The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 267/19

**REPORT ON DESIGNATION**

Name and Address of Property: **(original) Van Asselt School – 7201 Beacon Avenue S**

Legal Description: Lots 1 through 7 inclusive Maplewood subdivision of Lot 42 Somerville, according to the plat thereof recorded in Volume 11 of Plats page 52 records of King County, Washington.
Lots 1 through 12 inclusive, Lathrop's unrecorded addition of Somerville tracts. That portion of Government Lot 9 lying east of Military Road, except any portion thereof lying west of the easterly margin of Seattle Freeway, also except the north 30 feet thereof for street purposes.
Together with vacated S. Orchard Street Vacation Ordinance #78535, vacated 28th Avenue S Vacation Ordinance #7853 and #78862.
Except portion deeded for Shaffer Avenue S, D.O. #78536.

At the public meeting held on May 1, 2019 the City of Seattle's Landmarks Preservation Board voted to approve designation of the (original) Van Asselt School at 7201 Beacon Avenue South as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

*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.*

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

## DESCRIPTION

### *Location & Neighborhood Character*

The subject building is located in the portion of Beacon Hill identified by the Seattle City Clerk as South Beacon Hill. The greater Beacon Hill area is made up of four neighborhoods: North Beacon Hill, Mid Beacon Hill, Holly Park, and South Beacon Hill. South Beacon Hill is a 1.37-square-mile residential neighborhood, mostly zoned for single-family development,

with pockets of low-rise development and only two areas of neighborhood commercial-zoned areas along Beacon Avenue S. These nodes are located at Beacon Avenue S and S Graham Street and Beacon Avenue S and S Myrtle Street, including two lots directly across the street from the subject site zoned NC1-30. Low-rise zoning includes the New Holly development in the Holly Park neighborhood.

South Beacon Hill is less densely populated than the city as a whole, with approximately 5,133 people per square mile, and a racially diverse population with a minority white population, Asians are the most represented race, and significant percentages of black and Hispanic. Although there are houses in the neighborhood dating from before 1939, a major building boom between 2000 and 2004 accounts for 25% of the South Beacon Hill housing stock. The average estimated value of both detached and attached houses in South Beacon Hill is little more than half the citywide average prices. The Chief Sealth Trail, opened in 2007, runs along a green belt to the east of the subject site, along a Seattle City Light transmission right-of-way. The Seattle Police Department South Precinct is located one block east of the subject site on S Myrtle Street.

Designated City of Seattle Landmarks in the Beacon Hill neighborhood include: the former U.S. Marine Hospital/Pacific Medical Center (1932, Bebb & Gould with John Graham & Co.), Fire Station #13 (1928, architect unknown), Cleveland High School (1927, Floyd Naramore), Cheasty Boulevard South (Olmsted Brothers), the Black Property (now known as Katie Black's Garden, 1914), and Beacon Hill First Baptist Church (1910, Ellsworth Storey).

***Site***

**Site Description**

The subject site is irregularly shaped and includes two vacated streets, 28th Avenue S and S Orchard Street. It comprises two separate tax parcels: no. 2824049028 to the west and no. 5129000050 to the east. The site is bounded by Beacon Avenue S on the northeast, S Myrtle Street on the north, and Interstate 5 to the west. A portion of the subject lot's eastern property line abuts a lot owned by the Beacon Avenue Church of God, and the southern property line abuts residential lots. Approximate site measurements are as follows: 370 feet along S Myrtle Street, 609 feet along Beacon Avenue S, 223 feet along the eastern property line, 517 feet along the southern property line, 500 feet along the angled property line abutting the freeway to the southwest, and 337 feet along the western property line. The 1909 building is located on a southern portion of the site, the 1950 building stretches along the eastern and northern portions of the site abutting Beacon Avenue S and S Myrtle Street, with grassy areas separating the building from the street. A playfield is located on the western half of the site. The site contains several parking and vehicle access areas. A gravel parking area is located on the southern end of the site in front of the 1909 building. There are two smaller paved areas: one in the northeastern corner adjacent to the boiler and utility area, and one in the northwestern corner of the site. As of 2018 two double portable classrooms were located on the southeastern portion of the site. Brick retaining walls bound the site as the street slopes to the east along S Myrtle Street and as the site slopes to the south along Beacon Avenue S. The parking strip includes mature street trees.

**Documented Site Alterations**

Originally the site was bounded by Orchard Street to the north, and, to the east, an ungraded street that intersected with Beacon Avenue S. As is the nature of public school sites, there have been numerous additions and removals of portable buildings to the site over the years. Of note is the toilet building added to the site in 1911, as the 1909 building did not originally include toilets. Sometime during the 1920s, perhaps in 1928, a portable building was added for a lunchroom, as the original building also lacked a communal eating space. The northern and western portions of the site were added in 1949 and the roads were vacated at that time. In 1950 an additional building was added to the site, as described below. The synthetic turf field was added in 2007.

**Recorded Permits & SPS records:**

| Date | Description | Designer | Permit # |
|---|---|---|---|
| 1909 | Build School [see below] | Edgar Blair | |
| 1911 | Build toilet building 17x25 | Edgar Blair | 107153 |
| 1911 | Locate 12 portable classrooms | | NA |
| 1924 | Build 10x12 one-story building | | 232553 |
| 1928 | build [illegible…perhaps portable lunchroom] | | 275120 |
| 1942 | Install portable classroom 25x62 | | NA |
| 1943 | 3 classroom building | Naramore & Brady | NA |
| 1950 | Build School [see below] | Jones & Bindon | |
| 1950 | Install storage tank | | 403424 |
| 1952 | Grading and fencing | SPS Maintenance | NA |
| 1953 | Build portable classroom | | 422776 |
| 1954 | Build 4 portable classrooms | | 427822 |
| 1955 | Move existing portable to site | | 437405 |
| 1956 | Remove portable from site | | 4463381 |
| 1957 | Move existing portable to site | | 456820 |
| 1958 | Move existing portable to site | | 466525 |
| 1960 | Move existing portable to site | | 484511 |
| 1962 | Move existing portable to site | | 498805 |
| 1965 | Remove portable from site | | 513524 |
| 1966 | Construct single classroom portable | | 519457 |
| 1966 | Remove portable from site | | 519847 |
| 1967 | Move existing portable to site | | 524178 |
| 1970 | Install 100' concrete wall along Beacon Ave S | SPS Facilities | NA |
| 1970 | Move existing portable to site | | 538095 |
| 1975 | Alter sewer lines to old building | | NA |
| 1977 | Pave playground | SPS Facilities | NA |

| | | | |
|---|---|---|---|
| 1980 | Add concrete walk (angled walk to front entry) | Cuykendall, Iles & Assoc. | NA |
| 2007 | Playfield renovation | F.E. Tompkins | NA |
| 2012 | Renovate play-chip area | Studio Meng Strazzara | |
| 2018 | Install 2 double classroom portables | | 6669176-CN |

***Building 1: 1909, 1940 addition***

**Building Structure & Exterior Features**

The two-story wood-framed building has a full basement and a hipped roof with a cross gable at the eastern entry of the main block, which was constructed in 1909. A one-story addition on the western side was constructed in 1940. The 1909 building measures approximately 82' north-south by 32' east-west and is approximately 51'-6" from finished grade to the main roof ridge. The 1940 addition overall measures approximately 16 feet tall and 133'-3" north-south by approximately 37'-8" east-west, slightly overlapping the 1909 portion of the building. The central entry, at ground level midway between the basement level and first floor, is defined by a porch capped with a gable roof and a projecting central bay capped with the cross-gable roof. The hipped roof is crowned with a ventilation cupola. Originally the main ridge of the hipped roof and the lower ridge of the cross gable were capped with a simple galvanized iron ridge crest. Typical materials include parge-coated concrete at basement level, horizontally scored at one-inch increments, with diagonal scoring at the window heads; painted wood lap siding with four-inch exposure; stucco at the infill of the half-timbering; a gray asphalt shingle roof; painted metal gutters; and wood sash windows. As of 2018 all windows were covered with painted plywood at the exterior.

The eastern façade is primary. The central entry bay, capped with a 12-in-12 pitch gable roof, is 24' wide and projects 6' to the east. The entry porch is approximately 19'-4" wide and 10'-10" deep, with a 6-in-12 pitched gable roof. Basement windows, five on either side of the entry bay, are 3'-6" wide, 6' tall, and spaced 1'-8" apart, with original six-over-two wood sashes. A painted wood water table caps the basement wall, and wood siding with mitered corners clads the upper two floors. There are five ganged windows at each floor level on either side of the central bay. The windows measure 4' wide by a little over 9' tall with 14" mullions, and comprise two-over-two wood sash windows with six-light transoms. A cornice board rings the upper portion of the wall, and exposed fancy-cut rafter tails form a 2' overhang of the main hipped roof.

The wall plate height of the central entry bay is approximately 3' lower than that of the main volume, and the ridge of the cross gable is also approximately 3' lower than that of the main roof ridge. The main entry consists of two sets of 5'-8" wide double doors with eight light transoms. Ganged 6-over-2 wood sash windows are located at each floor level of the central bay. The middle-level windows are 6'-0" tall by 3'-6" wide with 14" mullions. Upper-level windows are approximately 6'-6" tall by 3'-6" wide with 14" mullions. The upper level of the central bay is half-timbered with stucco infill. A tapered half-timber beam with dentils spans

the bay at the window head. A small casement window with two six-light sashes is centered in the pediment of the gable end and framed by half-timbering.

The entry porch is supported on three 10"-by-10" wooden columns spaced 1'-3" apart, with each inner column tied to the corner column by two horizontal wood members at the top of each column. The original design also called for two horizontal wooden members at the lower portion of the columns. Curved wooden brackets connect the inner column to the main beam, which is tapered with dentils at the upper edge. Stucco with half-timbering fills in the gable end of the porch.

The northern and southern façades of the 1909 portion of the building are almost identical, with typical wall finishes. There are three wood sash windows at the basement level, spaced 1'-8" apart, and centered in each façade. There is one window at each of the upper floors, located approximately 1'-11" from the western corner of the wall. The windows are 3'-0" wide and approximately 7'-5" tall at the first floor, and 7'-0" at the second floor. The 1940 addition adjoins the 1909 portion of the building at the western end.

The two halves of the 1940 addition's eastern façade are symmetrical on either side of the 1909 portion of the building, although the addition itself is not symmetrical. The addition is clad in 4" exposure wood siding, and has a flat roof with a parapet and metal cap flashing. The addition has two entry doors: one on the northern end of the eastern façade, and one on the southern end of the eastern façade. The entry doors are covered by a hip-roofed porch covered with standing seam metal roofing. Plywood-clad cheek walls enclose the porch, angle back to the doors at approximately 15 degrees, and bear a decorative motif of a circle under vertical lines at the top of the wall. The double doors originally had a 6-light panel in each and a 6-light transom. The wall portion of the wall housing the entry doors is 11'-4" long, then the wall returns to the west (the as part of the northern façade on one side, and part of the southern façade on the other) and contains two 3'-6" wide, 5'-6" tall, six-over-six wood sash windows. The eastern façade of the 1940 addition on the northern end stretches 14'-10" further with a blank wall. The remaining portion of the northern façade of the 1940 addition is an approximately 26'-2"-long blank wall. The eastern façade of the 1940 addition on the southern end stretches approximately 6'-8" with a blank wall. The remaining portion of the southern façade of the 1940 addition is an approximately 26'-2" wall with two centrally located 3'-4" wide, 5'-6" tall, 6-over-6 wood sash windows spaced 1'-2" apart.

The western façade comprises several portions. The 1909 portion of the building is visible at the upper two floors. Originally this façade contained a set of three centrally located two-over-two wood sash windows with six light transoms at each of the upper two floors. The brick chimney is located to the north of these windows. A scuttle is visible at the center of the roof. In 1940, the windows at the first floor were removed, along with the southernmost window on the second floor.

The 1940 addition consists of a collection of rectangular volumes. The largest of these are the ground-level horizontal volumes of the two added classrooms, one on the north and one on the south. Between those sits the western façade of the original, 1909 boiler room, and a 1940 addition above the boiler room. Behind and overlapping the boiler room and the southern

classroom sits a two-story addition for a second egress stair. In 2002, another volume was added north of the southern classroom, connecting to the two-story egress stair, containing an elevator. This vertical addition extends up above the roofline of the stair addition, and includes a two-story wing wall stretching approximately 10' to the west, defining the entry to the elevator volume.

Fenestration on the 1940 portion of the western façade consists of three types of windows: those at the classrooms, those at the offices above the boiler room, and those at the egress stair. At each of the classrooms a set of five 4'-4"-wide, 8'-9"-tall six-over-six wood sash windows are mulled together with 1'-2" mullions, and are located beginning approximately 3'-5" from the northern corner of each classroom volume. A sixth 4'-4"-wide, 8'-9"-tall, six-over-six wood sash window is located approximately 4'-0" to the south of each of the grouping of five windows. (These windows light the cloakrooms at the interior.) On the northern classroom volume, the wall turns the corner approximately 1'-2" south of this sixth window. The southern façade of the northern classroom volume is blank and covered with typical wood cladding. At the southern classroom volume, a blank wall stretches approximately another 13'-6" to the south before turning the corner to the southern façade of this volume, described above. The central portion of the western façade is recessed to the east approximately 16'-0" from the western walls of the classroom volumes. The northern twelve feet of this central portion is the same 16'-0" height as the classroom volumes. It contains one 4'-4" wide 8'-9" tall six-over-six wood sash window located approximately 1'-9" from the northern inside corner of the central portion of the façade. A portion of the original 1909 western boiler room façade is still apparent at the ground level. The boiler room contains a steel-lined (fireproof) access door and a steel sash window with a nine-light hopper and a penetration for a metal duct above it. Originally the boiler room measured 32'-0" north-south. Today approximately 10'-0" of the southern portion of this façade is obscured by the 2002 elevator addition, which projects to the west approximately 15'-6". In 1940, offices were added above the boiler room, rising approximately 4'-6" above the parapet of the classroom volumes. Three of the 3'-wide, 5'-6"-tall, six-over-six wood sash windows from 1940 are still in existence at this upper level (although covered with plywood sheathing). The original six-light window on the western façade of the 1940 egress stair has been removed for the 2002 elevator addition, but two of this window type are visible at the upper portion of the northern façade of the 1940 egress stair addition.

**Building 1: Plan & Interior Features**

The 1909 portion of the building has a central entry and stair hall with two classrooms per floor, one on either side of the entry hall and stair. Originally a furnace room projected 18'-10" to the west, creating a slightly asymmetrical cruciform basement plan, with a 6'-8"-wide coal vault positioned to the north of the furnace room causing the asymmetry. The eastern porch foundation is unexcavated at the basement level. Originally the classrooms at the basement level were named “Boys' Playroom” on the south and “Girls' Playroom” on the north. The stair hall between the two is bifurcated by a solid wall with a connecting door on the western end. The finish floor of the basement rooms is located approximately 3'-0" below the exterior grade, and each of the former “playrooms” has a flight of five risers leading to a door on the outer western corner. These doors now lead to the northern entry hall and southern stair hall of the

1940 classroom addition. Between the stair hall and the furnace room is a janitor's room, accessed from the “girls’” side of the stair hall, a plenum chamber south of the janitor's room, and the aforementioned furnace room and coal vault. These rooms separate the 1940 classrooms, which have no hall connecting them to the 1909 building. The northern 1940 classroom has a coatroom spanning the southern end, accessed by two doors from the southern wall of the classroom. There is a two-stall boys' toilet accessed from the entry hall. The southern 1940 classroom also has a coatroom spanning the southern end, and south of that, a six-stall girls’ toilet is accessed from the southern stair hall.

