# Wagner Floating Home

2770 Westlake Avenue N - Unit 10



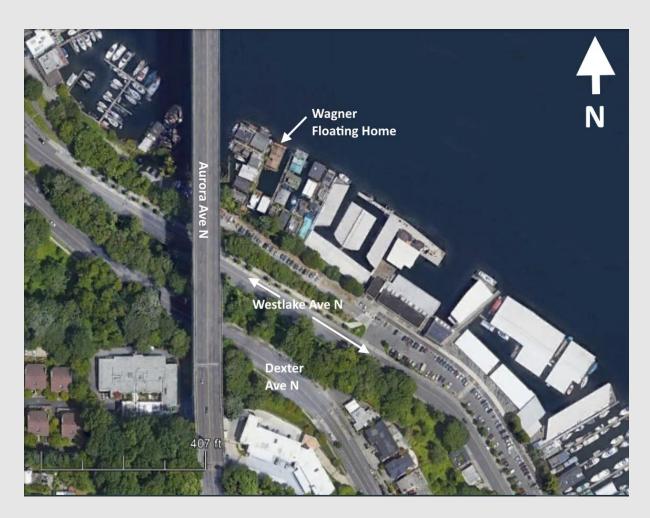
LPB Hearing: June 2, 2021 Presenter: Sarah Martin



Applicants: Wagner Family & Historic Seattle
Owner: Wagner Family

# E Lynn St E Boston St

# Wagner Floating Home 2770 Westlake Avenue N – Unit 10



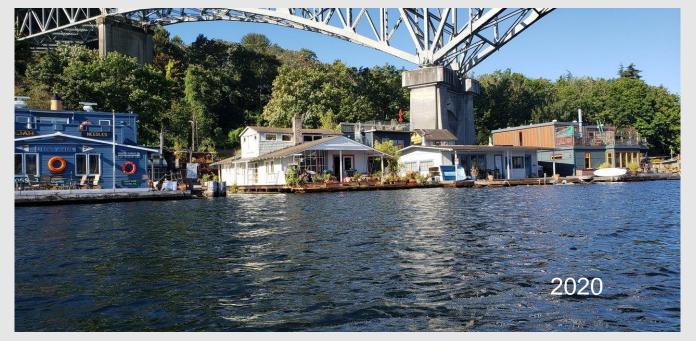
# West side of Lake Union, approx. 2466 Westlake Ave. N

# East side of Lake Union, approx. 2207 Fairview Ave. E

# Lake Union Floating Homes

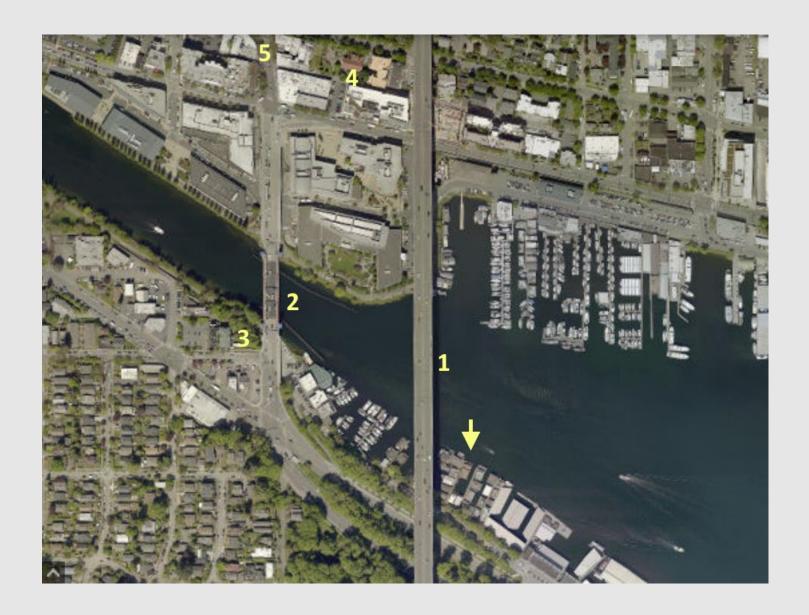






# Neighborhood Context





# **Nearby Landmarks**

- 1. George Washington Memorial Bridge
- 2. Fremont Bridge
- 3. Bleitz Funeral Home
- 4. Fremont Library
- 5. Fremont Hotel

