



The City of Seattle

Landmarks Preservation Board

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

Name E.C. Hughes Elementary School Year Built 1926, addition 1949
(Common, present or historic)

Street and Number 7740 34th Avenue SW

Assessor's File No. 1932300245

Block 2 Days Park Addition & Portion of Vacated Alley & Portion of Vacated Street
Legal Description Adjacent, as recorded in volume 16 of Plats, page 72, Records of King County.

Plat Name: Days Park Add Block 2 Lot _____

Present Owner: Seattle School District No. 1 Present Use: Elementary School

Address: MS 22-336, PO Box 34165, Seattle, WA 98124-1165

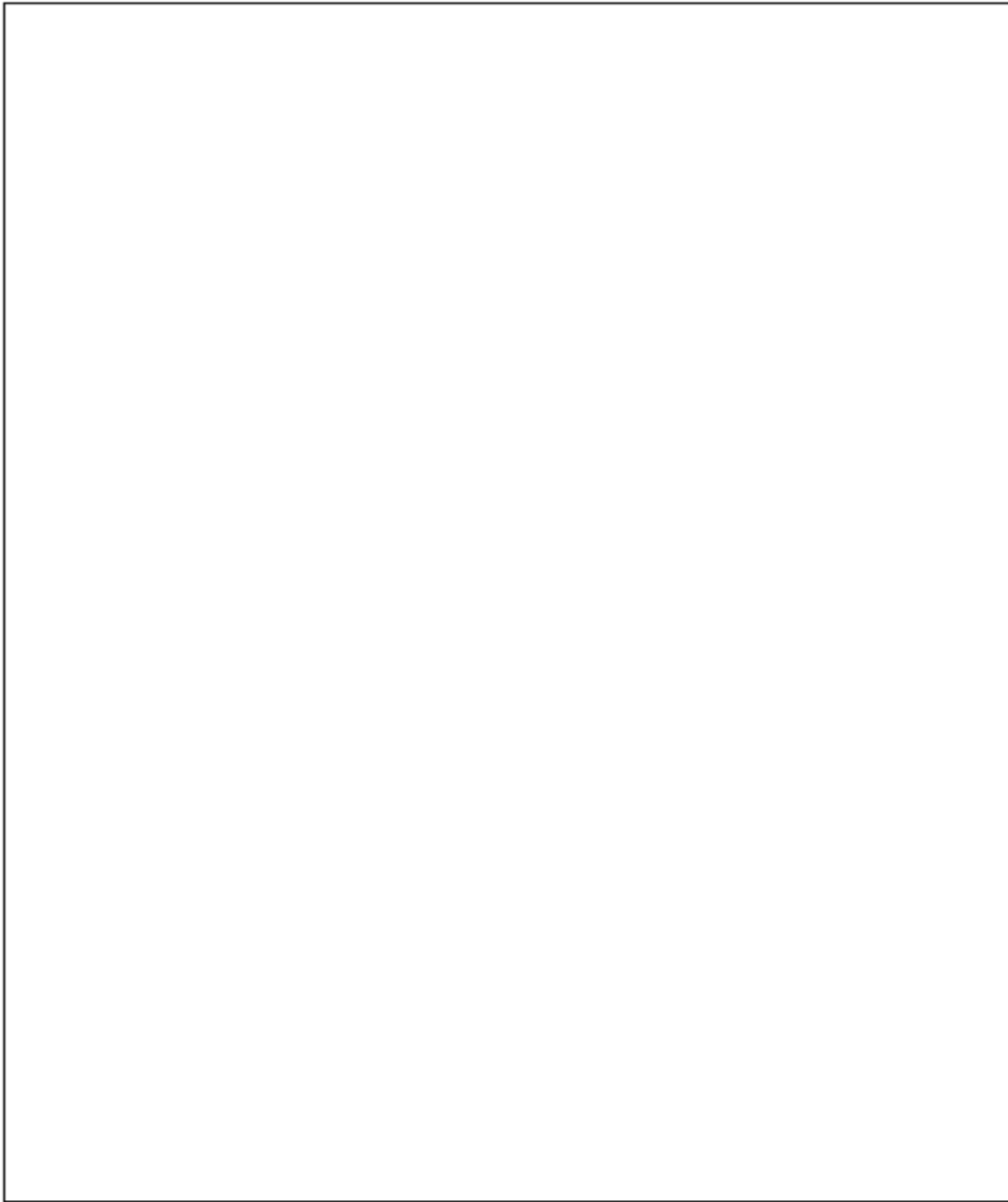
Original Owner: Seattle School District No. 1

Original Use: Elementary School

Architect: Floyd A. Naramore (1926), Naramore & Brady (1949)

Builder: unknown

Photographs



Submitted by: Joseph A. Wolf, K-12 Planning Coordinator, Seattle Public Schools

Address: MS 22-336, PO Box 34165, Seattle, WA 98124-1165

Phone: (206) 252-0657 Date October, 2014

Reviewed: _____ Date _____
Historic Preservation Officer

E.C. Hughes School

Landmark Nomination Report
7740 34th Avenue SW, Seattle, WA
October 2014

Prepared by:
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115-6724
206-523-1618, www.tjp.us



TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Methodology	1
2.	PROPERTY DATA	2
3.	ARCHITECTURAL DESCRIPTION.....	3
3.1	Location.....	3
3.2	Site	3
3.3	Neighborhood Character	3
3.4	Building Structure & Exterior Features	3
3.5	Plan & Interior Features	6
3.6	Documented Building Alterations.....	6
4.	SIGNIFICANCE	8
4.1	Historic Site Context: West Seattle and Roxhill/Westwood	8
4.2	E.C. Hughes School.....	11
4.3	Historical Architectural Context: Colonial Revival/Georgian	12
4.4	Building Owner: Seattle Public Schools	13
4.5	Building Architect: Floyd A. Naramore, Naramore & Brady	15
4.6	Building Contractor: Unknown	17
5.	BIBLIOGRAPHY	18
	APPENDIX 1—FIGURES	A
	APPENDIX 2—ARCHITECTURAL DRAWINGS.....	B

LIST OF FIGURES

Figure 1. Location Map	1
Figure 2. Delridge District	2
Figure 3. Roxhill neighborhood	2
Figure 4. Neighborhood Aerial	3
Figure 5. View A—Viewing east down SW Holden Street	4
Figure 6. View B—Viewing south down 34th Avenue SW	4
Figure 7. View C—Viewing south down 32nd Avenue SW	5
Figure 8. View D—Viewing northwest on 32nd Avenue SW	5
Figure 9. View E—Viewing west on SW Kenyon Street	6
Figure 10. View F—Viewing north on 34th Avenue SW	6
Figure 11. Site Plan.....	7
Figure 12. E.C. Hughes School, viewing southeast at the western façade	8
Figure 13. E.C. Hughes School, western façade, northern side.....	8
Figure 14. E.C. Hughes School, detail of entry bay.....	9
Figure 15. E.C. Hughes School, western façade, southern section	10
Figure 16. E.C. Hughes School, northern façade at auditorium	10
Figure 17. E.C. Hughes School, eastern façade at playcourts.....	11
Figure 18. E.C. Hughes School, eastern façade, detail at covered playcourts	11
Figure 19. E.C. Hughes School, northern façade at 1949 classroom addition	12
Figure 20. E.C. Hughes School, eastern façade at 1949 classroom addition	12
Figure 21. E.C. Hughes School, southern façade, 1949 classroom addition	13
Figure 22. E. C. Hughes School, viewing northeast at 1949 classroom addition	13
Figure 23. E.C. Hughes School, interior at entry	14
Figure 24. E.C. Hughes School, detail at entry interior	14
Figure 25. E.C. Hughes School, interior at auditorium/cafeteria	15
Figure 26. E.C. Hughes School, detail of cartouche above stage.....	15
Figure 27. E.C. Hughes School, interior at kitchen	16
Figure 28. E.C. Hughes School, interior at gymnasium	16
Figure 29. E.C. Hughes School, interior at library	17
Figure 30. E.C. Hughes School, detail of cabinetry at main floor hallway	17
Figure 31. E.C. Hughes School, interior at stairwell	18
Figure 32. E.C. Hughes School, interior at typical classroom.....	18
Figure 33. E.C. Hughes School, interior at upper floor hallway	19
Figure 34. Town of Freeport, 1863.....	20
Figure 35. Passengers aboard the steamship, <i>City of Seattle</i> , between 1888 and 1913	20
Figure 36. Youngstown business district, 1908	21
Figure 37. Fauntleroy, 1907	21
Figure 38. Ambaum Way, 1923.....	22
Figure 39. West Seattle School on California Avenue at SW Lander Street, n.d.....	22
Figure 40. West Seattle Bridge, 1925	23
Figure 41. Fauntleroy Endolyne, 1934.....	23
Figure 42. Jefferson School, 1911	24
Figure 43. Hughes Park, 1970	24
Figure 44. Rendering of proposed development at Westwood Village Shopping Center, 1959	25
Figure 45. West Seattle Bridge, ca. 1984.....	25
Figure 46. E.C. Hughes entry	26

Figure 47. E.C. Hughes, 1947.....	27
Figure 48. E.C. Hughes Elementary, ca. 1949.....	27
Figure 49. E.C. Hughes aerial view, ca. 1950.....	28
Figure 50. E.C. Hughes, ca. 1950.....	28
Figure 51. E.C. Hughes, ca. 1950.....	29
Figure 52. The Wren Building on the campus of the College of William and Mary in Williamsburg, Virginia, begun in 1695.....	30
Figure 53. Independence Hall, in Philadelphia, completed in 1753.....	30
Figure 54. Seaview Building at The Kenney West Seattle.....	31
Figure 55. Columbia Branch Library, Seattle.....	31
Figure 56. The Sunset Club.....	32
Figure 57. The Women’s University Club.....	32
Figure 58. Bliss Hall on the Lakeside Campus.....	33
Figure 59. Daughters of the American Revolution headquarters in Seattle’s Capitol Hill Neighborhood in 1925.....	33
Figure 60. Bailey Gazert, 307 6th Avenue.....	34
Figure 61. Highland Park School, 1012 SW Trenton Street.....	34
Figure 62. Martha Washington School, 6612 57th Avenue S.....	35
Figure 63. Columbia School, 3528 S Ferdinand Street.....	35
Figure 64. John Hay School, 411 Boston Street.....	36
Figure 65. Dunlap School, 8621 46th Avenue S.....	36
Figure 66. Montlake School, 2409 22nd Avenue E.....	37
Figure 67. William Cullen Bryant School, 3311 NE 60th Street.....	37
Figure 68. Magnolia School, 2418 28th Avenue W.....	38
Figure 69. Laurelhurst School, 4530 46th Avenue NE.....	38
Figure 70. Daniel Bagley School, 7821 Stone Avenue N.....	39
Figure 71. Loyal Heights, 2511 NW 80th Street.....	39
Figure 72. Alexander Hamilton Jr. High School, 1610 N 41st Street.....	40
Figure 73. John Marshall Jr. High School, 520 NE Ravenna Boulevard.....	40
Figure 74. Madison Jr. High School, 3429 45th Avenue SW.....	41
Figure 75. Monroe Jr. High School, 1810 NW 65th Street.....	41
Figure 76. Roosevelt High School, 1410 NE 66th Street.....	42
Figure 77. James A. Garfield High School, 400 23rd Avenue.....	42
Figure 78. Cleveland High School, 5511 15th Avenue S.....	43
Figure 79. Floyd A. Naramore.....	44
Figure 80. Couch Elementary, Portland, Oregon.....	44
Figure 81. Bagley Hall at the University of Washington, Seattle.....	45
Figure 82. Bellingham High School.....	45
Figure 83. Gymnasium addition to Colman School, Seattle.....	46
Figure 84. King County Blood Bank, Seattle.....	46
Figure 85. Clyde Hill Elementary School.....	47
Figure 86. Ashwood Elementary School, Bellevue.....	47
Figure 87. Chief Sealth High School, Seattle.....	48
Figure 88. Louisa Boren Junior High School, Seattle.....	48

E.C. Hughes School Landmark Nomination Report

OCTOBER 2014

1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of E.C. Hughes School. The building is located in the Westwood neighborhood of West Seattle, in Seattle, Washington. The Johnson Partnership prepared this report at the request of The Seattle Public School District.

1.1 Background

The City of Seattle's Department of Planning and Development (DPD), through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. As any proposed major alterations of the subject building described within this report will require a permit from DPD, Seattle Public Schools is providing the following report to the staff of the Seattle Landmarks and Preservation Board (L&PB) to assist the City of Seattle Landmarks and Preservation Board determining the property's eligibility as a City of Seattle Landmark.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old and it must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- 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, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

1.2 Methodology

Research and development of this report were completed in May and June 2014 by Larry E. Johnson, AIA, principal, and Ellen Mirro of The Johnson Partnership, 1212 N.E. 65th Street, Seattle, WA. Research included review of written documents from The Seattle Public School District's archives. Other research was undertaken at the University of Washington Special Collections Library, the Seattle Public Library, the Museum of History and Industry, and the Puget Sound Regional Archives. The building and site were inspected and photographed to document the existing conditions on May 27, 2014.

2. PROPERTY DATA

Building Name: E.C. Hughes School/Westside School

Address: 7740 34th Avenue SW

Location: Roxhill/Westwood neighborhood in West Seattle

Assessor's File Number: 1932300245

Legal Description: Block 2 Days Park Addition & Portion of Vacated Alley & Portion of Vacated Street Adjacent, as recorded in volume 16 of Plats, page 72, Records of King County.

Date of Construction: 1926, addition 1949

Original/Present Use: School

Original/Present Owner: Seattle Public School District

Original Designer: Floyd A. Naramore, addition Naramore & Brady

Zoning: SF5000

Property Size: 3.69 acres

Building Size: 44,324 s.f.