The first floor is located 15 risers up from the entry landing. The hall at the top of the stair is 22'-0" wide and 15'-0" long, with access to the classroom through 3'-4"-wide, 7'-6"-tall, single-light doors on the northern and southern walls. Classrooms measure 32'-0" north-south and 22'-0" east-west. On the western side of the classrooms, 5'-6"-wide cloakrooms are accessed by two undercut doors spaced approximately 10'-9" apart. Each cloakroom has a sink located at the outer end. Plenums for HVAC chases occupy the inner 5'-3" section of western side. Each classroom has a 4'-6"-wide built-in cabinet on the western wall. Finishes in the classrooms consist of wood flooring, plaster walls, blackboards, corkboards, windows, doors and casework surrounded by stained wood trim, and acoustical tile ceilings. Lighting fixtures are fluorescent. Each classroom originally contained nine schoolhouse light fixtures.

The 1940 addition is accessed through a 13-foot-wide opening in the western wall of the first-floor hall. A corridor leads to the secondary stair hall to the south, and three rooms originally called janitor's room, office, and store room. More recently these have been used as office space and a library. The elevator stair hall extends to the west from the top of the secondary south stair hall, terminating in the elevator door and shaft. Finishes in the main floor portion of the 1940 addition are wood flooring, painted plaster walls, and acoustical tile ceilings. Finishes in the elevator hall are gypsum wallboard at the wall and ceiling and resilient flooring.

Classrooms at the second floor are substantially similar to those on the first floor in both plan and finishes. The second-floor landing has two of the three original windows on the western wall, and an opening to the 1940 addition secondary southern stair located directly the south of those windows, with another opening to the west for the 2002 elevator hall.

Another upper-floor room is located on the eastern side of the building, above the main entry hall, up nine risers of stair located on the northern side of the stair hall. The room was labeled on the original plans as a teachers' room, but the word “nurse” on the door indicates it had a different use later on. The room contains built-in cabinetry and a door leading to the attic stair on the southern side.

Finishes at the basement level in the 1909 portion of the building consist of exposed concrete floors, painted board form concrete, painted hollow clay-tile partition walls, painted wood trim at the windows, and exposed brick at the furnace room. Finishes in the 1940 addition consist of concrete flooring at the entry halls and toilet rooms, wood floors covered with resilient flooring, painted plaster walls, and cellulose acoustical tile ceilings at the classrooms. The classrooms have stained wood trim surrounding corkboards and blackboards, and at the

windows. Provisional secondary egress is provided by a stair with a flight of six risers leading to the northern window of the northern classroom.

**Building 1: Documented Building Alterations**

The two main visible alterations to the subject building include the 1940 two-room addition on the western side of the building, and the 2002 elevator addition. Many of the alterations are described above. The 1940 addition was designed by Seattle Public Schools Maintenance, and included a classroom layout similar to Blair's original classroom layout, including coat rooms spanning the length of the room and decorative architectural details at the exterior doors. The elevator addition by DKA in 2002 on the western side of the building left most of the original building fabric intact. Other apparent changes to the building include removing the original glass roof of the cupola and replacing it with sheathing and shingles; replacing the entry doors and exterior gutters; and removing the top part of the brick chimney. The original windows are visible from the inside of the building, protected by the plywood sheeting installed at the exterior. Recorded electrical improvements and seismic upgrades have not made a significant impact on the original building design or materials, although the original schoolhouse lighting fixtures at the interior have all been replaced by flush-mounted fluorescent fixtures.

**SPS records on File:**

| Date | Description | Designer | Contractor | Permit # |
|---|---|---|---|---|
| 1909 | Build | Edgar Blair | Peder Gjarde | NA |
| 1925 | Fire escape & outside stairway | F. A. Naramore<br>SPS maintenance/O.A. Christianson supervisor, A. | | NA |
| 1940 | 2-room addition | Mallen Architect | | NA |
| 1956 | Electrical remodel | SPS Maintenance | | NA |
| 1968 | Add sprinklers | Viking | Viking | NA |
| 1972 | Add shelves for book room | SPS Facilities | | NA |
| 1991 | Seismic improvements | McLaren Peterson | | |
| 1991 | Fire protection modifications | | | |
| 1991 | Install new outside exit door | SPS Facilities | | |
| 1992 | Seismic improvements | McLaren Peterson<br>Thomas Cook | | |
| 2002 | Technology improvement | Reed Reinvald | | |
| 2002 | Add elevator | DKA | | |

***Building 2, 1950***

**Building Plan, Structure & Exterior Features**

The 1950 building is a long, flat-roofed, single-story structure. The structure consists of concrete foundations, concrete exterior walls and wood frame interior partition walls, and

metal-framed roofs with corrugated metal decking topped by rigid insulation and membrane roofing. Steel pipe columns support entry canopies. Most of the building is constructed on a concrete foundation with a crawl space beneath floor joists, except for the auditorium/lunch room and the gymnasium, both of which are slab on grade. Exterior walls are of painted concrete, with portions of red-brown Roman brick cladding. Painted metal flashing caps the parapet. Typical exterior features include three-light exterior doors and aluminum frame windows, some replaced in 2006 with green-tinted double-pane glazing, and some original single-pane windows and glass block.

The building is generally organized around a double-loaded corridor running the entire length of the building. Two thirds of the building run northwest to southeast; the northern third angles to the west. For ease of description, the southwestern façades of the southern and central portions of the building will be referred to as the western façade, the northeastern façade as the eastern façade, the southeastern façade as the southern façade, etc.
As with many mid-century modern buildings, the design deemphasizes the primary façade, although the main entry to the building is located in the central portion on the eastern side of the building. The building consists of three portions: a southern classroom wing; a central portion containing administration, auditorium, and gymnasium; and a classroom wing in the northwestern angled portion of the building. The southern classroom wing measures approximately 293'-0" long and 67'-0" wide. The central portion measures approximately 265'-0" long and is 191'-0" wide at its widest point. The northwestern classroom wing measures approximately 179'-0" long and 74'-0" wide, excluding the 30'-0"-wide uncovered kindergarten play court. The total length of the building is approximately 763'-0".

**Southern Classroom Wing**

The southern classroom wing originally contained six classrooms on either side of the double-loaded corridor. The southern classroom wing has two entry points. One on the southern end, and one located at the midpoint of the western side at a covered play court. A paved walk leads from the sidewalk along the street to the southern entry. The eastern façade is approximately 245'-0" long, and total height to the top of the parapet was originally approximately 14'-3" tall; subsequent alteration added insulation to the roof and increased the overall exterior height of the building. This façade is divided into six bays, each corresponding to a classroom at the interior. The wall at this façade is clad with Roman brick below a continuous precast concrete sill under the windows. Windows are approximately 33'-7" wide, separated by 7'-0" sections of painted concrete wall above the concrete sill. Originally the spandrel above the windows and on the parapet was covered in painted asbestos cement board. Currently the four windows in this section are mulled, aluminum-frame windows consisting of four lights above a row of three lights. The two interior units are 10'-2" wide, the two outer units are 6'-8" wide, per the original configuration, although originally the windows consisted of glass-block above a row of three lights. On the southern end of the wall, the brick cladding extends up to the spandrel. The brick wall returns 25'-0", forming a blank section of the southern façade.

A 47'-6"-long, 39'-8"-wide recessed entry court is located at the southern end of the building. Roman brick planters and low walls enclose the entry porch. The main corridor extends into the entry court, and is enclosed by a 23'-6"-wide glazed wall between brick wall sections. The

glazed wall comprises 35 lights, organized in seven columns and five rows, with the lower seven lights filled in with painted cement board panels. The glazed wall appears to have the original aluminum-tubing sash. The entry doors are on the southern façade of this portion of the building. These are located in another glazed wall of four columns and five rows. The double doors are located in the central two columns, and bottom three rows. The bottom two panels on either side of the doors are filled in with painted cement panels. The doors are painted metal with three lights. A flat roof supported on five painted metal pipe columns, located on a 10' by 13' grid, extends to the west and leads to the southern entry door. Roman brick clads the 10'-2"-long eastern façade wall and turns the corner to clad the 25'-8"-long southernmost portion of the southern façade.

The western façade of the southern classroom wing comprises three bays on the southern end, an entry porch in the center, and three more bays on the northern end of this section of the building. The cladding on this façade is similar to that on the eastern façade, as is the fenestration. South of the entry porch is a fan room, and a square metal louver is located in the concrete of this wall. The Roman brick under the pre-cast concrete sill continues for approximately 20'-0" in front of the entry porch, breaking for an 8'-6"-wide opening to access the porch. Two square columns sit atop the concrete sill to support the parapet above. The roof above the entry court is cut back at this enclosed porch to allow light into a 19'-6"-wide glazed wall adjacent to double entry doors, which directly access the central corridor. The glazed wall has six columns and five rows, the bottommost of which is filled in with painted concrete panels. The aluminum frame tubing sash appears original. The entry door is set in a Roman brick-clad wall, and as is typical, the doors have three lights each in a painted metal door. The southern wall of the porch is blank painted concrete with a central metal louver to the fan room. The northern wall of the porch is clad with Roman brick under the concrete sill, which turns the corner to the western façade to run under the windows of the remaining three bays of this section of the building. The northern three bays of this section of the building are similar to the southern three bays, with typical 33'-7" window openings, and replacement aluminum window sash as described above.

**Central Portion**

The central portion of the building connects to the southern classroom wing on the south and the north classroom wing on the north. The materials of the southern wing continue through the central portion, except at two separate, taller volumes, which project out to the east and west from the double loaded corridor which continues through to the northern portion of the building. The separate volumes contain the auditorium/lunchroom on the eastern side and the gymnasium on the western side. On the eastern side of the central portion of the building, a 21'-6"-wide main entry path leads under a canopy supported on pairs of piloti to the main front door. Between the sidewalk and the path, a flight of stairs with 11 risers ascends from street level to the level of the main floor of the building. Roman brick retaining walls at the street level provide a planting strip for trees along the sidewalk and return in 5'-6"-wide cheeks at the stairs to an upper retaining wall of Roman brick. The entry is located on the southern side of the auditorium volume, and a service court is located on the northern side. At the western side a paved play court surrounds the building, connecting the three portions of the building.

The central corridor at this portion of the building angles wide at the central entry and narrow at the stair up to the northwestern classroom wing. The western side of the corridor contains girls' and boys' toilets, passages to the play courts, the entries to the gymnasium, and one classroom on the northern end. On the eastern side of the corridor the main central entry is located opposite the gymnasium. South of the main entry are the administration offices. North of the main entry is the auditorium/lunch room, with a separate bar for the kitchen and storage, a book room, and, as the corridor turns the corner to the northern angled portion, the janitorial spaces and boiler room. As the corridor turns to the northeast, an 11' wide set of stairs ascends up 9 risers to the northwestern portion of the building. A stair lift was installed in a former storage/janitorial space on the western side of the stair around 1985.

Fenestration at the eastern façade south of the main entry consists of a ribbon window of aluminum sash, originally fixed frame over alternating fixed and hopper windows. These original aluminum windows appear to be intact. A long Roman brick planter spans the 88'-0"-long portion of this façade from a Roman brick wing wall that divides the central section of the building from the southern classroom wing to the recess of the main entry. An overhang situated approximately 4'-0" lower than the main roof extends out over the Roman brick wall, and a canted spandrel returns to the window head, turning at the jamb to create a canted wall return on the northern side of the window.

The main entry is covered by a canopy supported on pairs of round metal-column piloti. The canopy angles up to 14'-3" in height near the stair to the sidewalk and lowers to approximately 10'-0" at the main entry doors and at the two entries on the southern façade of the auditorium/lunchroom volume to the north. On the eastern façade of the building, two pairs of double doors set in a 31'-7"-long window wall form the main entry. The window wall is divided into five rows and ten columns.

North of the main entry, the volume containing the auditorium and lunch room is 28'-9" tall at the eastern façade, sloping to approximately 23'-0" at the western side. It measures approximately 70'-0" north-south, and approximately 92'-0" east-west, with the western 24'-0"-foot portion devoted to the stage and circulation at the interior. Wall are painted concrete, with 1'-6" square concrete columns on the east and south where 7'-2"-tall curtain wall windows clad the building above a Roman brick-clad sill. These windows stretch across the eastern façade, and along the southern façade interrupted by a pair of double entry doors on the eastern end and a double door on the western end. A Roman brick planter at the exterior of the southern façade stretches between the two sets of entry doors. The windows were replaced in 2006 with aluminum sash storefront system. Metal lettering spelling “VAN ASSELT” is located on the southern end of the eastern façade above the window head. The roof structure is made of steel trusses spanning 67'-7" east-west and wide flange steel joists spaced at approximately 5'-2" on center, with corrugated metal decking forming the roof structure.

A storage and kitchen bar, approximately 19'-7" wide, stretches along the northern side of the auditorium, projecting 4'-3" farther to the east than the auditorium. The storage and kitchen areas are clad in Roman brick all the way up to the metal cap flashing of the parapet. The roof of the kitchen and storage volume is lower than that of the auditorium, matching the approximately 14'-3" height of the classrooms and corridor. The eastern wall of this volume

merges with the upper retaining wall of Roman brick. Fenestration consists of three windows along the northern facade, a set of double entry doors, and a single access door.

The eastern façade on the northern end of the central section of the building is clad in Roman brick and is located adjacent to a service yard north of the auditorium/lunchroom. A painted cement asbestos board clads the parapet at this portion of the building, and has a painted metal cap flashing above it. A recessed loading area contains a single access door and a large aluminum-frame tripartite window above a concrete sill. The janitorial room is lit by a single window and accessed by an adjacent door. The boiler room is accessed by a single steel access door. The façade turns the corner to become the northeastern façade. An original five-part window consisting of four 12-light windows and painted steel vent louvers in the northernmost bay rests on a concrete sill, and lights the boiler room located at the interior. A square concrete vent stack rises approximately 30'-0" above the roof of the boiler room.

On the western façade of the central portion of the building, a recessed window wall with Roman brick sidewalls divides the southern classroom wing form the gymnasium play court portion of the building. A painted concrete wall extends back to the west, and contains a double entry door, screened by a concrete sidewall and canopy. The sidewall contains three square perforations, mimicking the door lights of the double doors beyond.

The gymnasium walls are made of painted concrete. They measure approximately 22'-6" high at the top of the parapet. The dimensions are approximately 70'-0" east-west and 42'-0" north-south. The roof system is made of steel wide flange beams, with steel joists and corrugated metal decking. Glass-block clerestory windows originally lit the gymnasium at the northern and southern façades, but these have been replaced with opaque glass aluminum-frame window units. Open-air play courts with enclosing concrete half-walls and chain link fencing flank either side of the gymnasium volume. These project to the west approximately 54'-3" from the western facade. The roof system of the play courts is made of wood beams connecting to two steel wide-flange beams running east-west and topped with wooden decking. The steel beams connect to a continuation of the concrete parapet supported on round steel columns at the eastern façade. The roof of the play courts was originally lower than that of the gymnasium, and only slightly higher than the 15'-0" double-loaded corridor. Added insulation clad with painted metal cladding makes the roof heights identical. At the interior of the play courts, pairs of typical three-light doors provide access to the covered space from the interior hallway.

North of the gymnasium volumes, the western façade contains one bay of a typical classroom façade, clad with Roman brick below a continuous pre-cast concrete sill under the windows. On the northern end of the wall, the brick cladding extends up to the spandrel, and a painted metal louver is centered in the roman brick wall.

**Northern Classroom Wing**

The floor level of the northern classroom wing of the building is located approximately 5'-0" above the main floor level of the central and southern portions of the building, with a concurrent rise in the roof level at the exterior of the building. This portion of the building angles to the west, creating an obtuse angle with the central and southern portions of the

building. This portion of the building is accessed from the central portion of the building by a stair on the southern end of the central corridor as described above. The plan of this portion of the building is a double-loaded corridor with seven classrooms: three on the northeastern side and four on the southwestern side, two of which are kindergarten rooms, on the northwestern end of the wing adjacent to a separate paved play court. A northern entry is located on the northern end facing S Myrtle Street, with a paved walk to the sidewalk.

