The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION LPB 435/15

Name and Address of Property: Magnolia School – 2418 28th Avenue West

Legal Description: Block 24, Arlington Heights Addition to the City of Seattle according to the plat thereof recorded in Volume 1 of Plats at page 243, Records of King County, Washington. Together with the west one-half of 27th Avenue West as vacated by ordinance #59150.

At the public meeting held on July 15, 2015 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Magnolia School at 2418 28th Avenue West 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.

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

DESCRIPTION

Location and Neighborhood Character

Magnolia Elementary School is located in southeast Magnolia, just west of the Interbay neighborhood and north of Smith Cove. The school is adjacent to Ella Bailey Park, and boasts a view of Elliot Bay, downtown Seattle, and West Seattle. The neighborhood is zoned SF5000. Magnolia is accessible by only three bridges: those on Dravus Street and Emerson Place, and the Magnolia Bridge on W Garfield Street. The northwest quadrant of Magnolia is primarily given over to Discovery Park, formerly the U.S. Army Base Fort Lawton. Other notable sites include the West Point Lighthouse, the oldest lighthouse in the region, built in 1881; the

"Chapel on the Hill" at Fort Lawton, now a city of Seattle Landmark; the Magnolia branch of the Seattle Public Library; and scenic Magnolia Drive. The neighborhood is home to two marinas: that at Elliot Bay Marina at Smith Cove, which serves as port to recreational craft and cruise ships, and Fisherman's Terminal at Salmon Bay, home base of Seattle's commercial fishing fleet.

Site

The site comprises the western half of a city block bounded by W McGraw Street to the south, 28th Avenue W to the east, and W Smith Street to the north. The eastern half of the block is Ella Bailey Park. The site measures 360 feet north-south and 256 feet east-west. The building sits on the western side of the parcel, with the main entry facing west. The building sits 24 steps above sidewalk level, with a T-shaped stair in a retaining wall leading up to the front western door. There is a paved play yard enclosed by a chain link fence on the eastern side of the school, and a play structure in the southeastern corner. Paths slope down to the park on the eastern part of the block, and the sloping portion is covered in mature trees and shrubs. Two portable classrooms are located on the eastern side of the school building, approximately 15 feet away from the school.

Building Structure & Exterior Features

The Magnolia School is a Colonial Revival/Georgian style building constructed in four parts. The central block, built in 1927, is two stories tall with a low-slope parapeted roof. The structure is of concrete with a wire-cut tapestry brick veneer, and a concrete cement-plastered base. On the eastern side are two wood-framed one-story play courts. The original 1927 building measured 63 feet 8 inches east-west and 142 feet 8 inches north-south, with a 30-foot play court all along the eastern side of the building. Typical detailing includes eight-over-eight wood-sash windows with terra cotta sills and brick flat arch lintels with terra cotta keystones, a terra cotta cornice with modillions located 2 feet 6 inches below the terra cotta coping that caps the parapet.

The northern addition, built in 1931, is a similar concrete structure with brick veneer, two stories tall with a parapeted low-slope roof. Typical detailing is similar to the 1927 building, including matching brick veneer, and a terra cotta cornice with modillions. The structure extended the 1927 building 79 feet 2 inches to the north. A one-story "meeting room" on the northeast measuring 106 feet 5 inches east-west and 44 feet 3 inches north-south was also part of the 1931 addition. The meeting room roof structure is supported by steel lattice trusses with steel brackets attached to the concrete walls**.**

The 1969 addition consisted of a Learning Resources Center to the south of the meeting room, extending the northern addition to the east by 24 feet. This one-story addition consists of CMU (pumice) walls on the south- and east-abutting existing walls. The original bay window for the kindergarten was removed; that room was turned into conference rooms and a work room. Glu-lam beams span north-south, supporting a low-slope car-decking with a bituminous membrane roof. The eastern wall contains six fixed plate glass windows with fixed transoms, and a set of double doors.

The southern addition, built in 1941, is a similar two-story concrete structure with a low-slope parapet roof, but with a single loaded corridor, measuring only 38 feet 6 inches east-west and

extending the western façade 90 feet 2 inches to the south. Typical detailing matches the 1927 building.

The main western façade is composed of the original 1927 building, and the northern and southern additions on either end, each marked by a two-story angled bay. The western façade has a terra cotta cornice with modillions located 2 feet 6 inches below the terra cotta coping that caps the parapet. All windows on the lower level of this façade have been boarded over.