3. ARCHITECTURAL DESCRIPTION

3.1 Location

The former E.C. Hughes School is located in the Westwood neighborhood of West Seattle, which is on the southwestern end of the Delridge District, just north of Roxbury Street the southern boundary of the City of Seattle. The City Clerk's office identifies the area as the Roxhill neighborhood. Other Delridge District neighborhoods include Youngstown, Cottage Grove, Pigeon Point, High Point, Sunrise Heights, Highland Park and South Delridge Triangle/White Center. *See figure 1.*

3.2 Neighborhood Character

The Roxhill Neighborhood comprises .0650 square miles with a population of approximately 6,800. The neighborhood is largely single family residential, with a major shopping center, Westwood Village located at the center. Other schools in the neighborhood include Chief Sealth International High School, Denny International Middle School, and Roxhill Elementary School. The Southwest Branch of the Seattle Public Library is located off 35th Avenue. Parks include Hughes Playground, Roxhill Playground (known locally as Castle Park), and the Roxhill Bog. The Roxhill Bog is the headwaters of Longfellow Creek, which is piped from the bog, under the shopping center, to the Thistle Street Natural Area in the South Delridge neighborhood to the east. Neighborhood zoning in Roxhill is mostly Residential with a majority of SF 7200 at the center, SF 5000 on the northern and southern ends, and some LR2 zoning along the eastern edge of the neighborhood. Along 35th Avenue SW there are pockets of NC2-40 zoning. Westwood Shopping Center, in the middle eastern edge of the neighborhood, is zoned C1-40. Residential development mostly occurred between 1940 and 1960, with a resurgence of building after 2005.¹ *See figures 2-10.*

3.3 Site

The site encompasses an entire city block located between W Holden Street to the north, W Kenyon Street to the south, 34th Avenue SW to the west and 32nd Avenue SW to the east. It is the highest elevation school in the city, located 450 feet above sea level.² The site measures 262 feet east-west and approximately 606 feet north-south. The site has been leveled from the midpoint of the block off 34th Avenue SW, where the entry to the school building is located, so that West Holden street is 10 feet above the site at the northwestern corner and 10 feet below the site at the northeastern corner. The retaining wall enclosing the site on the east along 32nd Avenue SW is up to approximately 13 feet tall. A concrete stair at the southeastern corner along 32nd Avenue SW leads from the sidewalk up to the playfield on the southern end of the site. On the southern end of the site the retaining wall along W Kenyon Street varies between 13 feet in height on the eastern end to approximately 3 feet on the western end. The building is situated in the center of the block on the western side, facing west to 34th Avenue SW. Landscaping consists of paved playcourts to the north and east with paved areas to the south taken up with portable classrooms and parking. A grassy area with mature trees is located at the entry to the building along the western façade. *See figure 11.*

3.4 Building Structure & Exterior Features

The E.C. Hughes School is a 2-3 story Georgian/Colonial Revival style building comprised of four different sized volumes. The central rectangular block faces 34th Avenue SW, is two stories, approximately 32 feet 9 inches tall, with a parapet roof. It contains the central main entry on the western façade, and measures approximately 130 feet north-south and 65 feet 4 inches east-west. Attached on the northern side is a one-story auditorium section, approximately 22 feet 6 inches tall, set back from the face of the central block 10 feet 9 inches and measuring approximately 86 feet 10

¹ <http://www.city-data.com/neighborhood/Roxhill-Seattle-WA.html> (accessed June 3, 2014) and <http://web1.seattle.gov/dpd/maps/dpdgis.aspx> (accessed June 3, 2014)

² Erigeron, Seattle Public Schools 1989, p.102.

inches east-west by 35 feet 8 inches north-south. Another one-story, wood-framed, volume is attached to the central block on the eastern side. It contains two play courts and the boiler room and measures 130 feet north-south by 41 feet 6 inches east-west and is 15 feet 3 inches tall. The fourth volume is a three-story classroom addition constructed in 1949 on the western end. It is set back from the western face of the central block by 10 feet 9 inches, and measures approximately 180 feet east-west and 41 feet 6 inches north-south.

The central block is a reinforced concrete structure faced with brick masonry laid in running bond. Detailing, including the cornice and modillions, coins at the building corners, and entry porch, are executed in matte glazed terra cotta. The base of the building is poured in place concrete with a cement plaster parging. Windows are six-over-six wood-sash with matte glazed terra cotta sills and flat arch brick lintels with terra cotta keystones. The roof is flat with a parapet, and interior structure consists of both wood framing and poured in place concrete at the stairwells. *See figures 12-13.*

The primary western elevation is symmetric about the 17 foot 10 inch wide entry bay. The walls on either side contain seven 9-foot tall 5-foot wide windows on each level. The entry bay is ornamented with terra cotta coins on the corners, and paired corinthian columns on either side of the double entry doors which have an arched fan light transom above. Above the columns is a denticulated terra cotta entablature with the name of the school incised on the frieze. A balconette with terra cotta ballusters caps the entablature underneath a pair of six-over-six wood-sash windows, cased with terra cotta including a terra cotta mullion. Above the window casing is a swan neck pediment capped by a central Georgian urn. The entry bay roof is a west facing gable end with a denticulated terra cotta cornice. The walls on either side are capped with a six-foot tall parapet containing a terra cotta denticulated cornice with a terra cotta string course four brick courses below which touches the tops of the keystones in the window headers. *See figures 14-15.*

The western façade of the auditorium wing contains two symmetrically placed small four-over-four windows with terra cotta sills and brick flat arched headers with terra cotta keystones. The cornice of this section is less elaborate, without dentils or a string course. The 1949 three-story classroom addition has only two floors above grade at the western elevation, with a 35 foot 6 inch wide one-story section containing three six-over-six wood-sash windows with terra cotta sills and brick flat arched headers with terra cotta keystones. The forty-foot wide two-story section of the western façade of the southern 1949 wing is recessed 10 feet 6 inches from this one-story section and contains a double two-over-four sash window on the northern side of the upper floor behind the parapet of the one-story section.

The northern elevation consists of the 86 foot 10 inch long wall of the auditorium in front of the northern wall of the two-story central block. The auditorium is offset from the central block 10 feet to the east, but the northern façade of the central block is blank except for a pair of six-over-six double-hung wood-sash windows with flat arch headers with terra cotta keystones centrally located at the upper level behind the auditorium parapet. The cornice of the two-story block continues unbroken around the northern elevation. *See figure 16.*

The northern elevation of the auditorium is symmetric about a paneled entry door topped by an arched fanlight trimmed with brick header rowlocks and a terra cotta keystone. A concrete stair from the west leads up to the door. There are three large 5 foot wide by 10 foot 6 inch tall arched windows on either side of the central door. The upper portion of the wood-sash fanlight is identical to that above the central door including the rowlock headers with terra cotta keystones. Each window has a terra cotta sill. There are two small four-over-four wood-sash windows with flat arch headers, terra cotta keystones, and sills located 7 feet 8 inches from either end of the northern elevation of the auditorium. The parapet of the auditorium is topped with a simple terra cotta coping and a terra cotta string-course located four brick courses below. The concrete base of the auditorium is approximately five feet tall at the western end as the site slopes upwards to the west. A section of the northern elevation of the brick wall of the playcourt extends 7 feet 5 inches to the east of the northern elevation of the auditorium. The base of the playcourt wall is 5 feet lower than the brick facing of the auditorium and the painted wood cornice is approximately 9 feet below the top of the terra cotta coping of the auditorium's parapet.

The eastern façade consists of the 35 foot 9 inch long blank wall of the auditorium on the north, the playcourts and boiler room at the lower level of the center, the upper level of the central block, and the three-story 1949 classroom addition on the south. The upper level of the central block contains three sets of four six-over-six double-hung wood sash windows with terra cotta sills, and two tall nine-over-nine wood windows at either end where the stairwells are located. A brick chimney is located south of the central window and extends approximately 8 feet above the simple terra cotta coping that caps the parapet of the central block on the eastern elevation. The chimney originally extended 32 feet 6 inches above the parapet, but was modified during a seismic retrofit in 1998. The denticulated cornice and string-course wrap approximately 4 feet around the eastern elevation on the northern end, and then ends. The brick portions of the eastern façade of the play courts is 12 feet 3 inches tall topped with a 2-foot 2-inch painted wood cornice. The eastern façade is symmetric about the 26 foot long brick boiler room block. The boiler room is accessed by a double door on the northern end and the brick wall contains two 2-foot 6-inch wide coal doors. The playcourts are three bays wide on either side, each bay defined by flat wood columns detailed with concrete bases and wood capitals. Playcourt walls are of chain link. Two 12 foot brick sections on either end contain double access doors to the playcourts. *See figures 17-18.*

The three-story 1949 classroom addition on the southern end of the building is constructed similarly to the original 1926 central block, with reinforced poured in place concrete faced with brick and terra cotta detailing similar to the auditorium, with a simple terra cotta parapet cap. This southern wing is the same height as the central block. The painted concrete base of this section of the building is detailed with horizontal grooves called out in the drawings as “coins,” spaced alternately 1 foot and 2 feet apart. On the northern façade, the grade slopes down approximately 3 feet from the adjoining playcourts to a double entry door on the eastern end at the 8-foot 6-inch tall base. The brick at the upper two floors contains two six-over-six wood-sash windows with flat brick arches and terra cotta keystones and sills located directly above the double entry door on the eastern end. Additionally there are five small two-over-four wood-sash windows with terra cotta sills, lacking the header details of the other windows, located on the western end of the northern façade, three at the upper level and two at the main floor level. *See figure 19.*

The grade at eastern façade of the three-story 1949 classroom addition slopes down approximately 6 feet to the south, and there is an 8-foot wide stair to access another door at this level of the base on the southern end. The brick at the upper two floors contains two six-over-six wood-sash windows with flat brick arches and terra cotta keystones and sills located on the northern end and a three-over-three wood-sash window under a 14-foot tall window with three six-light sashes. Both windows on the southern end have flat brick arches, terra cotta keystones, headers and terra cotta sills. *See figure 20.*

The southern façade of the three-story 1949 classroom addition is the primary façade of the addition. It consists of the 102 foot 5 inch long three-story tall, main volume with a 14 foot 2 inch long two-story volume at the main level on the western end. The grade slopes up to the west and is contained by a retaining wall in front of the volume on the western end, creating a one-story elevation on the west. This volume consists of the typical 1949 base with “coin” detailing, and a single 7 foot tall 3 foot 6 inch wide louvered opening in the center of the brick above. The three-story portion of the southern 1949 façade contained 16 identical six-over-six wood sash windows with flat brick arches and terra cotta keystones and sills at the upper and main floor level, which were all replaced in 1971 with aluminum-sash windows of four-part alternating two-light sliders and fixed panes. The thirteen windows at the basement level were also replaced with the same aluminum sash configuration. The glazing in all the southern windows of this wing has been replaced within the last five years. A bay at the central western end of the basement level also had its glazing replaced. The bay is framed with fluted square concrete columns and capped with a concrete cornice topped with a metal flashing. There is a single entry door with a transom just to the east of the bay. Another double entry door with a transom window is on the eastern end of the basement level. A secondary main entry is located at the western end of the southern façade in a small projecting bay encased in terra cotta. The bay has a terra cotta cornice leading into the terra cotta casing of a window directly above. The original six-over-nine wood-sash window was replaced in 1971 with a four-part slider and fixed-pane aluminum-

sash. Above this large window is a smaller window with a terra cotta casing, originally a three-over-three wood-sash, it is now an aluminum slider. *See figures 21-22.*

3.5 Plan & Interior Features

The original school building was organized around a central double loaded corridor running north-south and connecting to the auditorium on the northern end. There were two classrooms on the western side, divided by administrative areas and the entry hall. The eastern side contained a stairwell on either end, with boys and girls restrooms separated by a book room, fan room and store room. To the east the playcourts and boiler room were accessed through the stairwells and adjoining passages on the eastern corners. The upper floor contained four classrooms on the western side of the central double loaded corridor, and three classrooms and a janitors closet on the eastern side. The windows in the eastern classrooms look out over the playcourt roof with its hip-roof glass skylights.

The 1949 three story addition is organized around a northern single loaded corridor with stairwells on the eastern end and one just inside the secondary main entrance on the south. The main floor contains three classrooms, one restroom and a nurses office in the one story section on the western end. The upper floor is accessed by the eastern stair and the stair from the original building. It contains three classrooms, two restrooms and a janitors closet. The basement level contains a playroom, or gymnasium on the eastern end and what was designed as a kindergarten but now serves as a library where the bay is located on the southern façade. West of the secondary main entry is storage and a fan room. Interior finishes include original “Celotex” ceilings, non-original vinyl flooring in the classrooms and hallways, original wood flooring in the auditorium and gymnasium, and original concrete stairs. The original building classrooms have their original cabinetry and casework along with original slate blackboards. The upper floor hallway has skylights. The 1949 addition has metal lockers on the southern side of the hallway. *See figures 23-33.*

3.6 Documented Building Alterations

The building was constructed in 1929 with a major addition in 1949. Most changes to the original fabric of the school occurred in 1971, when fire sprinklers were added to the interior and the window sashes on the southern façade of the 1949 addition were replaced. Seismic retrofits occurred in 1979 and 1998, with the removal of 24 feet of chimney height taking place in 1998. Additional changes occurred in 2009 when Westside School leased the building. The southern façade windows were reglazed, and other minor changes undertaken. As with most public schools, the site has altered many times, usually with the reconfiguring, addition, and removal of portable classrooms.

Documented alterations include:

Date	Designer	Work	Permit number
1926	Naramore	Build School	
1949	Naramore & Brady	3-story addition	
1970		Automatic sprinkler system	525188
1971		Replace southern window sash	NA
1979		Seismic retrofit and chimney pointing	
1997		Alter per plan, new roofing	9704155
1998		Seismic upgrades, install elevator	9802256
2003		Install wet/dry sprinkler system	2301730
2010		Change use from public school to private school	6258279

Alterations to the site, including installing portable classrooms include:

1944		Rebuild 25x30	362822
1951		Move portable	409009
1953		Move portable	420023
1953		Retaining wall and fence	
1953		3 portable classrooms	421749
1954		2 portable classrooms	427845
1957		Move portable	436819
1957		Move portable	489xxx
1958		Move 2 portables	466516
1960		Fuel oil tank	484135
1965		Move portable	515252
1967		Move 2 portables	524141
1974		Move portables	554471
1997		Move 3 portables, move 5 portables	9701115 9701111
2010		Move 4 portables	6245980

4. SIGNIFICANCE

4.1 Historic Site Context

E.C. Hughes Elementary School is located in West Seattle's Westwood or Roxhill Neighborhood, east of Fauntleroy and north of White Center, at the southern end of the Delridge District.

Pre-historic or historic use of the Delridge District area by Native American communities included a village of 300 Duwamish people at the mouth of a creek called "to-AH-wee," (trout) now called Longfellow Creek.³ The village was formed at a fishing wier across the creek, and villagers ranged across the west Seattle peninsula for seasonal berry picking and other subsistence activities. During the 1850s, many of the native people were forced to move across the Puget Sound to Reservations at Suquamish, Tulalip, or Yakima. In 1893, several Duwamish were burned out of their homes in West Seattle. By the 1910 and 1920 censuses, Native Americans formed only 1% of the population of the northeastern Duwamish peninsula.⁴

West Seattle's Duwamish Head was the site of the first settlement of Euro-Americans in 1851, with the famous landing of the Denny party.⁵ However, there were several other early settlements on the West Seattle Peninsula during the latter part of the 1800s: Freeport, Humphry, development in what is now known as White Center, and the small community at Fauntleroy.

Freeport was a small sawmill community located at Duwamish Head in the 1860s. This community operated the Freeport School.⁶ However, without a reliable connection to the growing town of Seattle, there was very little development in West Seattle. In 1888, ferry service to Freeport began on the side-wheel steamer *City of Seattle*, and operated for 25 years. The ferry docked at what is now the intersection of Cascade Way and Ferry Avenue and connected to a cable car that ran up Ferry Avenue to the growing business district located in what is now the North Admiral Neighborhood.⁷ *See figures 34-35.*

Around what was then called "Young's Cove," at the mouth of Longfellow Creek was land farmed by John Longfellow. The land he cleared developed into the small community of Humphrey. The Puget Mill Company also bought land in the area. William Piggot bought the land in 1905, and located his steel mill there. He renamed Humphry "Youngstown," for the steel town in Ohio.⁸ The area was renamed "Delridge" by residents in the 1940s.⁹ *See figure 36.*

In 1857, explorer Lt. George Davidson named Fauntleroy for his future father-in-law.¹⁰ Fauntleroy's first settler was Charles Peterson, who had a farm on Brace Point starting in 1881.¹¹ *See figure 37.*

³ Karen Sykes, "Hike Of The Week: Urban trail is a tribute to man and nature" Seattle PI, January 12, 2005 <http://www.seattlepi.com/news/article/Hike-Of-The-Week-Urban-trail-is-a-tribute-to-man-1163974.php?searchpagefrom=1&searchdiff=1> (accessed June 6 2014)

⁴ Judy Bentley, "Delridge History," Southwest Seattle Historical Society, 2004 <http://www.loghousemuseum.info/history/delridge-history/> (accessed June 3, 2014)

⁵ Casandra Tate, "Seattle Neighborhoods: West Seattle-Thumbnail History." pp. 1-2. History Link.org, posted July 8, 2001, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3428, accessed May 14, 2009.

