

Wagner Floating Home

2770 Westlake Avenue N – Unit 10

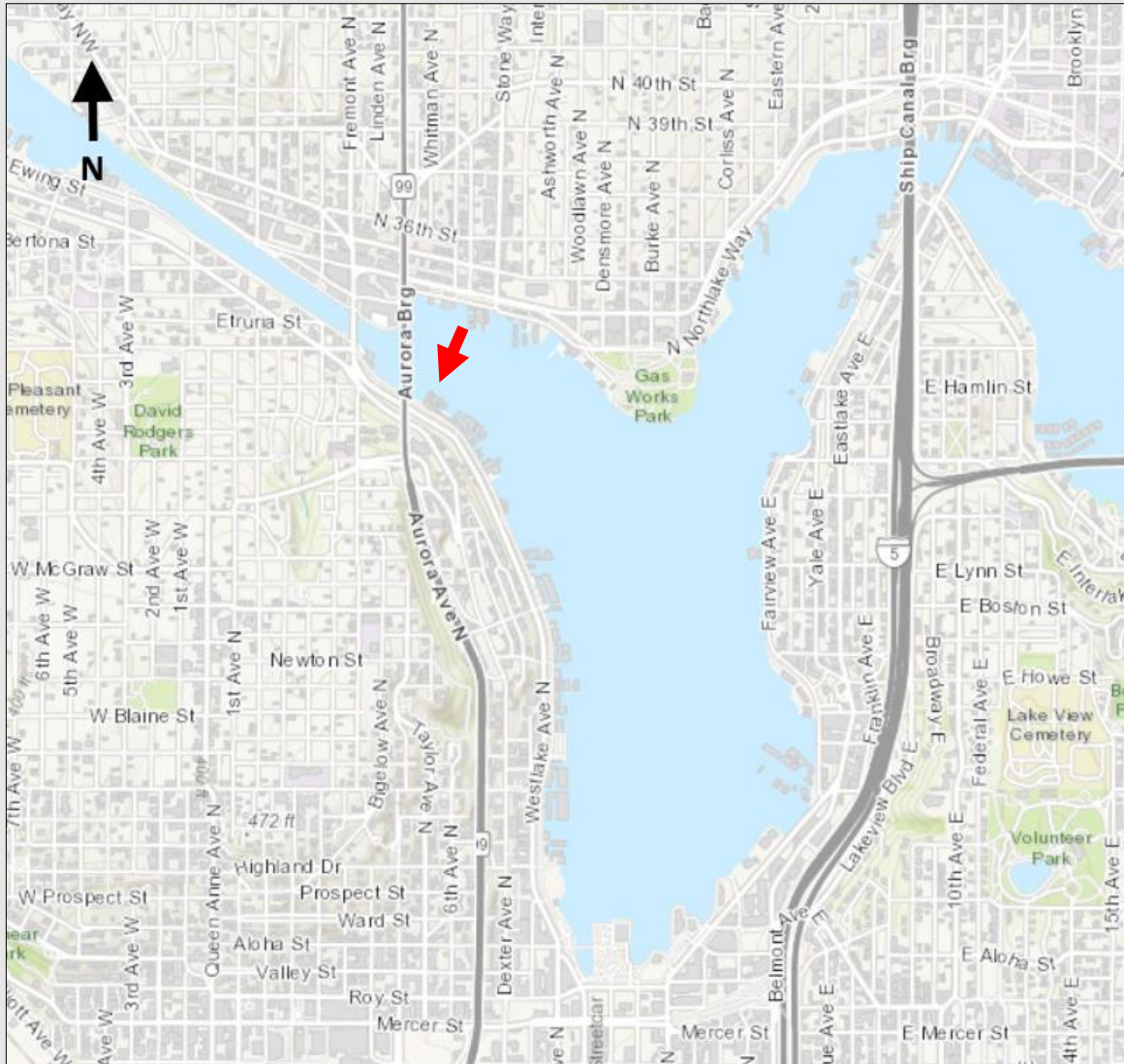


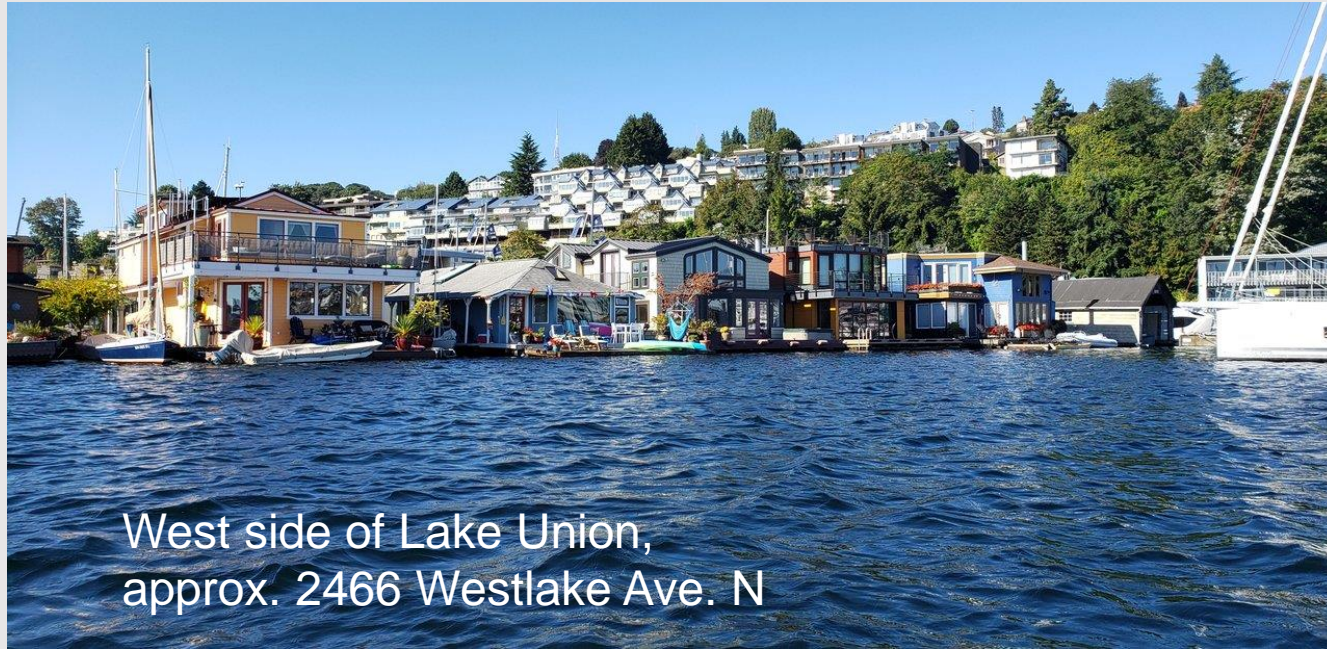
LPB Hearing: June 2, 2021
Presenter: Sarah Martin