The northern façade contains three bays of a typical classroom façade, clad with Roman brick below a continuous pre-cast concrete sill under the windows, with painted concrete spandrels between windows and flanked at either end with full-height Roman brick. On the eastern and northern ends of the wall, the brick cladding extends up to the parapet cladding. These three classrooms contain the only remaining original classroom windows. Each 33'-7" window unit in divided into four sections with aluminum clad mullions. These units contain horizontal two-light fixed aluminum-sash view windows below large glass-block transoms that extend up to the parapet spandrel cladding. The outer sections of the window are narrower than the two inner ones, with two fixed sashes under the transom versus the three sashed under the transom in the two central units, with the middle sash operating as a hopper.

A Roman brick planter extends 25 feet towards the sidewalk on the western end of the classroom block, delineating the northern entry. The Roman brick wall turns the corner to a portion of the northern façade and returns 26'-9" to the recessed northern building entry. The entry volume is 35'-8" long and 13'-8" wide. The width of the entry volume is the same as the corridor at the interior. The entry volume has a lower roof that extends out for a 20'-0" overhang on the western end, supported on two round steel columns and angling to an approximate 10'-0" overhang as the roof meets the classroom wall on the eastern end of the volume. Unlike the other roofs of the building, this roof has a canted edge. The typical double entry doors on the eastern end of the northern façade of the entry volume have sidelights and a transom, and the rest of the wall is painted concrete and contains a painted mural depicting animals. Another double entry door with sidelights and a transom is located on the western side of the entry volume. The western end of the northern facade is clad in Roman brick and extends to the west by 26'-0" beyond the entry volume.

The western façade consists of a Roman brick-clad wall 35'-0" in length. A 6'-10" section on southern end of the wall steps down approximately 5'-6" above the kindergarten alcove spaces, and then transitions into a 30'-0"-long, approximately 3'-0"-tall Roman brick wall and planter, capped with a concrete sill enclosing the kindergarten play court.
The southern façade is composed in two portions with two classrooms at each portion. The kindergarten classrooms contain reading alcoves and covered exterior doors to access the kindergarten play court under a lower roof that extends 98'-0" along the western end of the southern façade. Clerestory windows above the lower roof light the interior of the classrooms. These clerestory windows were originally glass block, but have been replaced with aluminum sash windows. The alcoves originally had continuous ribbon windows above Roman brick walls and concrete sills. Those have been replaced with double-pane aluminum storefront systems with three square units below two-light horizontal transoms. The windows wrap the corner of the alcoves and return to the recessed play court doors. The plans of the two kindergarten rooms mirror one another, and the play court entry doors are separated by a

Roman brick-clad volume housing the kindergarten toilet rooms. Four aluminum-sash windows with concrete head, jamb, sill and mullions light these toilet rooms.

A concrete retaining wall divides the façade between the kindergarten and regular classroom bays, and the site drops down from the playfield level to the paved play court which surrounds the rest of the western side of the building.
The eastern two bays of the southern façade of the northern portion of the school are typical classroom façade bays. It is clad with Roman brick below a continuous pre-cast concrete sill under the windows, with a painted concrete spandrel between windows, and flanked at either end with full-height Roman brick on the southeastern and northwestern ends of the wall. The windows have been replaced with aluminum storefront glazing with a green tint. The outer sections of the window are narrower than the two inner ones, with six lights in the outer units and three horizontal lights under four lights in the two central units.

**Building 2: Interior Features & Finishes**

Typical interior finishes include painted gypsum drywall at the walls with metal lockers lining the hallways. Tiled niches at the hallway contain drinking fountains. Flooring is vinyl composite or polished concrete, except at the gymnasium which has a typical maple gym floor. Ceilings have acoustical ceiling tiles. Typical lighting is fluorescent. Classroom doors are wooden flush panel and have a single light at the upper portion. Classrooms have a variety of built-in cabinetry at the interior. These include sliding door units in alcoves which provide table or seating space above, and file drawers on either side of the former blackboards, which are now covered over.

**Building 2: Documented Building Alterations**

The alteration to the building with the most impact on the building design and original materials is the window replacement project of 2006. All classroom windows on the western side of the building were replaced, although the original aluminum-sash windows can still be seen where the hallway exits to the paved playfield on the western side. Original classroom windows are intact on the northern elevation along S Myrtle Street. Flooring was also replaced in 2006. In 2013 the finishes in the classroom were updated, including painting chalkboards with marker board paint. The kitchen was also remodeled in 2013. Brace frames were added at certain bays on the interior side of the exterior walls in 2013. An unrecorded alteration is the removal of a wall between two classrooms to create a library in the southern wing.
Recorded Permits:

| Date | Description | Designer | Contractor | Permit # |
|---|---|---|---|---|
| 1950 | Build | Jones & Bindon | Cawdrey & Vemo | 400420 |
| 1957 | Alter Women’s Lav | SPS Maintenance | | NA |
| 1971 | Add Range & Kettle @ kitchen | SPS Facilities | | NA |
| 1972 | Alter Teachers' Lounge | SPS Facilities | | NA |

| | | | |
|---|---|---|---|
| 1977 | Add door between classrooms (11 & 9) | SPS Facilities | NA |
| 1979 | Alter Library (add conf. room) | SPS Facilities | |
| 1980 | Seismic upgrades | Cuykendall, Iles & Assoc. | NA |
| 1985 | Electrical & Plumbing upgrades | Stickney & Murphy | NA |
| 1988 | Electrical upgrades | SPS | |
| 1990 | Electrical upgrades | Sparling & Assoc. | NA |
| 2001 | Electrical upgrades | Hargis Engineers | NA |
| 2002 | Technology Improvement | Thomas Cook Reed Reinvald | |
| 2006 | Window & Flooring replacement | Waldron Akira | |
| 2008 | Seismic upgrade & re-roofing | F.E. Tompkins | |
| 2011 | Re-roofing | Schemata workshop | |
| 2012 | BTA Upgrades, including added brace frames | Studio Meng Strazzara | |

## SIGNIFICANCE

### *Historic Neighborhood Context: Beacon Hill*

### Early Neighborhood Development

Prior to 1850, the Duwamish village of Tal-tal-kus, consisting of five cedar longhouses, stood at what would later be the intersection of Airport Way South and South Spokane Street. The year 1850 marked the migration of European-American settlers to the region, and on September 16, 1851, the first white settlers staked claims on the low-lying floodplains southeast of what would become downtown Seattle. These settlers were Henry Van Asselt, Luther M. Collins, and Jacob Maple and his son Samuel. The Dutch immigrant Van Asselt—farmer, gold prospector, and cabinetmaker—was the first of the settlers, staking his claim of 360 acres in 1851. It lay where Boeing Field is today. Collins and the Maple staked their claims two years later in what is now Georgetown. Beacon Hill was originally called Maple Hill (sometimes spelled Mapel).

Two years later, John Cornelius Holgate and Edward and John Hanford filed additional claims on what was then known as "Maple Hill." These early settlements, however, were destroyed by Native Americans during the Indian War of 1855-1856. Military Road, which used to ascend the hill west of the subject site and connect Olympia to Seattle was constructed in 1860. The through road was interrupted by the construction of the I-5 freeway.

Charles Plummer, who had arrived in Seattle in 1853, platted the hill, which was in turn called Plummer's Addition. The area went mostly undeveloped for the next forty years. M. Harwood Young, a real estate developer from Boston, named the hill after the historic Beacon Hill neighborhood in Boston. In 1889 Young built a streetcar line that ran between Beacon Hill and downtown Seattle. As a result of the streetcar, residential development in the area soon increased, as did industrial development, with the establishment of slaughterhouses, breweries, and various factories.

The Van Asselt post office, located at 32nd Avenue S and S Myrtle Street, opened in 1892. In 1902 Eli Mapel remembered the "Van Asselt Blockhouse" from his time serving in the army during the Indian war of 1855 to 1857: "Under Edward Landes our captain, we returned to the Original Van Asselt blockhouse and were quartered there until discharged, which was the 29th day of July, 1856."

### Developing Infrastructure & Public Works

The topography of the area, with steep slopes flanking the tideflats, meant that Beacon Hill was slow to develop. In 1885 Eugene Semple, the former territorial governor, proposed creating a canal from Elliot Bay to Lake Washington that would run through Beacon Hill. Work on the canal started, and 1,400 acres of Duwamish tide flats were filled in until the project stalled due to lack of support. The southern canal was abandoned, and in 1900 the state legislature approved building a canal north of downtown. The Lake Washington Ship Canal was built

between 1911 and 1917, cutting through the Montlake, Fremont, and Ballard neighborhoods instead of Beacon Hill.

A *Seattle Post-Intelligencer* article describes Beacon Hill's early history as being defined by "illness and open spaces," many examples of which played out on and near the parkland now known as Jefferson Park and Golf Course. In the 1880s, a private water company built a reservoir on the hill to contain water pumped from Lake Washington. In 1892, the city established an isolation hospital for smallpox patients, also known as a pesthouse, on Beacon Hill; the hospital operated there until 1914, when it moved to Firlands. In 1898, the city acquired 235 acres to establish a cemetery and a public reservoir. From 1909 to 1918, Beacon Hill was home to a stockade built to house jail inmates and to replace Seattle's chain gang. The land that had been set aside for a cemetery was instead turned into a park and then into a golf course; inmates at the stockade cleared the land that made up the park. The park was named Jefferson Park after Thomas Jefferson. Jefferson Park Golf Course opened on May 12, 1915, becoming the first municipally-owned golf course in Seattle. In 1918 the park served as an impromptu airfield, hosting a fleet of touring U.S. Army warplanes. This event made clear the necessity of an airfield in Seattle, and by 1928 Boeing Field was open for business. Other golf courses in Seattle only allowed entrance to white people, yet Jefferson Park Golf Course was frequented by Chinese-, Japanese-, and African American players; the Japanese Golf Association held tournaments there in the 1930s.

The Van Asselt land was annexed by the City of Seattle in 1907, as part of a huge expansion that included all of Beacon Hill, the southern portion of Rainier Valley, West Seattle, and Ballard. For the most part, early residential development took place north of South Snoqualmie Street, which was as far as the streetcar line ran. South of that was mostly farmland, primarily farmed by Italian and Japanese families, who sold their produce in the city.

In 1933, the U.S. Marine Hospital (Bebb & Gould, City of Seattle Landmark, National Register of Historic Places) was built on the site of M. Harwood Young's residence on the north end of Beacon Hill. Operated by the U.S. Public Health Service, the facility cared for veterans from all divisions of the military. The Art Deco building operated as a hospital until 1981. From 2000 to 2011, online retailer Amazon leased a large portion of the building for its company headquarters.

**Redlining & Restrictive Covenants**

Beacon Hill was one of the few areas where people of racial and ethnic minority groups were allowed to purchase property, due to racial restrictive covenants and the practice of "redlining." Redlining became popular in the 1930s as part of the Federal Housing Authority's home loan guarantee program. The FHA guaranteed loans for private homes in areas that were not considered "hazardous." The hazard rating of an area increased if the area contained any minority or non-white populations, along with other environmental factors such as propensity for landslides. The effect was that banks would not grant mortgages to people of color.

A large portion of North Beacon Hill was deemed "Hazardous," from north of Dearborn Street as far south as S McClellan Street. Also labeled "Hazardous" was the western slope of the

central portion of Beacon Hill, from just north of S Spokane Street then wrapping along the western slope of the hill, between the railroad area that would become Interstate 5 (west) and Beacon Avenue S (east), tapering to where those met at S Myrtle Street, immediately west of the subject building. The reason given for this classification included "This is a sparsely settled and underdeveloped section. Most of property is located on a sidehill. Transportation is a problem in this area." The portion containing the subject building, along with a large swath of South and Central Beacon Hill was labeled "Definitely Declining," described in part as being a "very spotted residential district composed of people of various nationalities." In south Beacon Hill, redlining first was put into practice due to sparse settlement, hilly terrain, and difficult transportation.

Only two pockets within Beacon Hill were deemed "Still Desirable." One was located southeast of Jefferson Park, from S Edmunds Street to a half-block south of South Dawson Street north-to-south, and west-to-east from 24th Avenue S to a half-block east of 29th Avenue S. The other of the two was located immediately west and northwest Jefferson Park Municipal Golf Links, extending as far north as S College Street and as far south as S Angeline Street.

Racial restrictive covenants were attached to land titles, specifying areas where only white people, often specifically non-Jewish white people, were allowed to live. The two Beacon Hill plats that carried racial restrictive covenants were both located in one of the "still desirable" portions. These adjacent plats are located north of Jefferson Park in the area around 15th and 17th Avenues S, And from S Dakota Street to S Snoqualmie Street. The restrictive language for the Jefferson Park Addition Division 1 is as follows:

> "No person other than one of the Caucasian race shall be permitted to occupy any portion of any lot in said plat or any building thereon except a domestic servant actually employed by a Caucasian occupant of said lot or building."

The restrictive language attached to Ladd's Second Addition and Jefferson Park Addition #2 is as follows:

> "No person other than one of the Caucasian race shall reside on any of said described premises excepting that a domestic servant in the actual employ of an occupant may reside in the home of his master."

Those areas with few racial restrictive covenants, such as areas in southeast Seattle, became the available areas for minority populations and people of color to live. One result of redlining is that Beacon Hill's population has had much more racial and ethnic diversity than nearly any other Seattle neighborhood, a diversity which has persisted through the 20th century and up to the present day.

**World War II & Holly Park**

During World War II, the U.S. Army commandeered Jefferson Park to establish anti-aircraft artillery units and later a recreation center, gymnasium, and tents to house servicemen. After the war, the city deeded forty-four acres of land at the southwestern corner of Jefferson Park to

the federal government for the creation of a veteran's hospital, now the VA Puget Sound Health Care System.

In 1945, to serve the increased population of the neighborhood, a branch of the Seattle Public Library was established in Beacon Hill. The branch opened in a storefront on Beacon Avenue S on October 22, 1945, and operated initially on a trial basis. Community groups and the Beacon Hill Parent-Teacher Association rallied to make the branch permanent, a bid the library board granted in 1947. In 1962 the library moved to another former retail space, at 15th Avenue S. Funding for a new, dedicated library building for the Beacon Hill branch was approved in 1998, and the building opened in 2004.

The influx of defense industry workers to Seattle during World Wars I and II spurred the development of housing to accommodate the workers and their families.

At the federal level, in June 1940 Congress amended the 1937 U.S. Housing Act to fund new housing for defense industry workers. Later that year Congress passed the Lanham Act, allowing the building of public housing for such workers. With funds from the Lanham Act, the Seattle Housing Authority (established 1939) built three housing developments: High Point in West Seattle, Rainier Vista in the Rainier Valley, and Holly Park, located directly across the street Beacon Ave S from Van Asselt School. Holly Park opened in 1942, with 896 housing units on 108 acres. In addition to homes, the complex included a daycare, community center, laundry facilities, and nursing services. The development was designed with the "garden city" concept, with open green space, curving roads, and cul-de-sacs.

After World War II, Holly Park's primary tenants were veterans and their families. During the Korean War (1950-1953), the complex again housed industrial workers. In 1953 the Seattle Housing Authority (SHA) took over ownership of Holly Park from the Federal government, and converted the development to low-income housing. In 1963 the SHA opened a center for senior citizens at Holly Park.

In the 1940s and 1950s most Holly Park residents had been white, with a minority of African Americans. By 1975 65% of residents were white, 27% were African American, and the remaining 8% were a mix of Hispanic, Asian, Native American, and other racial minorities. By 1993, the racial makeup was 18% white, 33% African American, and the remaining 49% were Hispanic, Asian, Native American, and other racial minorities.

In an oral history project conducted by the Wing Luke Asian Museum, Eltrina McCray, who lived in Holly Park from 1975 to 1979, said this of the neighborhood: "Probably pretty much all the children in the community knew each other because everybody just played together, being at the parks, being at Wing Luke, at Van Asselt, we just knew everybody. It didn't matter what culture, what race you were, they (adults) were looking out."

In 1994 the Department of Housing and Urban Development granted the city $47.1 million to rebuild Holly Park, which was considered the "most degraded and degrading" of the three developments originally built to house military industry workers.