⁶ Nile Thompson & Carolyn J. Marr, *Building for Learning: Seattle Public Schools Histories, 1862-2000*. (Seattle, WA: School Histories Committee, Seattle School District, 2002) p. 161.

⁷ Alan J. Stein, "Ferry service begins between Seattle and West Seattle on December 24, 1888" p. 1. HistoryLink.org, posted January 1, 2000, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1968, accessed May 14, 2009.

⁸ Judy Bentley, "Delridge History," Southwest Seattle Historical Society, 2004 <http://www.loghousemuseum.info/history/delridge-history/> (accessed June 6, 2014)

⁹ Seattle Times, "Club petitions to change name," May 19, 1940

¹⁰ Casandra Tate, "Seattle Neighborhoods: West Seattle-Thumbnail History." pp. 1-2. History Link.org, posted July 8, 2001, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3428, accessed May 14, 2009.

¹¹ Ron Richardson, "White Center -- Thumbnail History," HistoryLink.org Essay 8616 July 23, 2008, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=8616 and "Seattle Neighborhoods: Fauntleroy - Thumbnail History" HistoryLink.org Essay 3680." March 22, 2002. (accessed June 17, 2013)

It was not until 1870, that Ed Solomon claimed 316 acres in what is now White Center. In the early 1880s, Gottlieb Green, purchased 80 acres in White Center, built a sawmill at 102nd Street and 8th Avenue SW. By the 1890s, logged land was subdivided and sold in 5- to 20-acre lots. By 1892, a road was built up a steep, muddy slope from South Park to Hicks Lake, and all the way to Seola Beach. Joseph Ambaum was instrumental in building a north-south arterial road to Youngstown and down to Burien.¹² **See figure 38.**

By 1893, West Seattle had two schools besides Freeport, Haller School at Alki, and the West Seattle School, on SW California Avenue, where LaFayette Elementary School is located today. Only two of the eight rooms of the West Seattle School were in use the first year, but by 1907, the population had grown enough that the school was full.¹³ **See figure 39.**

In the early 1900s, transportation to the south end of West Seattle was either by steamers serving the West-side Passage to a small Mosquito-fleet dock on the northern side of Brace Point, or over a trail to Gatewood Hill, where people were able to catch the town of West Seattle's streetcar system that ran down to the West Seattle ferry landing and connect by ferry to the City of Seattle.¹⁴

In 1902, King County built a drawbridge over the Duwamish waterway at Spokane Street, providing better access from West Seattle to the city of Seattle. In 1902, West Seattle residents voted to incorporate as a fourth class city, and two years later voted to incorporate as a third class city in order to fund their street car line with municipal bonds. At this period of time there were several communities, including the community at Alki Point to the west, Spring Hill to the south, and Riverside to the east, and none would cooperate with the new City's street car plans. West Seattle was annexed to the city of Seattle in 1907, at which time the public streetcar in West Seattle was sold to the private Seattle Electric Company. In 1905, John Adams bought 300 acres in Fauntleroy, and began to lobby for a streetcar line to south. It was built by the time West Seattle was annexed by the city of Seattle.¹⁵ The Seattle Electric Company, controlled by the Stone and Webster cartel, extended their streetcar system in West Seattle after annexation. The new line crossed the tide-flats at Spokane Street south of Luna Park and the old ferry dock, connecting to the old West Seattle line, and continuing from the old southern terminus on a single-track line south along California Avenue to Frontenac to what became known as the Endolyne turnaround, at the new city limits at 45th Avenue SW and SW Roxbury Street.¹⁶ **See figures 40-41.**

Gatewood School opened in 1910, serving most of the children living in the southern portion of West Seattle. Jefferson School in the central "Junction" portion of West Seattle was completed in 1911. Fauntleroy had a small school operating as an annex to Gatewood starting in 1911, however, the building burnt down the same year it was opened. Laurence Colman and Dr. Edward Kilbourne had been involved in building the downtown Seattle YMCA, and in 1914, they built what became the Fauntleroy YMCA. Adams sold land across the street from the church and YMCA to the Seattle School District for a Fauntleroy neighborhood school, which opened in 1917.¹⁷ East of Fauntleroy, Highland Park also had a school by 1916, it operated as an annex to South Park for three years until it became independent in 1919.¹⁸ **See figure 42.**

In 1912 Sam Metzler, Jacob Ambaum, Hiram Green (1863-1932), George White, and other White Center leaders financed construction of the Highland Park and Lake Burien Streetcar Line. The line was built quickly, and started at Spokane Street and West Marginal Way and ran down Ambaum

¹² Ron Richardson, "White Center -- Thumbnail History," HistoryLink.org Essay 8616 July 23, 2008

¹³ Thompson & Marr, *Building for Learning: Seattle Public Schools Histories, 1862-2000*. pp. 161-164.

¹⁴ Roy W. Morse and E. Richard Brown, *Fauntleroy Legacy* (Seattle, WA: Roy W. Morse and E. Richard Brown, 1989), pp. 3-4.

¹⁵ Ron Richardson "Seattle Neighborhoods: Fauntleroy - Thumbnail History" HistoryLink.org Essay 3680." March 22, 2002.

¹⁶ Roy W. Morse and E. Richard Brown, *Fauntleroy Legacy* (Seattle, WA: Roy W. Morse and E. Richard Brown, 1989), p. 48.

¹⁷ Nile Thompson & Carolyn J. Marr, "Fauntleroy School" and "Gatewood School" in *Building for Learning: Seattle Public Schools Histories, 1862-2000*. (Seattle, WA: School Histories Committee, Seattle School District, 2002)

¹⁸ Roy W. Morse and E. Richard Brown, *Fauntleroy Legacy* (Seattle, WA: Roy W. Morse and E. Richard Brown, 1989), p. 48.

Way to Seahurst and Lake Burien. After a mudslide destroyed part of the tracks, the City of Seattle bought the line for a dollar that same year. However, another slide in 1933 closed the line for good.¹⁹ Jacob Ambaum also worked to build a road that now bears his name connecting White Center to Burien.²⁰

In 1914, the area now called Westwood or Roxhill was called by different names including Hillcrest after the Ladies Club petitioning for a school, and Olympic Heights after another community club in the area. The community also petitioned the city of Seattle for water service, finding that the water from Longfellow Creek and a natural spring in the area was insufficient for the growing community. Telephone and electrical services were installed in 1913 and 1914 as well. Industry in steel work and shipbuilding was growing during the years of WWI, leading to increased need for housing, and the development of the "Olympic Heights" area.²¹

The 1920s, marked a population boom in West Seattle. Business flourished and schools experienced crowding. It was during this period that the E.C. Hughes school was built, allowing the children to move out of the portables previously located on the site. Without a streetcar system after 1933, increasing automobile traffic lead White Center to install a traffic light in 1934. In 1938, the Arbor Heights Community Club began to lobby for an elementary school. In 1939, Arbor Heights Community Club celebrated the completion of a new WPA-built water system for the neighborhood.²²

In 1940, the streetcar system in West Seattle was dismantled, but by 1943, automobile traffic congestion resulted in the installation of traffic lights in the Junction neighborhood. World War II brought a large number of families to West Seattle due to the shipyard and steel mill industry.²³ It was during this time that many of the houses in the Roxhill neighborhood were built, providing housing for blue-collar workers, including the steel mill workers.

In 1942, the High Point housing development was completed by the Seattle Housing Authority with federal funds authorized by the Lanham Act in 1940. High Point provided housing for defense workers. High Point was a neighborhood in and of itself with its own school, library, and community center.²⁴

Additional workers were needed in the steel mill, and temporary steel worker housing was located across the street from the Cooper School on Delridge Avenue SW.

New schools were needed to accommodate a booming population in the late 1940s and 1950s. The District had commissioned George W. Stoddard to prepare plans for the Arbor Heights site, in addition to the Dover site on the northern end of West Seattle by 1947, and a major addition was planned on the south end of E.C. Hughes. The collapse of Lafayette School in the 1949 earthquake put extra pressure on all of the West Seattle elementary schools, with Lafayette students attending at the Genesee Hill site, Fauntleroy Elementary School, and portables located at E.C. Hughes. The portables at E.C. Hughes had just been vacated as the classes moved into the newly completed south wing addition to E.C. Hughes.

In 1945, residents petitioned for a playfield near E.C. Hughes School, and the City council approved the ordinance to create what is now known as "Hughes Park."²⁵ In the early 1950s, residents of Roger's First Addition in West Seattle decided they needed a community club to improve and protect the neighborhood. They called the neighborhood "Roxhill" because it was located on the hill north of Roxbury Street. The club had two goals, building a neighborhood playground, and a new school for the 140 children in their four-square-block area that were then attending the overcrowded E.C.

¹⁹ Ron Richardson, "White Center -- Thumbnail History," HistoryLink.org Essay 8616 July 23, 2008

²⁰ Ron Richardson, "White Center -- Thumbnail History," HistoryLink.org Essay 8616 July 23, 2008

²¹ Sivert Skotheim, "Brief History of the E.C. Hughes School," 1949.

²² Seattle Times, "Arbor Heights Club to Hold Water Carnival," June 29, 1938, p.16

²³ Thompson & Marr, *Building for Learning: Seattle Public Schools Histories, 1862-2000*. p. 313.

²⁴ Cassandra Tate, "Seattle Housing Authority Chronology," HistoryLink.org Essay 10774 April 10, 2014 http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10760 (accessed June 3, 2014)

²⁵ Seattle Times, "Playfield Tract Proposal O,K'd," January 17, 1945, p.11

Hughes school to the north. Part of the playground project involved filling in the peat bog that was the headwaters of Longfellow Creek.²⁶ Roxhill school (John Graham & Co., 1958) was completed in 1958.²⁷ *See figures 43.*

The neighboring community, Arbor Heights was annexed to the city in 1954.²⁸ It wasn't until 1965 that the Westwood Shopping Center was built, and realtors started advertising lots as "close to Westwood Shopping Center," giving the immediate neighborhood its name. The neighborhood also campaigned for a park, now called Hughes Park.²⁹ *See figures 44.*

The construction of the West Seattle Freeway Bridge in 1984, seriously affected the business, settlement and traffic patterns in West Seattle, allowing easier access to the city and more economic growth. *See figure 45.*

Westwood Shopping Center was redeveloped into Westwood Village in 2000. Efforts to restore the Roxhill bog and create a trail along Longfellow creek along with restoring natural areas along the creek were also begun in 2000 and continue today.

Designated City of Seattle Landmarks in and near the Roxhill Neighborhood include Seattle Fire Station #37 on the northern edge of the neighborhood at 7302 34th Avenue SW.³⁰

4.2 E.C. Hughes School

The first name for the school located in the Westwood/Roxhill neighborhood was "West Hill School." It consisted of a portable building located at 35th Avenue SW and Webster Street housing the first and second grades. Older children went to Gatewood. By 1918, another portable was added for a second and third grade class. In 1920 the School District purchased the present site on 34th Avenue SW and moved the portables there. By 1925, the school had grown to house 280 students the first through sixth grades in even more portable buildings.³¹ *See figures 46-47.*

The 1923 levy allowed new construction for schools all over the city. A new school was slotted to be built at the West Hill site and it was named E.C. Hughes after an attorney who was the president of the Seattle School Board. The Dunlap School was built in 1924, and identical plans were used for E.C. Hughes in 1926, except at E.C. Hughes, terra cotta was substituted for the cast stone ornament used at Dunlap. The plan allowed for additions on the south side of the school, and an auditorium on the northern end. An early undated photograph indicates that the auditorium at E.C. Hughes may have been built several years after the main central block and playcourts were finished.

Between 1926 and 1933 enrollment more than doubled, and in 1934 the school started to install portable classrooms on the southern portion of the site. Despite having six portable classrooms onsite by 1936, the school was crowded enough to send the seventh and eighth grades to James Madison Junior High in 1938.³²

The 1949 three-story classroom addition allowed the E.C. Hughes students to move inside the building, and some of the students displaced from Lafayette by the 1949 earthquake moved into the portables. Even though continued overcrowding led to the construction of Roxhill School to the

²⁶ Seattle Times, "Council Asked to Purchase Site," August 12, 1954, p. 32

²⁷ Thompson and Marr, Roxhill School http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10585 (accessed June 3, 2014)

²⁸ Seattle Annexation Map, Office of the City Clerk, Seattle http://clerk.ci.seattle.wa.us/~public/annexations/Southwest_portions.htm, (accessed June 17, 2013) and Seattle Times, "Arbor Heights Annexation Up," August 8, 1948, p.13.

²⁹ Seattle Times Classifieds, "103 Homes, West Seattle," February 16, 1965, p. 31

³⁰ Department of Neighborhoods, "Landmark Regional Listings," www.seattle.gov/neighborhoods/preservation/SW.htm (accessed May 29, 2013)

³¹ Sivert Skotheim, "Brief History of the E.C. Hughes School," 1949.

³² Thompson and Marr, "E.C. Hughes School"

south in 1955, by 1958 E.C. Hughes had an enrollment of 958 students, and was using twelve portable classrooms.³³ *See figures 48-51.*

The school changed its focus in 1970, becoming a pilot for a “Career Education Program.” By 1980 the first and second grades had been relocated leaving E.C. Hughes to house Kindergarten and grades three through five. The next year the third grade also moved out, leaving E.C. Hughes with Kindergarten fourth, fifth, and sixth grades for the next seven years. E.C. Hughes and High Point Schools were the only school in the district that didn’t participate in bussing of minority students. They were called the “walking pair” because their students were never bused out of West Seattle. A new school was built at High Point to house the E.C. Hughes students when the District determined that the cost of seismic upgrades was excessive. The High Point School opened in 1988, and the E.C. Hughes students moved to High Point the next year. The E.C. Hughes building was held in surplus until 1998, when the Highland Park students used it while their school was being re-built. Concord students used the building in 1999, while their building was replaced.³⁴ Since 2010 the private Westside School has leased the building.

4.2 Historic Architectural Context

Historic 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 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.³⁵ 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.

The Colonial Revival style was enthusiastically embraced by a number of architects after the National centennial in 1876. 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 off their associations with small town America.

Many larger buildings, such as town halls, colleges, and churches, built beginning in the latter part of the nineteenth century and lasting 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, whose work was known in the American Colonies through books such as *Palladio Londinensis, or the London Art of Building*, by William Salmon in 1734.³⁶ 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

³³ Thompson and Marr, “E.C. Hughes School”

³⁴ Thompson and Marr “E.C. Hughes School”

³⁵ John Burchard and Albert Bush-Brown, *The Architecture of America: A Social and Cultural History* (Boston, MA: Little, Brown and Company, 1961), p. 206.