Applicants: Wagner Family & Historic Seattle
Owner: Wagner Family

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

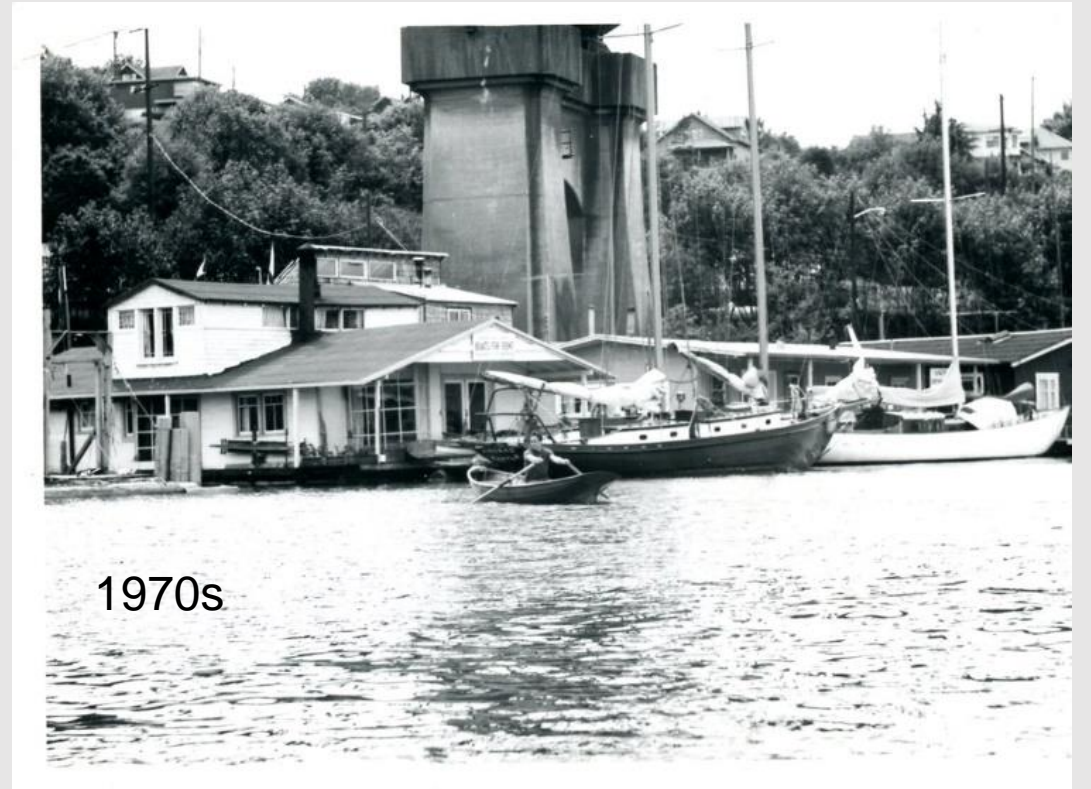
Lake Union Floating Homes