# LAKE UNION Wagner Floating Home Unit 8 Unit 9 Aurora Avenue / 99 Highway George Washington Memorial Bridge Unit 10 Unit 4 Unit 2 Unit 1 Unit 3 Westlake Ave N

# Neighborhood Context



# **Landmark Designation Standards**

**Criterion A**: It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation



**Criterion B:** It is associated in a significant way with the life of a person important in the history of the City, state, or nation



**Criterion C:** It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation



**Criterion D**: It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction

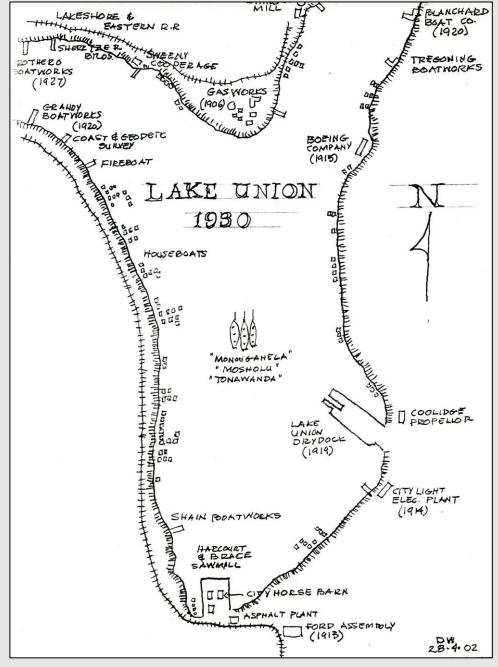
**Criterion E**: It is an outstanding work of a designer or builder

**Criterion F:** Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City

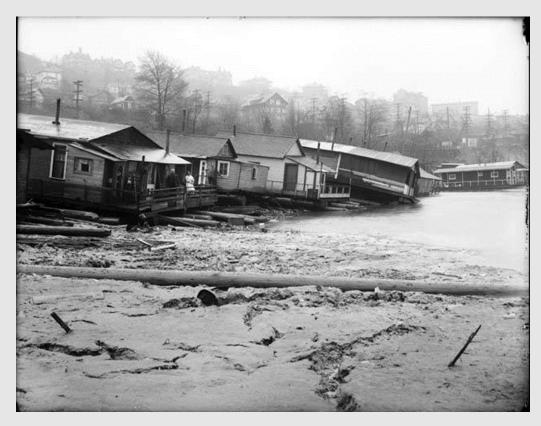
The object, site, or improvement must also possess integrity or the ability to convey its significance.

# **Lake Union & Floating Homes Timeline**

- 1907 State authorizes sale of shorelands
- 1914 A few hundred houseboats on Lake Union
- 1917 Opening Lake WA Ship Canal
- 1922 Houseboats declared public health menace
- 1932 Aurora Bridge completed
- 1938 Most Lake WA houseboats condemned Waterfront Improvement Club forms
- 1950s City passes more ordinances regulating houseboats
- 1956 Gas plant at north end of Lake Union closes
- 1962 Floating Homes Association forms
- 1972 State enacts Shoreline Management Act
- 1977 Seattle Shoreline Management Program established
- 1983 Center for Wooden Boats opens at South Lake Union