³⁶ Burchard and Bush-Brown, *The Architecture of America*, p. 65.

Buildings reflecting this influence. Independence Hall, in Philadelphia, completed in 1753, is a later example of this style. *See figures 52-53.*

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 lites. Georgian Revival buildings are strictly rectangular with minor projections and symmetrical façades and self-contained rectangular plans.³⁷ 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 Frère), 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. *See figures 54-59.*

Large-scale residential adaptations of Colonial and Georgian revival forms are also present in the several Fraternities and Sororities 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).

4.3 Building Owner

4.4 Building Owners: Seattle School District Number 1

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

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 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 1927.³⁸

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

³⁷ Lester Walker, *American Shelter*, (Woodstock, NY: Overlook Press), p. 172.

³⁸ Patricia Erigero, *Seattle Public School Historic Building Survey* (Historic Seattle Preservation Authority, August 1989) p. 26.

private practice in 1932. Most of Naramore’s schools were designed with a twentieth century version of the Georgian style.³⁹

With Frank B. 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).⁴⁰

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.⁴¹

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.⁴²

New elementary schools completed during this period included: *See figures 60-71.*

School	Year	Address	Designer	Notes
Bailey Gatzert School	1921	615 12 th 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 57 th 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 46 th Avenue S	Floyd A. Naramore	Seattle Landmark
Montlake School	1924	2409 22 nd Ave. E	Floyd A. Naramore	Seattle Landmark
William Cullen Bryant School	1926	3311 NE 60 th St	Floyd A. Naramore	altered, Seattle Landmark
E.C. Hughes School	1926	7740 34 th Ave. SW	Floyd A. Naramore	altered
Magnolia School	1927	2418 28 th Ave. W	Floyd A. Naramore	closed
Laurelhurst School	1928	4530 46 th Ave. NE	Floyd A. Naramore	altered
Daniel Bagley School	1930	7821 Stone Ave. N	Floyd A. Naramore	
Loyal Heights	1932	2511 NW 80 th 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,

³⁹ Erigeron, pp. 25-26. Paul Hoerlein, “Introduction.” in *Building for Learning, Seattle Public School Histories, 1862-2000*, Nile Thompson and Carolyn J. Marr ed. Seattle, WA: Seattle Public Schools, 2002, p. xi.

⁴⁰ Nile Thompson and Carolyn Marr, *Building for Learning*. (Seattle, WA: Seattle Public Schools, 2001), pp. 86-87.

⁴¹ Hoerlein, p. xi.

⁴² Hoerlein, p. xii.

including:⁴³ *See figures 72-75.*

School	Year	Address	Designer	Notes
Alexander Hamilton Jr. High School	1925	1610 N 41 st 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 45 th Ave. SW	Floyd A. Naramore	altered, Seattle Landmark
Monroe Jr. High School	1931	1810 NW 65 th 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, with imposing primary façades.⁴⁴

High schools designed by Floyd Naramore include: *See figures 76-78.*

School	Year	Address	Designer	Notes
Roosevelt High School	1922	1410 NE 66 th St.	Floyd A. Naramore	altered, Seattle Landmark
James A. Garfield High School	1923	400 23 rd Ave.	Floyd A. Naramore	altered, Seattle Landmark
Cleveland High School	1927	5511 15 th 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.⁴⁵

The 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. The 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 another new building program.⁴⁶

4.5 Building Architect: Floyd A. Naramore, Naramore & Brady

The architect of record for E. C. Hughes School is Floyd A. Naramore for the original construction, and in partnership with Clifton Brady for the major addition in 1949.

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

⁴³ Erigero, pp. 26-27. Hoerlein, p. xii.

⁴⁴ Erigero, p. 28.

⁴⁵ Hoerlein, pp. xi-xii.

⁴⁶ Erigero, pp. 28-29. Hoerlein, p. xi.

Properties for the Portland School District, designing Couch Elementary School (1914-15).⁴⁷ **See figures 79-80.**

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 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.⁴⁸

Naramore joined Alvin (Albert) F. Menke (1883-1978) in a partnership that lasted between 1924 and 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 lack of school commissions led to both the dissolution of the firm and Naramore's resignation as the Seattle School District's architect.⁴⁹

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.⁵⁰ **See figure 81.**

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.⁵¹ **See figure 82.**

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.⁵² **See figure 83.**

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 & Johnanson, and Naramore, Bain, Brady, & Johnanson, the latter firm evolving into the Seattle architectural firm of NBBJ.⁵³ 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). **See figures 84-86.**

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. **See figures 87-88.**

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, 1970.⁵⁴

⁴⁷ Duane A. Dietz, "Floyd A. Naramore," in *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), p. 198.

⁴⁸ Dietz, pp. 198-200.

⁴⁹ Dietz, p. 200.

⁵⁰ Dietz, p. 200.

⁵¹ Whatcom Museum, "New Deal Sites (Still Visible) in Whatcom County,"

<http://www.whatcommuseum.org/history/community/204-new-deal-sites-still-visible-in-whatcom-county> (accessed March 26, 2014)

⁵² Dietz, p. 201.

⁵³ Dietz, p. 202.

⁵⁴ Dietz, p. 202.

Clifton J. Brady was born in Walker, Iowa, in 1885 and graduated from Iowa State College in 1917. Brady worked for the architecture firm of Beuttler & Arnold (now called Cannon Moss Brygger Architects) in Sioux City Iowa from 1918 until 1927.⁵⁵ One of the major commissions Beuttler & Arnold received in 1922 was the Sioux City Masonic Temple (National Register of Historic Places). Brady came to Seattle in 1927, and worked as a draftsman for Floyd Naramore until 1933. Brady then worked as the Washington State examiner in charge of the architectural program between 1933 and 1938.⁵⁶ Brady went to work for Naramore again in 1938, and became a partner with Naramore in 1941. The rest of his career he spent as partner as the firm grew into today's NBBJ. Brady was a licensed civil and structural engineer. Clifton Brady died in Seattle in 1963 at the age of 68. The archives at NBBJ contain no record of any individual design of Brady's.⁵⁷

4.5 Building Contractor

Unknown

Prepared by:
Larry E. Johnson, AIA
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115
www.tjp.us

⁵⁵ Sioux City Directory information 1918-1927.

⁵⁶ *The Seattle Times*, "Clifton Brady Funeral to Be Thursday," June 12 1963, p.66.

⁵⁷ Ellen Mirro, personal communication with Laura Dushkes, Librarian at NBBJ, March 26, 2014.

5. Bibliography

- Advisory Council on Historic Preservation; Appendix 1, Memorandum of Agreement; October 1978.
- Bentley, Judy. "Delridge History," Southwest Seattle Historical Society, 2004
<http://www.loghousemuseum.info/history/delridge-history/>, accessed June 3, 2014
- Burchard, John and Albert Bush-Brown. *The Architecture of America: A Social and Cultural History*. Boston, MA: Little, Brown and Company, 1961.
- City Data.com "Roxhill" <http://www.city-data.com/neighborhood/Roxhill-Seattle-WA.html>
(accessed June 3, 2014) and
- City of Seattle, Department of Neighborhoods. "Landmark Regional Listings,"
www.seattle.gov/neighborhoods/preservation/SW.htm, accessed May 29, 2013.
- City of Seattle, Department of Planning And Development GIS
<http://web1.seattle.gov/dpd/maps/dpdgis.aspx>, accessed June 3, 2014
- City of Seattle, Office of the City Clerk. Seattle Annexation Map, Seattle
http://clerk.ci.seattle.wa.us/-public/annexations/Southwest_portions.htm, accessed June 17, 2013.
- Dietz, Duane A. "Floyd A. Naramore," *Shaping Seattle Architecture: A Historical Guide to Architects*. ed. Jeffrey Karl Ochsner. Seattle, WA: University of Washington Press, 1994.
- Erigero, Patricia C. *Seattle Public Schools, Historic Building Survey*. Seattle, WA: Historic Seattle Preservation and Development Authority, 1989.
- Hoerlein, Paul. "Introduction," *Building for Learning, Seattle Public School Histories, 1862-2000*. Nile Thompson and Carolyn J. Marr ed. Seattle, WA: Seattle Public Schools, 2002.
- Morse, Roy W. and E. Richard Brown. *Fauntleroy Legacy*. Seattle, WA: Roy W. Morse and E. Richard Brown, 1989.
- Richardson, Ron. "White Center -- Thumbnail History," HistoryLink.org Essay 8616 July 23, 2008,
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=8616, accessed June 17, 2013
- ."Seattle Neighborhoods: Fauntleroy - Thumbnail History" HistoryLink.org Essay 3680,
March 22, 2002.
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3680, accessed June 17, 2013
- Seattle Times*. "Arbor Heights Club to Hold Water Carnival." June 29, 1938, p.16
- ."Club petitions to change name." May 19, 1940
- ."Playfield Tract Proposal O,K'd." January 17, 1945, p.11
- ."Arbor Heights Annexation Up." August 8, 1948, p.13
- ."Council Asked to Purchase Site." August 12, 1954, p. 32
- ."Clifton Brady Funeral to Be Thursday." June 12 1963, p.66
- ."Classifieds, "103 Homes, West Seattle." February 16, 1965, p. 31
- Skotheim, Sivert. "Brief History of the E.C. Hughes School." 1949. Collection of Seattle Public School Archives.
- Sioux City Directory information 1918-1927.

- Stein, Alan J. "Ferry service begins between Seattle and West Seattle on December 24, 1888." HistoryLink.org, posted January 1, 2000, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1968, accessed May 14, 2009.
- Sykes, Karen. "Hike Of The Week: Urban trail is a tribute to man and nature" *Seattle PI*, January 12, 2005. <http://www.seattlepi.com/news/article/Hike-Of-The-Week-Urban-trail-is-a-tribute-to-man-1163974.php?searchpagefrom=1&searchdiff=1>, accessed June 6 2014.
- Tate, Casandra. "Seattle Neighborhoods: West Seattle-Thumbnail History." History Link.org, posted July 8, 2001, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3428, accessed May 14, 2009.
- . "Seattle Housing Authority Chronology," HistoryLink.org Essay 10774 April 10, 2014 http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=10760 (accessed June 3, 2014)
- Thompson, Nile and Carolyn J. Marr. *Building for Learning: Seattle Public Schools Histories, 1862-2000*. Seattle, WA: School Histories Committee, Seattle School District, 2002.
- Walker, Lester. *American Shelter*. Woodstock, NY: Overlook Press.
- Whatcom Museum. "New Deal Sites (Still Visible) in Whatcom County." <http://www.whatcommuseum.org/history/community/204-new-deal-sites-still-visible-in-whatcom-county>, accessed March 26, 2014.