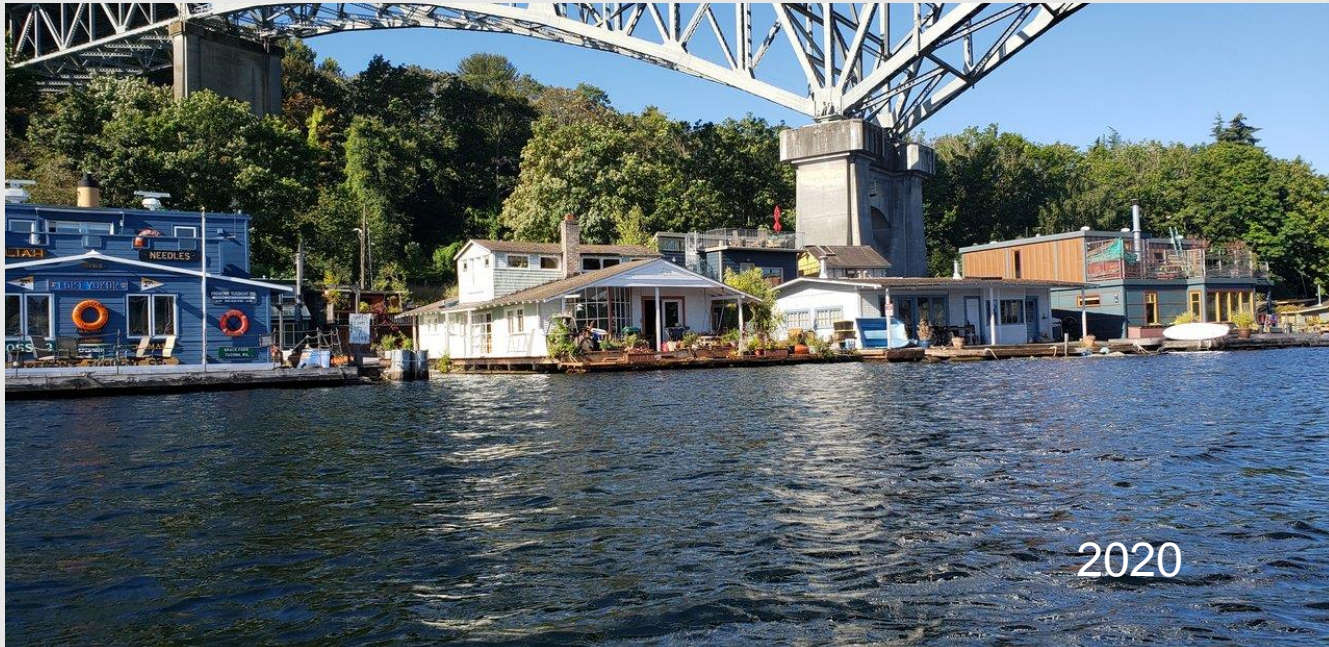


2020

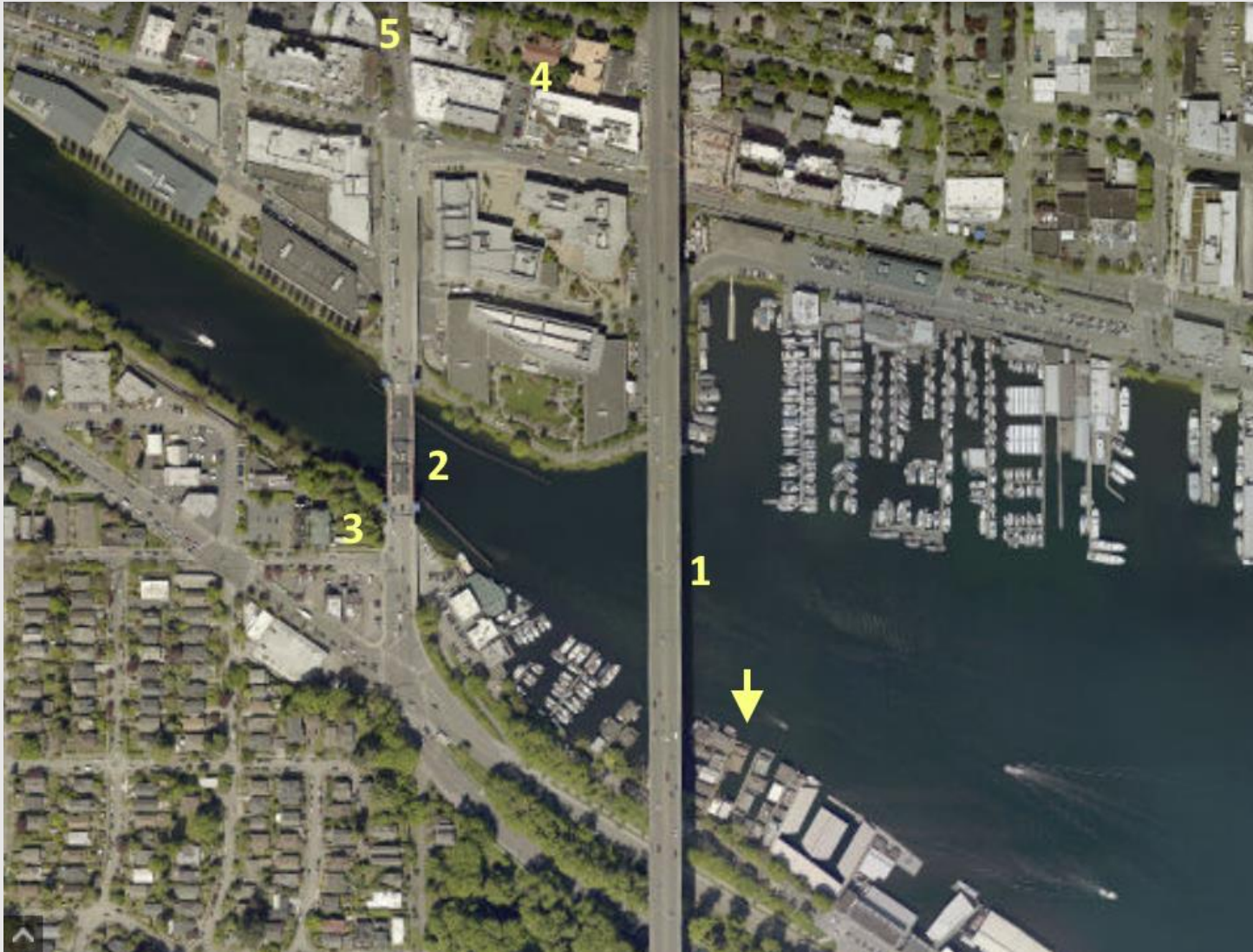
Neighborhood Context



1970s

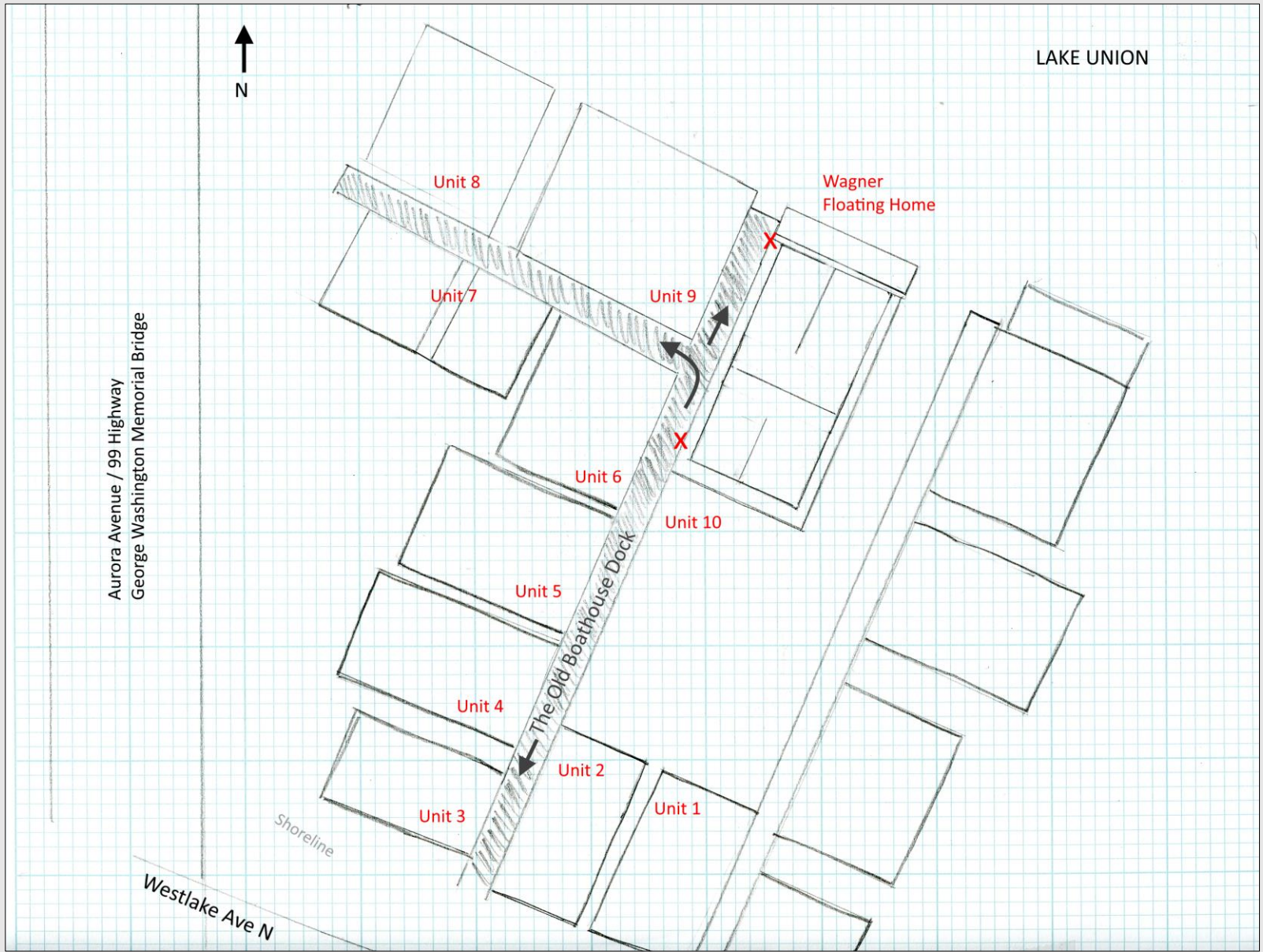


2020



Nearby Landmarks

