

# ACKNOWLEDGEMENTS

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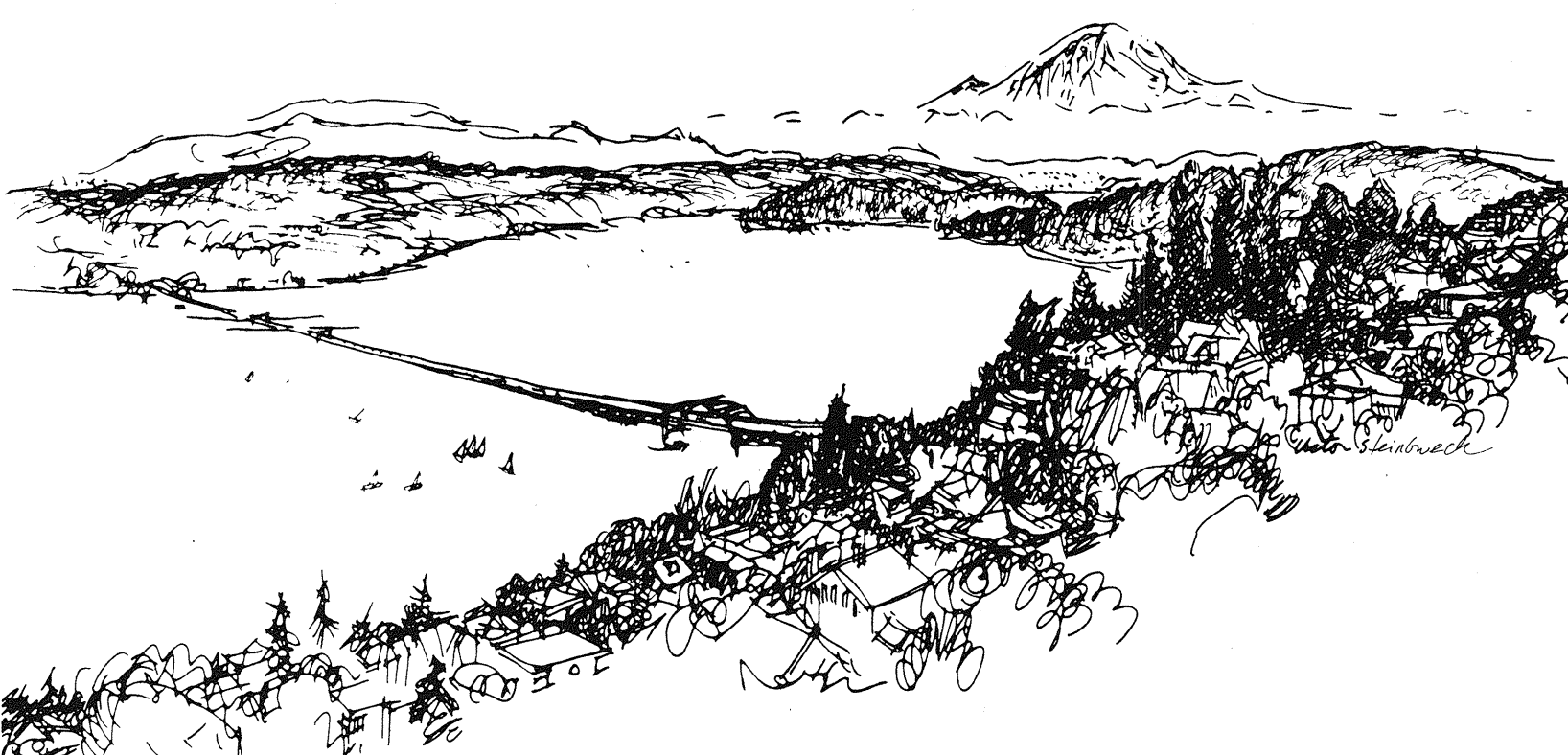
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# MADRONA, LESCHI AND MADISON PARK

## AN INVENTORY OF BUILDINGS AND URBAN DESIGN RESOURCES

COMMENCED IN 1975



## HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY

CONSULTANTS: FOLKE NYBERG  
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## MADISON PARK/MADRONA/LESCHI COMMON BUILDING TYPES

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 by architects, 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 houses.

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 setting.

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 to the area ideas in planning, and a closer integration of exterior and

interior space through the use of porches, decks and large glass areas. Also, the 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 housing. 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 the ranch style house became increasingly popular.

While the non-custom designed popular housing 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 twentieth century.