Demolition began in 1997, and rebuilding was completed in 2007. Renamed NewHolly, the development now had 1,390 housing units, of which 63% were apartments for low-income families and individuals, 7% were houses subsidized for low-income or first-time buyers, and 30% were houses for sale at market rates. Centrally located in the development is the NewHolly Neighborhood Campus, which includes, among other services, the following resources: the NewHolly branch of the Seattle Public Library (opened 1999); a gathering hall for events or classes; the NewHolly Learning Center, a service of South Seattle College providing ESL lessons and vocational training; and the NewHolly Early Childhood Center, offering preschool classes.

In 1967, construction of the Interstate 5 corridor from Everett to Tacoma was completed, with the last portion running from Dearborn Street in North Beacon Hill to approximately 15 miles south.

**Diverse Communities of Beacon Hill**

Due to the practice of redlining and racial restrictive covenants, in the early decades of the 20th Century the minority populations of Seattle were essentially shoehorned into portions of the Central District and into Chinatown and Nihonmachi (Japan Town)—now collectively known as the International District. Beacon Hill, thanks to its less restrictive housing options, was an appealing draw to Asian and Asian American families who wanted more space while also maintaining proximity to the cultural hub of the International District.

By around 1920 Beacon Hill was home to only three Japanese families. The Japanese Language School (1414 S Weller Street, S. Shimuzu, City of Seattle Landmark) provided language instruction and served as a cultural hub for the community, and its location immediately north of Beacon Hill helped draw Japanese families to the neighborhood. In the 1920s Japanese people replaced Chinese as the most numerous non-white group in Seattle.

By the 1930s North Beacon Hill was home to many Japanese-owned business in North Beacon Hill. The forced relocation and internment of the Japanese community in 1942 resulted in houses and businesses being abandoned. After World War II, the Japanese community was slow to redevelop. By 1964, however, Japanese American students made up 22.2% of the student body at Beacon Hill Elementary, and more than 50% by the early 2000s.

In the 1930s there were approximately seven Chinese American families living in Beacon Hill. During the Japanese internment, more Chinese people moved to the area to take over operation of formerly Japanese-run and -owned businesses. After World War II ended, many (primarily white) Boeing employees began moving from Beacon Hill to the suburbs. Many families of Chinese descent moved south into homes on Beacon Hill, particularly North Beacon Hill. This influx continued through the 1950s.

Seattle was also home to a sizeable Filipino and Filipino American population, many of whom also moved to Beacon Hill from the International District. In the 1970s there was a particular rise in the numbers of Japanese and Chinese communities in Beacon Hill. The mid- and late 1970s saw an increase in immigrants to south Seattle from Southeast Asia, fleeing the

aftermath of the Vietnam War. By the 1990s the neighborhood was a robust "multiracial zone" of "Asians of many nationalities, Blacks, Whites, Native Americans, and Latinos."

African American people have had a presence on Beacon Hill since the late 1860s, when businessman George Riley purchased approximately ten acres of land lying between S Lander and S Forest streets, and 19th and 21st Avenues S. In the 1920s and 1930s a handful of black families lived on Beacon Hill. Although the Supreme Court had ruled racial covenants unenforceable in 1948, de facto segregation remained, due to realtors' and white homeowners' unofficial refusal to sell homes to people of color. As such, Beacon Hill was by necessity a popular choice for African American families moving out of the Central District.

During the 1990s, King County saw an influx of refugees and immigrants from East Africa, many of whom settled on Beacon Hill. East African Community Services, located in the NewHolly Neighborhood Campus, located just east of the subject building, offers social and education support to refugees and their families. NewHolly contains the largest number of Seattle Public School students living in public housing; of this subset, more than 65% are of East African descent.

**Beacon Hill School & El Centro de la Raza**

In 1972 funding cuts to a federal anti-poverty program resulted in the City of Seattle eliminating the Adult Education program at South Seattle Community College (now South Seattle College). Angered at the loss of their educational home, approximately twelve Latino students, SCC faculty and staff, and supporters occupied the building that had formerly housed the Beacon Hill School. The school had moved to a new facility in 1971, and the 1904 building, designed by former District Architect James Stephen, was standing empty. The action was spearheaded by Mexican American activist Roberto Maestas, who had been selected to run the English as a Second Language (ESL) program at SCC. When the funding was pulled, Maestas and staff petitioned the school district to let their group use the unoccupied school building for their ESL program. The district refused their request.

On December 10, 1972, Maestas led a group of between 70 and 80 students, activists, and staff into the school building. The protesters remained in the building, which had no heat or running water, for the next three months. Finally, the city and the school district agreed to allow the group use of the school building. El Centro de la Raza, the group that was born out of the occupation, leased the building from the district for $1 per year. In 1997 the district demanded fair market rent for the school, which came to $12,000 per month. Within two years, "El Centro" owed the school district $150,000 in back rent, but grants from the city and the state allowed the organization to purchase the building in 1999. Today El Centro de la Raza offers a multitude of services, including childcare, language programs, tutoring, cultural education workshops, healthcare and hunger outreach, community building and activism, environmental advocacy, and more.

## Light Rail & Contemporary Beacon Hill

In 1997 Seattle voters approved a ten-year plan to establish a light rail system running from Northgate to Sea-Tac Airport. The following year Sound Transit, the regional transit authority, modified the initial plan to include a tunnel under Beacon Hill. The decision to bore a tunnel rather than build a route on surface streets saved many homes and business in the neighborhood from demolition. One notable casualty of the new construction, however, was the South China Restaurant in North Beacon Hill. The establishment, which had been around since the 1950s, was described in a 2002 *Seattle Times* article as "a restaurant and watering hole known as much for its racial diversity as its dive-bar ambience." The restaurant moved to Bellevue in 2004, but closed permanently in 2014. Tunnel drilling began in January 2006, and ended in May 2007, emerging on the eastern slope of Beacon Hill. The station opened on July 18, 2009, offering service northward to downtown Seattle, and southward as far as Tukwila.

Today Beacon Hill is a popular residential neighborhood. The Chief Sealth Trail is a 3.6-mile recreational trail that runs the length of a Seattle City Light right-of-way. Sound Transit Light Rail service now extends as far north as the Roosevelt District and as far south as Sea-Tac Airport. As of 2013 Beacon Hill had more than 19,000 residents, and still has significantly more racial diversity than many other Seattle neighborhoods.

### *History of Schools in Beacon Hill*

## Early School History

The history of schools in the Beacon Hill neighborhood effectively begins in the early 1860s, when Henry Van Asselt donated a portion of his claim, Duwamish bottomland that would come to be known as Georgetown, to create a school. The resulting building was the first erected in King County for the purpose of housing a school, and was known variably as Van Asselt School and the Duwamish School. John Maple (sometimes spelled "Mapel") also donated a piece of his land for a school in the area that is now Boeing Field. This one-room building, known as the Maple School, was built in 1865. That same year, the students of the Duwamish/Van Asselt School transferred to Maple. The original Van Asselt building remained in place until 1907, when it was torn down to make way for the Oregon & Washington Railway.

Maple's one-room building was replaced in 1900 by a two-story school just south of the first, which remained in use as a community gathering space. The two-story building was torn down in 1907-08, also to make way for the railroad line. A new four-classroom, two-story school was erected on Roosevelt Hill in Georgetown in 1909. In 1910 the school was incorporated into the Seattle school district. At the time, the school had five grades, 179 students, and four teachers. In 1918, due in part to an influx of defense industry workers during World War I, a "Liberty Building" school annex was erected on the Maple site.

Thanks to the streetcar system, the population of Beacon Hill had grown enough by 1892 that the school district purchased land from the city to build a school, which would be the first on Beacon Hill itself. When the Beacon Hill School opened in 1899, on 16$^{th}$ Avenue S and S

Lander Street, it served grades one through three, but within two years expanded to five grades and 100 students. The following year the school expanded to grades one through eight, and enrollment doubled. In 1904 the school added a Colonial Revival-style building (altered, now El Centro de la Raza), designed by James Stephen as part of his model school plan, though retaining the original 1899 structure. The school began offering kindergarten in 1913, and by 1916 enrollment was at 500. By 1918 the Beacon Hill School was so crowded that the Robert Fulton School was built to serve as an annex, housed in a Liberty Building at 24th Avenue S and Stevens Street. Fulton closed in 1922, and in 1923 Beacon Hill School got an addition of 12 classrooms, creating an H-shaped building.

By 1912, older students from neighborhoods in Seattle's south end attended high school at either Broadway, Queen Anne, or the provisional location of Franklin High (located at 18th Avenue S and S Main Street, just south of Yesler Way E). The city believed south Seattle would not grow enough to warrant its own high school. However, in 1918 residents petitioned the school board for a new high school to accommodate students leaving various schools in Van Asselt, South Beacon Hill, Georgetown, South Park, and other far-south neighborhoods. In 1925 the school board voted to establish a new high school on the site of the Maple School. In 1926 the Maple School and Maple Annex were moved several blocks to the east, 17th Ave S and S Lucile Street.

District Architect Floyd Naramore designed the new high school in a Georgian Revival style. Grover Cleveland High School opened in the middle of the 1926-1927 school year, serving grades seven through twelve, and with 52 graduating seniors in its first year. Although Cleveland offered grades seven through twelve, the middle and high schools operated separately and had different principals.

After Cleveland High opened, Beacon Hill, like much of the city as a whole, saw a nearly 25-year lull in the building of new schools. During the Great Depression district-wide school enrollment declined and new construction of all types nearly ceased. T. T. Minor (Naramore & Brady, 1700 E Union Street) opened in 1941. During World War II, public resources tended to go towards wartime industries rather than new school.

**Mid-Century Growth**

In the 1950s one elementary and two middle schools were opened in or in close proximity to Beacon Hill. The elementary, Southeast Beacon Hill School (11230 Luther Avenue S), opened in 1953 entirely as portable buildings. Later renamed Rainier View Elementary, the school was established at the urging of the Rainier Valley Community Club, who wanted the Parks Department to build a playfield in the area. Sharples Middle School (3928 S Graham St, William Mallis, now Aki Kurose) opened in 1952. Although located 1.5 blocks east of Martin Luther King Jr. Way S (formerly known as Empire Way), and thus not within the present-day boundaries of Beacon Hill as defined by the Seattle City Clerk, the school took in students from several south end neighborhoods, including students from Van Asselt and Beacon Hill schools. In 1957, five years after Sharples opened, Asa Mercer Middle School (1600 Columbian Way, John W. Maloney) opened at the southwestern corner of Jefferson Park. Cleveland's seventh and eighth grades were transferred to Mercer, as were many of Sharples'

students. Enrollment continued to surge in the district, and by the 1959-60 school year Sharples had, in addition to its permanent building, seventeen portable buildings. Within one year of its opening Mercer required two portable buildings, and by the 1963-1964 school year there were sixteen portables at Mercer.

In the 1960s Beacon Hill gained three new schools: the Beacon Hill Annex, formerly Fulton, was opened in 1960 in portable buildings, and became an independent school named Kimball in 1964. In 1961 Rainier View, which had opened in 1953 as Southeast Beacon Hill School, moved from portables into a new building (11650 Beacon Ave S, Durham, Anderson & Freed). In 1962 the Van Asselt Annex was established in portables at the southernmost end of Beacon Ave S. This annex became Wing Luke in 1969.

The former site of Fulton was reopened in 1960, when the site was revived to again serve as an annex for Beacon Hill School, consisting entirely of portable buildings. In in 1963 the school became an independent institution, and the following year was named after Captain George Kimball. The Maple School was closed in 1960, and the Liberty Building that housed the Maple Annex was demolished in 1964.

1971 saw five new school buildings opening in Beacon Hill. All five of these were designed as "open plan" schools, based on emerging pedagogical theories of team teaching and the benefits of open space. Fred Bassetti & Co. designed the dedicated building for Wing Luke (3701 S Kenyon Street) and Dearborn Park Elementary (2820 S Orcas Street). The firm of Durham, Anderson & Freed designed three new open plan buildings for existing schools: Beacon Hill (2025 14th Ave S), Maple (4925 Corson Ave S), and Kimball (3200 23rd Ave S). The former Beacon Hill School on 16$^{th}$ Avenue S closed in March 1971, and was occupied the following year by Chicano protesters. The Maple School just NE of Cleveland was revived as an alternative school in 1972, then closed and demolished in 1982.

**Busing & the Seattle Plan**

By 1977 Seattle Public Schools was charged with racially integrating its schools, either by a voluntary system or by federal court order. To avoid the latter, the city instituted sweeping desegregation regulations, and in 1978 established a citywide busing program, known as the "Seattle Plan," wherein students from neighborhoods north of the Lake Washington Ship Canal and West Seattle were bused to the Central District and south end, and vice versa. There was an immediate public outcry over this change. To avoid the mandatory busing program, many families in Seattle's north end moved out of the school district boundary, and many enrolled their children in private schools. As a result, enrollment at many south end schools plummeted, as local students were being bused to the north end or to West Seattle, but there was not an equivalent number of students being bused in. Enrollment at Franklin and Rainier Beach high schools had dropped by fall of 1978; Cleveland, however, slightly exceeded its expected enrollment.

Mandatory busing ended in 1989 and was replaced with a plan called "controlled choice." That year, 16 out of 86 schools were considered racially imbalanced, meaning that "white- or minority-student enrollment is 20 percentage points above or below the districtwide profile, or

if it enrolls 70 percent of combined minority students or 50 percent of any single minority group." Of the nine "racially imbalanced" schools, nine were located in south end neighborhoods, and five of those in Beacon Hill: Cleveland (72.1% racial minority), Beacon Hill (73.9%), Rainier View (72.5%), Van Asselt (77.3%), and Wing Luke (73.8%). Once again, many parents in the north end and West Seattle opted to put their children in private schools or move out of the district.

By the fall of 1981, only one school in the district, Columbia Elementary, was still considered racially imbalanced. However, this was less due to successful integration of all schools as it was due to an increase in the overall minority student enrollment throughout the district. (From 35.7% in 1977 to 45.9% in 1981). Asian American students accounted for much of this increase. The Asian American student population nearly doubled between 1971 and 1981, from 4,698 to 8,082, accounting for 17.3% of the district enrollment.

In 1984 the school board implemented various "options" programs throughout the district, to make the busing plan more appealing to families and giving students more choice of activities and programs of study. Within Beacon Hill schools, the following specialty programs were established: music (Dearborn Park), science/technology (Beacon Hill and Van Asselt), all-day kindergarten (Rainier View and Maple), world languages (Rainier View and Wing Luke), and a gifted/enrichment program (Dearborn Park).

A 1995 study revealed that standardized test scores of students who were bused were lower across race and class lines. Given that most of the students who were bused were minorities, this disadvantage hit minority students disproportionately. By many accounts, the entirety of the Seattle Plan was a failure, one that neither properly integrated schools nor improved student achievement. Retired University of Washington geographer Richard L. Morrill referred to the plan as "one of those well-intentioned social experiments that don't work."

**Turn of the New Century**

After the flurry of five new schools in 1971, school development in Beacon Hill halted for nearly thirty years. Sharples Middle School, which had been closed since 1981 and had housed the Sharples Alternative Secondary School, reopened in September 1999 as Sharples Middle School, and was renamed Aki Kurose later that year.

In 1996 Cleveland High had an enrollment of 743 students. Of these, 55% were Asian American, 19% were African American, 17% were white, 7% were Hispanic, and 2% were Native American. The racial makeup of the teaching staff was 77% white, 14% African American, and 9% Asian American.

In 2000 the African American Academy moved into a new building at 8311 Beacon Ave S. Established in 1991, the African American Academy originally occupied part of the Colman School (2300 S Massachusetts Street, James Stephen, City of Seattle Landmark, now the Northwest African American Museum). The school was founded with the help of African American education activists in the belief that black students would thrive in a school with a faculty and curriculum focused on African American experience and community. After nine

years in a several different venues, the school moved into the new building, designed by the firm of Streeter & Associates with a central circular dome representing a *dogon*, an architectural feature found in several African nations. The school's test scores did not meet the standards set by the Bush-era No Child Left Behind act and the resulting sanctions, as well as a precipitous drop in enrollment, led the school board to close the school at the end of the 2008-2009 school year. Today this building houses Van Asselt Elementary School.

