaging in business today.

Mr. Ballard also became founder of the National Bank of Commerce now known as Rainier Bank. He served as its first vice president and was later elected president. Among his other activities, he was an organizer of the Home Fire Insurance Company, and he had a financial interest in the digging of the first Lake Washington Ship Canal.

George Donworth

Mr. Donworth was born in Maine and came to Seattle in 1888. He began his legal career in the office of L. C. Gilman, and with little business, he paid his rent by running errands. He rapidly became established, and after the great fire of 1889, he was elected a member of a non-partisan commission to draft a new city charter.

In 1892, Mr. Donworth served as the City Corporation Counsel. In 1909, he was appointed justice of the United States district court for the Second Western District by President Taft. Only three years later, ill health compelled him to resign. After a long rest and period of travel, he resumed his practice and became a prominent member of the bar. He served terms of president of The Washington Society of Sons of The Revolution and The Rainier Club.

James B. Howe

James B. Howe was born in Charlestown, South Carolina in 1860. His parents' families were of early Colonial stock. Both of his maternal great-great grandfathers played an active role in the Revolutionary War and were imprisoned by the British for their efforts. In addition, one of them, Christopher Gadsen was a member of the Stamp Act Congress of 1765 and also of the Philadelphia Continental Congress in 1774.

Mr. Howe's father, Rev. William B. Howe became the Episcopal bishop of South Carolina. Mr. Howe was admitted to the bar of that state in 1881 and practiced there for approximately six years.

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In 1889, Mr. Howe and his wife, Rose Butler Ford (also of staunch colonial heritage) moved to Seattle. He began his business in a small wooden building where the Pioneer block now stands. He had few law books, so he stocked his library with volumes of religious works given to him by his father. About a month later, the great fire roared through downtown Seattle and destroyed the building and all the books. With the insurance money, Mr. Howe replaced them with legal references, which later became part of an awesome collection. Unlike many, Mr. Howe credited the fire for giving him his start.

For 41 years, Mr. Howe practiced law in Seattle, associating with many great legal figures. In 1892, when George Donworth was elected Seattle Corporation Counsel, Mr. Howe was chosen Assistant Corporation Counsel. After Donworth's term, they formed the partnership of Donworth and Howe.

In 1899, the partnership included Samuel Piles, General Counsel for the Pacific Coast Company. They later added Charles H. Farrell. However, three of the members became involved in separate activities. Mr. Piles was elected United States Senator and Mr. Donworth was appointed justice for the United States district court. Mr. Howe became General Counsel for Seattle General Electric Company and the Stone & Webster interest in Washington (which later merged with others to become Puget Sound Power and Light Company). He served in this capacity for 23 years until his death in 1930.

He was considered an authority on questions relating to federal court practice and frequently argued cases in the Circuit Court of Appeals and The Supreme Court of the United States.

Dr. Richard W. Perry

Dr. Perry was born in Cannington, Ont. He received his medical degree from the Royal College of Physicians and Surgeons in Edinburgh, Scotland and his degree in ophthalmology from the London Eye Hospital.

He first practiced as a construction crew doctor for the Canadian National Railway and later became the oculist for the Great Northern and Northern Pacific Railways in Seattle.

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During World War I, Dr. Perry was in the Army Medical Corp and later was named surgeon to General John J. Pershing.

Dr. Perry did research on the prevention of cataract growth and developed a treatment to restore sight to persons blinded by drinking wood alcohol.

He also served as president for several professional organizations: King County Medical Society; Puget Sound Academy of Ophthalmology and Oto-Laryngology; Seattle Academy of Surgeons; and the consulting staff of Harborview County Hospital. He was also prominent in sports and was a member of many sporting organizations.

THE ARCHITECTS

The Ballard/Howe House was associated with several of Seattle's most prominent early architects. The original design of the house was attributed to Emil de Neuf and August F. Heide in a 1902 architectural publication. However, the partnership of these architects was not formed until 1901 while construction of the house began in August, 1900. Indeed, earlier sources attribute the design of the M. D. Ballard home solely to Emil de Neuf.