# **Early Floating Homes in Seattle**



Houseboats after dam failure, Seattle, 1914. MOHAI

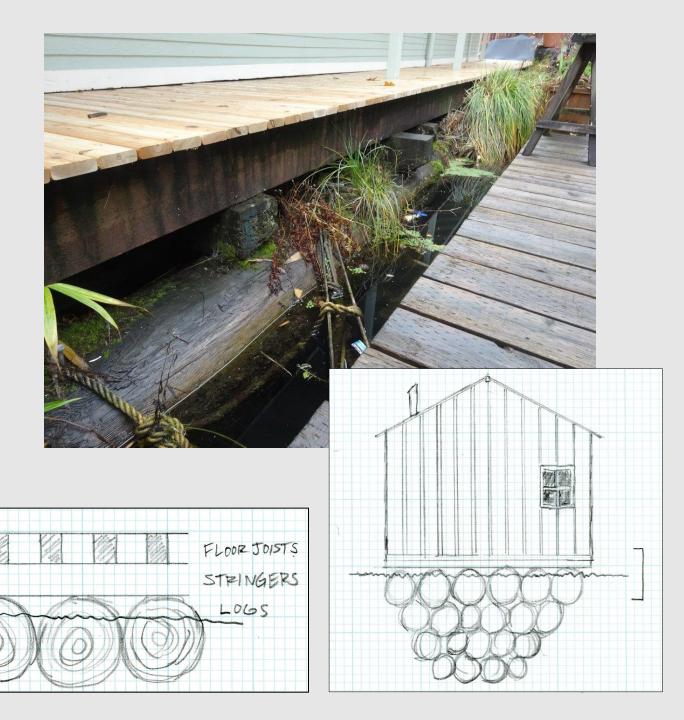
- Working-class and short-term housing
  - Cheap wood shacks
  - Logging camps & industry housing
- Seasonal & recreational houseboats
- Numbers grew during housing crunches
- Largely unregulated into the mid-20<sup>th</sup> century

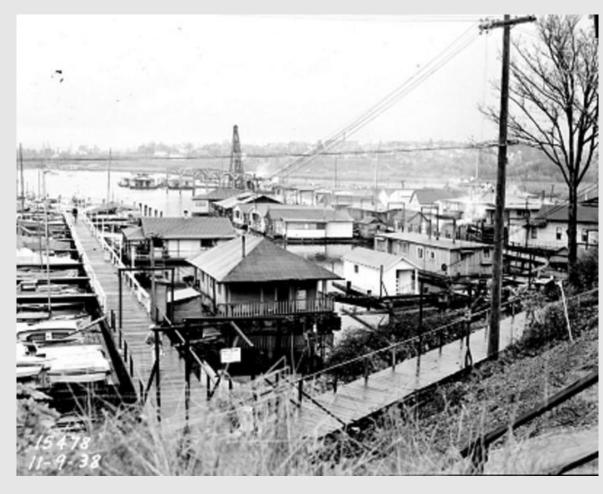


Houseboats, Lake Washington, Seattle, 1914. UWSC

# **Early Floating Home Architecture**

- Typically clustered around shared docks extending several houses deep
- Poles tied to docks carried utility wires & railings
- 1 to 1.5 stories, wood-frame construction
- Board-and-batten, wood shingle, or horizontal cladding
- Gable, hipped, or sprung roof
- Wood-log flotation

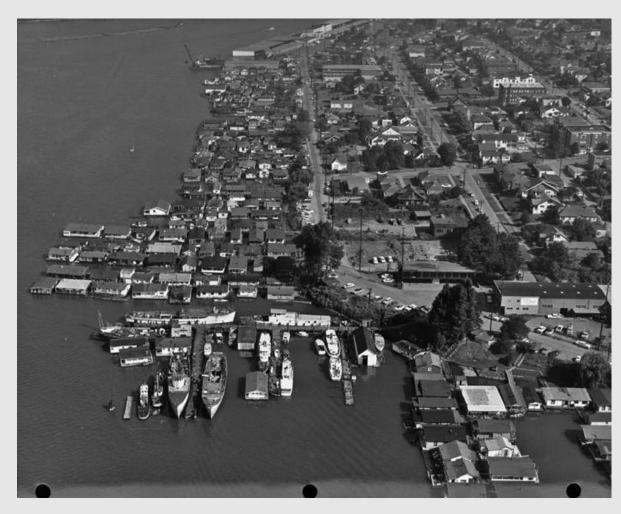




Union Bay, 1938. Seattle Municipal Archives.



East side of Lake Union at Roanoke Street, 1953. Seattle Municipal Archives.



East side of Lake Union, 1962. View north showing houseboats from East Newton to Roanoke Street. Seattle Municipal Archives.



View east toward Aurora Avenue bridge, 1950. The arrow points to the Wagner Floating Home. Seattle Public Library.

