

PAUL THIRY HOUSE 1936

COLONE

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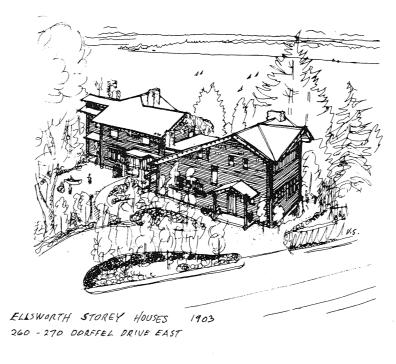
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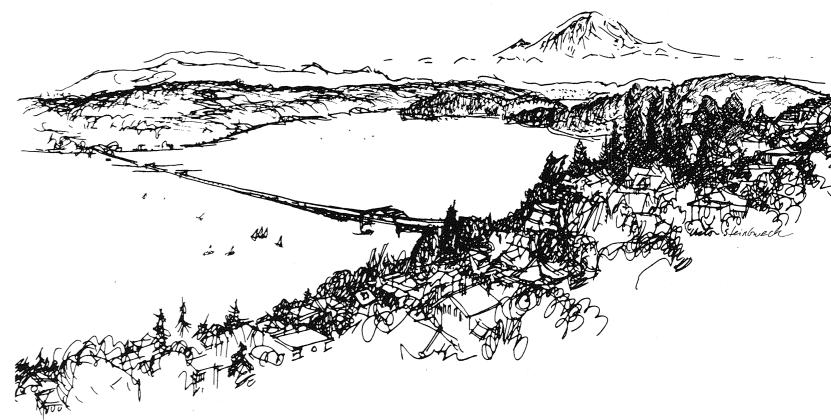
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# MADRONA, LESCHI AND MADISON PARK

AN INVENTORY OF BUILDINGS AND URBAN DESIGN RESOURCES

**COMMENCED IN 1975** 



HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY **CONSULTANTS: FOLKE NYBERG** 

### MADISON PARK/MADRONA/LESCHI COMMON BUILDING TYPES

VICTOR STEINBRUECK

Because Madison Park, Madrona and Leschi are almost exclusively residential, the area's only common building types are houses. But within that building type there is a broad diversity of age, style, and size. Moreover, the character of the housing stock varies dramatically from neighborhood to neighborhood. The area's houses can be broken down into two categories: (1) "popular houses" built generally by speculative house builders from standard plans for middle-income families, and (2) "High Style" houses designed byarchitects, usually with some eclectic or International Style treatment. This section of the report will discuss briefly the area's popular housing types and then examine the characteristics of the architecturally-designed

The oldest neighborhoods of the lakeside communities are the western portions of Madrona and the northwestern portions of Leschi. Consequently, most of the oldest homes are located there. One can find examples of Victorian styled houses and "plain early" houses dating from the 1880's and 1890's. By the early 1900's the three cable car lines made the eastern portions of the communities accessible for residential development, and house builders were active throughout the area. Generally speaking, the early developers of middle-income housing selected the flatter terrain which was more easily divided into grid-iron patterns and presented fewer building difficulties, while those who developed exclusive residential districts sought out the high amenity areas with waterfront, views and a secluded natural

Along with the new surge in housing development came new popular house types which reflected the generally progressive spirit and changing life styles of the early twentieth century. Among the most popular middle-income house types were the Bungalow and the Craftsman Style house. Both were progressive new directions in house design as they incorporated new ideas in efficient interior planning, and a closer integration of exterior and

b. PLAIN EARLY c. 1880-

homes built by the area's

1905 Straight-forward

early residents feature

simple basic forms and

minimal ornamentation.

g. RANCH HOUSE c. 1950-

1970 Immensely popular

after World War II, ranch

I. EARLY NORTHWEST

Brown stained or natural

wood, a pitched roof with

and rustic craftsman-like

details are distinguishing

exposed structural member

REGIONALISM c. 1905-1920

houses emphasize a

horizontal profile and

incorporated modern

a. VICTORIAN HOUSE c.