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



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

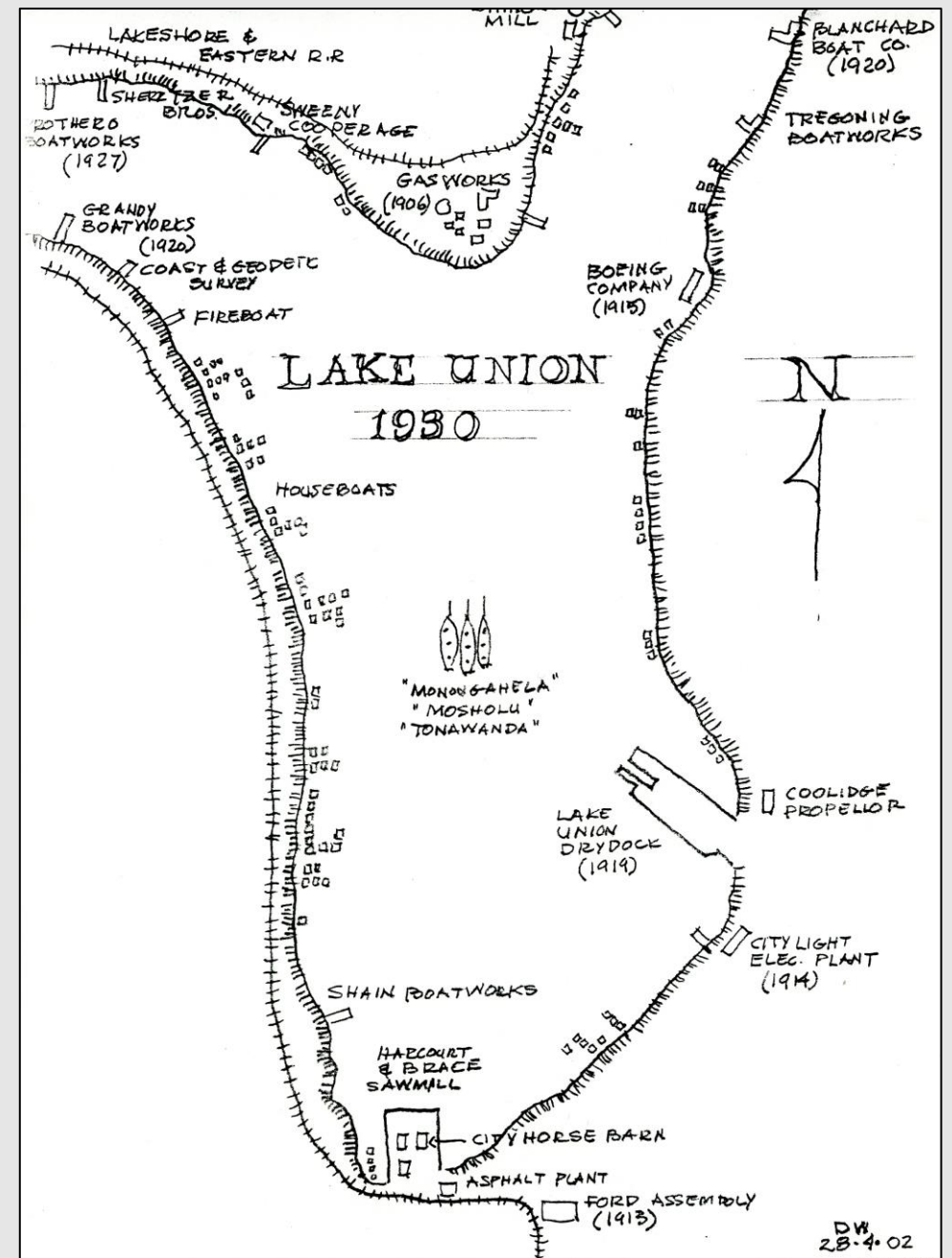
Criterion E: It is an outstanding work of a designer or builder

