

COMMON BUILDING TYPES

Building development in Greenlake has occurred gradually and continuously over the past one hundred years. Consequently there are examples of house types from every decade since about 1880. Another historical factor which bears on the housing stock is that the people buying or building houses in the Green Lake area have always been predominantly of the middle-income groups. This has meant that while few large or elegant homes were built, the majority of houses have been generally well-maintained by relatively stable, family-oriented residential populations.

The area's oldest houses date from the 1880's and 1890's. The majority are located on the east of the lake since early development was encouraged there by the rail line and the saw mill. The most common house types built during this period were the pioneer farmhouse and the company cottage. The former type was common throughout the northern United States and familiar to early farmers, while the latter was usually built by non-farming residents of modest means, typically millworkers' families. Reflecting more comfortable times, most of the houses of the 1880's were built in the Victorian style or were decorated with scrollwork brackets, ornamental gable tracery or a bay window.

The period from 1900 to World War I saw the rise of a new, progressive spirit in the design of popular houses. The Victorian ornamentation was rejected in favor of simplified, rustic detailing and the informal character of the bungalow. The term "bungalow", stemming from the word "Bengali",

originally referred to a one-and-a-half story cottage common in British India. The Indian house type, however, had little in common with the American variety. The American bungalow (or California bungalow) derived, at least in part, from the work of architects Greene and Greene, who built several prototypical examples in southern California. This new type of house rapidly became popular, and by 1910 they had become America's first coast-to-coast fad in house construction. Their popularity was due to the fact that their modest size (1½ stories), open interior planning, and straightforward construction responded to the need for an inexpensive, functionally efficient and stylistically innovative house type. The bungalow was one of the most progressive phenomena in American house design. Through the use of relatively open planning, large glass areas, porches, and terraces, they were able to achieve a new integration of exterior and interior space.

Bungalows, Craftsman Style cottages and other early twentieth-century derivative forms can be found throughout the community but they are especially common to the west of the lake which was undergoing rapid real estate development coordinated with the establishment of Woodland Park during that period.

World War I brought an end to the popularity of the bungalow and Craftsman Style and ushered in a period of traditionalism and eclecticism. Colonial style houses, reflecting a post-war patriotism were

quite popular. The lure of sunny California and picturesque Europe was also evident in the number of California (or "Spanish") styled and "Builder's Tudor" houses built at this time.

Again, houses of this period are scattered throughout the community but are most common to the northwest of the lake where house builders during the 1920's could buy up several adjacent lots and develop them together.

The Great Depression severely curtailed the housing industry throughout the nation, and when house construction began again in the late 1930's house design emphasized economy. Residences were built to conform with minimum Federal Housing Authority standards in order to qualify for F.H.A. financing, which was the only source for small home loans. The result was that houses of this period feature compact standardized plans, clipped eaves, no porches, low ceiling and roof lines, with very little stylistic embellishment. The majority of this house type are found in the northwest part of the community where vacant lots were still common.

The 1950's saw the rise to popularity of the California Ranch House Style. Associated with the western frontier, sunny California, and a new informal, patio-oriented lifestyle, the Ranch House became the favorite of the post-war speculative builder and home buyer.



GREEN LAKE

LEGEND

- Significant to the city—warrant further evaluation for designation as historic landmark
- Significant to the community—special quality and character in relation to this neighborhood
- Building Group
- Landmark
- Street Furniture
- Civic Art
- Landscaping/Vegetation
- Open Space
- Street Trees
- Streetscape
- Roadway Element
- View
- Pathway/Bikeway
- Area Boundary
- 25 Building Reference Number
- N Urban Design Reference No.
- m Common Building Reference No.



URBAN DESIGN ELEMENTS

As mentioned in the General Description, the community's most important urban design feature is the lake itself and the parklands which surround it. Besides the sandy bathing beaches, Green Lake Park includes a bike and pathway, a wading pool, an aqua-theatre, the community recreation center, playgrounds, and the Bathhouse Theatre. From dawn till dusk there is a steady stream of walkers, joggers and cyclists circling the lake. Fishermen and women are a permanent year-round fixture along the shores as well as athletic teams practicing at sports. Summertime, of course, also finds picnickers, swimmers and boaters.