Nevertheless, de Neuf and Heide did collaborate on some of Seattle's foremost architecture of the day. They rivaled in stature their contemporaries, Bebb and Mendel and Saunders and Lawton. De Neuf and Heide designed the J. D. Lowman Building (1906), a primary structure in the Pioneer Square Historic District of Seattle; and the Old P.I. Building (1903) at First Avenue and University Street (only the lower floors remain). They also did work in other cities including Everett and St. Louis where they designed the Washington State Building for the World's Fair of 1904. De Neuf also worked extensively during this period for the Denny-Blaine Land Company, designing the still existing homes of E. F. Blaine and George Nelle in Denny-Blaine Park.

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Both de Neuf and Heide came to Seattle shortly after the Great Fire of 1889 and both later moved to the San Francisco Bay area.

Herman A. Moldenhour, architect for the conversion of the house into apartments (1932), became Supervising Architect for the original Seattle-Tacoma Airport Administration Building from 1944-1950. He came to Seattle in 1900 and started as an office boy in the firm of Saunders and Lawton. For a short time he was a partner in the firm of Lawton and Moldenhour. He died in Seattle in 1976 at the age of 96.

Joseph S. Cote is perhaps the best known architect to be associated with the building. Especially noted for his fine Colonial and Georgian homes, he was an appropriate choice to design the additions to the Ballard/Howe House, late in his Seattle practice. He also designed the Frederick Bentley House on Federal Avenue, the Dr. Alfred Raymond House (1913), the Frederick D. Hammons House on Queen Anne hill and, in 1939 for Mrs. Hammons, a 1/12 scale Southern Colonial doll house now at the Seattle Museum of History and Industry. He came to Seattle in 1904 from his native Quebec via New York to supervise construction of Seattle's St. James Cathedral. He also worked on Providence Hospital, the Hotel Perry (now Cabrini Hospital) all in Seattle, and St. Joseph's Hospital in Bellingham.

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Articles on Herman A. Moldenhour. Seattle Times, November 15, 1970, p.D-2; December 18, 1976, p.D-15.

Articles on James B. Howe. Seattle Times, March 4, 1930, p.1&3; March 5, 1930, p.11; March 6, 1930.

Austin, Mrs. Sheldon. 364 Highland Drive, Seattle, Was 98119. Telephone 284-2443. Interviewed September 6, 1978.

Bagley, Clarence. History of King County, V.II. S.J. Clarke Publishing Company. 1929. pp 148-150; 268-270.

Brazier, Dorothy Brant. "Joseph Cote Left His Mark on Seattle." Seattle Times, September 19, 1963, p.19.

Calvert, Frank (editor) Homes and Gardens of the Pacific Coast, Vol I - Seattle. Beaux Arts Village, Lake Washington, Wa.: Beaux Arts Society Publishers, 1913.

Conover, C.T. Mirrors of Seattle: Reflecting Some Aged Men of Fifty. Press of Lowman and Hanford, Seattle. 1923. pp. 35-36; 210-211.

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"Elegant Home to be Erected." Seattle Post-Intelligencer, June 15, 1902, p.16.

Ensign, Mrs. Rose Howe. 900 University, Seattle, Wa. 98101. Telephone 624-3700. Interviewed September 8, 1978.

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"Lowman Building." Seattle Times, April 4, 1965. Charmed Land Section, pp.6-7.

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Pacific Builder and Engineer, May 21, 1904 p.3., March 26, 1933, p.14; April 23, 1932, p.3.

Perry, Mrs. Richard. 469 Galer, Seattle, Wa. 98119. Telephone 284-8357. Interviewed September 11, 1978.

"Services Set Friday for Dr. Richard Perry." Seattle Times, July 10, 1957