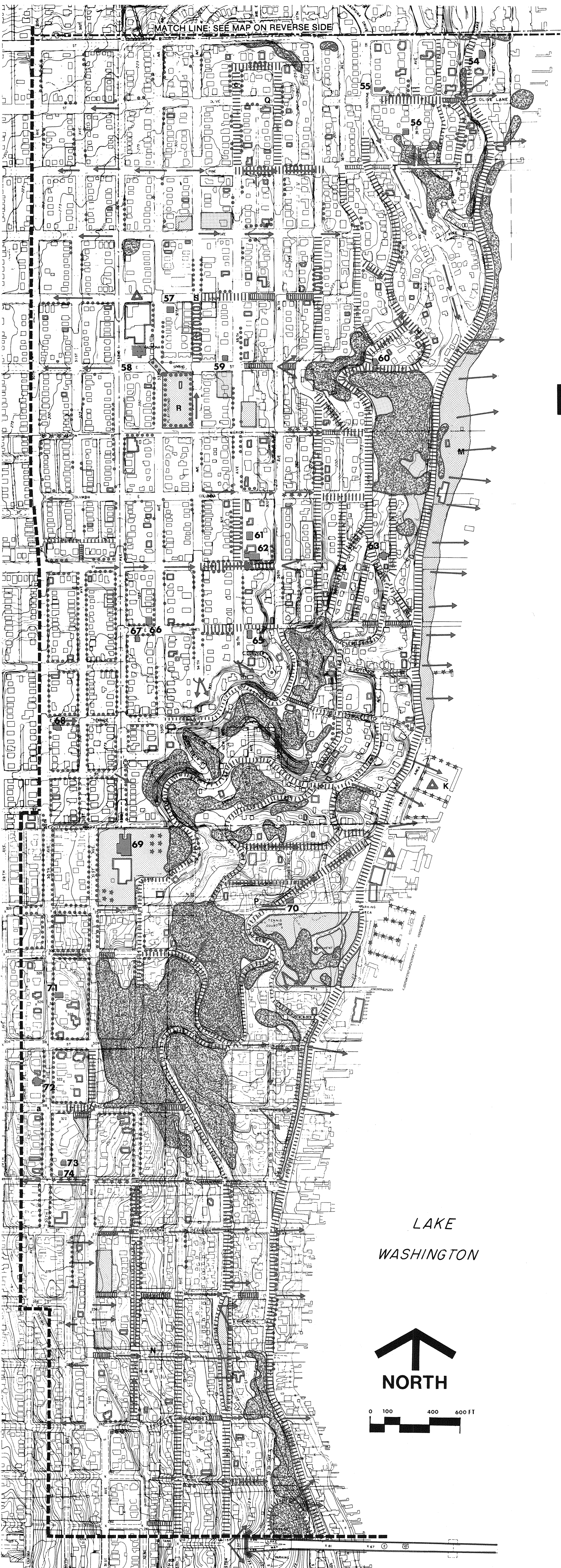
These "High Style" houses break down into two categories: (1) eclectic designs which borrow stylistic elements from other historic or regional styles; (2) "Modern Movement" works which focus on the site characteristics, new building technologies, contemporary lifestyles, and innovative spatial relationships as the primary 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 1920's and 1930's.

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 houses.

Local examples of the Modern Movement break down into two identifiable types: (1) the mainstream modern architectural directions as typified by the select Colonial Style, the Georgian and Neo-Corbanian 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 cubic massing of forms, minimal ornamentation, the apparent use of industrialized building technology, and an emphasis on the house as a "machine 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 contemporary architects.

Northwest Regionalism emphasizes the direct use of natural materials, a sensitivity toward the natural setting, and a desire to create a sense of place and 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 Shields, Victor Steinbrueck, and Ralph Anderson, illustrate the movement, making the area an excellent place to study the development of the Northwest regional approach to design.



# MADRONA AND LESCHI

## 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
- Area Boundary
- 57 Building Reference
- M Urban Design Reference
- m Common Building Type Reference

## SIGNIFICANT BUILDINGS

- Residence, c. 1910, 1623 38th Ave. E. An early twentieth-century shingle style house with imaginative details.
- Firehouse No. 12, 1919, E. Union St. and 33rd Ave. E.\*
- Madrona Elementary School, 1917, E. Spring St. and 33rd Ave. E. The original school has a fine masonry facade.
- Residence, c. 1895, 1101 35th Ave. E.\*
- Residence, 1916, 1100 38th Ave. E. A finely composed Craftsman Style house with rustic detailing.\*
- Residence, c. 1895, 712 35th Ave. E. A Victorian Style house resided with vertical boards and battens.
- Residence, 1912, 702 35th Ave.
- Residence, c. 1965, 709 39th Ave.\*
- Residence, 1962, 626 Randolph Ave. Architect: Victor Steinbrueck. An understated and well composed prototypical contemporary house.
- Residence, 1912, 434 35th Ave. A large, finely detailed Colonial Style house.
- Residence, c. 1916, 603 33rd Ave. An unusually large Craftsman Style house.
- Residence, c. 1895, 3209 E. James St. A finely ornate Victorian house which has been sympathetically maintained.\*
- Residence, c. 1898, 326 30th Ave. A large Victorian period house.
- Leschi School, 1905, 31st Ave. and Spruce St.\*
- Residence, 1914, 100 Lake Washington Blvd.\*
- Dixon House, 1897, 304 30th Ave. S.\*
- Judge Ronald House, 1883 (remodeled in 1889), 421 30th Ave. S.\*
- Residence, 1938, 530 30th Ave. S. Architect: Paul Thiry. A typical example of this prominent architect's work.
- Residence, 1900, 540 30th Ave. S. Built by a German immigrant includes a vineyard

\*See captioned Photographs

## MADRONA/LESCHI URBAN DESIGN ELEMENTS

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 character.

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 and cyclists.

Madrona Beach, with its sandy swimming area, landscaped open space and recently-remodeled Dance Studio, functions as the hub of shoreline

activity. The pleasure craft marina to the south acts as a similar gathering place for boaters and commercial activities. Madrona Park was originally developed in the 1890's by reators 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 beachhouse was built as a W.P.A. project in 1941 and then remodeled in 1971 to accommodate the Madrona Dance Studio.

Leschi Park began, much like Madison Park, as a commercial amusement park including a "casino" and Shields Vaudeville Show, dance hall and wild animals exhibit. Today the park features boat moorings and pleasantly landscaped open space. Frink Park, named for the prominent educator and legislator, was originally platted for private use by

Judge Thomas Burke in 1883. Frink bought the park in 1906 and donated it to the city. Left in its natural 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 Playgroup. Street trees and groups of similarly scaled and detailed houses also help to reinforce the residential qualities of this established neighborhood.