The park is pleasantly landscaped in the "Romantic" tradition brought to Seattle by the Olmsted Brothers. It is a "naturalistic" style of landscaping featuring asymmetrical groupings of trees, grassy hillsides and a gently undulating, natural-looking shoreline treatment intended to create a pastoral

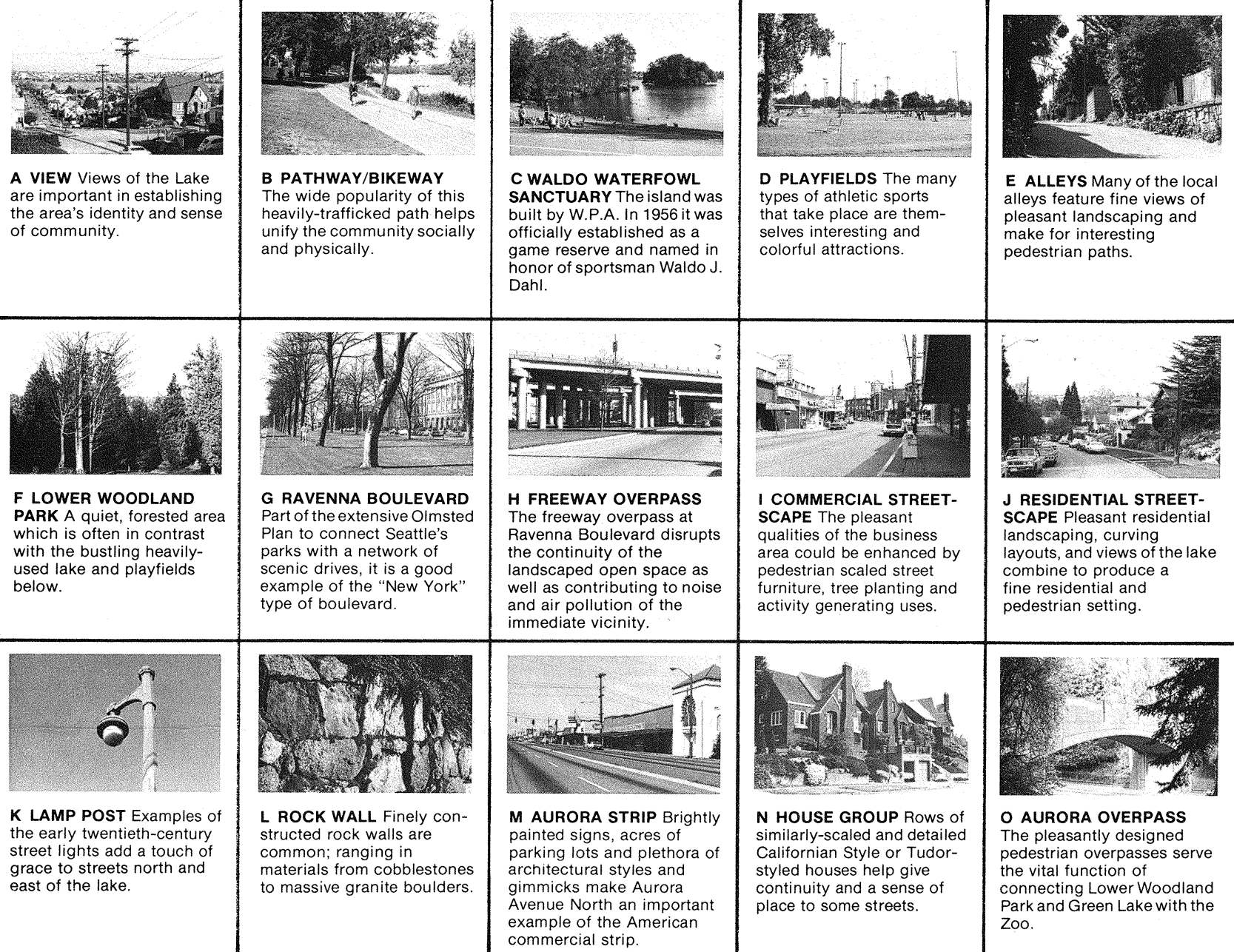
effect. The park's heavy use in recent years, however is, to a certain extent, in conflict with its passive landscaping character in that the pathway has become over-crowded and the vegetation near the shorelines is showing signs of deterioration.