APPENDIX 1

FIGURES

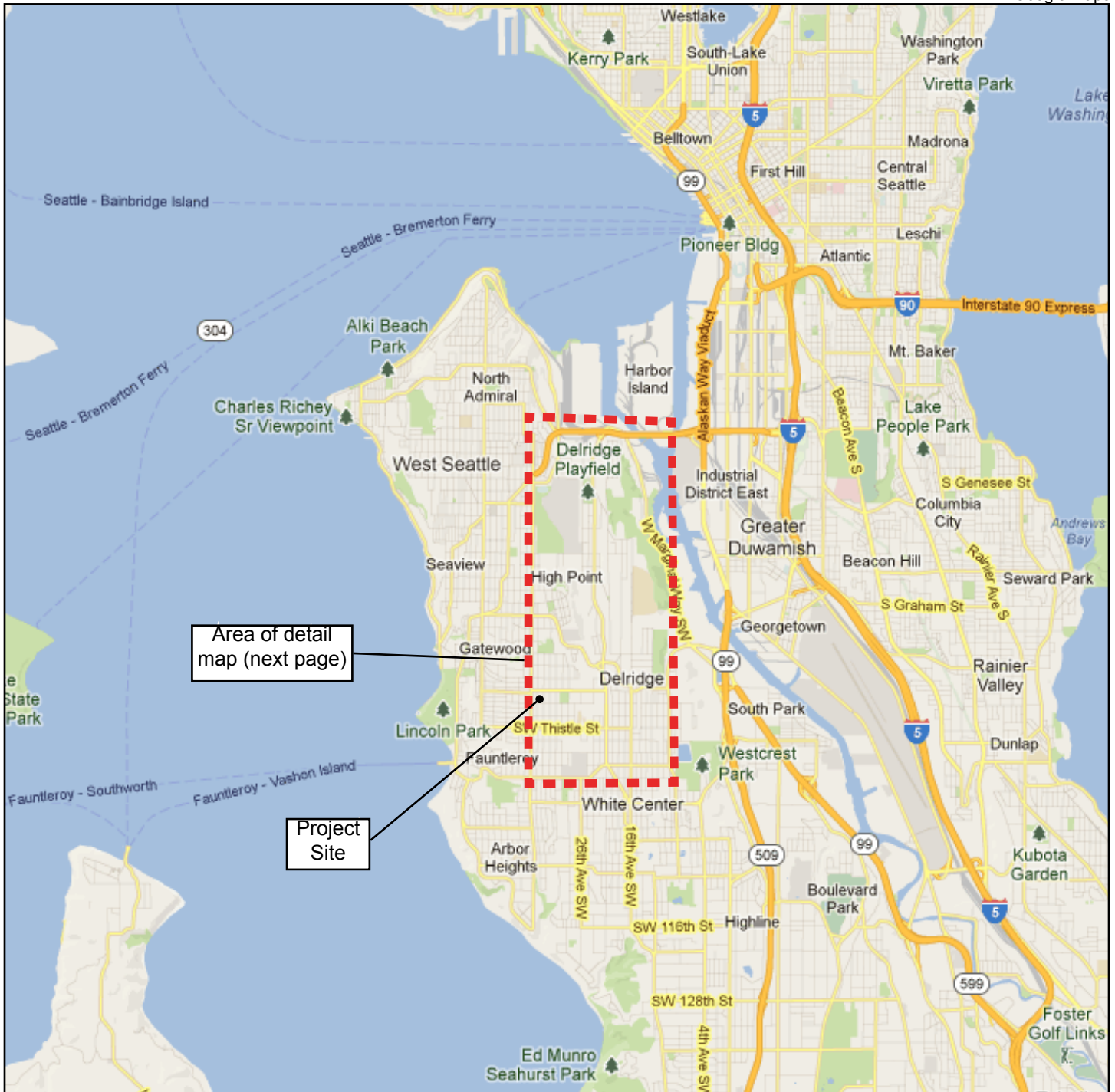


Figure 1. Location Map

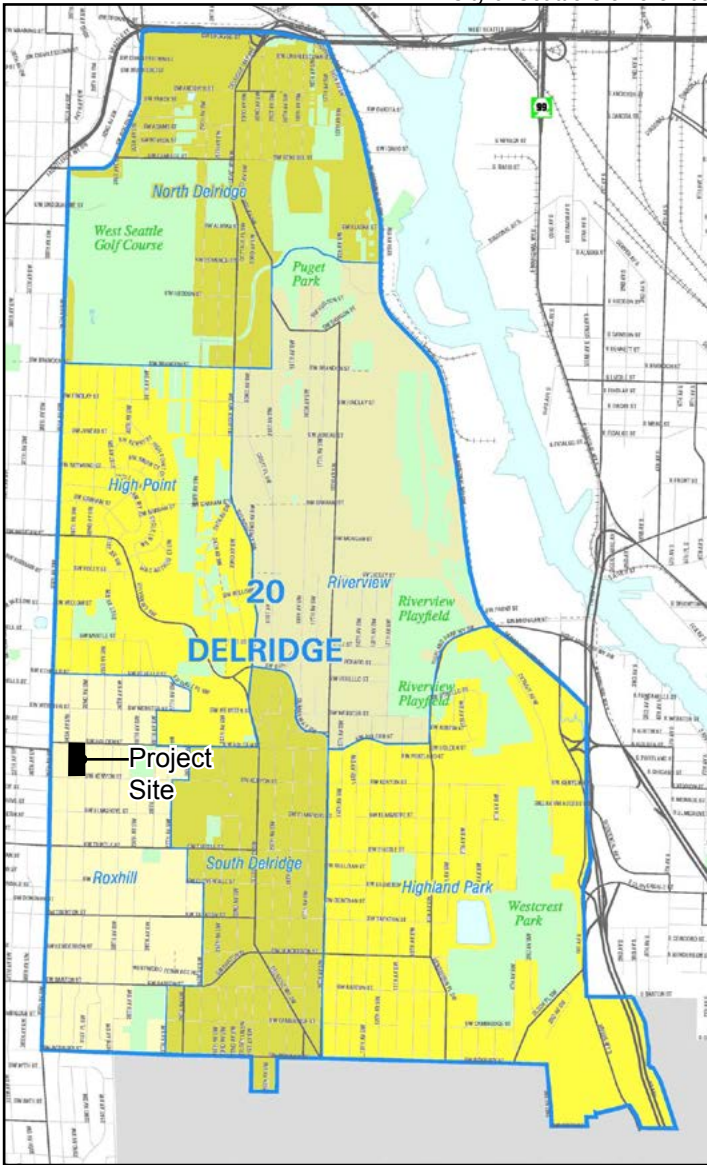


Figure 2. Delridge District

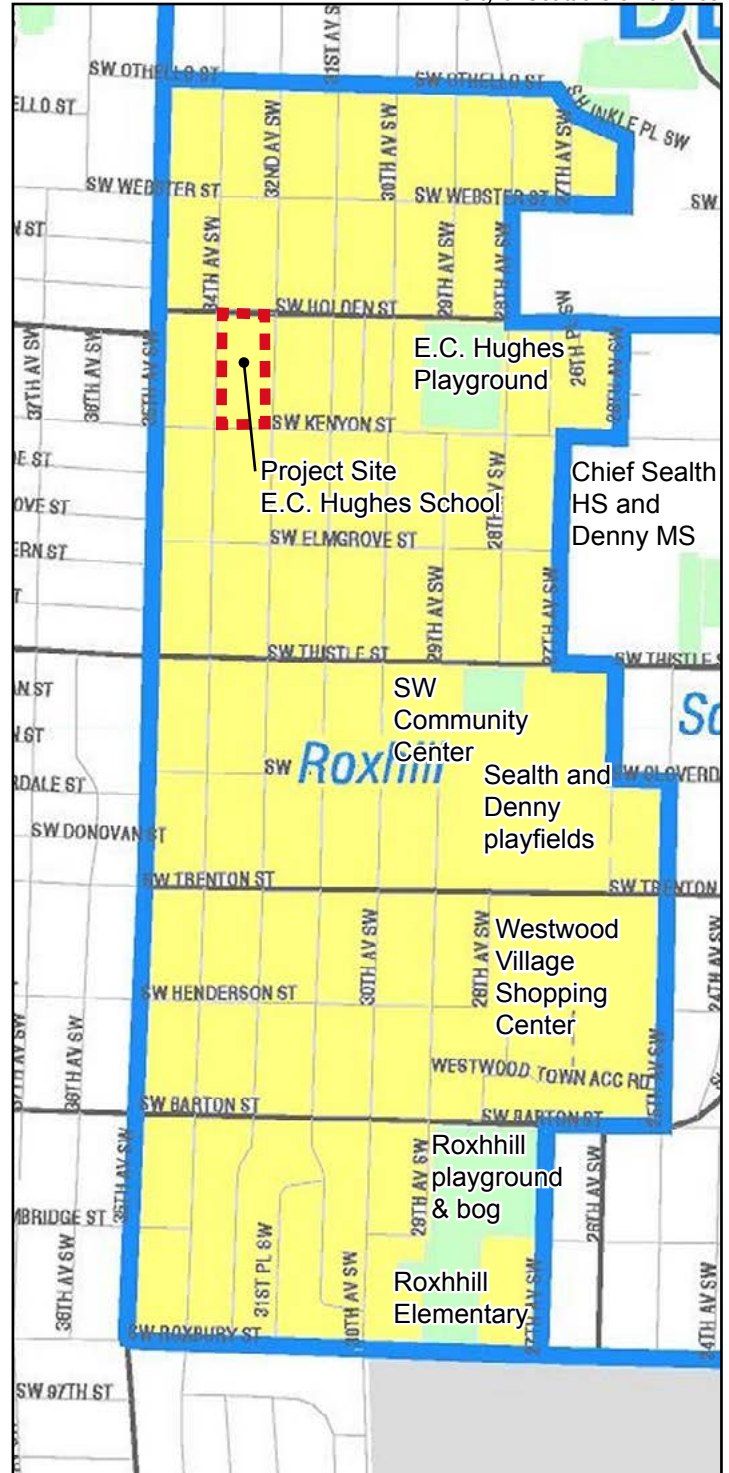


Figure 3. Roxhill neighborhood

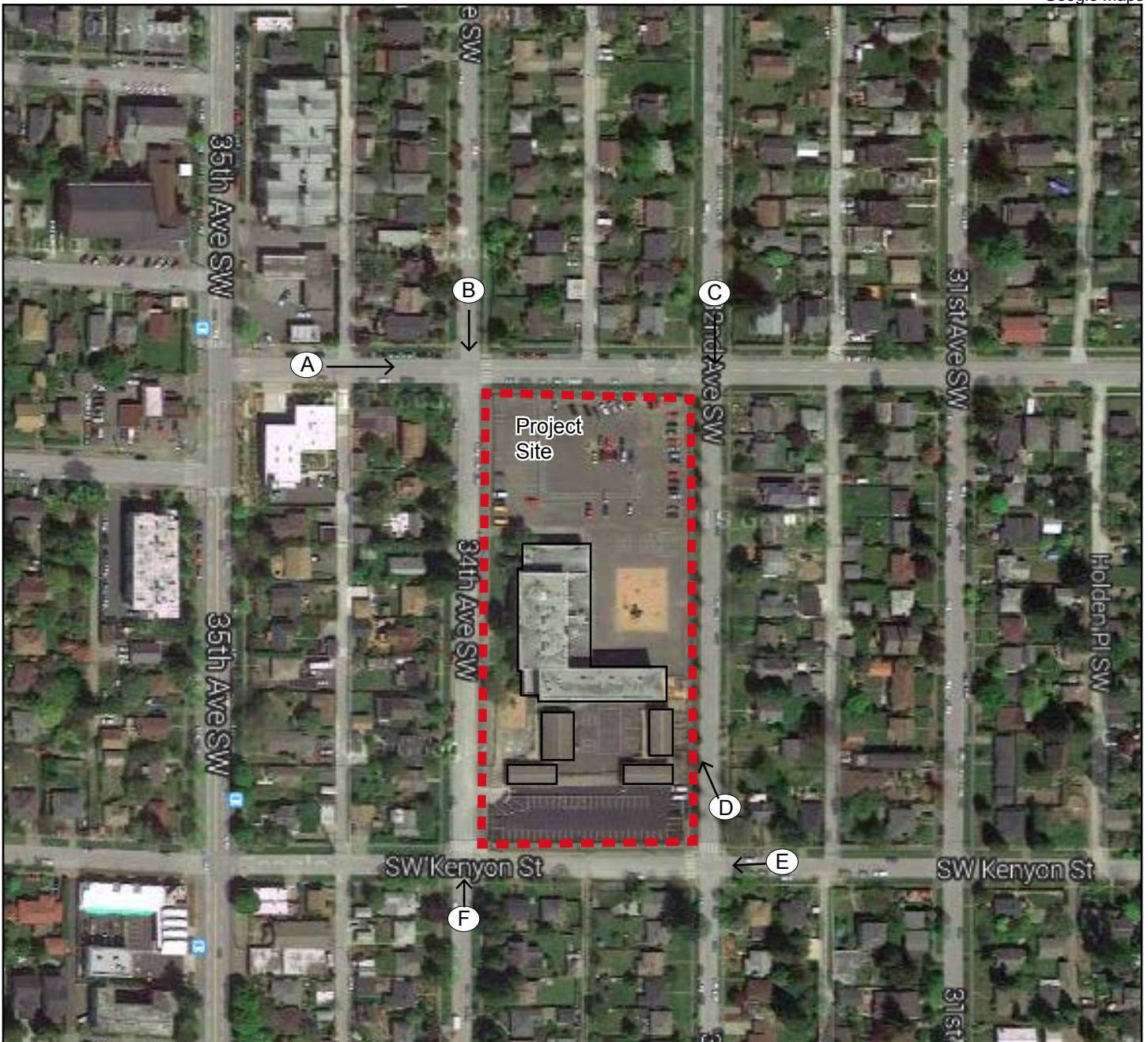


Figure 4. Neighborhood Aerial

view referenced in this document





Figure 5. View A—Viewing east down SW Holden Street



Figure 6. View B—Viewing south down 34th Avenue SW



Figure 7. View C—Viewing south down 32nd Avenue SW



Figure 8. View D—Viewing northwest on 32nd Avenue SW



Figure 9. View E—Viewing west on SW Kenyon Street



Figure 10. View F—Viewing north on 34th Avenue SW

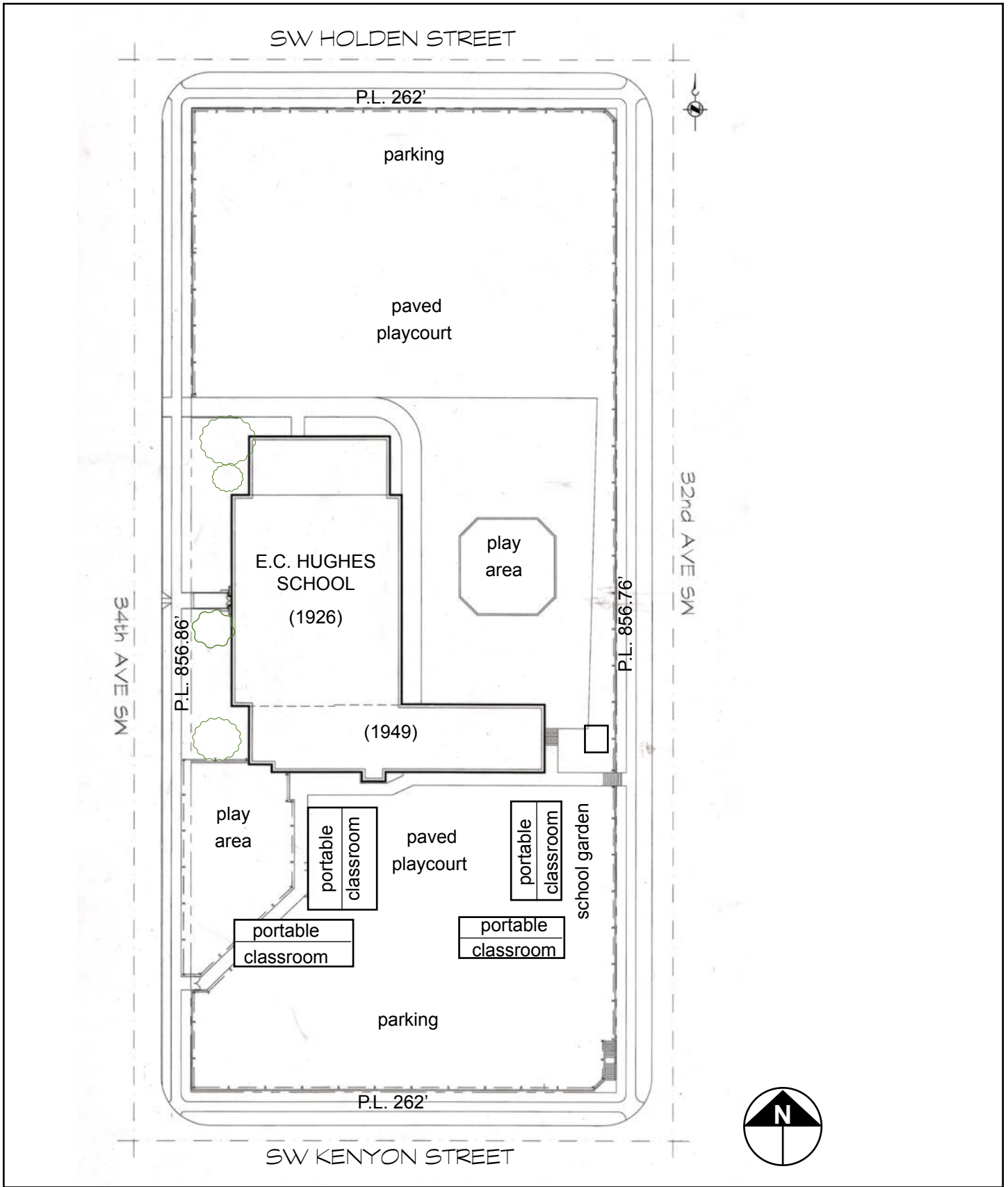


Figure 11. Site Plan

Graphic Scale



E.C. Hughes School
 Landmark Nomination Report

October 2014



Figure 12. E.C. Hughes School, viewing southeast at the western façade



Figure 13. E.C. Hughes School, western façade, northern side

E.C. Hughes School Landmark Nomination Report

October 2014



Figure 14. E.C. Hughes School, detail of entry bay

E.C. Hughes School
Landmark Nomination Report

October 2014



Figure 15. E.C. Hughes School, western façade, southern section



Figure 16. E.C. Hughes School, northern façade at auditorium



Figure 17. E.C. Hughes School, eastern façade at playcourts



Figure 18. E.C. Hughes School, eastern façade, detail at covered playcourts



Figure 19. E.C. Hughes School, northern façade at 1949 classroom addition



Figure 20. E.C. Hughes School, eastern façade at 1949 classroom addition



Figure 21. E.C. Hughes School, southern façade, 1949 classroom addition



Figure 22. E. C. Hughes School, viewing northeast at 1949 classroom addition



Figure 23. E.C. Hughes School, interior at entry



Figure 24. E.C. Hughes School, detail at entry interior



Figure 25. E.C. Hughes School, interior at auditorium/cafeteria



Figure 26. E.C. Hughes School, detail of cartouche above stage



Figure 27. E.C. Hughes School, interior at kitchen



Figure 28. E.C. Hughes School, interior at gymnasium



Figure 29. E.C. Hughes School, interior at library



Figure 30. E.C. Hughes School, detail of cabinetry at main floor hallway

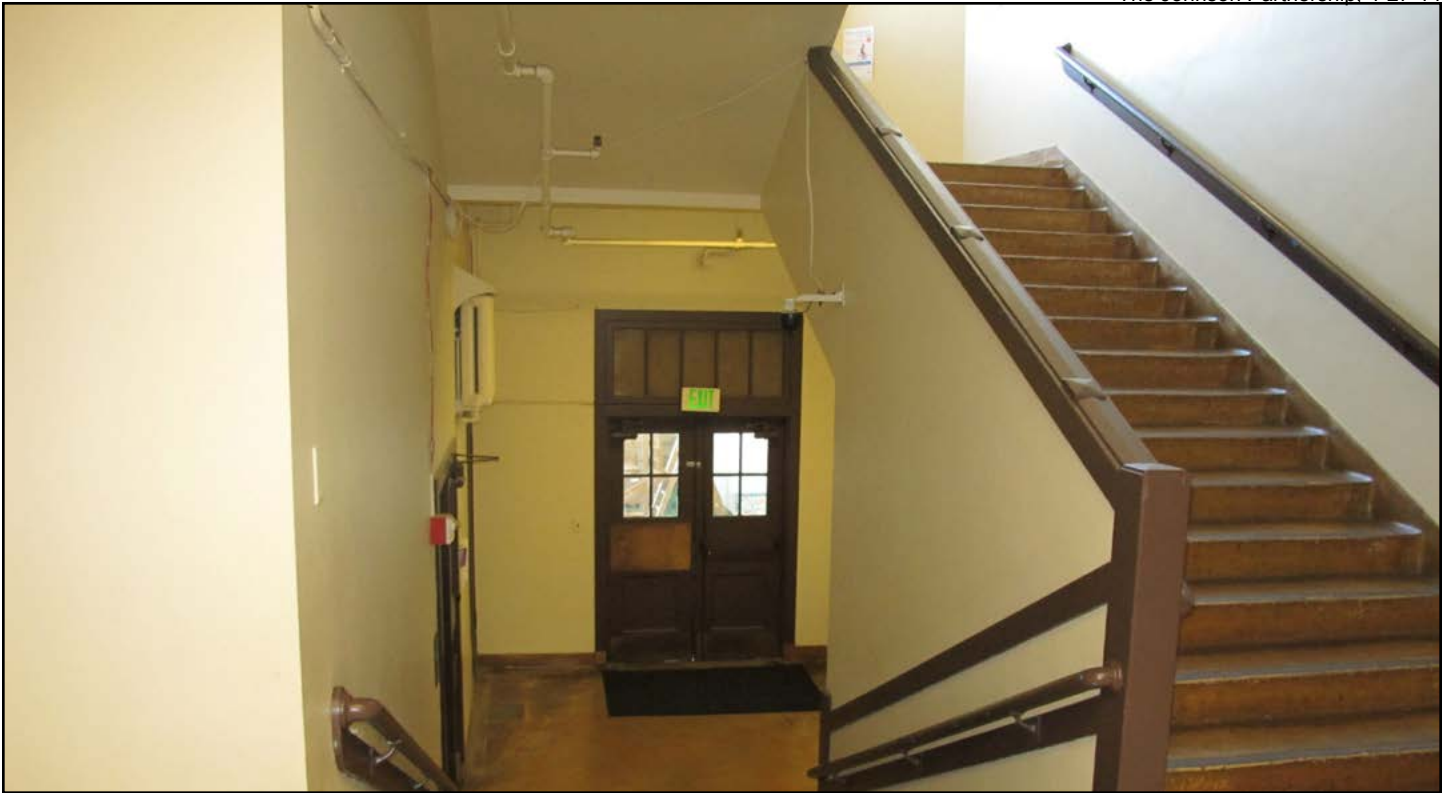


Figure 31. E.C. Hughes School, interior at stairwell