Currently existing and open schools in Beacon Hill are Cleveland High School, Asa Mercer Middle School, Aki Kurose Middle School, and the following elementary schools: Rainier View, Beacon Hill, Wing Luke, Maple, Dearborn Park, Kimball.

As is the case with Beacon Hill as a whole, racial and ethnic diversity in its schools is much greater than elsewhere in Seattle. At Cleveland High School as of October 2017, 50% of students were Asian or Pacific Islander, 25% were African American, 11% Hispanic, 8% white, and 1% Native American. 56% of the students qualified for free or reduced lunch, approximately 50% more than the average district-wide percentage for high schools. At Beacon Hill School in North Beacon Hill, the racial and ethnic breakdown is as follows: 35% Hispanic (approximately triple the district-wide average for elementary schools), 27% Asian or Pacific Islander, 16% White, 14% multiracial or unknown, and 7% African American, with 53% of the student body qualifying for free or reduced lunch. At Maple Elementary in Mid Beacon Hill, the student body as of October 2017 was 51% Asian or Pacific Islander, 16% Hispanic, 14% white, 7% African American, and nearly 58% qualify for free or reduced lunch, nearly double the districtwide average for elementary schools.

At Van Asselt Elementary, during the 2017-2018 school year the student body was 40% African American, 36% Asian or Pacific Islander, and 11% Hispanic. 80% of the student body qualified for free or reduced lunch, more than double the districtwide average for elementary schools.

***Building History***

As stated in section 4.2, the first Van Asselt school—also the first dedicated school building in Seattle—was erected near the site of the original Van Asselt family home in 1858 or 1859, in the area that would come to be known as Georgetown. The first class had seven students. This school building was torn down in 1907 to make way for the railway. In late 1907, after the original Van Asselt school building was demolished, the school district purchased the 320-acre former Van Asselt land claim and opened a new Van Asselt School in a portable building on 2.48 of those acres, located on south Beacon Hill at what is now Boeing Field, east of what is now Airport Way S. The district added three more portable buildings the following year, at which point Van Asselt was converted into the annex for the Columbia City School. Overcrowding remained an issue, and the school district provided eighth grade students with streetcar tickets to attend farther-flung schools.

The oldest still-existing portion of the subject site was constructed in 1909, designed by designed by District Architect Edgar Blair, and constructed by builder Peder Gjarde. The school served grades 1 through 6 and had a 192-student capacity. In February 1929, the fire

marshal deemed Van Asselt a "virtual fire trap," and members of the Parent-Teacher Association petitioned through the neighborhood to have fire hydrants added to the streets near the school.

Van Asselt playfield was begun in the mid-1930s. By 1936 parents were demanding the Parks Department complete the playfield. In 1938 the South Beacon Hill Improvement Club, an organization established in 1907 to "cooperate with all persons and organizations interested in the development of Beacon Hill," demanded "a playfield instead of a mud hole" for the school. As early as 1937 the South Beacon Hill Community Club was seeking a new building for the school, with parents complaining of the conditions at the school, including poor lighting and inadequate heating. The new addition was completed in 1940, and was dedicated on November 5, 1940. The addition added two classrooms, offices, and indoor plumbing.

When Holly Park housing development opened, the school was unprepared for the sudden influx of students. By 1942 the overcrowding was so dire that the school considered operating on "quadruple shifts" throughout a 24-hour period.

Before the war Van Asselt's enrollment had been between 160 and 200 students, and by spring of 1943 had tripled. The principal at the time, Paul Van Cruyningen, estimated that enrollment would swell to 700 by the fall of that year. In 1943 the Seattle School Board applied for federal funding for three more portable buildings to address ongoing overcrowding at the school, and in March 1944 a three-room addition was completed. This did little to staunch the overcrowding, and students were eating lunches in shifts in one of the old portable buildings. In 1944 the school board approved $25,000 towards a new lunchroom at Van Asselt, though construction was delayed.

In 1947 the school board approved construction of a new school building at the site of the previous building and some adjoining property. The new building cost $736,233, and opened for 1950-1951 school year with 650 students. The new building was dedicated on October 4, 1951. By 1955 Van Asselt's student body was more than 750 students, and a total of 19 portable buildings were in use to meet the school's needs. For some time in the autumn of 1957 Van Asselt had the largest enrollment of any elementary school in Western Washington, with 1,271 students.

By 1962 enrollment had nearly doubled from ten years before. With 1,100 students, the school was still facing serious overcrowding, and parents of students were demanding the school board replace or expand the school. The school district chose a four-acre tract of land 1.5 miles south of the original Van Asselt school for an addition to Van Asselt that would house grades K through 3. This land, which also had two houses upon it, was owned by Mr. and Mrs. E. Shigeru Kiba. The Kibas asked for $63,000 for the land, but the School District only offered $44,000. In fall of 1964 the Kibas sued the school district, and a judge ruled in their favor, awarding the Kibas $62,000.

The Van Asselt Annex opened in September 1962, housing grades K-3.
In 1962 the NAACP, citing the *Brown vs. Board of Education* decision that desegregated schools, sued the Seattle School Board on the grounds that the Lake Washington Ship Canal

essentially created a line of segregation, with schools to the north having overwhelmingly white student bodies and those to the south having overwhelmingly racial and ethnic minority student bodies. In a preamble to the mandatory busing program instituted in the late 1970s, in 1963 the School Board agreed to create a "voluntary transfer" program, which would give students the option of attending a school outside of the one assigned them by their location. When the Board expanded the voluntary transfer program in 1967, Van Asselt was listed as a "leaving school" for Asian American students, meaning that Asian American students would have the option of attending a school other than Van Asselt.

In the mid 1980s Van Asselt was one of two schools participating in a pilot Child Development Program, which provided "specialized, intensive counseling for emotionally troubled children."

In 1999 no school in the district had 95% minority students, however, by 2007 the racial stratification had increased and ten schools were 95% or more minority students. In 2004 Van Asselt had a student body of 454, four of whom were white. Although the number of white students in the district continued to rise, de facto racial segregation meant that by 2007 Van Asselt's enrollment was 460 students, with a single white student. A study the year before had determined that 86% of Van Asselt students came from homes where English was not the first language, and that three quarters of the student body qualified for free or reduced-price lunch.

In 2001 Van Asselt was put on a federal list of failing schools. However, in 2003 the school was awarded the second annual John D. Warner Excellence in Education Award, an unrestricted grant award of $25,000 from the Boeing Company. In 2006 the school was again being heralded as a success story, with standardized test scores placing Van Asselt in the top 20 of 67 elementary and K-8 schools in the district. The success has been attributed to the school maintaining its recess, art, gym, and music programs, rather than shunting nearly all resources toward testable subject matter. At the same time, instruction was aimed at the most talented students, an approach called "Teach to the Highest."

In June 2009 a centennial celebration was held for Van Asselt school, which included an "open house, tours, performances, a reception, and displays of historical costumes and the school's history." That fall Van Asselt Elementary moved into its current location at the former African American Academy (Streeter & Associates, 2000) at 8311 Beacon Ave S, the site of the former Van Asselt annex.

The 1909/1940 and 1950 buildings on the subject site are now known as Original Van Asselt (OVA). The 1909/1940 portion has been vacant since 2009 and is currently used for storage. In 2015 the Seattle School Board voted to establish a preschool in Original Van Asselt, as part of a citywide program that "subsidize[d] preschool for 3- and 4-year-olds based on a sliding scale according to household income." The preschool operated out of the 1950 building, offering both the preschool program and a developmental preschool, for children ages 3 to 5 who experience developmental challenges. The preschool operated until spring 2018, before being occupied as an interim school for Wing Luke Elementary in fall 2018.

***Historic Architectural Context: School Buildings***

**19th & Early 20th Century School Typology**

Horace Mann and Henry Barnard, the secretaries to the Boards of Education in Massachusetts and Connecticut, respectively, were major influencers of early school designs. Horace Mann is largely attributed with the promotion and formation of compulsory public education in the United States. He also published a plan for a one-room schoolhouse that would be regular, modern, and allow adequate light and air for the student. Barnard published tracts called *School Architecture* in 1838 and 1842, which excoriated the existing haphazard school designs and used Mann's design as a model, with windows on both sides, and a clear pedagogical hierarchy, with the teacher in the front of the classroom. According to Barnard the architecture of the school building should express the community's commitment to education. This model was used as a classroom unit and grouped together in buildings where the classrooms became increasingly prescriptive in their designs. During this period, classrooms were clearly hierarchical, with the teacher at the front and students in facing rows, with windows on the left, for illumination for right-handed students. This model was still in effect until 1932, when the so-called Rosenwald Schools were being constructed in the southeastern United States. American businessman and philanthropist Julius Rosenwald funded more than 5,000 schools at the encouragement of Booker T. Washington; with these schools Rosenwald and Washington sought to highlight and correct the inherent inequalities of segregationist primary schools in the southern United States. With the windows on one side of the schoolroom, school could be arranged around a double-loaded corridor for efficiency. In the 1890s, the New York School Board adopted an H-plan school, with classrooms grouped about central courtyards for light and air, with outdoor play space provided for in an urban environment. Other letter shapes were also adopted. These schools also provided large windows for light, forced air ventilation, central heating, fireproof materials, and fire escapes.

In 1910, A. D. Hamlin published *Modern School Houses; Being a Series of Authoritative Articles on Planning, Sanitation, Heating and Ventilation*. In 1915 Wilbur T. Mills published *American School Building Standards.* The guidelines published in these and other books were widely adopted. In order to maximize light penetration, the area of the classroom was based on the size of the students' desks; the width of the classrooms was based on the height of the windows. The window area and spacing was designed to minimize shadows for a right-handed student. At the same time that school design was becoming increasingly codified, John Dewey was advocating for reform in education and school design. As early as 1900, he advocated for more flexibility for students and expanded curricula that would provide education in subjects besides basic literacy and math, with auditoriums, gymnasiums, and rooms for special topics and laboratories. Despite Dewey's push for more flexibility in classroom design, classrooms remained lit from one side with large grouped windows, and blackboards on the other walls. Dewey inspired some alternate designs for more flexibility in school design—including Frank Lloyd Wright's school designs between 1900 and 1908—but on the whole, ideas of educational reform did not influence school design until much later. The interior wall was often taken up by storage and ventilation. Standards for lighting were based on window area for the majority of light, with windows being responsible for forty- to fifty percent of the wall area of one long wall, and the window heights codified to start within thirty-six to forty-two inches of

the finish floor, and to terminate no more than six inches from the ceiling. Classrooms were to be at least twelve feet in height from the finish floor to the ceiling. By 1918, the Illumination Engineering Society specified that three foot-candles per square foot was the minimum amount of electric light that should be provided in a classroom. Even in 1910, ventilation minimums were thirty cubic feet of fresh air per pupil, with a heating capacity adequate to heat the building to seventy degrees in zero-degree weather.

There was no universal stylistic or decorative motif for the exterior of school buildings. Communities chose the style which best suited their own idea of how scholarship should be viewed by the community: Colonial Revival as a nod to national history, Classical Revival for the democratic beginnings of Greece and Rome, or another revival style that might be particular to the community. Certain styles were more popular during certain eras: between 1900 and 1910, the Classical Revival style was most prevalent on school buildings, but in the 1920s Tudor Gothic became increasingly popular until by the end of WWI the Collegiate Gothic or "Jacobethan" style was applied to more than seventy-five percent of all new school buildings. Later the Georgian Revival was more popular, and Art Moderne took over as the predominant style during the depression and WWII. The use of Tudor revival style on Van Asselt is consistent with a Victorian idea of ornamentation applied to a standardized typological building form.

The Original Van Asselt building has been called a “free interpretation of the Tudor Style.” This is based on the heavy timber porch and decorative half-timbering at the central gabled bay. The style is based on James Stephen’s "Model School" design, also in evidence at Seward Elementary. The building adheres to the early 20th Century standards vis-à-vis window configuration and area, classroom size and configuration, and other particulars of the design. Many school buildings have Revival style applied to them in the Collegiate Gothic, or "Jacobethean" or "Tudorbethean" mode. There are not many examples of half-timbered Tudor-style schools in the United States, and most of them were built after the subject building. Examples include the Parkside School in San Francisco CA (1923, John Reid Jr., demolished) and Jefferson Elementary in Menasha, WI (1932, Foeller, Schober & Berner). In Seattle, the best extant example of a school building with half-timbering is the Seward School, as most of the other wooden model schools besides Seward and Van Asselt had Colonial Revival ornamental programs. The Madrona School (1904, James Stephen, demolished) had a similar porch with a board-and-batt gable infill that could be considered stylistically analogous to the Van Asselt entry porch. The earlier Pontius School (1890, Saunders & Haughton, later named Columbia and then Lowell, now demolished) may have set a precedent for the half-timbering exhibited on the Seward and Van Asselt buildings.

**Modern & Mid-Century Modern Style School Typology (1945-1965)**

The design of the 1950 school building reflects the adoption of modern ideas of cleanliness and functionality. Before World War II, some school designs were responding to Modernist ideas, striving for clean, rational, and functional spaces. These buildings set the stage for the boom in new Modernist schools built after the war.

Modernism, or the Modern Movement in design and architecture, had its origins in Europe after World War I, with an underlying belief that advances in science and technology would

generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by Continental architects and American Modernist pioneers, including Frank Lloyd Wright. Although educational theories excoriated the traditional classroom structure as factory-like and welcomed the idea of new schools with more flexible learning environments, school designers in the United States were slow to adopt new styles of building, continuing to use traditional models during the Great Depression and into the 1940s.

In America, school design started to be influenced by the outward aesthetic of the Modern movement, while retaining traditional classroom sizing and daylighting standards. During the 1930s little funding was available for new schools outside of the Federal Public Works Administration (PWA) building projects. Washington State had at least three of these PWA-constructed schools: Bellingham High School (1938, Floyd Naramore), Meridian Elementary School in Kent (1939), and Panther Lake School in Federal Way (1938-1939).

Many of the plans for modern schools included classrooms that opened directly to the exterior and were air conditioned. One of the earliest schools to apply the principles of the International Style was William Lescaze's Ansonia High School in Connecticut in 1937. The Crow Island School in Winnetka, Illinois, designed in 1940 by Eliel Saarinen, was instrumental in influencing Modern school design, as was Richard Neutra's Corona Avenue School in California. The firm of Franklin & Kump designed the Acalanes Union High School (1939-40) in Lafayette, California, which applied these ideas in an economical way to an expandable high school.

Modern construction, technologies, and ideas for the health, welfare, and educational ideals for children also impacted school design. The new designs focused on one-story flat-roof buildings, using modern lightweight building technologies with metal-frame windows. These schools were less expensive to build than their two-story Classical, Colonial, or Gothic predecessors. They also had a shorter life expectancy.

New research on tolerable levels of light, temperature, and ventilation, combined with technological advances in lighting and environmental controls, bolstered the success and proliferation of the new architectural forms. As designs relied more on artificial lighting and mechanical ventilation, architects during the latter part of the postwar era also began to focus on the acoustical design principles for school classrooms, affecting roof and ceiling forms. An early example of this is illustrated at John Carl Warneke's Portola Junior High School in El Cerrito, California, constructed in 1951. The 1958 gymnasium by NBBJ at Lincoln High School reflects the same popular idea of natural lighting with monitor skylights facing alternately north and south.

During this period, new school designs accommodated new functions and frequently had separate structures for auditoriums/lunchrooms, gymnasiums, and covered outdoor play areas, although this was less common for elementary schools than high schools. Some schools had specialized classrooms for music, art, and science, while portable buildings were also often retained for art and music.