1880-1900 This group covers

a wide range of house types

designs featuring turrets and

f. CALIFORNIA COTTAGE

of the exotic qualities of the

promised land of sunshine,

movies, and orange groves,

k. INTERNATIONAL STYLE

c. 1935 Geometric forms, flat

roofs, unornamented stucco

projections are typical of this

windows and cantilevered

modern movement style.

wall surfaces, corner

they are modest counter-

parts to larger Spanish

Style houses.

c. 1918-1930 Expressive

and styles ranging from

brackets to elaborate

wrap-around porches.

cottages with ornamental

interior space through the use of porches, decks and large glass areas. Also, their rustic, informal character featuring asymmetric roof configurations was thought especially appropriate in the then relatively naturalistic setting near the lake.

By the 1920's the progressive spirit that had fostered the Bungalow's popularity had died away and was replaced by a trend toward conservative eclecticism using Colonial English-Tudor Cottage or California Mission styles. There was much building throughout the 1920's, often on individual lots in between existing houses. For this reason, many of the residential blocks are composed of a wide mix of house styles from different time periods. The 1930's saw little house construction, but after World War II

stock is important to the communities' physical character, the area's primary contribution to Seattle's architectural heritage is the number and variety of fine architecturally designed homes, which exemplify the changing architectural ideas and directions in residential design during the

influences on house form.

While historical eclecticism was not common in middle-income class house design until the 1920's, High Style houses of the early twentieth century were predominantly done in one of the "Revival" styles, such as Colonial Revival or Classic Revival. Generally speaking, the "Revival" style houses done during the first two decades of the twentieth century were more historically accurate than those of the

There are many finely detailed colonial styled houses, including a number of excellent examples of the Georgian Revival. The romantic imagery of Late Medieval Europe is expressed in the English Tudor and Eclectic Gothic houses, and the fascination for sunny climates in the several examples of Mediterranean and Californian styled

Local examples of the Modern Movement break down into two identifiable types: (1) the mainstream modern architectural directions as typified by the International Style, Miesian Style and Neo-Corbusian styles; and (2) the local interpretation of modern house design sensitive to the Northwest's unique natural setting, local building materials, and lifestyle (Northwest Regionalism). While these two design directions overlap somewhat and many contemporary houses contain aspects of both, the difference in the two approaches is well illustrated by examples in the area. The first category of houses is characterized by a cubistic massing of forms, minimal ornamentation, the apparent use of industrialized building technology, and an emphasis on the house as a "manmade object" and a machine for living. This type is well represented in the area by the works of Paul Thiry and by the angular, formalistic designs of several

Northwest Regionalism emphasizes the direct use of natural materials, a sensitivity toward the natural setting, local climatic conditions and fine workmanship. Ellsworth Storey is commonly regarded as the progenitor of this style and there are several of his most important works in the area. The importance of his imaginative works was not recognized until after World War II when several Seattle architects began to reinterpret a Northwest Regional architectural expression. Local examples by Paul Kirk, Terry-Tucker and Schields, Victor Steinbrueck, and Ralph Anderson, illustrate this movement, making the area an excellent place to study the development of the Northwest regional

contemporary architects.



# **MADRONA**

## **LEGEND**

- Significant to the city—warrant further evaluation for designation as historic landmark
- Significant to the community—special
- Building Group
- Landmark \*\* Street Furniture
- \* Civic Art
- Landscaping/Vegetation
- Open Space
- III Streetscape
- Area Boundary
- 57 Building Reference
- m Common Building Type Reference

### SIGNIFICANT BUILDINGS 56. Residence, c. 1910, 1623 39th Ave. E. An early

- 58. Madrona Elementary School, 1917, E. Spring St
- 59. Residence, c. 1895, 1101 35th Ave. E.\*
- 61. Residence, c. 1895, 712 35th Ave. E. A Victorian
- 62. Residence, 1912, 702 35th Ave.
- 65. Residence, 1912, 434 35th Ave. A large, finely detailed Colonial Style house.
- 67. Residence, c. 1895, 3209 E. James St. A finely ornate Victorian house which has been sympathetically maintained.
- Victorian period house. 69. Leschi School, 1905, 31st Ave. and Spruce St.\*
- 70. Residence, 1914, 100 Lake Washington Bvd.\* 71. Dixon House, 1897, 304 30th Ave. S.\*
- 421 30th Ave. S.\* 73. Residence, 1938, 530 30th Ave. S. Architect: Paul Thiry. A typical example of this prominent
- architect's work 74. Residence, 1900, 540 30th Ave. S. Built by a

LAKE

WASHINGTON

German immigrant includes a vineyard.