Figure 32. E.C. Hughes School, interior at typical classroom



Figure 33. E.C. Hughes School, interior at upper floor hallway



Figure 34. Town of Freeport, 1863



Figure 35. Passengers aboard the steamship, *City of Seattle*, between 1888 and 1913



Figure 36. Youngstown business district, 1908



Figure 37. Fauntleroy, 1907

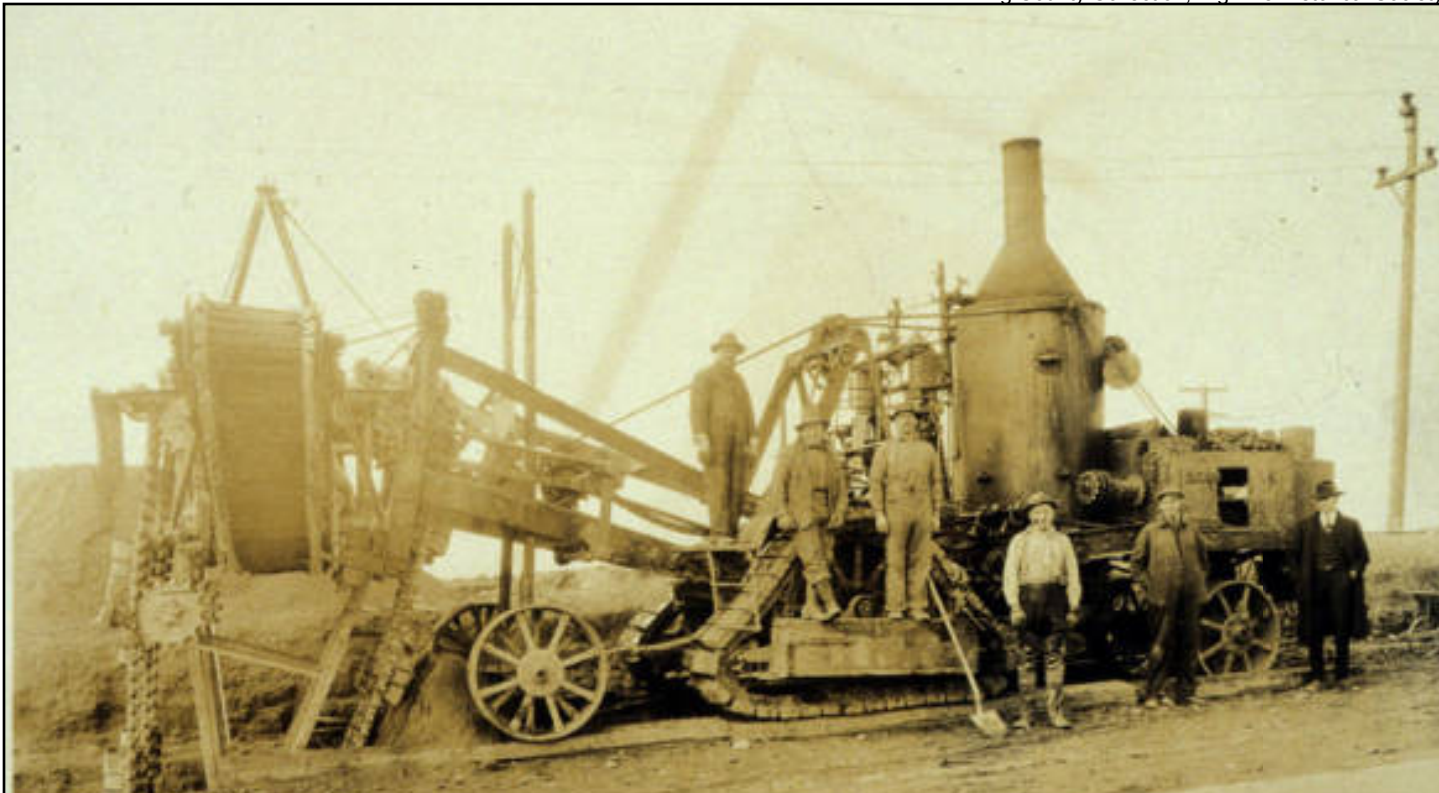


Figure 38. The construction Ambaum Way from Youngstown to Burien, 1923



Figure 39. West Seattle School on California Avenue at SW Lander Street, n.d. (destroyed by earthquake in 1949)



Figure 40. West Seattle Bridge, 1925 (built 1902)



Figure 41. Fauntleroy Endolyne, 1934



Figure 42. Jefferson School, 1911



Figure 43. Hughes Park, 1970



Figure 44. Rendering of proposed development at Westwood Village Shopping Center, 1959



Figure 45. West Seattle Bridge, ca. 1984



Figure 46. E.C. Hughes entry



Figure 47. E.C. Hughes, 1947



Figure 48. E.C. Hughes Elementary, ca. 1949



Figure 49. E.C. Hughes aerial view, ca. 1950



Figure 50. E.C. Hughes, ca. 1950



Figure 51. E.C. Hughes, ca. 1950

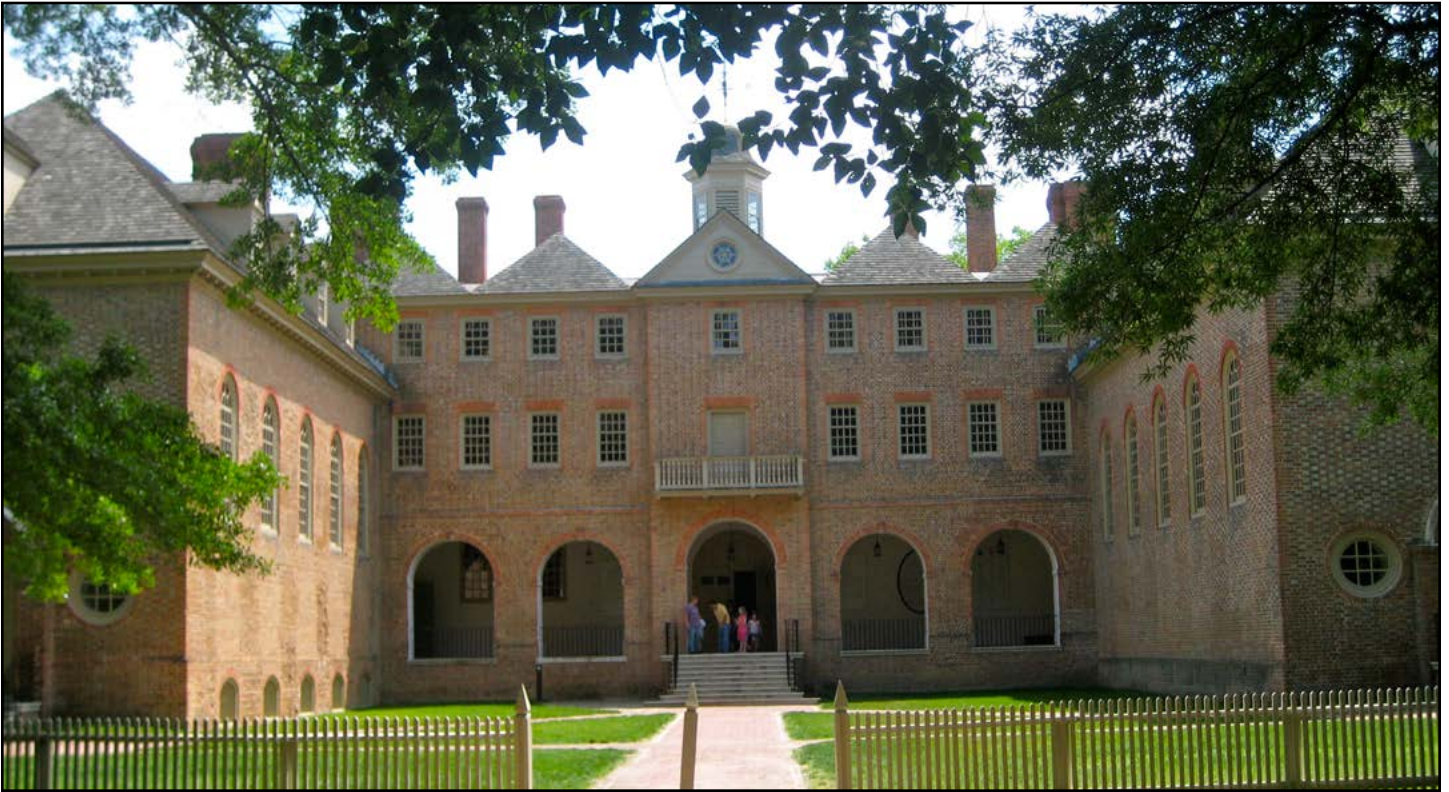


Figure 52. The Wren Building on the campus of the College of William and Mary in Williamsburg, Virginia, begun in 1695



Figure 53. Independence Hall, in Philadelphia, completed in 1753



Figure 54. Seaview Building at The Kenney West Seattle (1908, Graham & Meyers)



Figure 55. Columbia Branch Library, Seattle (1914, Somervell & Thomas)



Figure 56. The Sunset Club (1914-15, Joseph S. Cote)

Joe Mable, 2009



Figure 57. The Women's University Club (1922, Albertson, Wilson & Richardson, with Édouard Frère)



Figure 58. Bliss Hall on the Lakeside Campus (1930, Bebb & Gould).



Figure 59. Daughters of the American Revolution headquarters in Seattle's Capitol Hill Neighborhood (1925, Daniel R. Huntington),



Figure 60. Bailey Gazert, 307 6th Avenue (1921, Floyd A. Naramore, demolished 1987)



Figure 61. Highland Park School, 1012 SW Trenton Street (1921, Floyd A. Naramore, demolished 1998)



Figure 62. Martha Washington School, 6612 57th Avenue S (1921, Floyd A. Naramore, originally Girl's Parental School, demolished 1989)



Figure 63. Columbia School, 3528 S Ferdinand Street (1922, Floyd A. Naramore)



Figure 64. John Hay School, 411 Boston Street (1922, Floyd A. Naramore, Seattle Landmark)