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

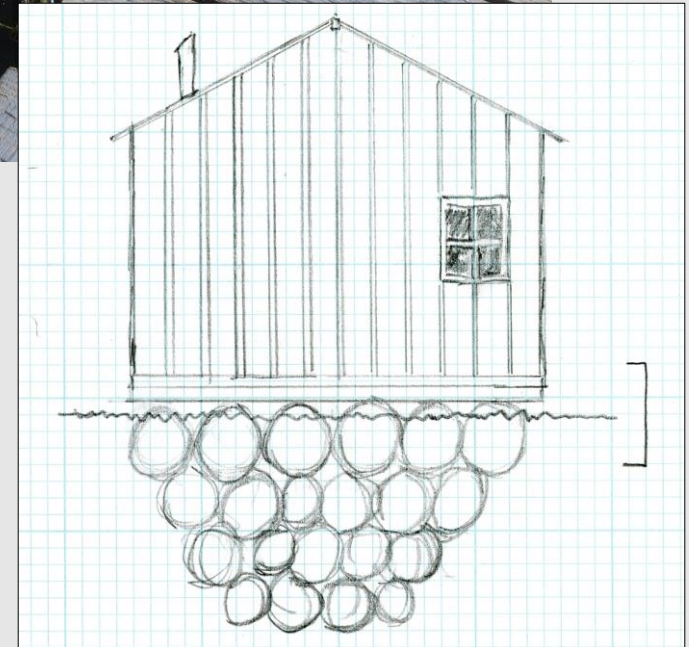
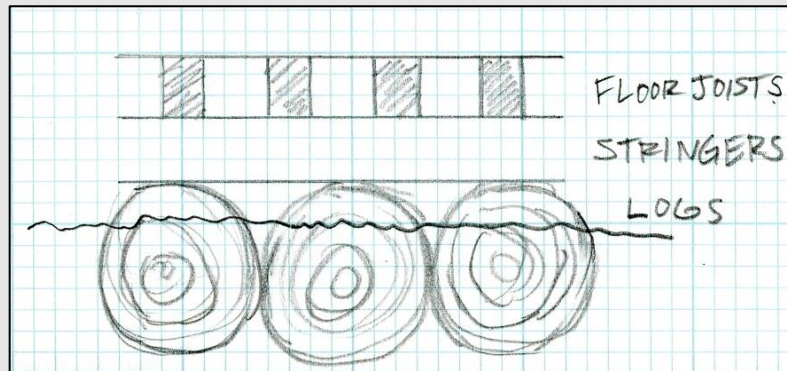
- Working-class and short-term housing
 - Cheap wood shacks
 - Logging camps & industry housing
- Seasonal & recreational houseboats
- Numbers grew during housing crunches
- Largely unregulated into the mid-20th century



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

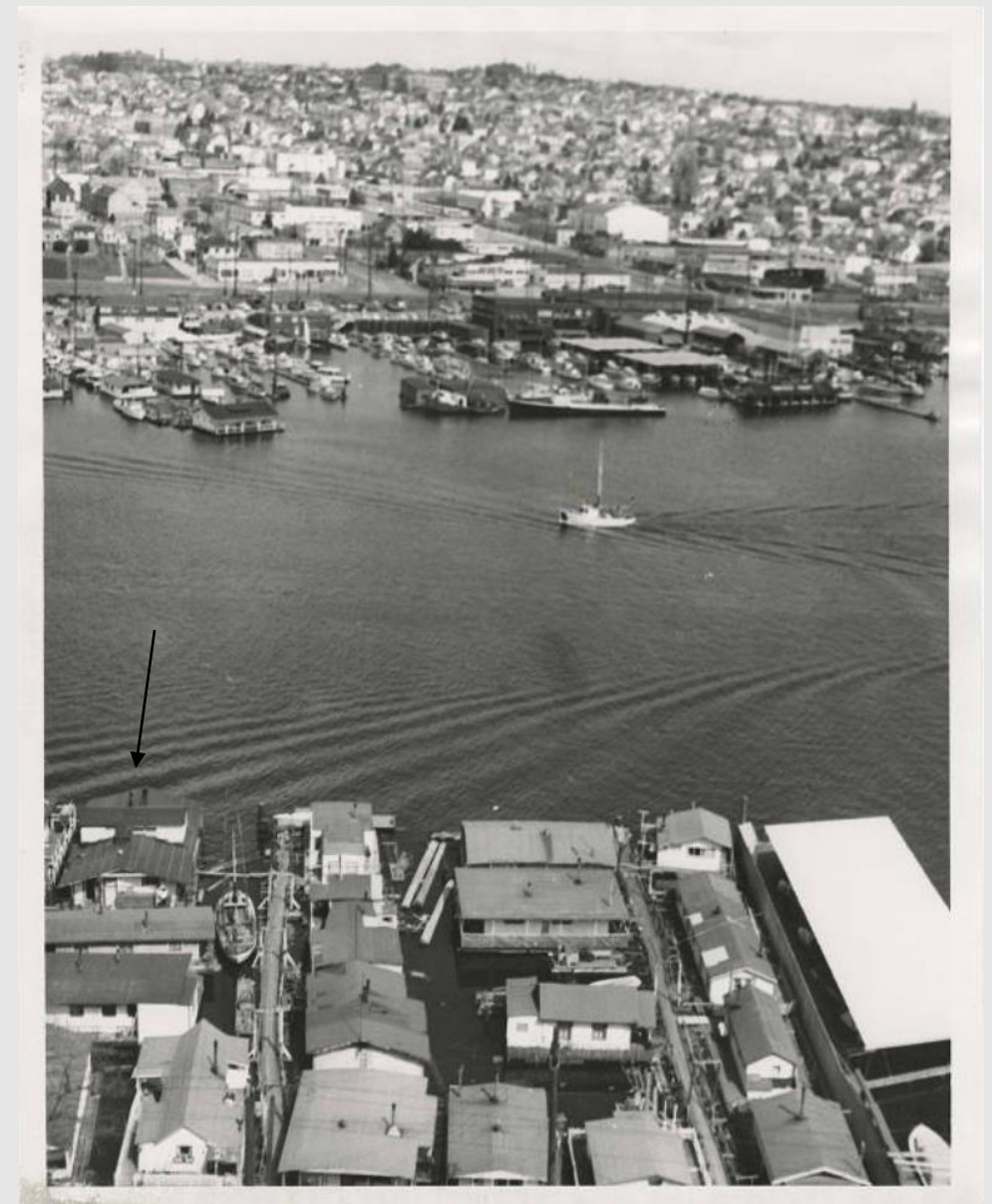
- 1976 – Monthly meetings begin
- 1978 – Center for Wooden Boats incorporates
- 1980 – The Old Boathouse livery closes
- 1982 – National Register of Historic Places
- 1997 – The Old Boathouse Cooperative purchases moorage



