SIGNIFICANT BUILDINGS

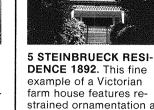
- 1. The Helmick Building, 1970, 2921 2921 Eastlake Ave. E.
- 2. L'Amourita Apts., c. 1909 2901-2915 Franklin Ave. E.
- 3. Residence, c. 1895,
- 2819 Franklin Ave. E. 4. Apartment, 1929,
- 2717 Franklin Ave. E. 5. Steinbrueck Residence, 1892,
- 2622 Franklin Ave. E. 6. Seward Park Elementary School,
- c. 1917, 2515 Boylston Ave. E.
- 7. Residence, c. 1900, 2310 Yale Ave. E.
- 8. Gene K. Zema Office, 1961, 200 E. Boston St.
- 9. Residence, c. 1910,
- 1900 Franklin Pl. E.
- 11. City Light Lake Union Steam Plant, 1911
- 10. Steinhart, Theriault & Assoc., 1956, 1264 Eastlake Ave. E.
- Eastlake Ave. E. & Fairview Ave. E.
- 12. Residence, c. 1900, 1130-1134 Eastlake Ave. E.
- 13. Residence, c. 1900. 1130-1134 Eastlake Ave. E.
- 14. Residence, c. 1900, 1130-1134 Eastlake Ave. E.
- 15. Ford Motor Assembly Plant (Craftsman Press), 1913, Fairview Ave. N. & Valley
- 16. Apartment, c. 1890, 425 Eastlake Ave. E.
- 17. Northwest Auto Service, c. 1900, 421 Eastlake Ave. E.
- 18. St. Spiridons Russian Orthodox Greek Catholic Cathedral, 1938, Yale Ave. N.
- 19. Emmanuel Lutheran Church, c. 1890,

Fairview Ave. N. & John St.

- 1215 Pontius Ave. N. 20. Social Security Bldg., 1959,
- 230 Fairview Ave. N. 21. Seattle Times Bldg., 1930,

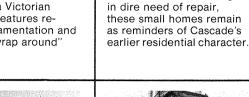






DENCE 1892. This fine example of a Victorian farm house features restrained ornamentation and an ample, "wrap around"







11 CITY LIGHT LAKE

1911 Architect: Dan

UNION STEAM PLANT

Huntington. Fine industrial

architecture which also is

a city landmark. The first

Volunteer Park Reservoir.

6 SEWARD PARK ELE-

MENTARY SCHOOL c.

1917 Basically an institu-

tional block in brick. Se-

ate main entrance with

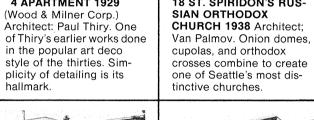
class columns and urns.

ward also sports an elabor-

generator used run-off from

15 FORD MOTOR COM-21 SEATTLE TIMES BUILDING 1930 Archi-PANY ASSEMBLY PLANT 1913 (Craftsmen Press) tect: R. C. Reamer. Built Architect: John Graham of Indiana limestone on a Sr. Brick and glass comconcrete frame, with art bine to produce this Facdeco detailing; handsome tory where auto components ironwork at the main enwere assembled





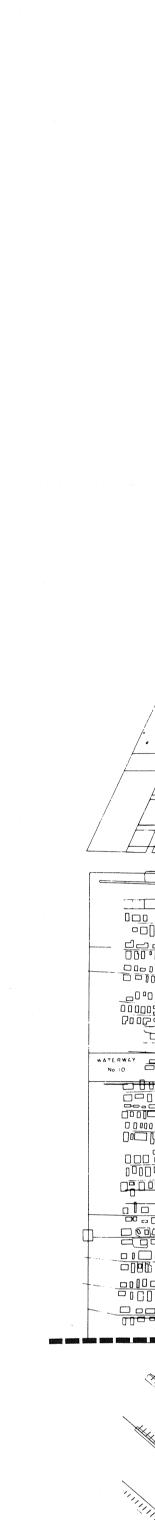






Inventory Survey Area

1 HELMICK BUILDING 1970 Architects: Kleinsasser & Nakata. An attempt at a new northwest style appears here and a sensitivity toward the site Wood shingles soften the simple forms.



URBAN DESIGN ELEMENTS

Of the many urban design features in Eastlake/ Cascade, the most dominant is the Interstate Freeway. The structure of the Freeway is elevated through the Cascade community and below grade, or cut, in the Eastlake area. The elevated sections expose columns and barren earth; a petrified forest whose rhythm is a repeated theme at a regular tempo. Not only does the freeway affect the Eastlake/ Cascade area through noise, air and visual pollution but it also serves as a gigantic physical and psychological barrier severing the area from the rest of the city.

The relatively flat terrain and convenient location of Cascade has encouraged the expansion of light industry and commercial offices. However, the development is scattered and unplanned. This aspect gives a no-man's land quality to the area. Homes are few and becoming fewer. The school has been closed, yet its grounds still serve as the one significant community open space. Other amenities usually found in a residential area are conspicuously absent. Few street trees are planted and there is a dearth of street furniture. Smoke stacks are the most prominent characteristic elements.