# **LESCHI**

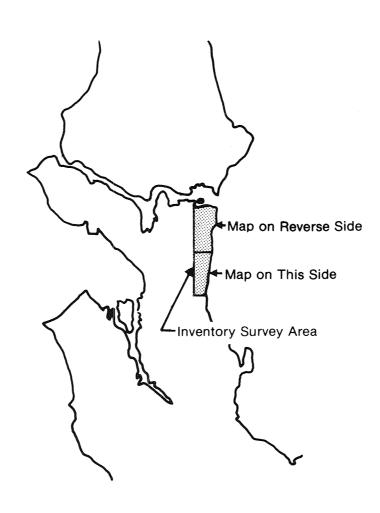
- quality and character in relation to this neighborhood

- Street Trees
- Roadway Element
- M Urban Design Reference

twentieth-century shingle style house with

- imaginative details. 57. Firehouse No. 12, 1919, E. Union St. and 33rd
- and 33rd Ave. E. The original school has a fine masonry facade.
- 60. Residence, 1916, 1100 38th Ave. E. A finely composed Craftsman Style house with rustic
- Style house resided with vertical boards and
- 63. Residence, c. 1965, 709 39th Ave.
- 64. Residence, 1962, 626 Randolph Ave. Architect Victor Steinbrueck. An understated and well composed prototypical contemporary house.
- 66. Residence, c. 1916, 603 33rd Ave. An unusually large Craftsman Style house.
- 68. Residence, c. 1898, 326 30th Ave. A large
- 72. Judge Ronald House, 1883 (remodeled in 1889),

\*See captioned Photographs



the ranch style house became increasingly popular. While the non-custom designed popular housing

> These "High Style" houses break down into two categories: (1) eclectic designs which borrow stylistic elements from other historic or regional styles; (2) "Modern Movement" works which focus on the site characteristics, new building technologies, contemporary lifestyle, and innovative spatial relationships as the primary

1920's and 1930's.

A popular, modest type

and Craftsman influences.

architecturally progressive

. MEDIEVAL STYLE

MANSION 1910-1940

forms with brick and/or

Characterized by

picturesque image

**NORTHWEST** 

**REGIONALISM c. 1947-**

Incorporates the earlier

with contemporary

architectural ideas

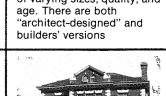
traditions of craftsmanship,

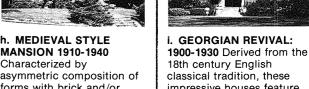
natural materials and setting

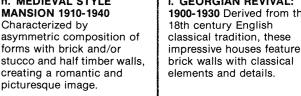
Considered more



d. COLONIAL STYLE c. c. BUNGALOW c. 1905-1920 1900-1960 Conservative showing California, Oriental traditionalism is expressed in these very popular homes of varying sizes, quality, and age. There are both than the elaborate eclectic

















SPANISH OR

CALIFORNIA STYLE LOW

pitched tile roofs and stucco

surfaces are the distinguish-

ing elements. Classical or

parapets are also common

Mediterranean details.

balconies, towers and

**BUILDER'S TUDOR** 

**COTTAGE c. 1918-1940** 

roofs and brick or stucco

middle-class versions of the

walls characterize these

wide variety of apartment types ranging from high rise owers to modest duplexes clerestories, skylights, and irregular, angular forms.