King County Aerial Photograph, 1936 (Madison Park shoreline)



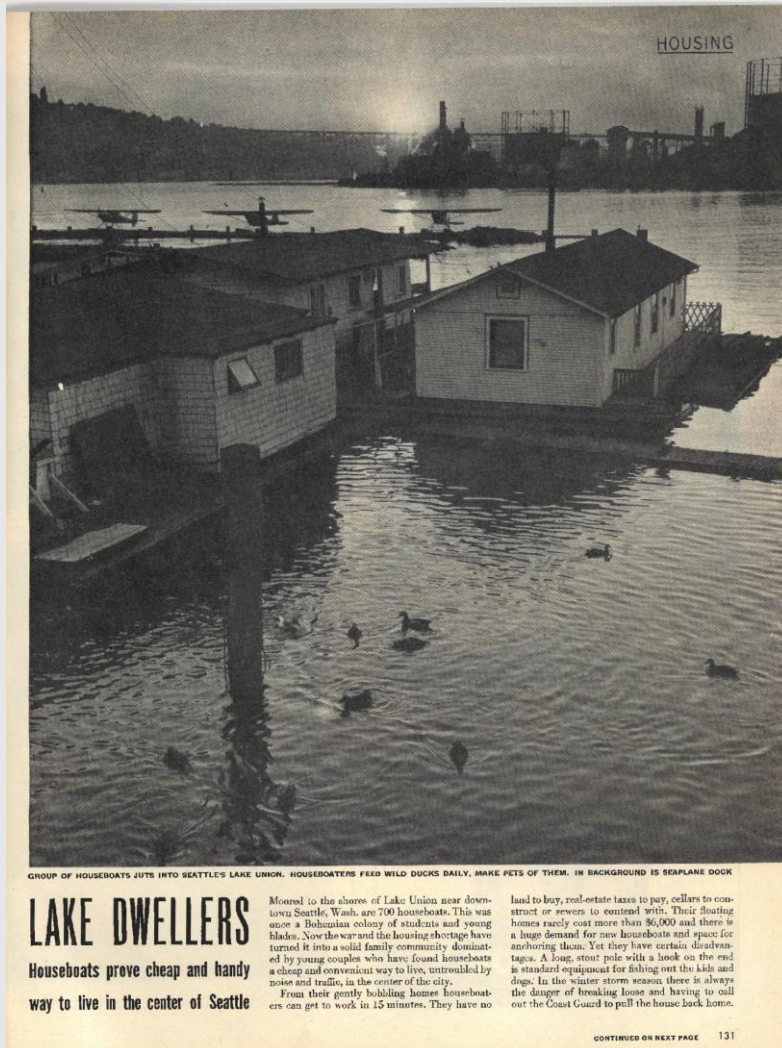
Houseboat colony at south base of Aurora Bridge, under construction in 1931. Source: Seattle Municipal Archives Photograph Collection, Item No: 4939.



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.



The Wagners



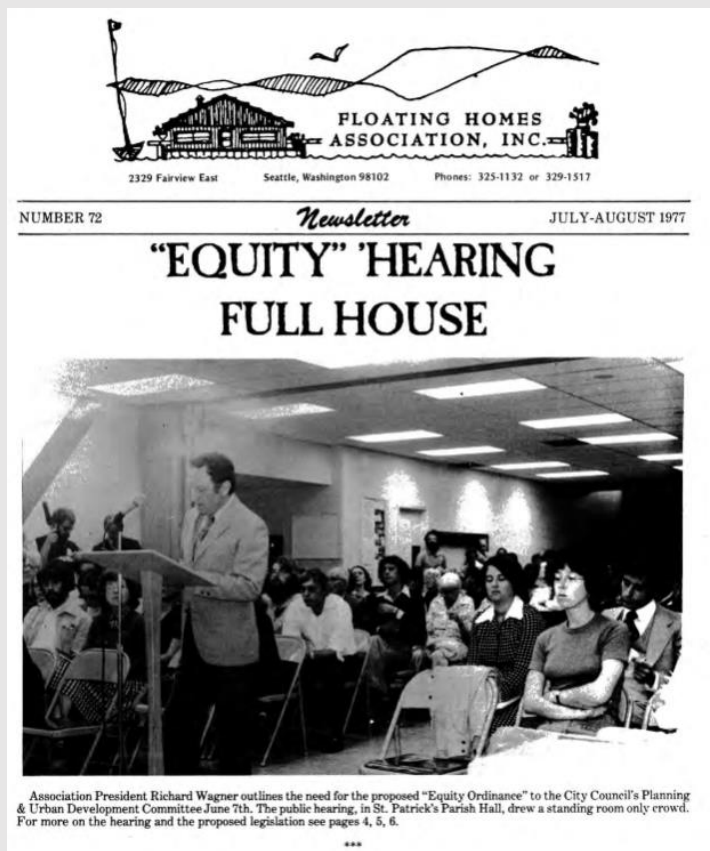
Dick & Colleen Wagner with son Michael, ca. 1968
CWB Collection