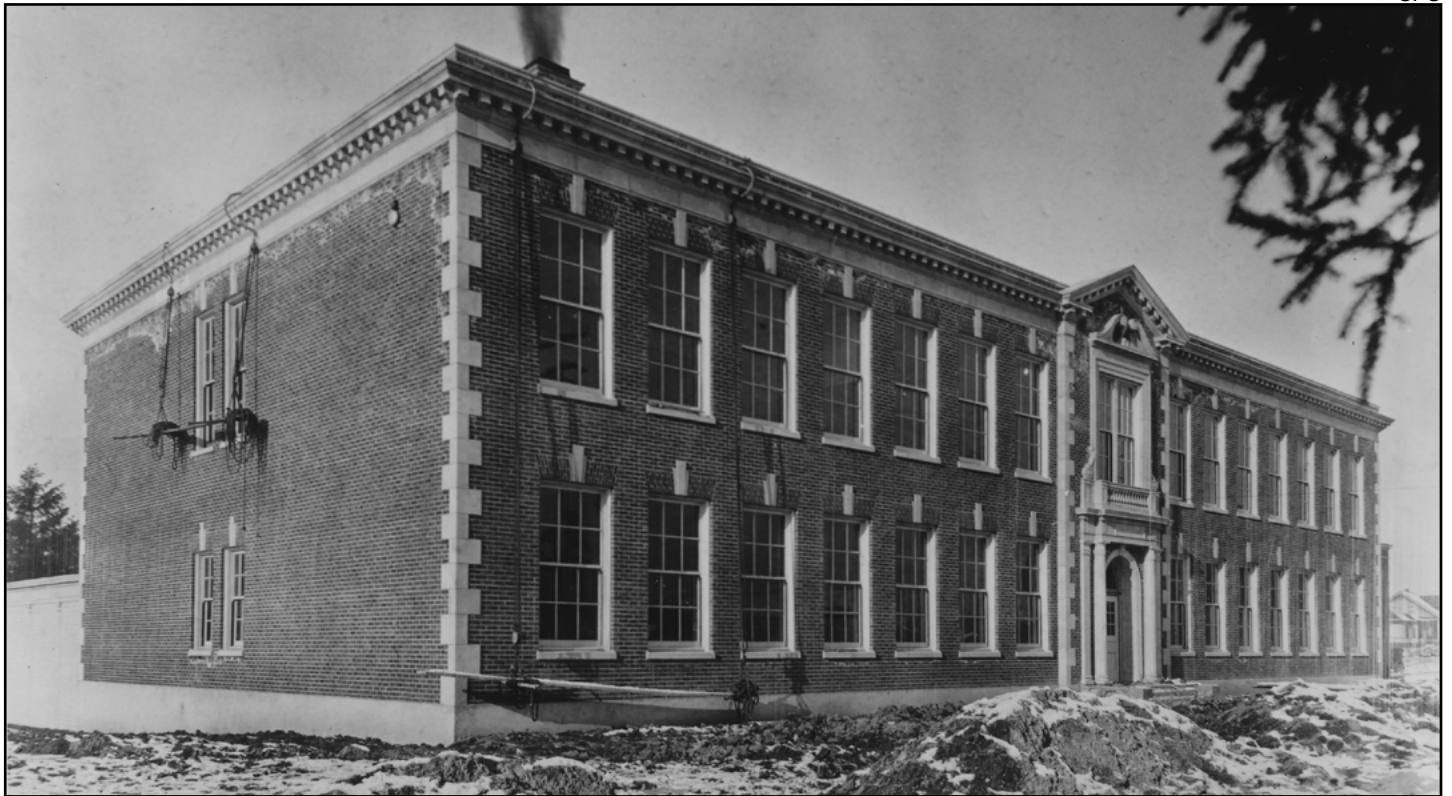


Figure 65. Dunlap School, 8621 46th Avenue S (1924, Floyd A. Naramore, Seattle Landmark)



Figure 66. Montlake School, 2409 22nd Avenue E (1924, Floyd A. Naramore, Seattle Landmark)



Figure 67. William Cullen Bryant School, 3311 NE 60th Street (1926, Floyd A. Naramore, altered, Seattle Landmark)



Figure 68. Magnolia School, 2418 28th Avenue W (1927, Floyd A. Naramore, closed)



Figure 69. Laurelhurst School, 4530 46th Avenue NE (1928, Floyd A. Naramore, altered)



Figure 70. Daniel Bagley School, 7821 Stone Avenue N (1930, Floyd A. Naramore)



Figure 71. Loyal Heights, 2511 NW 80th Street (1932, Floyd A. Naramore)



Figure 72. Alexander Hamilton Jr. High School, 1610 N 41st Street (1925, Floyd A. Naramore, altered, Seattle Landmark)



Figure 73. John Marshall Jr. High School, 520 NE Ravenna Boulevard (1927, Floyd A. Naramore)



Figure 74. Madison Jr. High School, 3429 45th Avenue SW (1929 Floyd A. Naramore, Seattle Landmark)



Figure 75. Monroe Jr. High School, 1810 NW 65th Street (1931, Floyd A. Naramore)

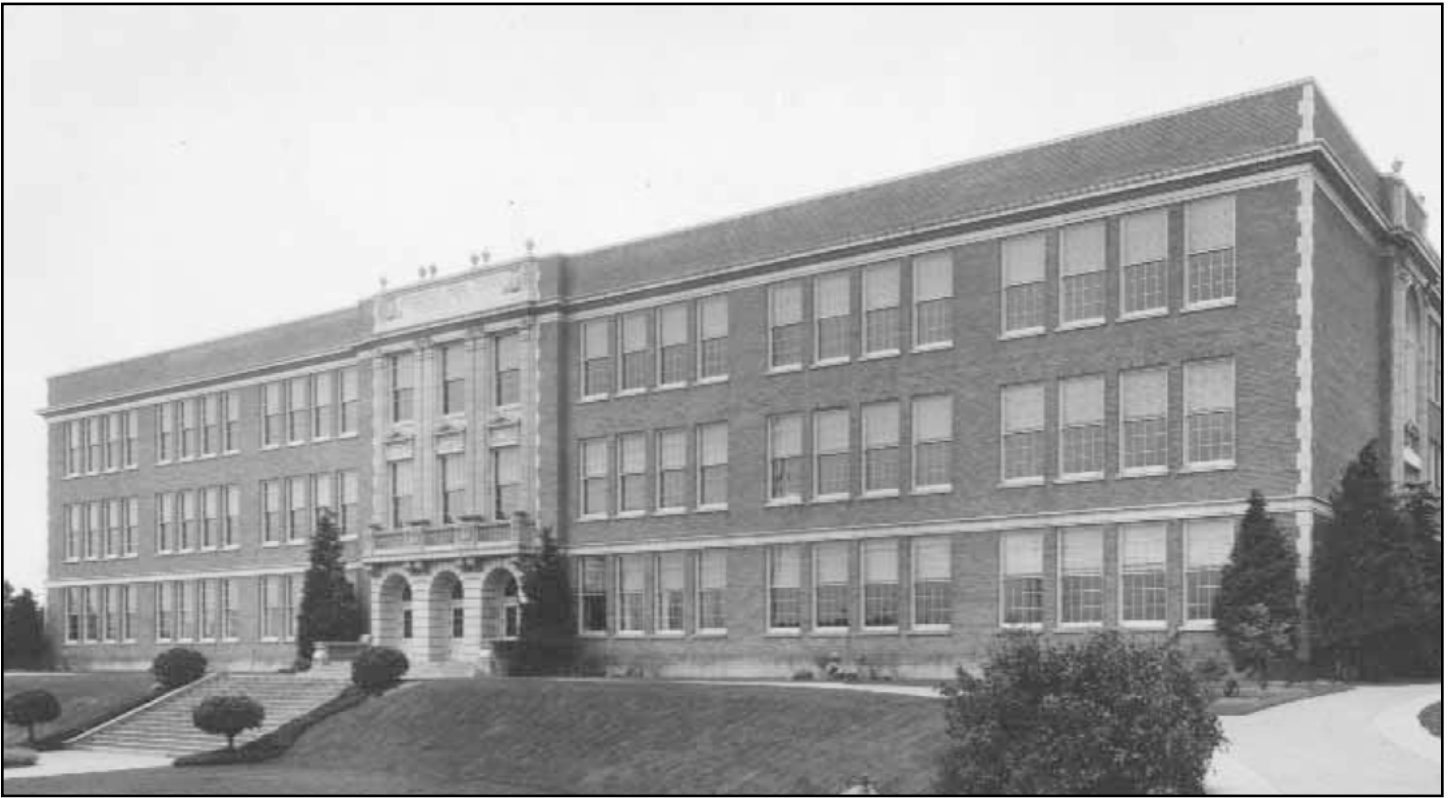


Figure 76. Roosevelt High School, 1410 NE 66th Street (1922 , Floyd A. Naramore, altered, Seattle Landmark)

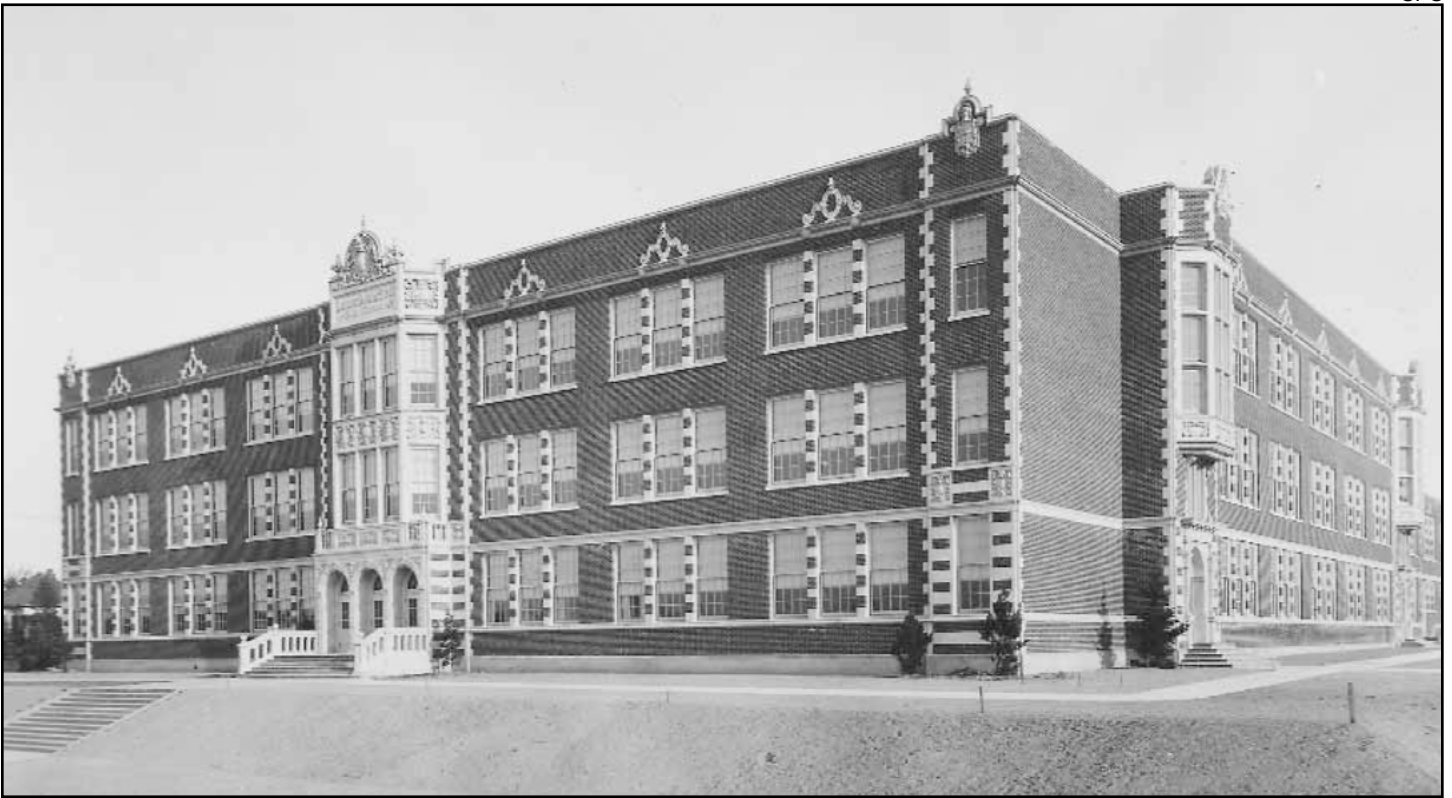


Figure 77. James A. Garfield High School, 400 23rd Avenue (1923, Floyd A. Naramore, altered, Seattle Landmark)

E.C. Hughes School
 Landmark Nomination Report

October 2014



Figure 78. Cleveland High School, 5511 15th Avenue S (1927, Floyd A. Naramore, altered, Seattle Landmark)

Unknown



Figure 79. Floyd A. Naramore

Unknown



Figure 80. Couch Elementary, Portland, Oregon (1914-1915, Floyd Naramore)

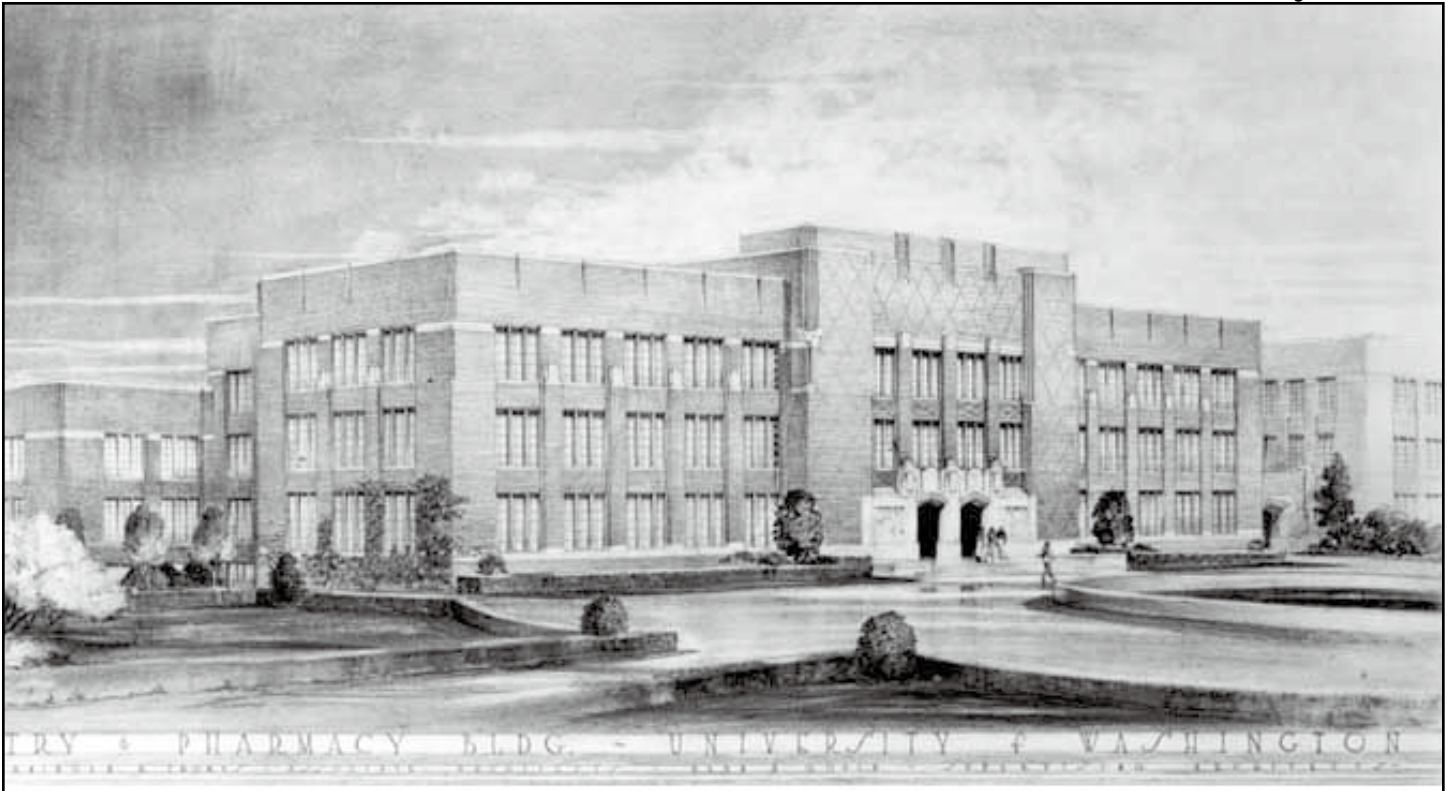


Figure 81. Bagley Hall at the University of Washington, Seattle (1935, Floyd Naramore with Granger & Thomas, altered)