**The Design of Seattle School Buildings after World War II**

In the Pacific Northwest, a new generation of architects emerged from architectural schools, including the University of Washington, where early adopters of Modernism challenged traditionalist professors. These new practitioners—including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omer Mithun (1918-1983), and Roland Terry (1917-2006)—emerged from their apprenticeships embracing a new Northwest Modernism.
Seattle architect John Morse cited the origins and formal principles of Modern school designs in a 1957 publication:

> After the doldrums of the Depression, the Second World War waked architect and public alike: new designs for one-story schools came out of Michigan, Texas and California – plans based on groups of classroom wings and landscaped courts, together with a complete restudy of assembly and athletic rooms. The following terms became well known: single-loaded corridors, bilateral lighting, sky-lighting, radiant heating unit ventilation, the finger plan, the campus plan, multipurpose room, slab-on-grade, brightness ratios, color harmony; and still later: luminous ceilings, window walls, audio-visual techniques, resilient playground surfacing, flexible special-purpose rooms, student activity rooms. Washington State contributed to the national wakening with pioneering work in top-lighting, color design and concrete design in both pre-stressed and shell design.
>
> The principal changes in regular classrooms have been these: more floor area per pupil – minimum 30 sq. ft., square rooms, sinks in all primary classrooms, day-lighting from above or from two sides, lower ceilings – down from 12 feet to 8 or 9 feet, mechanical ventilation, more tackboard – less chalkboard, more positive colors on walls and floors, higher illumination – 40 foot candles minimum, sun control outside the windows, all furniture movable.

School design in Seattle followed the national pattern, with school districts struggling to accommodate rapid population growth resulting from the postwar Baby Boom. During this period, the Seattle School district chose separate architects for each school design, definitively moving away from the previous model of a school district architect producing unified designs. Most school architects between 1945 and 1965 designed one-story elementary schools with ribbon windows and a modern expression. Several schools replaced interior corridors with covered exterior walkways as circulation spaces. All were purposely residentially scaled to fit better within their neighborhoods, and perhaps to be less intimidating to younger children. Because of the booming student population, portable school units were used at all schools to ease overcrowding.

During the war years, the Seattle Parks Department and the Seattle Public Schools shared the administration of sports programs, and in 1948 the school district adopted interscholastic sports programs. This resulted in changes of both school design and school site planning. This effort reflected a national interest, advanced by the National Education Association and others, to

meet the specific and distinct needs of teenagers. Thus, the postwar schools accommodate more sports and play, with a typical emphasis on indoor/outdoor connections, and additional paved outdoor recreation and equipment areas. While many schools were fenced, play areas were typically accessible for neighborhood use. School sites were expanded to create larger paved parking lots for teachers, staff, service vehicles, and visitors. Landscaped plant beds were typically placed along the primary façades and entries of classroom and administrative buildings and within courtyards.

The 1950 building at Van Asselt School is consistent with the mid-century modern design of Seattle Public Schools, with flat roofs, differentiated volumes for the gymnasium and auditorium, ribbon windows, and modern construction methods.

***Seattle School District Number 1: History, General Historical and Building Context***

**Early Development of Seattle Area Schools**

The first school in Seattle was established in 1854 in Bachelors' Hall, a boarding house for single men located near present-day First Avenue and Cherry Street. The sole teacher was Catharine P. Blaine, who arrived in Seattle in 1853 with her Episcopalian minister husband. An initial three-person school board was created around 1861, and in 1862, the first public funds were used to pay a teacher a salary for the twenty-three children attending school then held in the new Territorial University Building on Denny's Knoll, located at University Street and Fourth Avenue. Until 1866, when tuition-free classes were established, public funds were exclusively earmarked for teacher salaries. In 1869, Seattle received a city charter from the territorial legislature, and residents approved a funding levy to build the city's first free public-school building, Central School, near Third Avenue and Marion Street. The school opened in 1870 with 120 students and the city's first public school teacher, Lizzie Ordway. Other tax levies were later approved to construct a few smaller schoolhouses of one or two rooms scattered throughout the town.

In 1877, the legislature established the Territorial Board of Education, and by 1881, it had granted appointments of school superintendents in incorporated cities. Subsequently, Edward Ingraham was named the first superintendent of the Seattle School District in 1882.
In 1883, a new twelve-room Central School (1883, Isaac A. Palmer, a.k.a. the Sixth Street School, demolished) located at Sixth Avenue and Marion Street opened, offering Seattle's first high school classes. The following year, the twelve-room Denny School (1884, Stephen J. Meany, demolished) at Fifth Avenue and Battery Street opened for elementary students. The district's first high school commencement was held in 1886, for twelve graduates.

Student enrollment in the district expanded more than fourfold from 1,500 students in 1885 to nearly 6,650 in 1893, with many students attending classes held in rented rooms. Acute overcrowding, exacerbated by the loss of Central School to a fire in 1888, resulted in a major school construction program. Eight school buildings were built between 1889 and 1890. The city's third Central School (1889, demolished 1953), replaced its destroyed predecessor, and the South School (1889, demolished 1909), located at Twelfth Avenue S and S Weller Street,

were Seattle's first brick masonry schools, both designed by the architectural firm of Boone & Meeker.

The district's third superintendent, Frank J. Barnard, was hired in 1890, replacing Julia Kennedy, who had replaced Ingraham in 1888. Barnard oversaw the construction of fifteen schools the district completed between 1891 and 1900. Three were wood-frame school buildings with identical plans designed by the architectural firm of Saunders & Houghton, as well as four schools designed by John Parkinson based on programs developed by Barnard. District schools completed between 1890 and 1899 include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Mercer School | 1890 | Fourth Ave. N and Valley St. | Saunders & Houghton | Demolished 1948 |
| T.T. Minor School | 1890 | 1700 E Union St. | Saunders & Houghton | Demolished 1940 |
| Queen Anne School | 1890 | W Galer and Fifth Ave W | Charles W. Saunders | Demolished 1895 |
| Randall School | 1890 | E Union and 33rd Ave. | n.a. | Sold and moved 1906 |
| Rainier School | 1890 | 23rd Ave. S and King St. | Saunders & Houghton | Demolished 1957 |
| Olympic School | 1891 | Norman St. and 26th Ave. S | Walter Smedley | Demolished 1937 |
| B.F. Day School | 1892 | 3921 Linden Ave N | John Parkinson | Altered, Seattle Landmark |
| Latona School | 1892 | Fifth Ave. NE and N 42nd St. | n.a. | Demolished 1932 |
| Green Lake School | 1892 | N 65th and Sunnyside Ave. | John Parkinson | Demolished 1928 |
| Cascade School | 1893 | Pontius St. and E Thomas St. | John Parkinson | Demolished 1955 |
| Pacific School | 1893 | 1114 E Jefferson St. | John Parkinson | Demolished 1977 |
| Seward School | 1895 | Franklin St. and Louisa St. | Chamberlin & Siebrand | A.k.a. Denny-Fuhrman, altered |
| West Queen Anne School | 1895 | 515 W Galer St. | Skillings & Corner | Long-term site lease, redeveloped as condominiums in 1983 |
| Beacon Hill School | 1899 | 16th St. S and S Lander St. | n.a. | Destroyed by fire 1988 |
| Lake School | 1899 | 38th Ave. E and E Garfield St. | W.E. Boone | Demolished 1927 |

The financial panic of 1893 slowed the development of new schools, but Seattle prospered during the Klondike Gold Rush of 1897. In the aftermath of the Great Seattle Fire of 1889,

local designers and builders focused on fireproof masonry as a primary building material, looking to post-fire Chicago and its brick masonry buildings for inspiration.

**Early 20th Century Seattle Schools & James Stephen**

Frank B. Cooper was hired as superintendent in 1901. During his twenty-one-year tenure, he led the Seattle School District's transformation into a major urban school system. Cooper encouraged this development by establishing many specialized programs, including kindergartens, parental schools, and classes for adults in evening schools, as well as those for special-needs students. Cooper and the school board planned for smaller neighborhood elementary schools and comprehensive high schools.

James Stephen became the school architect and director of construction in 1901, developing a "model school plan" for standard wood-frame elementary schools. This plan was used as a basis for several elementary schools designed for the district, partially offsetting a short-term financial shortfall. These schools provided a flexible and economical approach to school construction. The standard floor plan facilitated a phased construction process in which an eight-, twelve-, or twenty-room school could be constructed and later expanded. While standard floor plans and interior finish materials were used, the exterior elevations and details of these schools varied greatly.

In 1902, the district constructed seven new large wood-frame schools, all based on Stephen's plan, as well as a new large brick masonry high school. They include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Green Lake School | 1902 | 6500 Sunnyside Ave. | James Stephen | Demolished 1986 |
| Brooklyn School | 1902 | 5031 University Way NE | Bebb & Mendel | Later University Heights, sold to University Heights Community Center Association, Seattle Landmark |
| Interbay School | 1902 | 16th Ave W & W Barrett St. | James Stephen | Demolished 1948 |
| Ross School | 1902 | Third Ave. NW between 43rd St. & 44th St. | Josenhans & Allen | Demolished 1941 |
| Walla Walla School | 1902 | 2410 E Cherry St. | Saunders & Lawton | Renamed Horace Mann School, Seattle Landmark |
| 20th Street School | 1902 | E. Thomas St. & 20th Ave. E | W.E. Boone & J.M. Corner | Renamed Longfellow, later Edmund S. Meany Middle School, demolished 1960 |
| Warren Ave. School | 1902 | Warren Ave. N between N Harrison St. & Republican St. | Albert Wikersham | Demolished 1959 |

Between 1904 and 1909, Stephen designed ten other Seattle schools, all based on his "model school plan," including:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Park School | 1904 | 6532 Phinney Ave. N | James Stephen | Renamed John B. Allen School, Seattle Landmark |
| Beacon Hill School | 1904 | 16th Ave. S & Lander | Saunders & Lawton | Altered, now El Centro de la Raza |
| Interlake School | 1904 | 4416 Wallingford Ave. N | James Stephen | Long-term site lease, now Wallingford Center, Seattle Landmark |
| Madrona School | 1904 | 33rd Ave. & E Union St. | James Stephen | Altered |
| John B. Hay School | 1905 | Bigelow St. & Boston St. | James Stephen | Seattle Landmark |
| Seward School | 1905 | 2515 Boylston Ave. E | James Stephen | Seattle Landmark |
| Daniel Bagley School | 1906 | Stone Way & N 79th St. | James Stephen | Demolished 1940 |
| Latona School | 1906 | 401 NE 42nd St. | James Stephen | Now John Stanford International School, altered, Seattle Landmark |
| Isaac I. Stevens School | 1906 | 1242 18th Ave. E | James Stephen | Altered, Seattle Landmark |
| Frantz Coe School | 1907 | 2433 Sixth Ave. W | James Stephen | Destroyed by fire 2000 |
| Van Asselt School | 1909 | Beacon Ave. & Othello St. | James Stephen w/ Edgar Blair | Altered |

Other district schools during this period that were not based on the "model plan" include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Central High School | 1902 | 6525 E Broadway Ave. | W.E. Boone & J.M. Corner | Later renamed Broadway High School, demolished 1974 |
| Parental School | 1905 | Mercer Island | James Stephen | A.k.a. Burbank school |
| Summit School | 1905 | 1415 Summit Ave. | James Stephen | Now Northwest School, Seattle Landmark |
| Franklin School | 1906 | 18th Ave. S and Main St. | James Stephen | A.k.a. Washington School, demolished ca. 1975 |
| Whittier School | 1908 | 7501 13th Ave. NW | Newton Gauntt | Demolished 1998 |

| | | | | |
|---|---|---|---|---|
| Webster School | 1908 | 3014 NW 67th St. | Frederick Sexton | Closed, scheduled to open 2020, Seattle Landmark |

Between 1907 and 1908, the district began reconsidering wood-framed school buildings, with the board authorizing the construction of three brick masonry "fireproof" buildings using the model plan developed for the wood-frame schools. These include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Lawton School | 1908 | 25th Ave W & Elmore | James Stephen | Demolished 1913 |
| Fairview School | 1908 | 844 NE 78th St. | James Stephen | Now Fairview Church |
| Whitworth School | 1908 | 5215 46th Ave. S | James Stephen | Demolished 1987 |

These James Stephen-designed buildings were nearly identical, incorporating Tudor-style details executed in terra cotta, flat roofs, and projecting entries.

In 1908, school architect Stephen prepared a report on modern school design, construction, and equipment. This report directly led to the creation and adoption of the second "model school plan" that incorporated fireproof materials including concrete, masonry, and terra cotta. These "new" school plans also incorporated modern lavatory equipment. These later schools were often executed in late Gothic or Jacobean style, then popular, and were also designed to be expandable as necessary. Schools that followed the "new" model are:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Emerson School | 1909 | 9709 60th Ave. S | James Stephen | Altered, Seattle Landmark |
| Adams School | 1909 | 6129 26th Ave. NW | James Stephen | Demolished 1989 |
| Colman School | 1909 | 1515 24th Ave. S | James Stephen | Now African American Museum, Seattle Landmark |
| Greenwood School | 1909 | 144 NW 80th St. | James Stephen | Altered |

Stephen also designed the original portions of two of Seattle's oldest extant high schools:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Lincoln High School | 1907 | 4400 Interlake Ave. N | James Stephen | Altered, Seattle Landmark |
| Queen Anne High School | 1909 | 215 Galer St. | James Stephen | Now housing, Seattle Landmark |

By 1910, enrollment was at 24,758 students and more elementary school buildings were needed. Annexations of suburban areas between1905 and 1910 brought nearly two dozen additional schools into the district service area, many of which needed replacement.

**Early 20th Century Seattle Schools & Edgar Blair**

Edgar Blair, who had worked with Stephens since 1906, became the district's architect in 1909 after Stephen resigned. Blair, a graduate of Columbia University who had previously worked at the New York architectural firm of McKim, Mead & White, originally retained Stephen's model plan, but eventually shifted away from Stephen's preferred Jacobean style to more Classical- and Renaissance-based schemes.
Between 1910 and 1913, eight nine-room reinforced concrete school buildings with brick veneers were constructed from Blair's designs, including the following:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Gatewood School | 1910 | 4320 SW Myrtle St. | Edgar Blair | Altered, Seattle Landmark |
| Ravenna School | 1911 | 6545 Ravenna Ave. NE | Edgar Blair | Altered, now Ravenna Apartments Community Center |
| Jefferson School | 1911 | 4720 42nd Ave. SW | Edgar Blair | Demolished 1985 |
| Lawton School | 1912 | 25th Ave & Elmore | Edgar Blair | Demolished 1987 |
| Lake School | 1912 | 1617 38th Ave. E | Edgar Blair | Now McGilvra, altered, Seattle Landmark |
| F.A. McDonald School | 1912 | 144 N 54th St. | Edgar Blair | Altered |
| Concord School | 1912 | 723 S Concord St. | Edgar Blair | Altered, Seattle Landmark |
| Alki School | 1913 | Carroll St. & Chilberg Ave. | Edgar Blair | Demolished 1965 |

These similar school buildings were all eclectically styled with wood-framed hip roofs. The later buildings incorporated terra cotta stringcourses and more intricate detailing

Besides these larger nine-room school buildings, Blair was responsible for smaller, four- to six-classroom "intermediate grade of school buildings" designed for less populous neighborhood locations. These include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Harrison School | 1913 | 3201 E Republican | Edgar Blair | Altered, now Martin Luther King Jr. Elementary School |
| North Queen Anne School | 1914 | 2919 First Ave. W | Edgar Blair | Altered |
| Fauntleroy School | 1917 | 9131 California Ave. SW | Edgar Blair | Altered, now leased to Fauntleroy Day Care Center |

| | | | | |
|---|---|---|---|---|
| Frank B. Cooper School | 1917 | 4408 Delridge Way SW | Edgar Blair | Altered, now Youngstown Cultural Arts Center, Seattle Landmark |
| Crown Hill School | 1919 | 9250 14th Ave. NW | Edgar Blair | Altered, sold to Small Faces Child Development Center |

Blair also designed four school additions, so-called "border" buildings, consisting of linear single-loaded brick masonry buildings intended to be built adjacent to the lot line of existing schools. These include additions to:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Allen School | 1917 | 6615 Dayton Ave. N | Edgar Blair | Sold to Phinney Neighborhood Association, Seattle Landmark |
| Seward School | 1917 | 2515 Boylston Ave. E. | Edgar Blair | Altered, Seattle Landmark |
| Latona School | 1917 | 401 NE 42nd St. | Edgar Blair | Demolished 1999 |
| Lowell School | 1919 | 1058 E Mercer St. | Edgar Blair | Altered |

Blair designed three high schools during his tenure. These are as follows:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Franklin High School | 1912 | 3013 S Mt. Baker Blvd. | Edgar Blair | Altered, Seattle Landmark |
| Ballard High School | 1916 | 1418 NW 65th St. | Edgar Blair | Demolished 1997 |
| West Seattle High School | 1917 | 4075 SW Stevens St. | Edgar Blair | Altered, City of Seattle Landmark |

In 1919, four "Liberty Buildings," wood-framed temporary annexes built cheaply to conserve materials during World War I, were built adjacent to Jefferson, Bagley, Bryant, and Fulton schools.

