COMMON BUILDING TYPES

Building development in Greenlake has occurred originally referred to a one-and-a-half story cottage 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 1890'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 "Bengla"

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-tocoast fad in house construction. Their popularity was due to the fact that their modest size (11/2 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

Bungalows, Craftsman Style cottages and other early twentieth-century derivitive 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

c BUNGALOW 1905-1920 A

showing California, Orienta or Craftsman influences.

architecturally progressive

than elaborate eclectic

popular, modest type

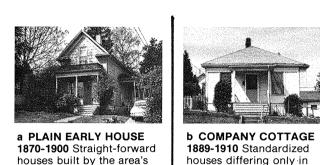
Considered more

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

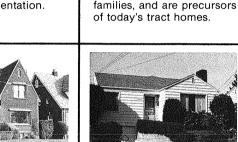
Again, houses of this period are scattered throughout the community but are most common to the northwest of the lake where house builders during the 1920's could buy up several adjacent lots and develop them together.

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

The 1950's saw the rise to popularity of the California Ranch House Style. Associated with the informal, patio-oriented lifestyle, the Ranch House became the favorite of the post-war speculative



houses built by the area's early residents feature simple basic forms and minimal ornamentation.



minor details were typically

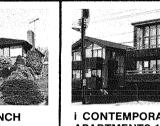
built for mill workers'

COTTAGE c. 1918-1940 10USE 1929-1950 Clipped Steep pitched, multi-gabled eaves, minimal ornamentaand dormered roofs, and tion, sunken garages, corne brick or stucco walls windows, and metallic characterize these houses awnings are the distinguish very common to the area. ing features of these small



HOUSE 1950-1960 Immensely popular after World War II, ranch houses emphasized a horizontal

profile and incorporated modern innovations with



i CONTEMPORARY APARTMENTS 1950- Th environmental success c new apartments depends upon their design sensitivity to surrounding buildings and

streetscapes. traditional stylistic motifs.





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

IIII Streetscape

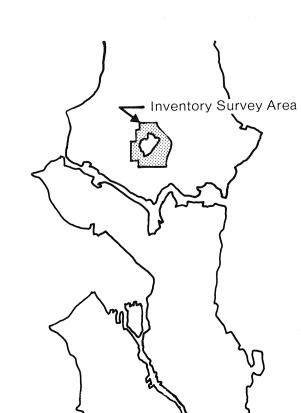
Roadway Element

◆ 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 agua-theatre, the community recreation center

playfields, and the Bathhouse Theatre. From dawn til 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 unsymmetrical groupings of trees, grassy hillsides and a gently undulating, natural-looking shoreline treatment intended to create a pastoral

however is, to a certain extent, in conflict with its University district, Cowan and Ravenna Parks, and 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 playfields 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.

"New York Plan": a landscaped center strip between two separate traffic roadways. Construction started enhanced by view of the lake, street plantings and an unusually large number of rock walls. Irregular

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 street patterns on the eastern side of the lake also 1973 when a bike lane was finally dedicated. add interest to the streetscapes and discourage

Ravenna Boulevard linking Green Lake to the

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 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 bouleyard on the

I RESIDENTIAL STREET

SCAPE Pleasant residentia

layouts, and views of the lake

combine to produce a

fine residential and

The Olmsted Plan called for a lane on each side of



are important in establishing the area's identity and sense of community. and physically.



C WALDO WATERFOWL SANCTUARY The island was built by W.P.A. In 1956 it was officially established as a game reserve and named in honor of sportsman Waldo J.

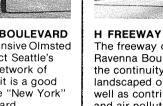
through traffic.



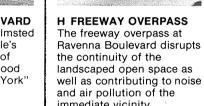
F LOWER WOODLAND PARK A quiet, forested area which is often in contrast with the bustling heavilyparks with a network of used lake and playfields

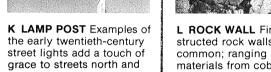


scenic drives, it is a good example of the "New York" type of boulevard.



mmediate vicinitv.



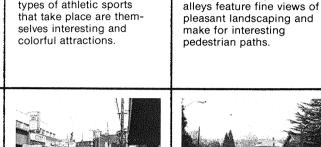




structed rock walls are common; ranging in naterials from cobblestone to massive granite boulders.



painted signs, acres of parking lots and plethora of architectural styles and gimmicks make Aurora venue North an important example of the American



D PLAYFIELDS The many

COMMERCIAL STREET-**SCAPE** The pleasant qualities of the business area could be enhanced by pedestrian scaled street furniture, tree planting and



N HOUSE GROUP Rows o similarly-scaled and detailed The pleasantly designed Californian Style or Tudoroedestrian overpasses serve styled houses help give the vital function of continuity and a sense of connecting Lower Woodland place to some streets. Park and Green Lake with the

SIGNIFICANT BUILDINGS

successful examples of its type.

landmark along Ravenna Blvd.