The central 1927 portion of the façade consists of five bays, two on each side of the central bay, each containing 4 eight-over-eight wood-sash windows at each floor level. The central bay is the main entry bay and this projects out 1 foot with brick quoin pattern at the corners, and is topped by a triangular pediment. The central doors are paneled, with glazed sidelights and a semi-circular transom with a terra cotta keystone and terra cotta panel at the impost. A terra cotta panel inscribed with the name of the school is located above the main door, and located above that are double-hung wood sash windows with a wrought-iron balconette, and a terra cotta sill and keystone. Centered in the triangular pediment is a circular medallion inscribed with the date of construction.

The western façade of the northern addition consists of an angled two-story bay with six-over-six wood-sash windows with terra cotta sills and brick flat-arch lintels with terra cotta keystones, one window on each angled flanking wall at each level and three at each level on the central panel and 4 eight-over-eight wood sash windows at each floor level to the north. The corner has a brick quoin pattern. The façade steps back 2 feet 5 inches to the stair tower, which has a single three-sash window in the center of an 11-foot 8-inch long wall, with a brick quoin pattern on the corner. The façade steps back again 36 feet 10 inches to a 21-foot 8-inch long wall with brick quoining pattern at the corner and three four-light wood-sash windows with terra cotta sills at the lower level.

The western façade of the southern addition consists of an angled two-story bay with six-over-six wood-sash windows with terra cotta sills and brick flat-arch lintels with terra cotta keystones, one window on each angled flanking wall at each level, and three at each level on the central panel. There is a single typical window at the upper floor to the south of the bay, and then a group of 10 typical windows, five at each level to the south again. The southernmost window on the façade is a tall three-sash window in the stairwell. The southern corner is marked with a brick quoin pattern.

The northern façade is made up of the 1931 northern addition, the two-story classroom block and the one-story meeting room. The classroom block walls have a brick running bond veneer with a terra cotta cornice with modillions located 2 feet 5 inches below the terra cotta coping that caps the parapet. The western end of the classroom block has brick quoin pattern at the corner, and two four-light wood-sash windows with terra cotta sills at the lower level. Stairs lead up to a double paneled door with a semicircular transom above, and a typical window is located at the upper level above the door. The façade steps forward 21 feet 8 inches to a wall with brick quoin pattern at the corners, and single opening for a 3-foot 8-inch-wide 5 foot 6-inch-tall opening for a metal vent screen. The eastern end of the northern façade is the one-story tall meeting room, which contains four 8-foot-wide 21-feet 6-inches tall arched top windows, and a brick in-filled arched opening containing a pair of double doors on the eastern end. The parapet on the meeting room is capped by a simple terra cotta coping.

The eastern façade is comprised of five parts. The northernmost section is the eastern façade of the 1931 meeting room, which contains two three-over-six wood-sash windows with terra cotta sills located 7 feet 6 inches from the interior finish floor level, a small metal grill for a vent, and a single paneled door. The 1969 Resource Room addition is located south of the meeting room and has a CMU wall, six boarded-up plate glass windows with transoms above, a double door with an overhanging roof, and a taller CMU wall at the southern end of this portion of the façade. The 1927 play courts are at the lower level of the central portion of the eastern façade. The central portion of the façade is symmetric, with brick walls framing double entry doors at the northern and southern ends of the play courts. The play courts each have five wooden columns filled in with chain-link fencing, and are separated by a 20-feet 8-inch-long brick running bond veneer wall. Four pyramidal skylights can bee seen on the roof of the play courts. The upper level of the 1927 eastern façade steps back at two symmetric light wells, flanked by typical windows on the north and south, and contains two sets of groups of four typical windows on the wall in the center. Where the façade wall steps back for the lightwells, there is a pair of typical windows. The southern end of the eastern façade is the 1940 southern addition, which is painted concrete with six six-over-six wood-sash windows originally reused form the 1927 construction. The brick veneer wraps the southern corner and includes a brick quoin pattern and the terra cotta cornice.

The southern façade of the 1940 southern addition contains a pair of paneled double doors with a semicircular transom, and a typical window above it. Brick quoin patterns adorn the eastern and western corners; also present are a typical terra cotta cornice with modillions and terra cotta coping at the top of the parapet.