Judge Thomas Burke in 1883. Frink bought the park

in 1906 and donated it to the city. Left in its natural

# MADRONA/LESCHI URBAN DESIGN ELEMENTS

activity. The pleasure craft marina to the south acts

Madrona and Leschi's most important urban design features are predominantly oriented toward Lake Washington. It is the public shorelands, dramatic water views, scenic drives and landscaped parks overlooking the Lake which give the area its special

Lake Washington Boulevard is the primary connecting and organizing element, linking as it does the two communities with Madison Park to the north and Mount Baker to the south, and providing scenic visual access to the Lake. The Boulevard also passes through the large wooded parks and the

nearby pathway is heavily used by strollers, joggers Madrona Beach, with its sandy swimming area,

landscaped open space and recently-remodeled

Dance Studio, functions as the hub of shoreline

as a similar gathering place for boaters and commercial activities. Madrona Park was originally developed in the 1890's by realtors wishing to attract people to the area. In 1910 the boulevard was built, connecting the beach to the rest of the parks in the Olmsted Plan, and the park began to assume its naturalistic, pastoral character. The Boathouse was built as a W.P.A. project in 1941 and then remodeled in 1971 to accommodate the Madrona Dance

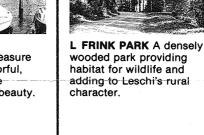
Leschi Park began, much like Madison Park, as a commercial amusement park including a "casino"

and Schields Vaudeville Show, dance hall and wild animals exhibit. Today the park features boat moorage and pleasantly landscaped open space. Frink Park, name for the prominent educator and legislator, was originally platted for private use by

state, it is densely wooded with access provided by Lake Washington Boulevard. Most of the streets in Leschi south of King Street and east of 30th Ave. E. enjoy panoramic views, but the groups of modest houses, well-maintained

gardens, and pedestrian stairways are also important because they establish a continuity and identity at a smaller scale. Madrona also includes a residential section with fine view slopes. However, the area approximately between 30th Ave. E. and 35th Ave. E. is flat and generally without views of Lake Washington. The major urban design features in this area cluster around the local business center and the Madrona Playground. Street trees and groups of similarly scaled and detailed houses also help to reinforce the residential qualities of this established neighborhood.









pedestrian activity are the

most memorable qualities.



most recent improvements

were and installed by

community members.

M MADRONA BEACH A

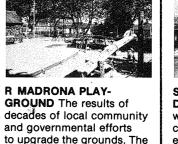
swimmers, picknickers and

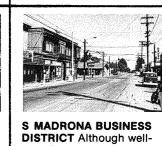
landscaped beach that

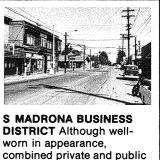
those just wishing for a

pleasant place to relax.

serves as a haven for







N LESCHI STREETSCAPE

landscaped yards are the key

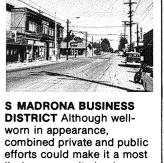
ingredients. Underground-

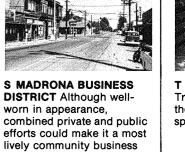
ing the wiring would add

Magnificent views of the

lake, groups of small

cottages and neatly







O STAIRWAY Many of

Leschi's east-west slopes are

so steep that the stairways

have been built instead of

streets; a fact that makes

much pedestrian activity

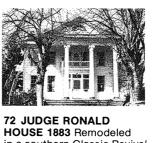
# MADRONA/LESCHI SIGNIFICANT BUILDINGS

59 RESIDENCE 1895

Victorian house, it recalls

early settlement in this

As a flamboyant and origina



configuration evidence the

Stick style and the Craftsman

influence of the Western

Style on this progressive

P CABLE CAR BRIDGE

Built in 1912 for the cable

care access, the bridge

evokes images of ancient

masonry ruins. Designated

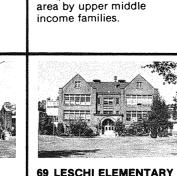
an historic structure in 1940



60 RESIDENCE 1916 Rustic masonry, exposed structural members and a complex roof

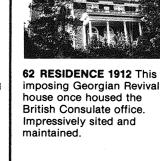


community action.



SCHOOL 1905 Architect: E. Blair. An exceptional small eclectic school building with

a Flemish Gothic character.



64 RESIDENCE 1962

Architect: V. Steinbrueck. A

good example of the period's

directions in its efficient use

of interior space and skillful

Amusement Park was popular.



Architect: R. Anderson. A skillfully composed contemporary house reflecting the Northwest Regionalism tradition in its careful siting and direct use of natural materials

70 McKNIGHT HOUSE 1914

Architect: Penney (?). This

Craftsman styled house once

served as a family-run

boarding house and

restaurant when Leschi