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)



FHA Newsletter, July/Aug 1977



FHA Newsletter, Jan/Feb 1978



Shavings, Nov/Dec 1985

The Wagners – The Old Boathouse

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

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



Boating

Old-boat 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 Westlake Ave. N. Contact: Land Washburn, 524-7747, for information.

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 hobbyist 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 fast-vanishing 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.



Wagner floating home, late 1970s, Wagner Family Collection

The Wagners – The Center for Wooden Boats

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

D-282913
FILE NUMBER

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

of THE CENTER FOR WOODEN BOATS
a domestic corporation 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, October 9, 1978

Bruce K. Chapman
BRUCE K. CHAPMAN
SECRETARY OF STATE

559-57-A (11-76)



Wagner Family Collection, 1970s



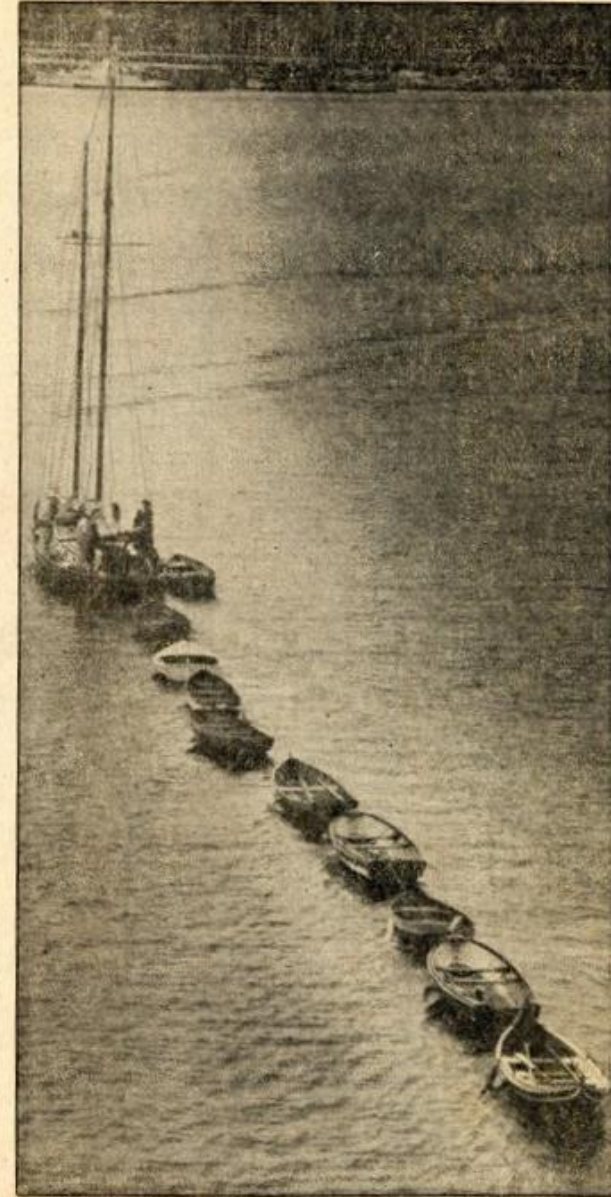
DICK WAGNER, aboard his sailboat, the Sindbad, operated the Old Boathouse. He

serves as director of the Center for Wooden Boats.

--P-I PHOTOS BY PHIL WE

Homeless Little Wooden Boats

Seattle Post-Intelligencer, June 15, 1980



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



THE CENTER FOR
WOODEN
BOATS





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



1912



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



July 2020



November 2020

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



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."



Views showing the west side of the house and the rear kitchen entrance, at right. November 2020