Plan & Interior Features

The 1927 plan was a simple symmetric plan reflected about the central entry hall. The plan was identical to the original construction at Laurelhurst School. On the main floor, a main north-south double-loaded corridor contained three classrooms on the western side with administrative space; on the eastern side were the boiler room, janitorial space, toilets and staircases. The play courts are located east of the toilets and boiler room. The upper floor of the 1927 plan contained four classrooms and the nurse's office on the western side of the corridor, and on the eastern side were two classrooms, two open spaces for light wells, and the northern and southern staircases. Finishes in the classrooms included built-in wardrobes, chalk boards, plaster walls, fir trim work, linoleum flooring on the first floor and maple floors on the second floor, and acoustical tile ceilings. Corridors had linoleum flooring and plaster walls, and recessed porcelain water fountains. The upper floor corridor has two non-original aluminum pyramidal skylights missing their original interior diffusers.

The 1931 northern addition extended the corridor to the north, added two classrooms and a staircase on the western side, and a kindergarten classroom on the eastern side. The kindergarten classroom was demolished when the 1969 Learning Resources Center was added, extending the building 24 more feet to the east and blocking some of the southern windows of the meeting room. The upper floor of the 1931 northern addition extended the main corridor to the north and added two classrooms on the west and three classrooms on the east. The hall has a non-original aluminum pyramidal skylight that is missing its interior diffuser. Finishes in the classrooms included built-in wardrobes, chalk boards, plaster walls, fir trim work, linoleum

flooring on the first floor and maple floors on the second floor, and acoustical tile ceilings. Corridors had linoleum flooring and plaster walls.

The meeting room is located down 10 steps on the northeastern corner of the building. The meeting room contains a raised platform for a stage on the western end, and a kitchen on the southern end. The proscenium arch around the stage is decorated with Keene's cement bas-relief panels at either side, and Intaglio relief beehive- and peacock-motif above. Doors in the meeting roof are flush plank, with some containing simple v-groove swag-and-star carvings. Floors in the meeting room were originally asphalt tile, with terrazzo in the kitchen and janitorial spaces.

The 1940 southern addition extended the main hall to the south, but is single-loaded, with two classrooms on the western side at each level and a stair at the southern end. A small workroom separates the dedicated art room and science room at the upper floor of this addition. Finishes in the classrooms included built-in wardrobes, chalkboards, plaster walls, linoleum flooring, and acoustical tile ceilings. Metal lockers are located in the upper floor corridor.

Documented Building Alterations

Besides the significant additions in 1931, 1940, and 1969, there have been few alterations to the original fabric of the school. The lower floor windows have been boarded up and the overall condition of the school is poor. The addition of mechanical equipment such as fire sprinklers and a kitchen vent have not significantly affected the integrity of the building. The skylights have been replaced, either in 1994 or 2004. These skylights no longer have their original copper structural members and wireglass, but are instead constructed of aluminum sections and reeded laminated glass.

Recorded Permits and other documented alterations

Date	***Designer***	***Description***	***Permit #***
1927	Naramore	Build	267163
1931	Naramore	Addition	300669
1940	Naramore & Brady	Addition	339130
		Kitchen vent	341896
1951	J. Lister Holmes	Replace skylights	NA
1961	SPS facilities	Office alterations	491950
1969		Sprinklers	531910
1969	SPS facilities	Addition of Learning Resources Center	532801
1974	SPS facilities	Alter play court enclosure	NA
1978	SPS facilities	Fire sprinklers	NA
1979	McDonald McLaren Hammond	Seismic improvements, chimney cap, parapet, cornice, corbel	NA

1986	Occupy portion of school as temporary Fire Station	8606296
1994	Re-roof and seismic upgrade	9400983
2004	Repair roof, seismic upgrade	2402111
2008	Alter building for use as temporary fire station, add sprinklers	6185420 6213675

Site Alterations

Date	***Description***	***Permit #***
1954	Construct portable	427845
1958	Construct 3 portables	466570
1967	Relocate portable	524140
1989	Remove one portable classroom	8906510
1993	Install one portable classroom building	9303238
1993 SPS facilities	Paving repair and improvements	NA
2000	Alter one portable for childcare center	2006062
2008	Add 20’ x 60’ apparatus garage	6200264

SIGNIFICANCE

Historical Site Context: Magnolia

Evidence of a 4000-year-old settlement was found along the south shore of Salmon Bay during the construction of the West Point water treatment plant. In addition, David M. Buerge mapped four Duwamish villages on Magnolia hill. During white settlement, the most famous of the Shilshole Duwamish were Hwechlchtid and Chiloheeet’sa, commonly know as Salmon Bay Charlie and his wife Madellene, who lived on the south side of Salmon Bay near what is now Discovery Park, until Madellene’s death and Charlie’s removal to a reservation in 1916.