# **Property Timeline**

ca. 1910 - Constructed

ca. 1938 – Moved from Lake Washington

1946 – Featured in *Life* Magazine

1958 – Colleen Wagner rents home

1968 – Wagners begin boat livery business
The Old Boathouse

1976 – Monthly meetings begin

1978 – Center for Wooden Boats incorporates

1980 – The Old Boathouse livery closes

1982 – National Register of Historic Places

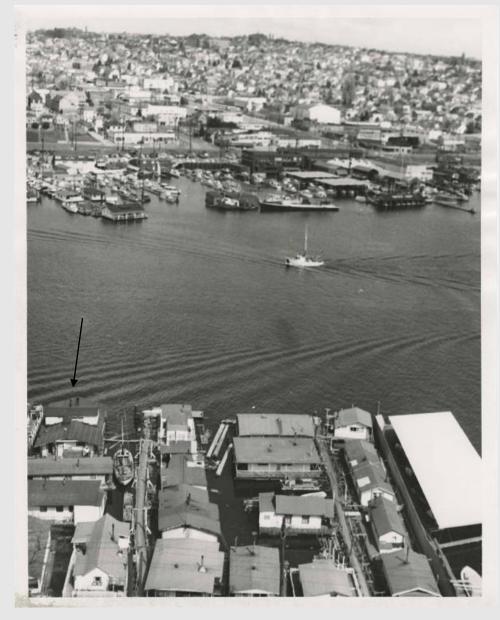
1997 – The Old Boathouse Cooperative purchases moorage



King County Aerial Photograph, 1936 (Madison Park shoreline)



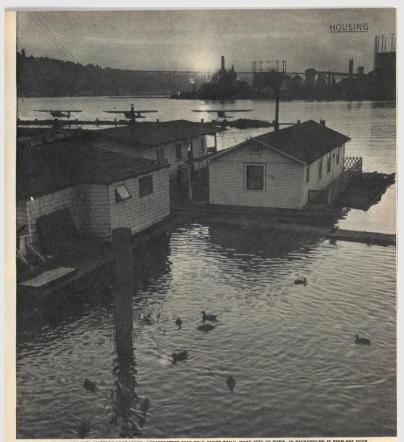
Houseboat colony at south base of Aurora Bridge, under construction in 1931. Source: Seattle Municipal Archives Photograph Collection, Item No: 4939.



View north across Lake Union toward Fremont, April 5, 1957. Seattle Public Library.

# "...a cheap and handy way to live in the center of Seattle."

Life Magazine, November 4, 1946.



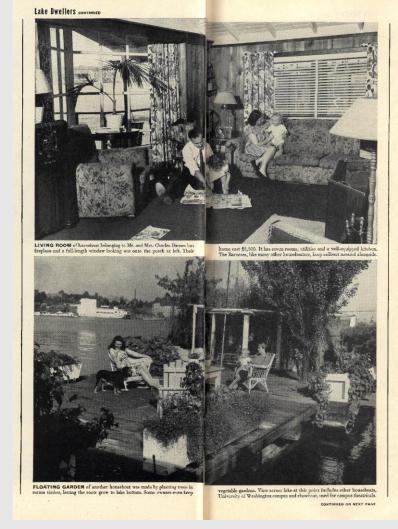
GROUP OF HOUSEBOATS JUTS INTO SEATTLES LAKE UNION. HOUSEBOATERS FEED WILD DOORS DALLY, MAKE FEED OF THEM. IN DISTRIBUTION OF

# LAKE DWELLERS

Houseboats prove cheap and handy way to live in the center of Seattle

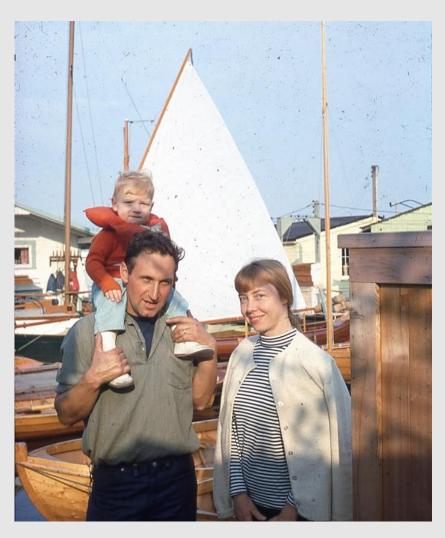
Monuel to the shore of Lake Union near downtown Seattle, Wash, are 700 househoats. This was town Seattle, Wash, are 700 househoats. This was hades. Now the war and the housing shortage have turned it into a solid family community dominatel by young couples who have found househoats a cheep and convenient way to live, untroubled by noise and traffic, in the center of the city. From their gently hobbling homes househoaters can get to work in 15 minutes. They have no

land to buy, real-setted taxes to pay, cellars to construct or severs to contend with. Their flouting homes racely cost more than 80,000 and there is a lung demand for new househouts and space for anchoring them. Yet they have certain disadvantages. A long, stour pole with a hoods on the end is standard equipment for fishing out the lokal and dogs. In the winter storm season there is always the danger of threaking losses and having to call





