

SIGNIFICANT BUILDINGS

URBAN DESIGN ELEMENTS

1. The Helmick Building, 1970, 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.

10. Steinhart, Theriault & Assoc., 1956, 1264 Eastlake Ave. E.

11. City Light Lake Union Steam Plant, 1911, 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. & Harrison St.

19. Emmanuel Lutheran Church, c. 1890, 1215 Pontius Ave. N.

20. Social Security Bldg., 1959, 230 Fairview Ave. N.

21. Seattle Times Bldg., 1930, Fairview Ave. N. & John St.
- 16 APARTMENT AT 425 EASTLAKE 1890** This plain Victorian apartment shows some decorative detailing on the false front. Little is known about the background of this fine example.

**5 STEINBRUECK RESIDENCE 1892.** This fine example of a Victorian farm house features restrained ornamentation and an ample, "wrap around" porch.

**12-14 THREE EARLY HOUSES c. 1900** Though in dire need of repair, these small homes remain as reminders of Cascade's earlier residential character.

**15 FORD MOTOR COMPANY ASSEMBLY PLANT 1913** (Craftsman Press) Architect: John Graham. Sr. Brick and glass combine to produce this Factory where auto components were assembled.

**21 SEATTLE TIMES BUILDING 1930** Architect: R. C. Reamer. Built of Indiana limestone on a concrete frame, with art deco detailing; handsome ironwork at the main entrance.

**11 CITY LIGHT LAKE UNION STEAM PLANT 1911** Architect: Dan Huntington. Fine industrial architecture which also is a city landmark. The first generator used run-off from Volunteer Park Reservoir.

**4 APARTMENT 1929** (Wood & Milner Corp.) Architect: Paul Thiry. One of Thiry's earlier works done in the popular art deco style of the thirties. Simplicity of detailing is its hallmark.

**18 ST. SPIRIDON'S RUSSIAN ORTHODOX CHURCH 1938** Architect: Van Palmov. Onion domes, cupolas, and orthodox crosses combine to create one of Seattle's most distinctive churches.

**6 SEWARD PARK ELEMENTARY SCHOOL c. 1917** Basically an institutional block in brick, Seward also sports an elaborate main entrance with class columns and urns.

**20 SOCIAL SECURITY BUILDING 1959** Architect: Watron & Dietz. The simplicity of this small office building's basic form is relieved by the dramatic glass enclosed stairway.

**10 STEINHART, THERIAULT & ASSOC. 1906** Architect: same. A stone pedestal supports a glass and wood box. Steel members create the illusion of minimal structure.

**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.
- 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 mini-playground for younger children.
- SEATTLE FREEWAY MERGER STREET INTERCHANGE c. 1960** Though the freeway destroyed much in its path and along it's edges, it has also provided some dramatic forms and spaces.

**VIEW OF I-5** Many residential areas in Eastlake have been severely disadvantaged by the freeway; others, less so. In some locations the freeway is an interesting visual element.

**WESTLAKE AVENUE** A broad street spilling directly toward Lake Union. Lined with auto showrooms and furniture stores, Westlake Avenue sets the character for the Cascade area.
- MURAL AT CASCADE PLAYFIELD** This recent painting done by artists Shayler and Love adds a bright, contemporary touch to an old, somewhat abandoned playfield.

**SMOKESTACK** Visible from most locations in Cascade, large smokestacks such as this are orienting landmarks and add interest to the skyline.

**BRICK STREET** Where railroads cross streets, glimpses of the original brick pavings can be seen. Often these carefully laid streets were made from bullast bricks.
- ST. VINCENT DE PAUL** Almost an open air market, the gypsy-like atmosphere of this second hand store has always attracted people looking for a bargain. The architecture is as second hand as the goods.

**WATERFRONT VIEW** Industry moved early into lake vision with the development of Cascade. Water oriented manufacturing and boat repair mix with views for an industrial collage.

**VIEW AT LYNN STREET** Many street ends provide intriguing views of Lake Union and the houseboat community. The houseboat organization has made a mark at the western terminus of Lynn Street.
- RODGERS PLAYGROUND** 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.

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

**KIRK, WALLACE, MCKINLEY OFFICES** Architect: Kirk, Wallace, McKinley. 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 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, unpretentious design.

Eastlake's role as a residential community has been considerably bolstered by the gradual infill of small and medium sized apartments with existing residential areas. Generally of a relatively high quality, these apartments have not tended to disrupt existing 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 also.

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 enrichment.

**LIGHT INDUSTRIAL BUILDINGS 1910-1940** Visually attractive brick facades with eclectic details and formal landscaping add to the streetscape, but even more interesting processes occur within.

**MODERN COMMERCIAL/ INDUSTRIAL BUILDING 1940** When well designed, such buildings integrate parking, circulation, interior space and a visual composition of unadorned surfaces and patterns.

**WAREHOUSE** Depending upon their design, warehouses can be either monotonous or pleasing in their simplicity (visual elements). Appropriate landscaping often could add much.

**AUTO SHOP** Along with Westlake Avenue's several auto showrooms, many auto-parts and service shops, like this colorful example, have located in Cascade.

**"SPANISH STYLE" APARTMENT 1910-1940** White stucco walls, tiled roofs, and varying amounts of ornamentation characterize these solid buildings which show the influence of California styling.

**APARTMENTS** Because of their continuity in scale and landscaping the many medium-rise apartments overlooking Lake Union add unity to Eastlake's streetscapes.

**CONTEMPORARY OFFICE 1960** Many businesses have recently located in Eastlake/Cascade and there is a surprising number of well designed modern offices in the area.

**TYPICAL HOUSE TYPE 1900-1920** Modest size and straight-forward design are typical of Eastlake's houses. Many show influence of the craftsman style.

**NEIGHBORHOOD 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

LEGEND

- Building Significant to City

□ Building Significant to Community

□ Building Group

▲ Landmark

★ Street Furniture

\* Civic Art

■ Landscaping/Vegetation

■ Open Space
- ..... Street Trees

||||| Streetscape

— Roadway Element

← View

||||| Industrial Waterfront Ambience

18 Building Reference Number

--- Area Boundary