Magnolia’s most prominent and consequential early settler was Dr. Henry Allen Smith (1830-1915): physician, agriculturist, politician, poet, and businessman. Born in Ohio and educated at Allegheny College in Pennsylvania, Smith set out for the west at age 21, intending to practice medicine in California, and perhaps strike it rich in the Gold Rush. Upon hearing that the Northern Pacific Railway was planning to extend into the Pacific Northwest, Smith sensed possibility and headed north, and in 1952 staked a 160-acre claim in what would come to be known as Interbay. In Smith’s grand vision, Magnolia would be the terminus of a transcontinental railroad, and the deep water of what would be known as Smith’s Cove would serve as a gateway for shipping and commerce throughout Puget Sound.

The railroad did not arrive for another 40 years, but in the meantime, Smith bought up tracts of land from settlers leaving the region, gradually amassing thousands of acres. He eventually sold 9,500 acres to the Lake Shore and Eastern Railroad for the sum of $75,000, retaining 50 acres for his own use. Smith established a medical practice in Interbay at what is now Dravus Street and 15th Ave W, and developed a reputation for serving both white and native populations throughout the region, often traveling by canoe to make house calls. Smith was named the first superintendent of Schools of King County, and transcribed and translated Chief Sealth's famous 1854 speech to Territorial Governor Isaac Stevens upon the establishment of Indian reservations throughout Washington.

Located on a jutting prominence underneath the Magnolia Bluff, the West Point Lighthouse has been continually operating and remains virtually unchanged since its erection in 1881. From that year until 1926, a kerosene lantern provided illumination for ships up to 15 miles out at sea. With the opening of the Lake Washington Ship Canal in 1917, the lighthouse played a more significant role in guiding the increased shipping traffic in the region. In 1977 the West Point Light Station was added to the National Register of Historic Places. The lighthouse was fully automated in 1985. While the U.S. Coast Guard maintains the electrical and optic systems, the Seattle Parks and Recreation Department is the current legal owner of the lighthouse and its outbuildings.

Between 1900 and 1936 Magnolia was home to 13 working dairies, only a scant few of which became commercially viable. These were the Pleasant Valley Dairy and the Merrymount Dairy. Limited access to the peninsula impeded Magnolia's growth into a thriving urban neighborhood, as residents depended on a series of wooden trestles to get to or from the "mainland." However, when the concrete Garfield Street bridge (later to be known as the Magnolia Bridge) was built in 1930, followed the next year by the Dravus Street bridge, urban growth began in earnest. After the end of World War II, former servicemen and their families drove demand for affordable family housing. The cluster of shops on W McGraw Street expanded in the 1940s to become the commercial heart of the district, and remains so to this day.

Since its establishment in 1898, Fort Lawton has been an integral part of Magnolia's history and character. Seattle business leaders had campaigned for the establishment of a military installation in the area by claiming the fort would aid in coastal defense of the U.S. Navy shipyards in Bremerton. Located on the bluff jutting into Puget Sound in the northwest corner of the neighborhood, the post was named after Major General Henry Ware Lawton of the U.S. Army. As early as 1917, civic leaders were calling for the conversion of the fort to a city park. Those plans were scuttled with the advent of World War I. At the height of World War II, more than 20,000 troops were billeted at Fort Lawton and more than one million troops were processed for departure to the Pacific theater. The fort was also a busy point of embarkation for troops during the Korean War. As the Cold War escalated, an artillery group was assigned to Fort Lawton in 1953 to counter the threat of Soviet intercontinental missiles. This group eventually controlled eleven Nike Atlas sites, all strategically located to protect the Puget Sound area. This defense system was active until 1974, when it was dismantled nationwide.

In 1964 the army decided to surplus 85% of Fort Lawton. The city acquired the bulk of this land, and in 1972 a master plan was developed to establish a city park on the site. The Daybreak Star Cultural Center was opened in the northern part of the fort in 1976, and

continues to host Native American-related cultural and arts events, and social and community services.