# **The Wagners**



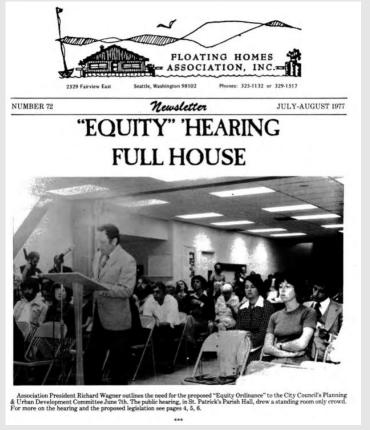
Dick & Colleen Wagner with son Michael, ca. 1968 CWB Collection



Wagner floating home, 1970s, Wagner Family Collection

# The Wagners

- Dick Wagner: Floating Homes Assoc., president
- Colleen Wagner: Discovery Modelers Education Center (founder, exec. dir.); Museum of Sea and Ships (manager); Northwest Seaport (events & education manager)





# SHAVINGS 1985 The Center for Wooden Boats - Volume 7, Number 6 - Nov. Dec 1985 - 258

### A SPECIAL "COMING-OUT PARTY" FOR A GRAND OLD LADY

This October, in conjunction with the annual conference of the National Trust for Historic Preservation, Wenome, was hauled out at Late Union Drydock. The purpose was a National Trust-coordinated lines-taking to document this historic vessel professionally and establish and arise the conference of t

Northwest Seaport, trustees of Whoton, made this hashout a public occasion. Collean made this hashout a public occasion. Collean as at Lake Union Drydock. This yard with his seven drydocks was built in 1919 and hasn't changed a bit since. It was a party for the Wasson, and Colleen invited an armada of venerable vessels to join in . Advis Poss, as 1050 returned Seattle finebat (part possesses) to be continued to the collection of the property of the property

The drydook became a weekend circus. Bestides touring the yard, visiting the pust withing the pust weeke, and garding at Wanorus belly, visitors could watch spar-making nation-piles and wood-carving demonstrations, sea chanteys, take short-cruites on dishermers and Viginat V, see frequing demonstrations by Danomish. There were food booths and films. The Center had a booth and provided a shuttle van from Waterway 4 to the drydook.

Maritime preservation doesn't get much bigger than the 166-foot schoner Winnou. The three-master, which looms over the Center, was built by Hans Bendien in Feinharen, Humbolt Bay, Chiffornia, in 1897. She sailed year-ond out of Paged Sound mill ports, loaded with immbers can be suffered to the property of the propert

For those of us who have been on board, special impressions have been etched foreer in our memories. Long rows of massive grown-knees punctuate the deep hold, stretching from for 2% to transon. Sheer clamps tweep and twist from stam to stern in one unbelweable monstar from the control of th



Wawona moues to Lake Union dockyard to have her lines taken. That sheet metal on the bow will soon be replaced by a new jibboom and billethead carved by CWB member Tom Parker. Next stop may be a Baline shipvard for restoration.

substantial than the bulwark stanchions. like a sprightly Could mortal hands have built this? Her struc-complex opera.

ture is of such dimensions that one is awestruck.

The Center's wooden small boats aloneside are

c- complex opera.

k. Wawona is drying from old age. Yes, there has

# The Wagners – The Old Boathouse

BOAT RENTALS — Row, row, row vour rented boat. Small boats and canoes from The Old Boathouse, 2770C Westlake, 283-9166;

The Old Boethouse, 2770-C Westlake N., 283-9166. Wooden canoes, rowboats, sailboats, daily or hourly rentals.



Old-boot enthusiasts — Northwest Seaport, the Kirkland historic-ship museum, starts its 1977 season this weekend, with tours from noon to 5 p.m. 822-4410 for information. The Traditional Wooden Boat Society meets at 8 p.m. Saturday at The Old Boathouse, 1770 Westtake Ave. N. Contact Land Washburn, 524-7747, for information.