Blair resigned as school architect in March of 1918, due to differences with the fiscally conservative Nathan Eckstein, who was then serving as the chair of the district's building committee.

**1920s and 1930s Seattle Schools & Floyd A. Naramore**

After World War I, and as Seattle entered the 1920s, the increased costs of providing educational programs to a growing population strained the school district. Public school enrollment grew from 51,381 in 1920, to slightly over 66,000 ten years later, requiring new construction in newly developed areas like Montlake and Laurelhurst, additions to older schools, and construction of intermediate schools and high schools. Despite a post-war

recession in the early 1920s, the district entered into a phase of a well-funded building program due to school construction bond issues passed in 1919, 1923, 1925, and 1927.

Floyd A. Naramore replaced Blair as school architect in 1919, overseeing the completion of several projects already underway. An M.I.T. graduate who had already designed several schools in Portland, Oregon, Naramore would significantly influence the district's school design until his departure for private practice in 1932. Most of Naramore's schools were designed in a twentieth century version of the Georgian style.

With Cooper still serving as superintendent, the district continued its vocational and technical programs, building a large reinforced concrete annex (1921, Floyd A. Naramore, altered, later Edison Technical School, now part of Seattle Community College's Central Campus) across the street to the north from Broadway High School in 1921. The same year, the district also completed a new administration and facilities building (1921, Floyd A. Naramore, demolished).

Cooper left the district in 1922, replaced by Thomas Cole, a former principal of Broadway High School. Cole served until 1931, and was succeeded by Worth McClure.

The district completed thirteen new elementary school buildings during this period, and altered several others with additions. By 1935, all elementary schools also included kindergarten, and lunchroom service was being added to all schools.

New elementary schools completed during this period include:

| **School** | **Year** | **Address** | **Designer** | **Notes** |
|---|---|---|---|---|
| Bailey Gatzert School | 1921 | 615 12th Ave. S | Floyd A. Naramore | Demolished 1989 |
| Highland Park School | 1921 | 1012 SW Trenton St. | Floyd A. Naramore | Demolished 1998 |
| Martha Washington School | 1921 | 6612 57th Ave. S | Floyd A. Naramore | Originally Girls' Parental School, demolished 1989 |
| Columbia School | 1922 | 3528 S Ferdinand St. | Floyd A. Naramore | |
| John Hay School | 1922 | 411 Boston St. | Floyd A. Naramore | Now called Queen Anne Elementary |
| Dunlap School | 1924 | 8621 46th Avenue S | Floyd A. Naramore | Seattle Landmark, Altered |
| Montlake School | 1924 | 2409 22nd Ave. E | Floyd A. Naramore | Seattle Landmark |
| William Cullen Bryant School | 1926 | 3311 NE 60th St | Floyd A. Naramore | Altered, Seattle Landmark |
| E.C. Hughes School | 1926 | 7740 34th Ave. SW | Floyd A. Naramore | Altered, Seattle Landmark |

| | | | | |
|---|---|---|---|---|
| Magnolia School | 1927 | 2418 28th Ave. W | Floyd A. Naramore | Closed, scheduled to open 2019, Seattle Landmark |
| Laurelhurst School | 1928 | 4530 46th Ave. NE | Floyd A. Naramore | Altered |
| Daniel Bagley School | 1930 | 7821 Stone Ave. N | Floyd A. Naramore | Seattle Landmark |
| Loyal Heights School | 1932 | 2511 NW 80th St. | Floyd A. Naramore | Seattle Landmark, Altered |

In the early 1920s, the district considered building intermediate or "junior high school" buildings serving students in grades seven through nine, to put itself in line with national educational philosophy and relieve pressure on existing elementary and high schools. The school board officially adopted the term "junior high school" in 1932. Naramore designed four intermediate or junior high schools for the district, including:

| **School** | **Year** | **Address** | **Designer** | **Notes** |
|---|---|---|---|---|
| Alexander Hamilton Jr. High School | 1925 | 1610 N 41st St. | Floyd A. Naramore | Altered, Seattle Landmark |
| John Marshall Jr. High School | 1927 | 520 NE Ravenna Blvd. | Floyd A. Naramore | |
| Madison Jr. High School | 1929 | 3429 45th Ave. SW | Floyd A. Naramore | Altered, Seattle Landmark |
| Monroe Jr. High School | 1931 | 1810 NW 65th St. | Floyd A. Naramore | |

These school building were all built according to a "hollow square" plan with a centrally located gymnasium and lunchroom. Each included specialized science, mechanical drawing, cooking, sewing, and art rooms.

Three new high schools were completed between 1923 and 1929, all built with a "hollow square" plan and imposing primary façades.

High schools designed by Floyd Naramore include:

| **School** | **Year** | **Address** | **Designer** | **Notes** |
|---|---|---|---|---|
| Roosevelt High School | 1922 | 1410 NE 66th St. | Floyd A. Naramore | Altered, Seattle Landmark |
| James A. Garfield High School | 1923 | 400 23rd Ave. | Floyd A. Naramore | Altered, Seattle Landmark |
| Cleveland High School | 1927 | 5511 15th Ave. S | Floyd A. Naramore | Altered, Seattle Landmark |

District high schools during this period adopted specialized programs for science, art, physical education, industrial arts, and home economics.

The Great Depression of the 1930s was a time of rising unemployment with general school enrollment declining to 57,551 in 1933. Enrollment in adult education classes dramatically increased, however. Seattle schools faced declining revenues, excess personnel and older urban facilities. Sixteen schools were closed, and their students redistributed to nearby buildings. By the end of the 1930s, there were concerns about the lack of maintenance and the conditions of older schools, prompting the district to request a tax levy for another new building program.

**World War II Period**

A three-million-dollar school levy passed on March 14, 1939. Under this levy Floyd Naramore was hired as an independent architect in partnership with Clifton Brady. He completed the design for one new school building, T.T. Minor, and a major addition and remodel at what was then called Longefellow, later renamed Edmund Meany after the addition was complete. Also, eleven other schools received minor additions and remodels from levy funds. Additions included a gymnasium at Colman School, vocation wing at Edison, additional classrooms at Van Asselt, four rooms at Laurelhurst, classrooms at McGilvra and Magnolia, and an addition at Ballard. However, due to declining enrollment in this period, sixteen older buildings were closed, including the Ross School.

During World War II, Seattle became a center of aircraft and shipbuilding for the war effort and experienced a massive influx of defense workers and their families. School enrollment once again grew, especially in areas where there were no existing school facilities. Existing school facilities were expanded for the children of these workers, especially in federally funded housing project areas.

At the same time, the internment of 1,456 Japanese American families meant that the district lost a large number of students.

The district also sought to increase efficiency at this time by changing its method for designing new buildings, choosing to hire private architecture firms rather than employing a school district architect for new building programs. Once again, all buildings constructed after 1941 were considered temporary structures to conserve building materials for the war effort.

New schools completed during World II included:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| T.T. Minor School | 1941 | 17700 E Union St. | Naramore & Brady | Altered, now Seattle World School |
| Duwamish Bend School | 1944 | 5925 Third Ave. S | n.a. | Later Holgate School, demolished |
| High Point School | 1944 | 6760 34th Ave. SW | Stuart, Kirk, & Durham | Demolished 1987 |

| | | | | |
|---|---|---|---|---|
| Rainier Vista School | 1944 | 3100 Alaska St. | Holmes & Bain | Originally Columbia Annex, altered and partially demolished |

Additions and improvements to more than ten other schools were also undertaken as part of a program that demolished and replaced the city's oldest wood-frame school buildings.

**Post-World War II Seattle Schools, 1946 to 1965**

After World War II, enrollment swelled to a peak in the 1960s of approximately 100,000 students. Between 1946 and 1958, six separate bond issues were approved for new school construction. Samuel Fleming, employed by the district since 1908, succeeded Worth McClure as superintendent in 1945. After Fleming retired in 1956, Ernest Campbell became superintendent.

In 1945, the Seattle School District Board commissioned a study of population trends and future building needs. One proposal called for the modernization of all existing schools and the addition of classrooms, along with multi-use rooms for lunch and assembly purposes, covered and hard-surfaced play areas and play-courts, and expanded gymnasiums. Improvements in lighting, heating, plumbing systems, and acoustical treatments were sought as well. This survey occurred at a time when student enrollment in Seattle was stable, at around 50,000. By this time the school district was overseen by a five-member board of directors, and employed approximately 2,500 certified teachers, with an average annual salary of about $2,880.

The district completed a large stadium with reinforced concrete stands (1947, George W. Stoddard) in 1947, adjacent to the National Guard Armory at Harrison Street and Fourth Avenue N, at the former Civic Field. In 1951, a war memorial shrine bearing the names of 762 Seattle schools graduates killed in World War II was dedicated at Memorial Stadium.

In 1949, a 6.8 Richter-scale earthquake damaged several elementary schools, resulting in their subsequent replacement by temporary portables. As enrollment continued to swell throughout the 1950s, these temporary structures served as a quick, flexible response to overcrowding. In 1958 an estimated twenty percent of the total Seattle student body was taught in portable classrooms. Despite their popularity, however, the occupants of the portables suffered from inadequate heating, lack of plumbing, and distance from other school facilities.

Elementary schools included separate gymnasiums and auditorium-lunchrooms. Older high schools gained additions of gymnasiums and specialized classroom space. Despite all the construction, there were still extensive needs for portable classrooms to accommodate excess enrollment.

During this period the quality of construction gradually improved. The earliest school buildings, put up as rapidly as possible, included the three schools constructed in 1949. Designs prepared by George W. Stoddard for these schools were essentially linked portables with a fixed administrative wing. Each of the district's thirty-five new school buildings was individually designed in the Modern style, with nearly all of the elementary schools

constructed as one-story buildings, or on sloping sites. To conform to change in building code, each classroom had direct access to grade.

The twenty-two new elementary schools built by the district between 1948 and 1965 include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| View Ridge School | 1948 | 7047 50th Ave. NE | William Mallis | |
| Arbor Heights School | 1949 | 3701 SW 104th St. | George W. Stoddard | Demolished, replacement opened 2016 |
| Briarcliff School | 1949 | 3901 W Dravus St. | George W. Stoddard | Demolished |
| Genesee Hill | 1949 | 5012 SW Genesee St. | George W. Stoddard | Demolished, replacement opened 2016 |
| Lafayette School | 1950 | 2645 California Ave. SW | John Graham & Co. | |
| Van Asselt School | 1950 | 7201 Beacon Ave. S | Jones & Biden | temporary site for Wing Luke |
| Olympic Hills School | 1954 | 13018 20th Ave. NE | John Graham & Co. | Demolished, replacement opened 2017 |
| Viewlands School | 1954 | 10523 3rd Ave. NW | Mallis & Dehart | |
| Wedgwood School | 1955 | 2720 NE 85th St. | John Graham & Co. | |
| Northgate School | 1956 | 11725 First Ave. NE | Paul Thiry | |
| John Rogers School | 1956 | 4030 NE 109th St. | Theo Damm | |
| North Beach School | 1958 | 9018 24th Ave. NW | John Graham & Co. | |
| Roxhill School | 1958 | 9430 30th Ave. SW | John Graham & Co. | |
| Sand Point School | 1958 | 6208 60th Ave. NE | G.W. Stoddard w/ F. Huggard | |
| Cedar Park School | 1959 | 13224 37th Ave. NE | Paul Thiry | Seattle Landmark |
| Sacajawea School | 1959 | 9501 20th Ave. NE | Waldron & Dietz | |
| Decatur School | 1961 | 7711 43rd Ave. NE | Edward Mahlum | Re-opened 2017 |

| | | | | |
|---|---|---|---|---|
| Graham Hill School | 1961 | 5149 S Graham St. | Theo Damm | Altered |
| Rainier View School | 1961 | 11650 Beacon Ave. S | Durham, Anderson & Freed | |
| Schmitz Park School | 1962 | 5000 SW Spokane St. | Durham, Anderson & Freed | Vacant |
| Broadview-Thomson School | 1963 | 13052 Greenwood Ave. N | Waldron & Dietz | |
| Fairmont Park School | 1964 | 3800 SW Findlay St. | Carlson, Eley & Grevstad | Altered |

One of the first priorities during this period was the building of new junior high schools. Between 1950 and 1959, ten new junior high schools were completed:

| **School** | **Year** | **Address** | **Designer** | **Notes** |
|---|---|---|---|---|
| Eckstein Jr. High School | 1950 | 3003 NE 75th St. | William Mallis | Seattle Landmark |
| Blaine Jr. High School | 1952 | 2550 34th Ave. W | J. Lister Holmes | |
| Sharples Jr. High School | 1952 | 3928 S Graham St. | William Mallis | Now Aki Kurose Middle School |
| David Denny Jr. High School | 1952 | 8402 30th Ave. SW | Mallis & Dehart | Demolished |
| Asa Mercer Jr. High School | 1957 | 1600 Columbian Way S | John W. Maloney | |
| Whitman Jr. High School | 1959 | 9201 15th Ave. NW | Mallis & Dehart | |
| Louisa Boren Jr. High School | 1963 | 5950 Delridge Way SW | NBBJ | Now Boren K-8 STEM |
| George Washington Jr. High School | 1963 | 2101 S Jackson St. | John Graham & Co. | |
| Worth McClure Jr. High School | 1964 | 1915 First Ave. W | Edward Mahlum | |

During this period the district also constructed three new high schools, including:

| **School** | **Year** | **Address** | **Designer** | **Notes** |
|---|---|---|---|---|
| Chief Sealth High School | 1957 | 2600 SW Thistle | NBBJ | Altered |
| Ingraham High School | 1959 | 1819 N 135th Street | NBBJ | Altered, portions are City of Seattle Landmark |

| | | | | |
|---|---|---|---|---|
| Rainier Beach High School | 1960 | 8815 Seward Park S | John W. Maloney | Altered |
| Nathan Hale High School | 1963 | 10750 30th Ave. NE | Mallis & Dehart | Altered |

Between 1943 and 1954, voters in the rapidly growing unincorporated areas north of Seattle, feeling the burden of new special school levies, and believing that there were advantages to Seattle transportation services and police and fire protection, approved at least twelve annexations to the city of Seattle. This pushed the city limits northward from a line near N 85th street, to a uniform north border at N 145th Street. These annexations brought an additional ten schools into the district from the struggling Shoreline School District.

**Mid-1960s and 1970s Seattle Schools**

After the mid-1960s and throughout the 1970s, the district suffered from declining enrollment and revenue. Repeated leadership changes in the district resulted from the short tenures of three superintendents between 1965 and 1981. Forbes Bottomly was appointed district superintendent in 1965, after Frank Campbell retired. Bottomly resigned in 1973, and was replaced by J. Loren Troxel, who had previously served as assistant superintendent. In 1976 he was replaced by David Moberly, formerly a school superintendent from Evanston, Illinois. Donald Steel, who had previously served as superintendent in Toledo, Ohio, succeeded Moberly in 1981. During this period overall enrollment in the district also declined, from over 93,000 in 1965 to approximately 43,500 in 1984.