Prior to 1914, the stretch between Magnolia and Ballard at what is now known as Salmon Bay was traversable by land at low tide, and both the Native American population and white settlers enjoyed the abundant supply of clams, mussels, crabs, oysters and shrimp. (Magnolia, pp. 20-21). Construction of the Ship Canal—linking Lake Washington and Lake Union to the open waters of Puget Sound—commenced in 1911. The estuary between Magnolia and Ballard was dredged to create a channel deep enough for fishing and shipping boats to pass through, and Fishermen's Terminal was established just north of Interbay to provide a "snug harbor" for Puget Sound's fishing fleet. The terminal remains a home for commercial boats, pleasure crafts, tourist activities, and the Fishermen's Memorial, commemorating workers lost at sea.

Another notable building in the neighborhood is the Magnolia branch of the Seattle Public Library. As early as the 1930s Magnolia residents started a fund to establish a local library branch. In 1943, after a large community effort of fundraising and volunteer work, the first Magnolia library opened in a former abandoned tavern on W McGraw Street. It was an immediate hit with residents, and in 1946 the library moved to a newly constructed building two block west on McGraw. Ten years on, the library was again overcrowded, and a $5 million bond measure allowed for rebuilding the downtown library and three branches, including Magnolia. Architect Paul Hayden Kirk designed the new building, which opened in 1964 and went on to garner and Award of Excellence from the American Library Association. Located on W 34th Street, just north of Catherine Blaine Elementary School, the library was named a landmark building in 2001. In 2007-2008 the library underwent a $4.4 million renovation and expansion, an undertaking that has since gained recognition and honors from Historic Seattle and the Washington Council of the AIA.

In addition to Magnolia School, other schools in the neighborhood include Lawton Elementary, Catharine Blaine School, and Briarcliff School. Lawton, originally known as Salmon Bay School, was built in 1913 on 25th Ave W, providing 8 rooms in a 2-story brick building. Catherine Blaine, opening in 1952 and housing grades 5-9, was the first school in the west to be built as a joint venture between the school district and parks department. Briarcliff, located at 3901 W Dravus Street, was built in 1948 to accommodate students from overcrowded Magnolia School, and has since been sold, demolished, and homes have been built on the site. Historically all four of these schools interchanged students when overcrowding or construction made it necessary.

Magnolia School

Before the Magnolia Bluff Annex opened in the fall of 1921, children in Magnolia attended either the Interbay school or the Lawton School. Parents in Magnolia Bluff and Carleton Park areas were concerned with the safety of bussing their children to Interbay, and asked the Seattle School Board for a new school on the bluff. A single portable at 28th Avenue W and W Boston Street was used as an annex to Lawton School for grades 1-4 until 1918. In 1922 the site at 28th W and W McGraw was purchased from Elizabeth Simpson for $4,500, and a portable building housed 26 children from Interbay School in grades 1–3. In 1925, additional portable buildings and teachers were added, and the school served grades 1-6.

Magnolia School was built in 1927, with the central block of the existing brick structure housing grades 1–6. The 7th and 8th grades were added in consecutive years. By 1929 235 students were enrolled. As school enrollment increased more space was needed. In1931 eight classrooms, including a kindergarten classroom, and an auditorium/lunchroom were added on the northern end, although kindergarten classes didn't begin at the school until 1934. By 1939 there were more than 550 students enrolled at the school. The next year more than 100 Magnolia students were sent to Lawton School. In order to house the extra students, in 1941 a southern wing with four new classrooms was added. During WWII, there was an influx of military families and student at Magnolia, due to the proximity of Fort Lawton. To make room for the younger grades in 1943, 8th graders were sent to Queen Anne Junior High, housed at Queen Anne High School.

In the 1946-47 school year, an instructor who traveled throughout the country with 30 portable typewriters taught the kindergarteners to type through a program sponsored by the Education Research Committee of the Office Equipment Manufacturing Institute. In 1947, the school was once again overcrowded, with 150 more students than the design occupancy of 800. Briarcliff School opened in 1949 to alleviate some of the crowding. In 1952 Catherine Blaine School was able to absorb the 7th graders.