Wagner floating home, late 1970s, Wagner Family Collection

# Classic-boat lovers form club

Excerpt from Seattle Times, October 21, 1976

In general, the people at the meeting were younger, bearded, and dedicated to traditional boats. There were, however, several older people there, including Bill Durham, one of the nation's leading authorities on hobbiest steam power, and Dan Dygert, a crusty man with a barrel chest and red suspenders. Dygert's knowledge of traditional designs and construction was vast and impressive.

Wooden-boat building is a fastvanishing art. The apprentice programs that trained young craftsmen are gone. But interest is growing. At the Traditional Wooden Boat Society — or whatever its name is the interest is intense.

# The Wagners – The Center for Wooden Boats



DOMESTIC

# STATE OF WASHINGTON | DEPARTMENT OF STATE

I, BRUCE K. CHAPMAN, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

### ARTICLES OF INCORPORATION

a domestic corporation	n of	Seattle, Washington

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.



In witness whereof I have signed and have, affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol,

Buce H. Chapman

BRUCE K. CHAPMA

## **Original Trustees**

Richard Wagner, 2770 Westlake Ave. N., Seattle, WA 98109.

Colleen Wagner, same address.

Marty Loken, 515 W. Prospect, Seattle, WA 98119.

Pat Ford, P.O. Box 801, Bothell, WA 98011.

Robert Chapel, P.O. Box 10190, Bainbridge Island, WA 98110.

Land Washburn, 3815 46th Ave. N.E., Seattle, WA 98105.

# **Purpose**

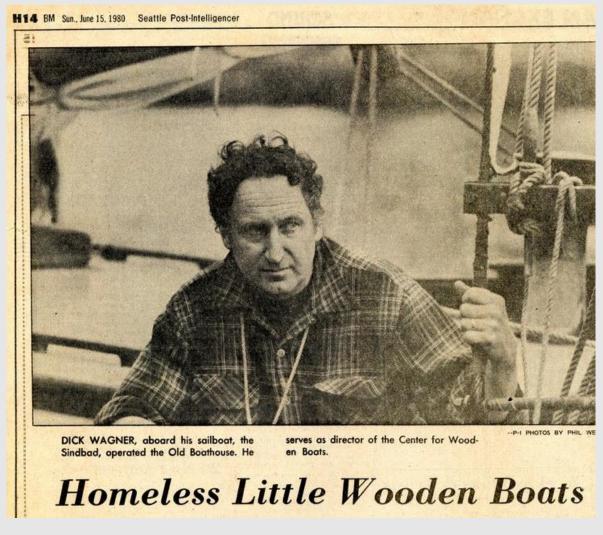
- to obtain, preserve and disseminate knowledge of traditional small watercraft;
- to offer educational displays and services related to traditional wooden boats;
- to build, restore and preserve traditional small craft, particularly wooden boats unique to the NW region;
- to share information, small-boat plans, history and woodcraft skills







Wagner Family Collection, 1970s

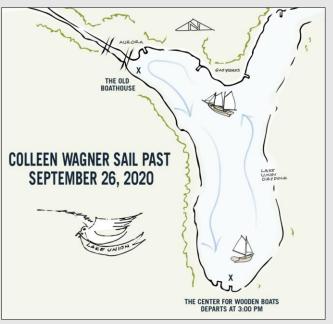


Seattle Post-Intelligencer, June 15, 1980



THE SAILBOAT SINDBAD tows a portion of the Old Boathouse fleet of traditional wooden boats to foster homes.









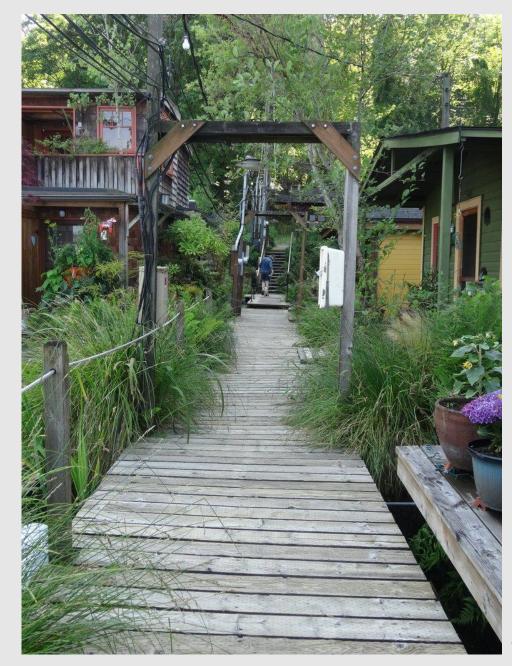




View south, from the water, of the primary north elevation, August 2020.