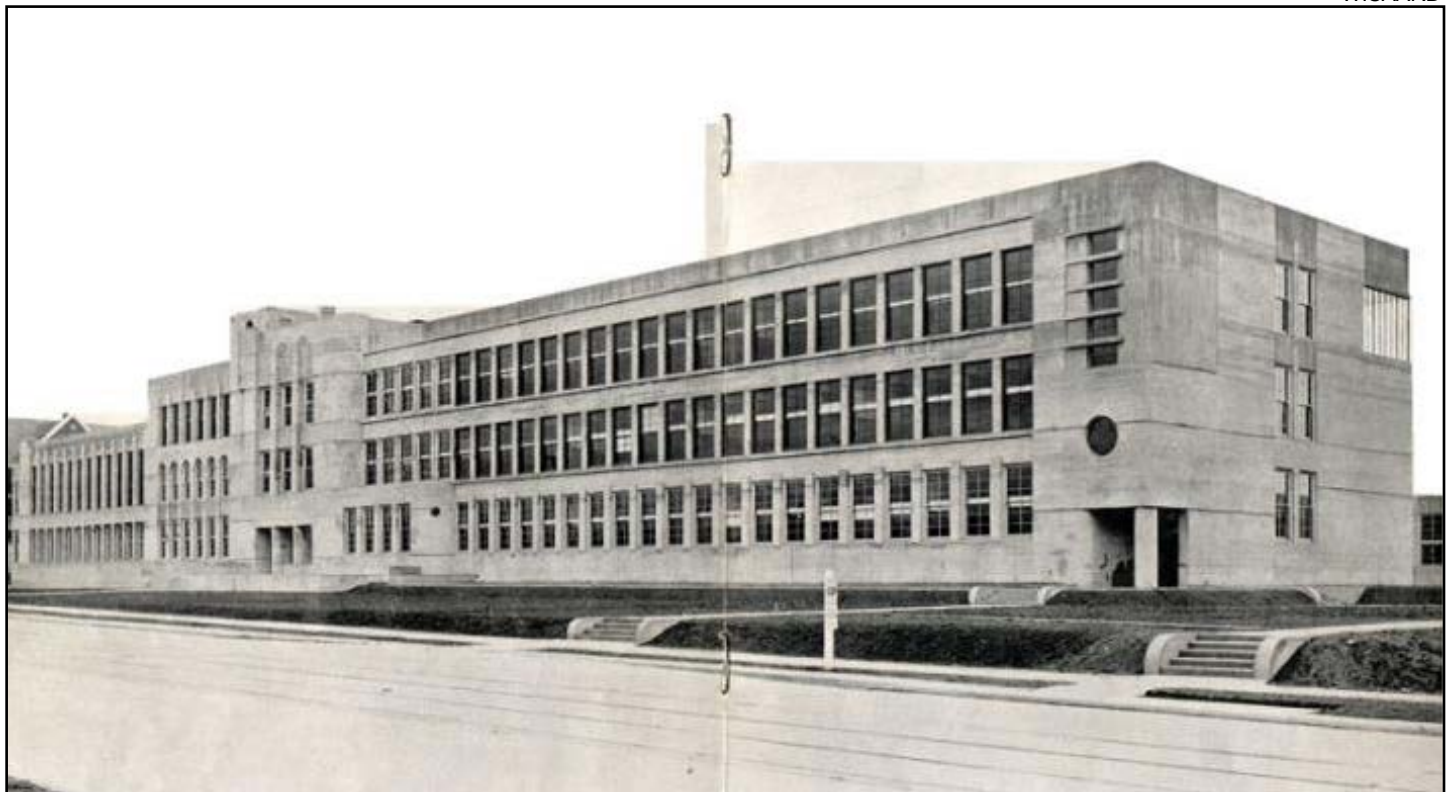


Figure 82. Bellingham High School (1938, Floyd Naramore)

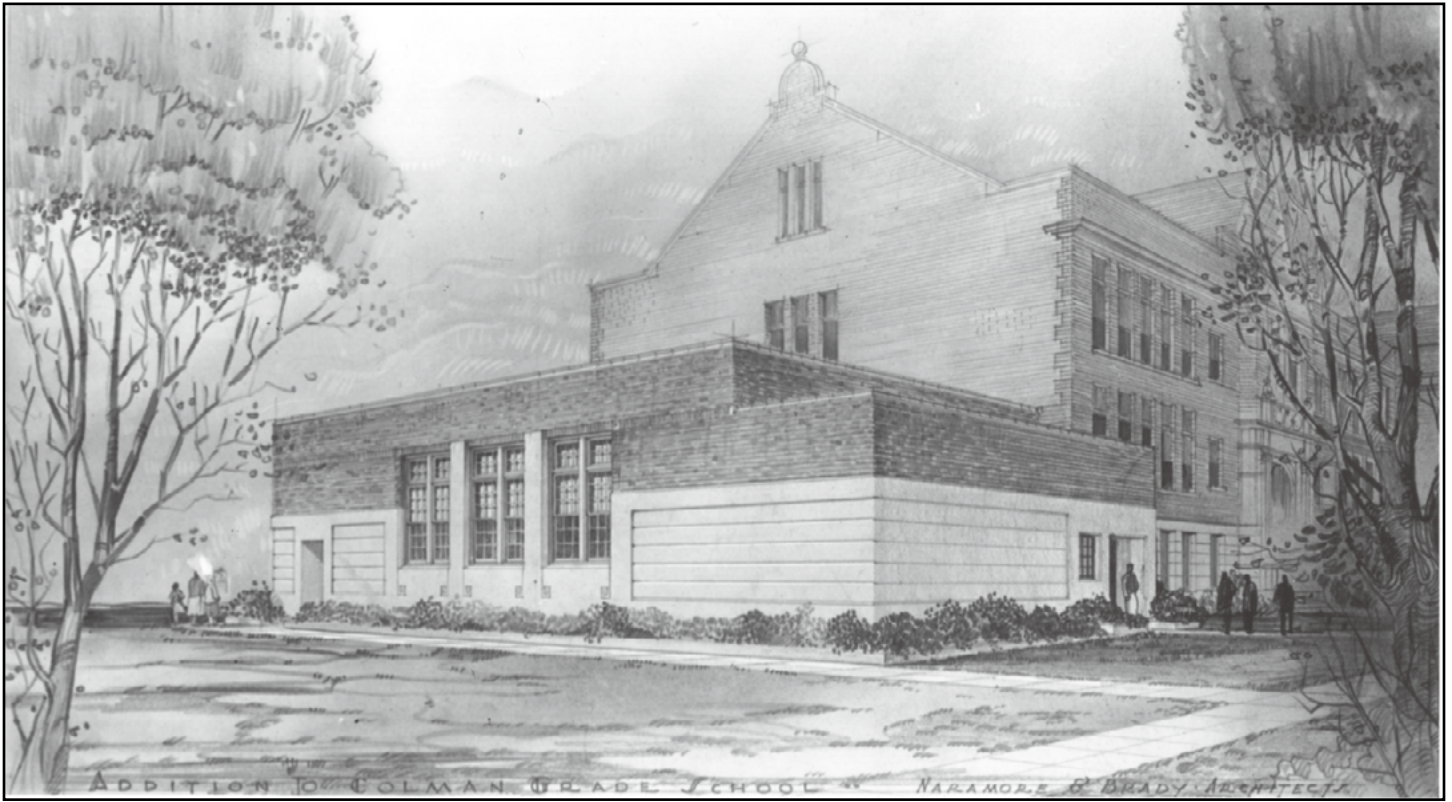


Figure 83. Gymnasium addition to Colman School, Seattle (1940, Naramore & Brady)

UW Digital Collections

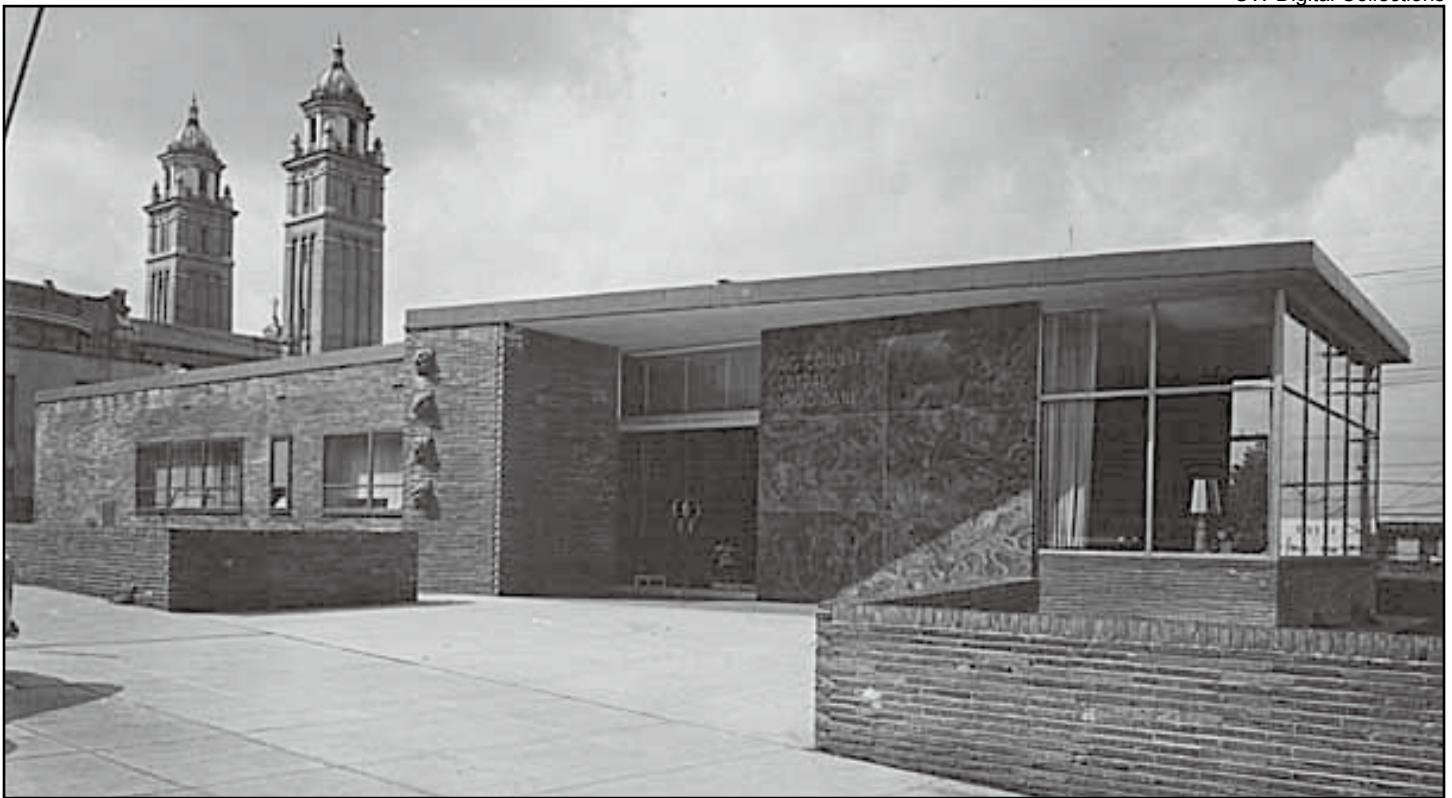


Figure 84. King County Blood Bank, Seattle (1951, NBBJ)



Figure 85. Clyde Hill Elementary School (1953, NBBJ)

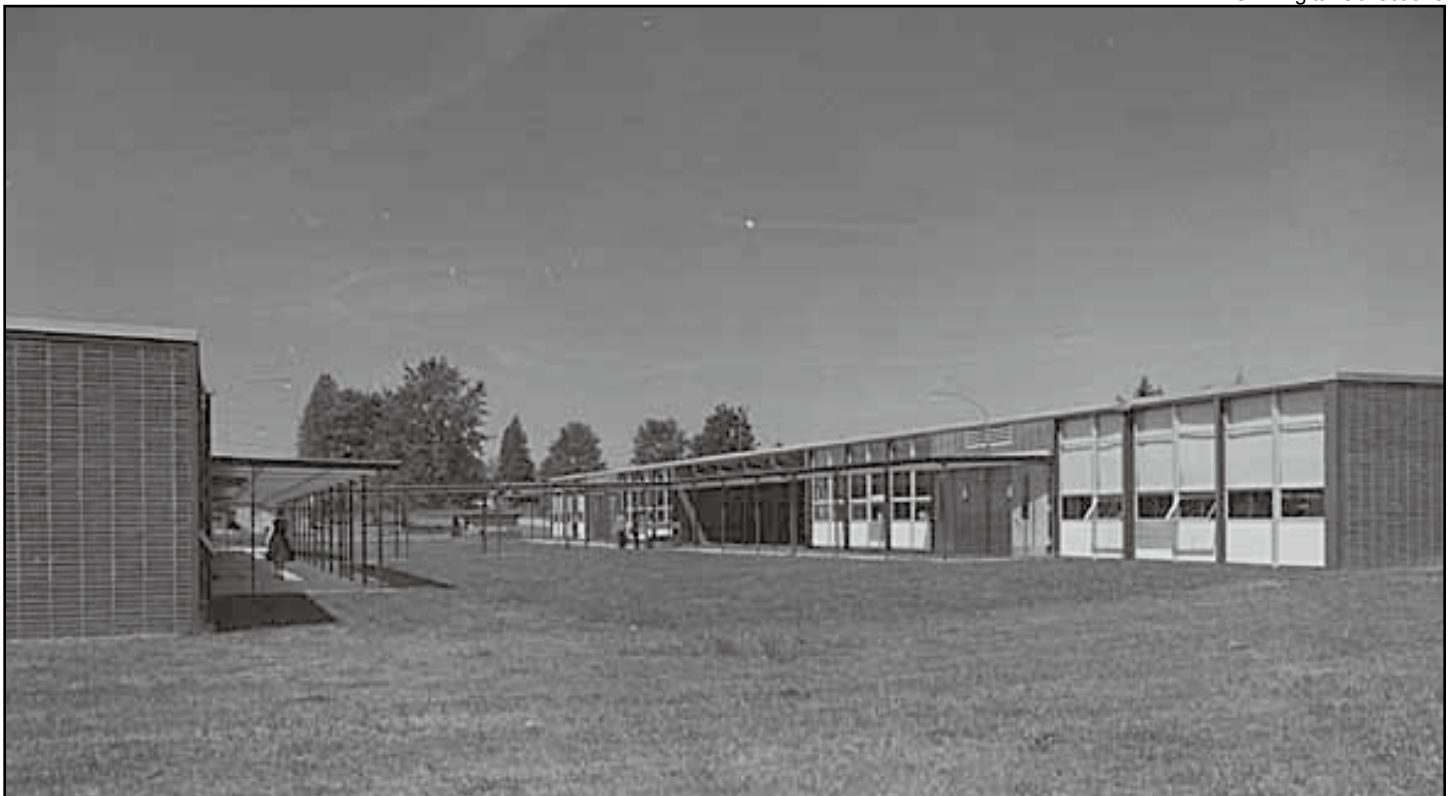


Figure 86. Ashwood Elementary School, Bellevue (1957, NBBJ)



Figure 87. Chief Sealth High School, Seattle (1957, NBBJ)



Figure 88. Louisa Boren Junior High School, Seattle (1963, NBBJ)