The industrial waterfront at the south end of Lake Union has its own fascination. Numerous boatyards, water oriented industries, and facilities including the St. Vincent DePaul Thrift Store establish a distinctive environmental ambience. There is no direct pedestrian access to the water, so that area remains an unexploited resource with high potential.

Eastlake's residential area slopes gently toward the lake allowing many homes to take advantage of views. Apartments provide the infill while causing the removal of many older homes. However, a desirable residential balance has resulted which should be retained. For the most part, the apartments are consistently scaled with the community and the street-scape, and many are landscaped. Eastlake Avenue is the commercial street spine where residential units remain interspersed and supplying the buyers for the small stores. Rodgers Playfield and Seward School on Eastlake, offers pleasant open space for organized sports and picnics, venerable old trees, and tennis courts. A closed street between the park and the school allowed space for development of a miniplayground for younger children.

WESTLAKE AVENUE A

rectly toward Lake Union.

Lined with auto showrooms

and furniture stores. West-

lake Avenue sets the char-

acter for the Cascade

BRICK STREET Where

railroads cross streets,

alimpses of the original

brick pavings can be seen

Often these carefully laid

streets were made from

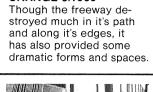
ballast bricks.

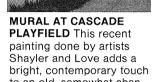
area.

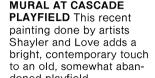
broad street spilling di-



SEATTLE FREEWAY MER-CER STREET INTER-CHANGE c.1960 Though the freeway de-





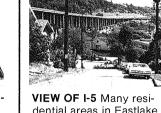


doned playfield.



Almost an open air market, the gypsy-like atmosphere of this second hand store has always attracted people The architecture is as

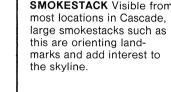
An oasis of green open space in the heart of Eastlake. Enclosed by large shade trees, this playfield provides a large space for organized sports.



dential areas in Eastlake have been severely disadvantaged by the freeway: others, less so. In some locations the freeway is an interesting visual ele-



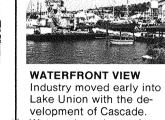
SMOKESTACK Visible from





second hand as the goods.



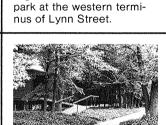


Water oriented manufacuring and boat repair mix with views for an industrial collage

APARTMENTS AND



HOUSES Though Eastlake has been changing, hosting a greater number of apartments, their uniform massing and height gives the street coherance and an urban quality.



VIEW AT LYNN STREET

Many street ends provide

intriguing views of Lake

Union and the houseboat

community. The houseboat

KIRK, WALLACE, MC-KINLEY OFFICES Architects: Kirk, Wallace, Mc-Kinley. Valuable for its sensitivity to the site, this complex respects the landscape, views and pedestrian traffic.

COMMON BUILDING TYPES

As in other areas of the city, building types in Eastlake/Cascade reflect the community's role and function within the city's structure and the character of its residents.

In the Cascade area, the many small factories and commercial buildings show the replacement of much of the original residential community by industries and businesses taking advantage of the proximity to downtown, rail lines and Lake Union. The wide range of attractive examples of industrial buildings often go unappreciated but are, in many respects, exemplary of utilitarian architecture responding to rigid functional criteria. Small pockets of old working class houses remain scattered in the area's eastern portions. These houses generally date from the turn of the century and are characterized by their modest size and straight-forward, un-

ing conditions but have often added much to the streetscape and the general quality of the residential environment. New office buildings, where appropriately located and scaled, have also tended to be of relatively good architectural quality and add considerably to Eastlake Avenue East as a commercial streetscape. Houses in Eastlake, unlike those in Cascade, are predominantly middle class residences, unostentatious in size and character. Because Eastlake was settled slightly later than Cascade, however, the majority of houses are from the period of 1900-1930, although earlier examples exist

It is the unique mix of moderately high caliber apartments, small commercial offices residences, and industrial buildings that establish the distinctive character and identity of the area. Together Eastlake and Cascade are an example of a community whose principal resource is its diversity of building types and environmental qualities rather than numerous outstanding architectural landmarks or dominant urban elements. This diversity provides exciting possibilities for the community's future growth and





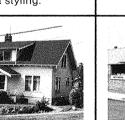
elements). Appropriate

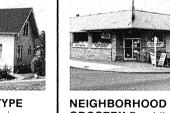
landscaping often could

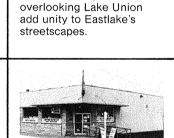
add much.











APARTMENTS Because of

landscaping the many

medium-rise apartments

GROCERY Providing for day-to-day needs in a personalized manner, family owned corner groceries serve as intimate neighborhood focal points housed unpretentiously.

EASTLAKE/CASCADE

- Roadway Element
- Industrial Waterfront Ambience
- 18 Building Reference Number