View north, showing the entrance to The Old Boathouse dock, with the Aurora Bridge above. Sept. 2020





November 2020

Two views south, showing the entrance to The Old Boathouse dock in the distance, with the Aurora Bridge above.

July 2020



View north, showing the south side of the Wagner house from the dock. November 2020



View northwest, showing the south and east sides of the houseboat from the neighboring dock. Note the new roof and deck. November 2020



View west, showing the east side of the houseboat from the neighboring dock November 2020



November 2020





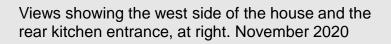


November 2020



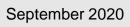
View east, showing front porch and floating dock. The sign in the gable reads "Colleen Wagner."



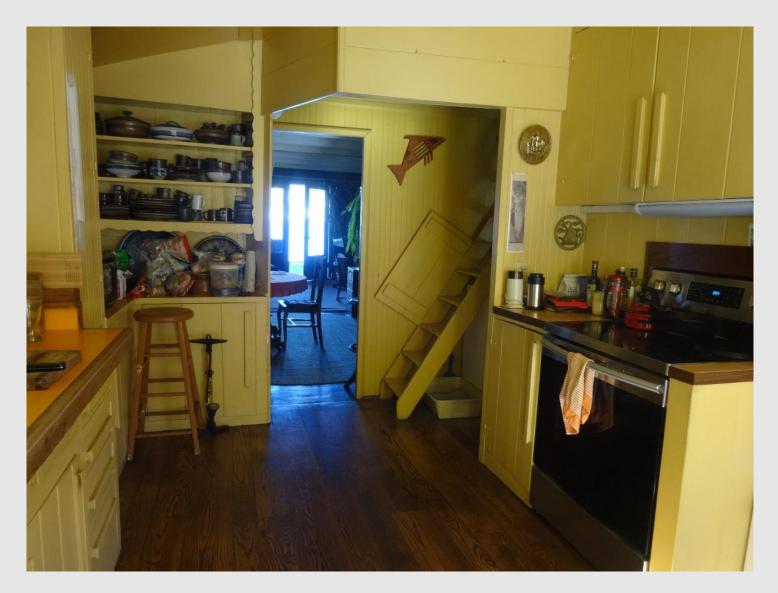












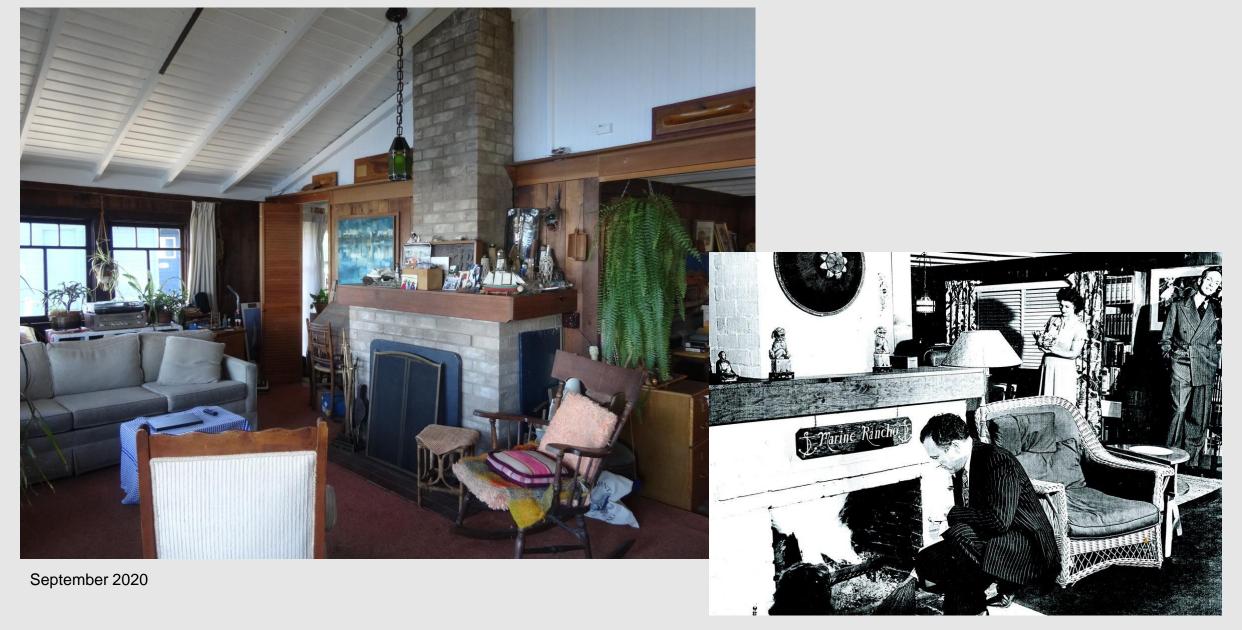