In 1969, the previous kindergarten classroom was transformed into the first Learning Resources Center in the Seattle School District, with an addition on the eastern side, south of the auditorium. In 1978, Magnolia was paired with Dearborn Park in order to address issues of racial imbalance, and Magnolia became a K–3 school. By 1984 when Magnolia school closed, enrollment was down to 320 students, who were sent to Blaine or Lawton the following year.

After Magnolia closed, the building was used as an interim site for several schools as their buildings were being renovated. Adams Elementary used the building between 1987-89, and by John Muir Elementary used it between 1989-90. The African American Academy was housed in the building from 1993 to spring 2000 when their new school was finished. Franz H. Coe Elementary used the building between 2000 and 2002 during their renovation. The building has been vacant since 2002.

Historical Architectural Context: Colonial Revival, Georgian

The subject building was designed in a Georgian Colonial Revival style.

In the latter part of the nineteenth century, architects in the United States looked toward establishing a national style, with some voices such as H. H. Richardson advocating Romanesque-based forms, while others championed Colonial Revival styles, and a few felt that all eclecticism and historical styles should be abandoned in the search for a unique new direction. The architectural firm of McKim, Mead and White was a major proponent of the creative reinterpretation of Colonial Revival in the latter part of the nineteenth century, while later architects tended toward more literal manifestations, if not outright replicas.

After the national centennial in 1876, the Colonial Revival style was enthusiastically embraced by a number of architects. Colonial revivals are based on Georgian and Federal styles, as well as more vernacular styles like Cape Cod, Garrison Salt Box, and Dutch built forms.

The most common of the Colonial Revival styles for residential buildings was the Cape Cod style. Such residences borrowed entry details from the Georgian prototypes, but otherwise

were vernacular buildings. Even when the plans were updated and "modernized" from their seventeenth and eighteenth century models, most Colonial Revival residences have rigid plans with small spaces allocated for specific functions. Colonial Revival styles were particularly popular in suburban residential development, beginning in the 1920s and lasting through the early 1950s, playing on the style's associations with small-town America.

Many larger buildings, such as town halls, colleges, and churches, built from the latter part of the nineteenth century and through World War II, often used American Colonial Georgian prototypes as they aspired toward an American idealism. These buildings themselves were based on the work of English architects Sir Christopher Wren and James Gibbs, both of whose work was known in the American Colonies through books such as *Palladio Londinenis, or the London Art of Building*, written by William Salmon in 1734. The Wren Building on the campus of the College of William and Mary in Williamsburg, Virginia, begun in 1695, is one of the earliest major American Georgian buildings reflecting this influence. Independence Hall in Philadelphia, completed in 1753, is a later example of this style.

Georgian/Colonial Revival buildings often have eighteenth century details applied to building types and sizes unknown in the American colonial period, such as railroad stations, public schools, libraries, hospitals, private clubs, and retirement homes. Presbyterian, Christian Science, and Latter-Day Saints churches also show marked preference for this style, invoking traditionalist images of small town America. Georgian/Colonial Revival features classical elements and embellishments, often with Mannerist over-scaling of building elements, including projecting entrances with round classical columns, entrances flanked by columns or pilasters and capped with a decorative crown or a triangular crown pediment, Palladian windows and fan lights, Federal porch roofs, classical corner pilasters, and double-hung windows, often with six-over-six lights. Georgian Revival buildings are strictly rectangular with minor projections and symmetrical façades and self-contained rectangular plans. Exterior walls are often white painted clapboard or brick masonry.

Local larger-scale examples of this form appear in the Seaview Building at The Kenney retirement community in West Seattle that was modeled after Philadelphia's Independence Hall (1908, Graham & Meyers), the Columbia Branch Library (1914, Somervell & Thomas), The Sunset Club (1914-15, Joseph S. Cote), the Women's University Club (Albertson, Wilson & Richardson, with Édouard Frére), and Bliss Hall on the Lakeside Campus (1930, Bebb & Gould). Predictably, when the local chapter of the Daughters of the American Revolution built their new headquarters in Seattle's Capitol Hill Neighborhood in 1925 (Daniel R. Huntington), they built a near replica of George Washington's Mt. Vernon, one of the United States' best-known Colonial Georgian buildings.

Large-scale residential adaptations of Colonial and Georgian revival forms are also present in several fraternity and sorority buildings located north of the University of Washington.