Architect: D.R. Huntington. *

Green Lake Drive N.

14. Residence, c. 1885, 502 N.E. 70th.

15. Apartment, c. 1925, 438 N.E. 73rd St. *

16. Green Lake Public Library, 1910, 7364 East

7. Eleventh Church of Christ, Scientist, 1941, 333

building one of the more architecturally

2. John Marshall Middle School, 1927, N.E.

this school building make it a dominant

13. Fire Station No. 16, 1928, 6846 Oswego Pl. N.E.

Ravenna Blvd and N.E. 68th St. Architect: F.A.

commercial strip.

1. Residence, 1909, 5858 East Green Lake Way N. (M. Quale) A prominent "Classic Box" house. . Residence, 1906, 2303 N. 60th St. (T. Duffy).

Finely detailed and immaculately maintained

turn-of-the-century house. B. Residence, c. 1890, 2159 N. 61st St. (J. Duringer) A fine example of a late nineteenth

century house with Victorian ornamentation. 4. Residence, c. 1890, 2153 N. 62nd St., (J.

5. Hough Residence, 1916, 3612 East Green Lake Way N. Remodeled in 1972 by Anker Molver. *

6. McCallum House, 1948, 6602 East Green Lake Way N. (A. Polik) Engineer McCallum. . Green Lake Elementary School, 1902, N. 65th St

and Sunnyside Ave N. Architect: Stephen. 8. Green Lake Methodist Church, 1903, N.E. 65th St and 1st Ave N.E. *

9. Residence, c. 1895, 149 N. 64th St. * 10. Residence, c. 1885, 6039 4th Ave N.E. This example of the "plain-early" style of house built by early settlers merits careful restoration.

N.E. 76th St. Architect: Tennyson Ballamy. The church's design shows an interesting solution to a difficult site.

18. Greenlake Christian School, 1916, 7514 Orin

19. Piccardo House, 1891, 2200 77th Ave N. (W.

11. Apartment, c. 1975, 6510 4th Ave N.E. Architect: Freeman) Part of a large estate, this fine turn-of-P. Dermanis. Its simple form and appropriate the-century house is still surrounded by a large,

> Lancaster) A well-maintained and composed turn-of-the-century house.

20. Residence, c. 1900, 8041 Stroud Ave N. (G.

Naramore. The orderly and imposing facade of 21. Residence, c. 1885, 8215 Interlake Ave N. (H. 22. 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.

23. Twin TeePees Restaurant, 1934, 7201 Aurora Ave N. Builder: Holtzheimer. This building was an early road house restaurant constructed of prefabricated concrete in California and

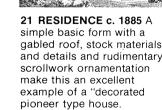
trucked to the site. 24. Residence, c. 1890, 730 N. 75th St. (T. Barton)

25. John B. Allen Elementary School, 1918, 6601 Dayton Ave N. Architect: Edgar Blair. (Wooden

building designed in 1904 by James Stephen.) * 26. Chuck's Super Service, 1923, 5919 Phinney

* See captioned photographs below.





7 GREEN LAKE

ELEMENTARY SCHOOL,

Stephen. An impressively-

some classical detailing.

example of an early, wooden

Seattle school building, with

1902 Architect: James

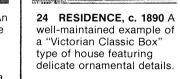
sited and well-designed



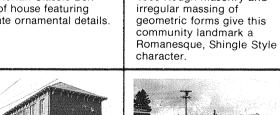
that period's emphasis on



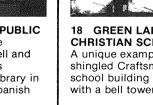
unique corner oriel window





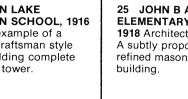












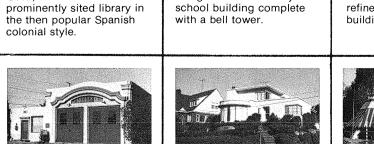
ELEMENTARY SCHOOL, 1918 Architect: E. Blair refined masonry school

26 CHUCK'S SUPER 25 JOHN B ALLEN SERVICE, 1923 The oldest Mobile station in the state. A subtly proportioned and It has been sympathetically maintained.



Highway Architecture" rough outrageous metaphors. Also serves as a design ideas. symbolic gateway to

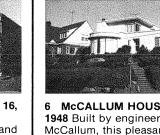
5 HOUGH HOUSE, 1916 A older house by architect Anker Molver which combines traditional materials and forms and new Aurora's Commercial Strip.



15 APARTMENT, c. 1925 This group of vaguely California-styled apartments surrounding a welllandscaped court is subtly composed and detailed.



ery unusual combination of Art Deco and eclectic Spanish Baroque styling Ilustrates the pluralistic design directions of the



International" architectural



McCallum, this pleasantly sited and composed house ppropriately incorporates onstruction into the

23 TWIN TEEPEES RESTAURANT, 1934 An important example of local designed to attract attention