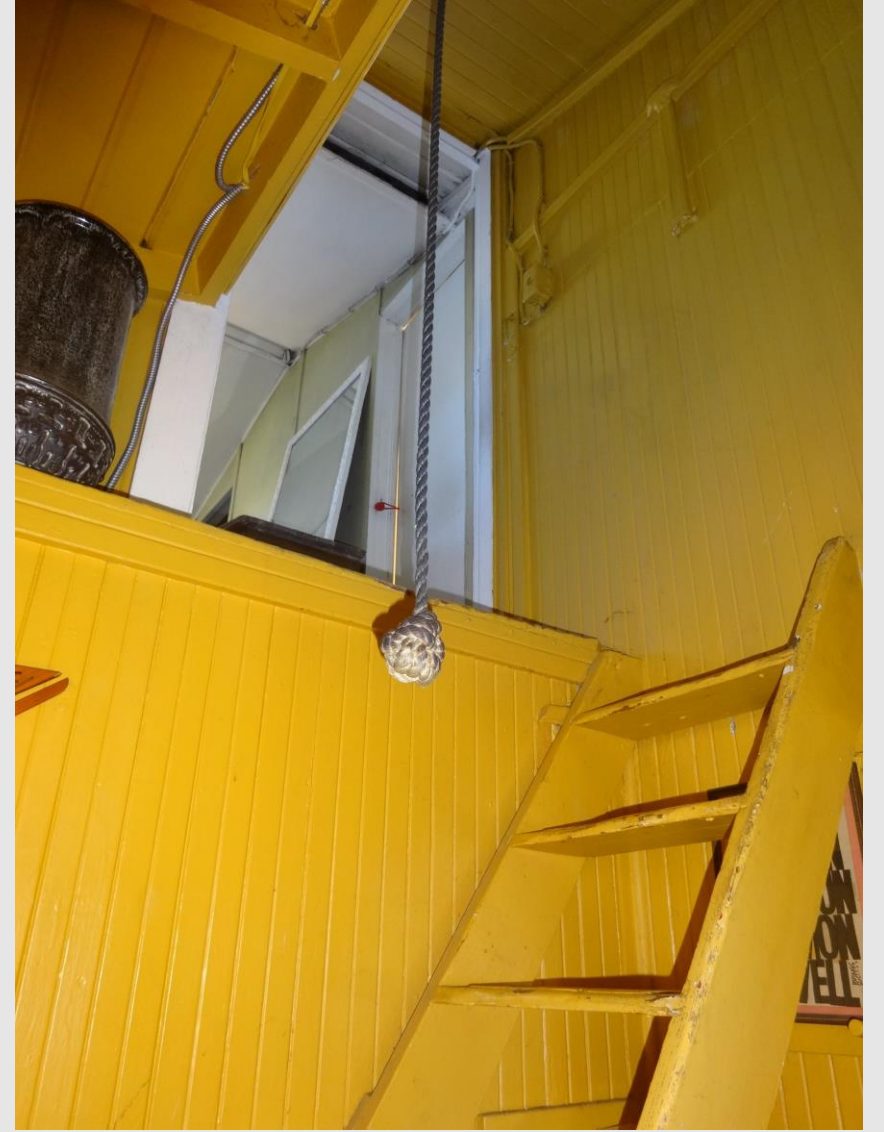
September 2020



1946



September 2020





September 2020



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September 2020



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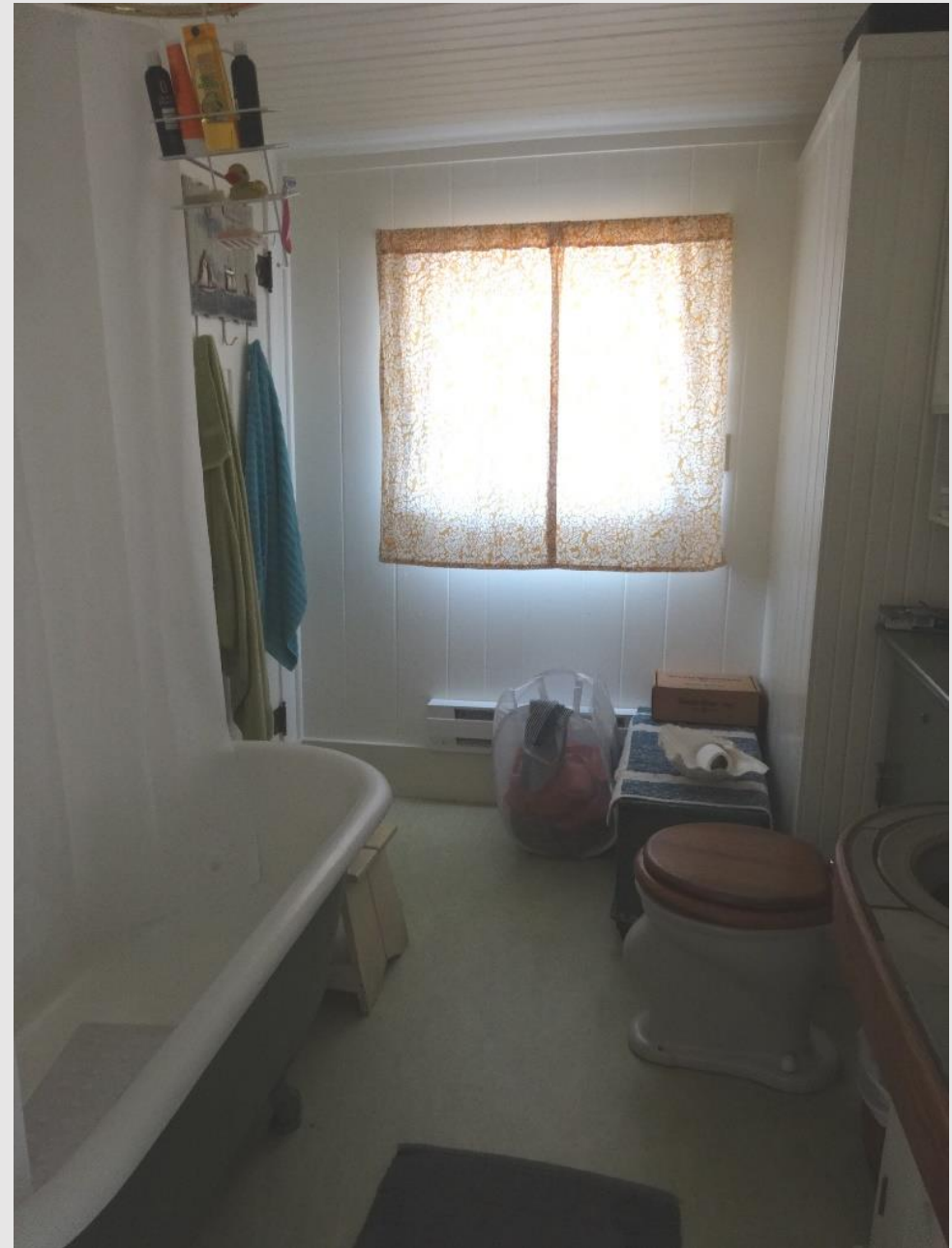
September 2020



1946



July 2020



September 2020



September 2020

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Questions?