Seattle's older residential neighborhoods still have hundreds of examples of Colonial Revival homes, most constructed from stock plans by speculative contractors. Designs by notable local architects in this general style include the Joel McFee residence (ca. 1934, Arthur L. Loveless) and the Winston W. Chambers residence (1937, Edwin Ivey and Elizabeth Ayer).

Building Owner: Seattle School District Number 1

Please see Appendix 3: Seattle School District Number 1 History, General Historical and Building Context for the history of the owner of Loyal Heights Elementary School from 1854 to the present day.

1920s and 1930s: Seattle Schools and 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 within ten years, 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 postwar recession in the early 1920s, the district entered 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 Edgar 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, 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.

When Frank B. Cooper was 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, altered).

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 13 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 Girl's Parental School, demolished 1989
Columbia School	1922	3528 S Ferdinand St.	Floyd A. Naramore	

John Hay School	1922	411 Boston St.	Floyd A. Naramore	Seattle Landmark
Dunlap School	1924	8621 46th Ave. S	Floyd A. Naramore	Seattle Landmark
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
Magnolia School	1927	2418 28th Ave. W	Floyd A. Naramore	Closed
Laurelhurst School	1928	4530 46th Ave. NE	Floyd A. Naramore	Altered
Daniel Bagley School	1930	7821 Stone Ave. N	Floyd A. Naramore	
Loyal Heights	1932	2511 NW 80th St.	Floyd A. Naramore	

In the early 1920s, the district considered building intermediate or "junior high school" buildings serving students in grades 7-9, 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 the following:

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 with 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 the following:

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 were consolidated into 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 a new building program.

Building Architect: Floyd A. Naramore, Naramore & Brady

The architect of record for Loyal Heights Elementary School original construction was Floyd A. Naramore, working as the district architect. Naramore was also the architect for the 1946 addition to the school, in partnership with Clifton Brady.

Floyd Archibald Naramore was born in Warren, Illinois, on July 21, 1879. He studied engineering at the University of Wisconsin while working as a draftsman for the Chicago & Northwestern Railroad and architect George Fuller. Naramore later studied at the Massachusetts Institute of Technology, graduating with a degree in architecture in 1907. He worked briefly in Chicago for architect John McEwen & Co., before relocating to Portland, Oregon where he became a cost estimator for the Northwest Bridgeworks. In 1913 Naramore was appointed Architect and Superintendent of Properties for the Portland School District, designing Couch Elementary School (1914-15).

The Seattle School District hired Naramore to replace Edgar Blair as school architect in 1919. Naramore designed approximately two dozen school buildings for the district between 1919 and 1931, including Classical Revival style Roosevelt High School (1921-22, 1928 addition, altered), the Jacobean style James Garfield High School (1922-23, altered), and Grover Cleveland High School (1926-27), four junior high schools, and 15 elementary schools, nearly all of these being symmetrical eclectic masonry compositions. Naramore usually arranged his

school sites to present an imposing façade, using terraces and stairs to accentuate a prominent projecting entry in the tradition of the Beaux Arts.

Naramore joined Alvin (Albert) F. Menke (1883-1978) in a partnership that lasted from 1924 to 1929. The firm designed schools in Ellensburg and Aberdeen and consulted on other school projects in western Washington. School funding declined dramatically during the Depression of the 1930s, and the lack of school commissions led to both the dissolution of the firm and Naramore's resignation as the Seattle School District's architect.

Naramore's extensive experience in institutional design and construction led to his commission and successful collaboration with Granger & Thomas in the design of the new Chemistry and Pharmacy Building, Daniel Bagley Hall (1935-36), on the University of Washington Campus. Funded by federal and state economic stimulus grants, the building was constructed in a solid Art Deco/WPA Moderne reinterpretation of Collegiate Gothic.

Naramore was also the architect for Bellingham High School in 1938. The school was built in the Moderne style as a Public Works Administration (PWA) project.

Naramore formed another short-term partnership with Clifton Brady (1884-1963), resulting in the design of T.T. Minor Elementary School (1940-41). Although the 1940 gymnasium addition to the Colman School could also be described as "streamlined," T.T. Minor is regarded as the Seattle School District's first Modern-style school.

The large-scale construction projects commissioned by the federal government during World War II led Naramore to other collaborations including Naramore, Granger & Thomas; Naramore, Granger & Johanson; and Naramore, Bain, Brady, & Johanson, the latter firm evolving into the Seattle architectural firm of NBBJ. Works that illustrate modern work by NBBJ include the King County Blood Bank (1951), Clyde Hill Elementary School (1953), and Ashwood Elementary School, Bellevue, WA (1957).