Lower Woodland Park to the southwest of the lake offers additional playgrounds and tennis courts and also includes some secluded wooded areas which are among the most pleasant passive spaces in north-central Seattle. Bridges over Aurora link Lower Woodland to the Zoo.

Green Lake's residential areas are visually enhanced by view of the lake, street plantings and an unusually large number of rock walls. Irregular street patterns on the eastern side of the lake also add interest to the streetscapes and discourage through traffic.

Ravenna Boulevard linking Green Lake to the University district, Cowan and Ravenna Parks, and the 17th Ave. Boulevard, was part of the 1903 Olmsted Plan. Its route follows the old Ravenna Creek which drained Green Lake into Union Bay. The Olmsted Plan called for a lane on each side of the stream but when the level of Green Lake was lowered by 7 feet, the creek went dry and lake runoff was directed to a sewer. The Ravenna Creek Ravine was thus filled in allowing for a boulevard on the "New York Plan" a landscaped center strip between two separate traffic roadways. Construction started in 1912 and was completed in 1925.

Bicyclists had always kept an eye on the boulevard as a potential bikeway. By 1934 the requests for a bicycle route became organized and continued until 1975 when a bike lane was finally dedicated.



SIGNIFICANT BUILDINGS

- Residence, 1909, 3658 East Green Lake Way N. A prominent "Classic Box" house.
- Residence, 1906, 2303 N. 60th St. (J. Duff). Finely detailed and immaculately maintained turn-of-the-century house.
- Residence, c. 1890, 2159 N. 61st St. (J. Durringer) A fine example of a late nineteenth century house with Victorian ornamentation.
- Residence, c. 1890, 2153 N. 62nd St. (J. Trumbull)
- Hough Residence, 1916, 3612 East Green Lake Way N. Remodeled in 1972 by Anker Møller.
- McCallum House, 1948, 6602 East Green Lake Way N. (A. Polk) Engineer McCallum.
- Green Lake Elementary School, 1902, N. 65th St. and Sunnyside Ave N. Architect: Stephen.
- Green Lake Methodist Church, 1903, N.E. 65th St. and 1st Ave N.E. *
- Residence, c. 1895, 149 N. 64th St. *
- Residence, c. 1885, 6039 4th Ave N.E. This example of the "plain-easy" style of house built by early settlers merits careful restoration.
- Apartment, c. 1975, 6510 4th Ave N.E. Architect: P. Derrman. Its simple form and appropriate materials make this contemporary apartment building one of the more architecturally successful examples of its type.
- John Marshall Middle School, 1927, N.E. Ravenna Blvd and N.E. 68th St. Architect: F.A. Naramore. The orderly and imposing facade of this school building make it a dominant landmark along Ravenna Blvd.
- Fire Station No. 16, 1928, 6846 Oswego Pl. N.E. Architect: D.R. Huntington. *
- Residence, c. 1885, 502 N.E. 70th.
- Apartment, c. 1925, 438 N.E. 73rd St. *
- Green Lake Public Library, 1910, 7364 East Green Lake Drive N. Architect: Stephen.
- Eleventh Church of Christ, Scientist, 1941, 333 N.E. 76th St. Architect: Tenynson Ballamy. The church's design shows an interesting solution to a difficult site.
- Greenlake Christian School, 1916, 7514 Drin Court. *
- Piccardo House, 1891, 2200 77th Ave N. (W. Freeman) Part of a large estate, this fine turn-of-the-century house is still surrounded by a large, well-landscaped lot.
- Residence, c. 1900, 8041 Stroud Ave N. (G. Lancaster) A well-maintained and composed turn-of-the-century house.
- Residence, c. 1885, 6215 Interlake Ave N. (H. Ingraham) *
- Daniel Bagley Elementary School, 1930, N. 80th St. and Stone Ave N. Architect: F.A. Naramore. A pleasantly-scaled modernistic adaptation of the "English Collegiate" style.
- Twin Teepees Restaurant, 1934, 7201 Aurora Ave N. Builder: Hölzheim. This building was an early road house restaurant constructed of prefabricated concrete in California and trucked to the site.
- Residence, c. 1890, 730 N. 75th St. (T. Barton) *
- John B. Allen Elementary School, 1918, 6601 Dayton Ave N. Architect: Edgar Blair. (Wooden building designed in 1904 by James Stephen.)
- Chuck's Super Service, 1923, 5919 Phinney Ave N. *

* See captioned photographs below.