The district attempted to address racial desegregation in 1963 with a volunteer transfer program, and multiracial readers that were tried on an experimental basis in 1965.
In 1966, a new type of school was designed based on pedagogical theories of team teaching, open space and synergy. Seven new elementary schools and one middle school were designed and built with an "open concept," and other schools were remodeled with the removal of walls and the addition of learning resource centers. New programs for Head Start, Title 1 remedial, Special Education and Transitional Bilingual were added.

"Open Concept" schools built by the district include:

| School | Year | Address | Designer | Notes |
|---|---|---|---|---|
| Green Lake School | 1970 | 6415 First Ave. NE | Manson Bennett | Altered |
| Capt. Steven E. Sanislo School | 1970 | 812 SW Myrtle St. | Sullam, Smith & Associates | Altered |
| Beacon Hill School | 1971 | 2025 14th Ave. S | Durham, Anderson & Freed | Altered |
| Dearborn Park | 1971 | 2820 S Orcas St. | Fred Bassetti & Company | Altered |

| | | | | |
|---|---|---|---|---|
| Kimball School | 1971 | 3200 23rd Ave. S | Durham, Anderson & Freed | Altered |
| Wing Luke School | 1971 | 3701 S Kenyon St. | Fred Bassetti & Company | Demolished, replacement scheduled to open 2020 |
| Maple School | 1971 | 4925 Corson Ave. S | Durham, Anderson & Freed | Altered |
| South Shore Middle School | 1973 | 4800 S Henderson | NBBJ | Demolished, replacement opened 2009 |

By 1977, the Seattle School Board instigated a sweeping desegregation plan that included bussing approximately 12,000 students, with over half of Seattle's schools involved. As a result, public school enrollment dropped by half from the 1960s, and private school enrollment throughout the city grew. The school board was forced to enact a school closure plan. By 1984, the district had closed two high schools, seven junior high schools, and twenty elementary schools. Mandatory busing eased in the late 1980s, in response to litigation by community groups in north end neighborhoods and court rulings.

**1980s to Present Day Seattle Schools**

Deputy district superintendent Robert L. Nelson was appointed superintendent in 1984 to serve a two-year term after Steele resigned. William M. Kendrick was appointed superintendent in 1986, after a national search. Kendrick served nine years and was succeeded by retired army general John Stanford. Stanford proved to be a capable and dynamic leader, but a terminal illness led to his replacement in 1998 by the district's chief operations manager, Joseph Olchefske.

In 1984, many schools needed upgrading or replacement, and a bond issue passed for thirteen new Elementary Schools, upgrading Ballard High and a new facility for Franklin High. Community debates about preservation followed this bond issue. The School Board also decided that excess properties were an asset to the Seattle School District and therefore should not be sold, but rather leased to community groups. Only three of the decommissioned schools were demolished so that the underlying property could be leased, and the rest of the buildings either sit empty or are being revamped for other purposes by long-term leaseholders.

In the 1990s, the school district's major capital construction program continued with passage of three Building Excellence Levies (BEX) approved by voters in 1995, 2004, and 2007, which called for new construction, renovations, additions, and infrastructure and technology improvements. Seattle Public Schools is currently initiating the BEX IV program, which is funded by the capital levy approved by voters in February 2013.

For the 2011-2012 school year, there were over 47,000 enrolled students. Although this is less than half the number of fifty years ago, the number of students is gradually increasing. The district presently operates ninety-one schools, of which fifty-four are elementary schools,

twelve are high schools, ten are K-8 schools, nine are middle schools, and six are alternative schools. The district has more than 8,000 staff including 3,100 teachers, 835 paraprofessional, 660 certified instructional staff, and 150 principals. Seattle Public Schools had a general fund budget of 558.3 million dollars in the 2009-10 operational year.

### *Building Architects*

### Building Architect, 1909 Building: Edgar Blair (1871-1924)

*Note: The text from this section (all sans serif font) is taken from the Landmark Nomination Report for McGilvra Elementary School, prepared by David Peterson of Nicholson Kovalchick Architects for the Seattle School District No. 1, June 30, 2014.*

Edgar Blair was born in 1871 in Des Moines, Iowa to Rufus and Jessie Blair. His father was a florist, and his mother raised their two children, Edgar and his older sister. At some point early in his working career, Edgar was employed as an instructor of mathematics at Iowa State College in Des Moines.

By about 1900, Edgar had moved to New York City to attend Columbia University, where he received his undergraduate degree in architecture. Before 1904 (and moving often), he had worked as a draftsman for the prominent New York firm of McKim, Mead & White; as a draftsman for the Baltimore firm of Baldwin & Pennington, who were the regular architects for the Baltimore & Ohio Railroad; and as a draftsman for the Washington DC firm of Marye & Wright. Blair's education and work experience were grounded firmly in the Beaux-Arts tradition.

In 1904, Blair established his own firm in Washington DC, which operated about one year. In early 1906, Blair arrived in Seattle and was employed by James Stephen, who had served as the architect for the Seattle School District since 1898.

Stephen had designed numerous schools for the rapidly growing city and school district, including the wood-framed Green Lake School (1901, demolished) which was used as the "Model School Plan" for the elementary schools expected to be built in the following decade. The model plan system allowed a flexible and efficient phased approach to school construction, as the school population grew rapidly throughout the city. A central core of eight, twelve, or twenty rooms could be expanded with flanking wings as necessary, all in affordable wood construction. Although plans and interior finishes were standardized, exterior elevations could be detailed differently, allowing for a variety of architectural expressions to suit the neighborhood. School building projects underway in the early years when Blair was in the office included Stevens School (1906), Latona (1906, altered), and Coe (1906-07, altered)—all of these based on this model school plan, or variations of it.

Shortly after Blair's arrival in the office, Stephen traveled across the United States to study other cities' schools in order to prepare a report on modern school design, construction, and equipment. From this, Stephen developed a second model plan, which was based on fireproof materials such as concrete, terracotta, and brick. The School Board approved the second model plan in 1908. Schools developed on this second model plan, which Blair may have worked on, include Colman (1909), Greenwood (1909) and Emerson (1908-09). These designs featured five classrooms arranged along a double-loaded corridor on the upper floor, and four classrooms on the first floor, with two stairwells at the corridor ends.

Other large projects in the office which would have likely required Blair's participation include the original portions of Lincoln High School (1906-07) and Queen Anne High School (1908-09); the latter was directly attributed to Blair in his obituary.

In 1909, with Blair as the head draftsman of the school board staff, Stephen resigned in order to form a private architectural partnership with his son. Blair was appointed the architect for the Seattle School District, serving for nine years. In this capacity, he designed more than thirty schools and additions, including the following:

- Broadway High School auditorium addition (1909-11), the only remaining portion of Broadway High School.
- Franklin High School (1910-11), perhaps Blair's best work. This large, brick and terracotta Beaux-Arts composition features a pyramidal tile roof, monumental engaged columns, and ornate Classical details.
- Ballard High School (1912).
- Numerous elementary schools, including McGilvra Elementary School (1912-13).

Blair worked for the Seattle School District until 1918, when he was replaced by Floyd Naramore. After 1918, Blair was in private practice, although few examples of work from that period could be found for this report. One was a proposed apartment building valued at $50,000 at 2405 Fourth Avenue in 1922, and another in 1923 valued at $185,000 at Yale Avenue and Stewart Street. Additionally, he was one of three architects who served as consultants for the design of the Montlake Bridge in 1924.

His office was in the Crown Building at Second Avenue and James Street downtown, although by 1923 was located in the Epler Building, at Second Avenue and Columbia Street. He resided with his wife, son, and daughter in south Seattle near Seward Park. In 1912, Blair became a member of the Washington State Chapter of the American Institute of Architects (AIA). During the 1920s, Blair was also a member of the Washington State Society of Architects, and served as an officer of the organization in various capacities in the early 1920s.

Blair died in Seattle in late 1924 at age 53, of complications following a surgery.

**Building Architect, 1950 Portion: Jones & Bindon (1948-1957)**

The Seattle architectural firm of Jones & Bindon designed the 1950 Van Asselt School. Jones & Bindon was the architectural partnership of John Paul Jones (1892-1982) and Leonard William Somerville Bindon (1899-1980).

John Paul Decker Jones was born in Maumee, Ohio on August 12, 1892, the son of Allen and Adda B. Jones. Allen Jones was a train master at a railroad.

Architect George S. Mills employed Jones as a draftsman in Toledo, Ohio between 1909 and 1910. He attended Denison University between 1911 and 1913, and was employed by Mills, Rhine, Bellman & Nordoff in Toledo between 1913 and 1914. He attended the University of Pennsylvania and graduated with a Bachelor of Architecture in 1916. He worked for Spier &

Gehrke in Detroit between 1916 and 1917, before serving in the United States Army during World War I.

After the war, Jones moved to Seattle and was employed by Bebb & Gould between 1919 and 1939, becoming a junior partner in 1928. After Gould's death in 1939, Jones formed a partnership with Bebb that lasted until Bebb's death in 1942. During World War II, Jones worked on the Holly Park Defense Housing for the Federal Works Agency. Between 1947 and 1956 he joined Leonard W. Bindon to form the Seattle Architectural firm of Jones & Bindon. After 1956 Jones was in private practice. He passed away in 1982.

Leonard W. Bindon was born in London on June 27, 1899, the son of James Pattison and Helen Grace Bindon. Bindon immigrated to the United States in 1911, where his parents had settled in Bellingham, Washington. He attended and graduated from the University of Washington in 1924, with a Bachelor of Architecture, and later attended Columbia University, graduating with a Master's degree in 1927.

In 1924, Bindon worked for Andrew Willatsen, and between 1925 and 1926, for architect Robert C. Reamer. Between 1927 and 1928 he worked for Voorhees, Walker & Smith, and later for James Gamble Rogers, in New York City. Returning to Seattle, Bindon worked for architect Paul Thiry between 1933 and 1934, before practicing independently in Bellingham, Washington between 1934 and 1940.

Bindon served as a Major in the United States Army between 1940 and 1946.

Upon his return to Seattle in 1946, Bindon took a position at the firm of Bebb & Jones, and was partners with Jones from 1948 to around 1959. Bindon retired in 1968, and passed away in Seattle in 1980.

During their years of partnership Jones & Bindon designed buildings in the International Style. These included:

- Civil Engineering Building, University of Washington, Seattle, WA (1946)
- Electrical Engineering Building, University of Washington, Seattle, WA (1947-1948)
- Student Union Building, University of Washington, Seattle (1949-1952)
- Conibear Shellhouse, University of Washington, Seattle (1948)
- Van Asselt Elementary School, Seattle, WA (1950)
- University Congregational Church, Seattle (1952)
- Office building for American Telephone & Telegraph Company, Seattle (1953-1954)
- Equipment building for Pacific Telephone & Telegraph Company, Seattle (1954-1955)
- Cromwell Park Elementary School, Shoreline, WA (1954-1955)
- Washington Educational Association Building, Seattle (1954-1955)
- Woodridge Elementary School, Bellevue, WA (1955)
- Women's dorm, Western Washington College of Education, Bellingham, WA (1955)
- Ryther Child Center, North Seattle (1957).

*Building Contractors*

**Building Contractor 1909: Peter (or Peder) P. Gjarde (1875-1938)**

The general contractor for the 1909 Van Asselt School was Peder P. Gjarde.

Gjarde was born in 1874 in Egvedt, Norway, and immigrated to the United States in 1893. By 1900 he resided in Seattle and was working as a carpenter. In 1902, the Seattle city directory lists his employer as Hutchins & Criddle. He petitioned for naturalization in 1909. On May 15, 1912, Gjarde married Aminda Lawrence at Immanuel Lutheran Church in Seattle. He owned his own general contracting business by 1920, and had offices in the Lyon Building. He is known to have been responsible for the construction of the following buildings:

- John Hay School Building (1921, architect Floyd Naramore)
- De Honey Dancing Academy (1923)
- A now-demolished mill construction building at the corner of Third Avenue and Lenora Street, designed by Henry Bittman (1926)
- Building for the Crescent Manufacturing Company at the corner of S Maynard Street and Dearborn Avenue S, designed by Stuart & Wheatley (1926), now known as the RDA Building)
- The original Seattle Art Museum by Bebb & Gould (1933, now the Seattle Asian Art Museum, City of Seattle Landmark)
- Wilson Modern Business College (1927, Frank Fowler, now the Griffin Building, City of Seattle Landmark).

By 1937, Gjarde had offices in the Joshua Green Building, and completed the Anderson Buick Center.

Gjarde died on February 13, 1938.

**Building Contractor 1950: Cawdrey & Vemo (1950-1975)**

James W. Cawdrey and Bjarne Vemo formed the construction contracting firm of Cawdrey & Vemo in 1950. During the 25 years the firm operated, between 1950 to 1975, they completed dozens of large projects in Seattle and around the Puget Sound. The first year they were in business, they were responsible for the construction of the subject building, along with several other projects including the King County Central Blood bank with Naramore, Bain, Brady & Johanson. They worked with many significant architects through the years including:

- Paul Thiry (St. George Parish Church and Rectory, Georgetown, 1953)
- John Maloney (several different school and office projects)
- Ibsen A. Nelsen and Russell B. Sabin (1956, Prudential Insurance Co., 1206 N 185$^{th}$ Street, Shoreline)
- George W. Stoddard-Huggard & Associates (1957, Addition to Seattle General Hospital, and others)

- Skidmore Owning & Merrill (1965, Sheraton Motor Inn, now the Cosmopolitan Apartments and Wine World)
- Fred Bassetti & Co. (New Library Addition at Western Washington University, 1972, and others)
- Roland Terry (1968, Washington Park Towers 1620 43rd Avenue E).

They also continued the constructing projects designed by Naramore, Bain, Brady and Johanson including the Georgia Pacific Plywood Company Office, 600 Capitol Way N, Olympia (1952) listed on the National Register. The Georgia Pacific Building is the only known building constructed by Cawdrey & Vemo to have been recognized for its historic significance. They constructed one other design by Jones & Bindon: the Washington Education Service Center at 910 Fifth Avenue in Seattle (1955, demolished). They later were responsible for the construction of the Psychology Building at the University of Washington, designed by subsequent firm Bindon & Wright (1971).

Subsequent K-12 school projects constructed by Cawdrey & Vemo include the Holy Rosary School Annex (1953, John Maloney) and the Terracene Elementary School in Federal Way (1957, John W. Maloney).

James W. Cawdrey (1917-1994) was born in Asotin, Washington in 1917, and had moved to Seattle by 1936 where he was a student. He married Bessie Worthington in 1937 in Yakima, and together they had six children. He served in WWII, and became a German prisoner of war until he was freed in 1945. Besides serving as president of Cawdrey & Vemo, Cawdrey also served in volunteer positions for various professional organizations. He was elected president of the National Association of General Contractors in 1959, and continued to be active in the A. G. C. for decades. Later on, he was a board member of the Western Federation of Regional Construction Employers. In 1958 Cawdrey was the treasurer for the Columbia-Cascade Corp. along with Robert J. Block, John B. Skilling, Perry Johansen, and John L. Nordmark as other officers. Cawdrey sometimes invested in projects that his firm built, such as the Motor Inn (1965, SOM) and 111 Highland Drive (1972, Manson Bennett). Cawdrey and his wife moved into one of the units at 111 Highland Drive after construction was complete.

Bjarne Joakim Vemo (1903-1981) was born in Norway in 1903. He arrived in Washington State in 1923 and became a naturalized citizen of the United States in 1931. By 1928, he was working as a carpenter. He was married in 1930 in Seattle to Edel Larsen at the Immanuel Lutheran Church in Seattle. Bjarne Vemo served as treasurer to the A. G. C. in 1972. Bjarne Vemo's son, Arne, worked for his firm for a period up until 1975. After 1975, the firm became Cawdrey & Associates Construction. Bjarne Vemo died in 1981 at 78 years old.

The firm was active in industry organizations, and the firm's treasurer, Janith Gould, served as Vice President and President of National Association of Women in Construction in 1970 and 1971-1972.

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**The features of the Landmark to be preserved include*:*** *the site; and the exterior and interior of the 1909 building (excluding the 1940 and 2002 rear additions).*

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