NBBJ was the architect for Chief Sealth High School (1957), and Louisa Boren Junior High School (1963). Both schools were designed in an International Modern style.

Naramore was elected to the College of Fellows of the American Institute of Architects (AIA) in 1935. He was active as a senior partner until his death in Seattle at the age of 91 on October 29, 1970.

Building Contractors

Dolph Jones (1927 building)

Dolph Jones moved from Fortville, Indiana to Tacoma, Washington, in 1899. He founded his eponymously named company in 1913. After building homes in Pierce County, his first commercial project was the school building in Wilkeson (1913, National Historic Register). In 1921, Dolph Jones of Tacoma, Washington won the bid to expand the Northern State Hospital at Sedro Woolley with a fireproof wing for $55,800. He was responsible for the construction at the Tenino High School in Olympia, Washington in 1923, the Tahoma High School in Maple Valley (architect William Mallis) in 1926. He was awarded the contract for Magnolia School on April 29, 1927, for $74,128. In 1934, The Dolph Jones Company constructed the McMillan Bridge over the Puyallup River on State Route 162, in Pierce County, Washington. In 1953, the

Dolph Jones Construction Company was awarded the contract for the women's ward of Western State Hospital in Steilacoom, and was awarded the contract for the Tacoma bus terminal in 1958. He was awarded the contact for Harrison Memorial Hospital in Bremerton in 1962. The Dolph Jones Construction Company received an industry safety award in 1965. Other influential projects included: Mason Junior High, Kittredge Hall at the University of Puget Sound, the gymnasium at Pacific Lutheran University, Manitou Park Elementary School, Doctors' Hospital, Harrison Hospital and the Tacoma Public Library. In 1965, the company formed a joint venture with Concrete Construction Co. to repair a spillway at Tacoma City Light's Mayfield Dam. Dolph Jones Construction Company, run by Jones's son, Lewis Jones Sr., along with Concrete Construction Co, headed by Frank Roberts, were the general Contractors for Hazen High School (Mallis, DeHart, Lands & Hall) in Renton in 1967-68, which was the subject of illegal picketing that delayed construction. During that construction the two companies were known by their separate names but merged to form Jones & Roberts Co. soon after. The company is still active, and is run by the grandson of Dolph Jones, Lewis Jones Jr., the company's president.

J.B. Warrack Company (1940 southern addition)

J.B. Warrack Company was organized in Washington State in 1913. The construction company worked in reinforced concrete, brick and stone masonry, heavy timber construction, earth and rock work, sewage disposal, industrial plants, refrigeration, and warehouses. In 1918 they were operating out of the Arcade Building in Seattle. Between 1913 and 1918, J.B. Warrack constructed buildings on Seattle's auto row including those for The Detroit Electric Co., Winton Automobile Co., Kelley-Springfield Motor Truck Co., and the Overland Automobile Co. The company also constructed buildings for the State of Washington, including a kitchen and cold storage facility for the State Board of Control, ward buildings, an assembly hall and laundry for the Northern Hospital for the Insane at Sedro Woolley, along with the sewer system there.

In 1940, J.B. Warrack was the contractor for the Woolworth Building at 3rd and Pike (now the Ross building). They were the contractor for T.T. Minor in 1940-41.
J.B. Warrack Company was working in Alaska as early as 1934, where they helped with the Public Works construction of the bridge to Douglas Island. In 1935, they constructed the Decker Building (National Register) at 231 S Franklin Street in Juneau. Warrack was also the contractor for The Ketchikan Federal Building (National Register) completed in 1938, designed by the Cleveland architectural firm of Garfield, Stanley-Brown, Harris and Robinson. In 1950, they constructed the Petersburg High School in Juneau, and they constructed Chugiak High School in Anchorage, Alaska in 1963. In 1972, the J.B. Warrack Company incorporated in the State of Alaska, and is still considered active there.

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The features of the Landmark to be preserved include: The site; the exteriors of the 1927 building, and 1931 and 1940 additions; the meeting room/cafeteria; the first floor central entry hall; the bookroom; the original classrooms that remain, the light fixtures and doors in the hallways; and the four stairways.

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