September 2020





September 2020

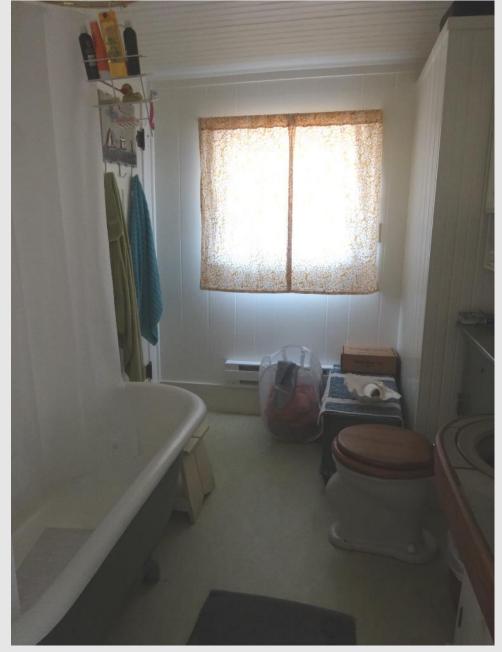






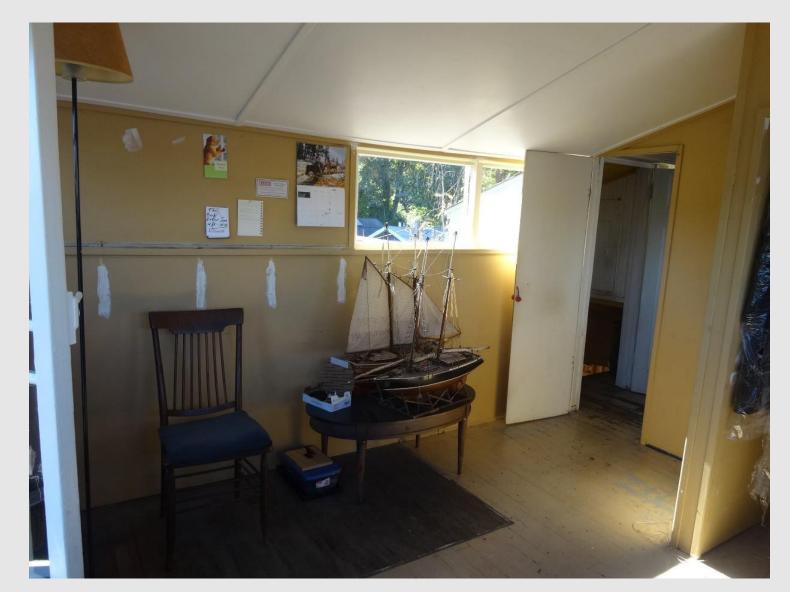
September 2020





July 2020 September 2020

37



September 2020





## **Landmark Designation Standards**

**Criterion A**: It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation



**Criterion B:** It is associated in a significant way with the life of a person important in the history of the City, state, or nation



**Criterion C:** It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation



**Criterion D**: It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction

Criterion E: It is an outstanding work of a designer or builder

**Criterion F:** Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City

The object, site, or improvement must also possess integrity or the ability to convey its significance.







# **Questions?**

