

The City of Seattle

Landmarks Preservation Board

LPB-246/81

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

REPORT ON LANDMARK DESIGNATION

Name of Property: Good Shepherd Center/Home of Good Shepherd,
4647 Sunnyside North.

Legal Description: The West 3/4 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 25 North, Range 4 East, W.M.; EXCEPT those portions deeded to the City of Seattle for street purposes by deed recorded under auditor's File No. 453172; and EXCEPT that portion lying within HOPE ADDITION, as per plat recorded in Volume 26 of Plats, Page 10, records of King County, Washington.

At a Public Hearing held September 16, 1981, The City of Seattle's Landmarks Preservation Board approved the Good Shepherd Center for designation as a Seattle Landmark, based upon satisfaction of the following criteria for designation under the City of Seattle's Landmarks Preservation Ordinance #106348, Sec. 3.01:

(3) *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.*

Since construction in 1906 the Home of Good Shepherd has played a significant role in the life of both the surrounding neighborhood and the community at large. The Order had originally been invited to Seattle by the Bishop of Nisqually, based on the urging of Father P.J. Cuniff, one of the three priests in Seattle at that time. On July 30, 1890, the Sisters arrived in Seattle and were warmly welcomed and installed in a seven room house which had been donated by a friend of the Church.

In 1906 the Sisters were compelled to seek larger quarters and their benefactors began planning a truly massive undertaking. A building committee composed of prominent citizens, which reads like a list of "Who's Who in Early Seattle," acquired a vast tract of land in Wallingford and in 1906 laid the cornerstone of the present building. On July 31, 1907 the Sisters of Good Shepherd and their charges took possession of the facility, which had been erected at the cost of \$125,000.

It was in 1939, 40 years after their arrival in Seattle, that the Sisters of the Good Shepherd established a full four-year high school course, which met all of the requirements of the State Board of Education. Two years previously, the name, St. Euphrasia's school, had been selected to honor the Mother Foundress of the Generalate, Mother May of St. Euphrasia Pellitier.

Continued ...

The impact of the Home of Good Shepherd upon the local community can be viewed both in terms of students served and community support generated. Prior to the closure of the facility in July of 1973, the Sisters of the Good Shepherd had fed, sheltered, clothed, counseled and educated more than 8,000 girls. Over the years the Home offered counseling, a fully accredited high school program, a strong vocational program, a beauty culture course, classes in various religions, music and in more recent years individual social care for more deeply emotionally troubled girls.

Faith in "The Almighty" and the generosity of the citizenry managed to pull the nuns through a variety of crises. When the future looked particularly gloomy, Seattleites rallied in support. An old church journal reports the following acts of kindness:

The house (their first Seattle lodging) is crowded to overflowing, so we have appealed to the good lumber merchants of Seattle and have been able to put on another small addition.

The panic of 1891 made money very scarce, it is almost impossible to get. The kind farmers of White River Valley were generous in their gifts of meat, fish, fruit and vegetables.

Additional community support came the way of "Charity Balls" and "Moonlight Excursions", which, it was reported, attracted "Seattle's Four Hundred", "sugar showers" and "stocking showers", Christmas gifts from the Knights of Columbus, the Elks and other social service organizations. But the most important act of community concern came in 1921, when the Home was chosen as recipient of aid from the Seattle Community Fund, their selection reported to be based on "the competence of their work."

In 1950 there were a total of 11 nuns and about 175 girls, but during the 1960's the student population declined sharply, reaching a point where only 60 students graduated in 1972. Financial problems forced closure of the Home and school in 1973, even though the Seattle School District had stepped in two years earlier and assumed the administration of the educational programs. The closure of St. Euphrasia's High School and the Home of Good Shepherd marked the end of an era for the church and the neighborhood. A social and religious system which had begun 66 years earlier had expanded and then declined in response to changing social needs, morals and mores, leaving a mark on both the populus it served and the community at large; and,

- (6) *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.*

Continued ...

The earliest recorded platting of the neighborhood occurred in 1883, but the area remained predominantly a farming community until after the turn-of-the-century. John Wallingford's division, just east of Woodland Park, eventually gave the name to these early developments, which grew together and were annexed by the City of Seattle in 1891. Shortly after annexation, the community began to experience a rapid rise in population with a subsequent flurry of commercial and residential growth.

Amusement parks, built at the turn of the century at Woodland Park and Green Lake, sparked Wallingford's rapid growth as a desirable residential suburb across Lake Union. Wallingford reached its physical development peak in the 1910's. Sixty years later, it is achieving political cohesion and maturity. Active community groups have organized to define and defend the neighborhood's identity and resources. The efforts to save the Home of Good Shepherd reflect this community commitment. When the 11.5 acre open space with its large institutional structure and standing orchard became available for purchase in 1973, the community successfully defeated the development of a shopping center on the site.

Today, the site stands as one of the largest remaining tracts of public open space in the community, serving as a significant visual feature in the Wallingford neighborhood. The main structure of this complex is modified neo-classic in design and consists of three main floors combined with attic and basement. The first floor is of pseudo-rusticated brickwork, and the upper floors are of standard brick masonry. The projecting central pavilion of the East (entrance facade) is enriched with classic pilasters and capitals and an elaborate neo-Roman entablature. Stained, Tiffany-type glass windows are incorporated in the upper floor, and a statue of the Good Shepherd is placed in a niche over the main entrance porch. The roof is hipped with dormers, and formerly featured a cupola which should be replaced.

Concurrent with the original construction of the main building and heating plant was the development of a well-landscaped entrance yard/forecourt adjacent to the East facade, combined with additional pleasant landscaping, including vegetable gardens and orchards. A well-crafted random stone masonry retaining wall surrounds the site on the north and west. This development has created a quiet, park-like oasis in the center of a densely populated residential district.

Constructed in 1906, the main structure of the Home of Good Shepherd was designed in a modified neo-classic style. The three-story building (plus raised basement and attic) was constructed in three bays, with masonry exterior walls, internal cast iron columns and beams, and wood floors and joists.

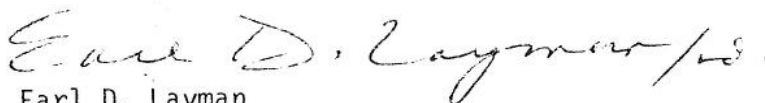
The exterior of the ground or basement floor is stone ashlar; the exterior of the main floor is rusticated brick masonry and the upper floors are of brick with classic pilasters incorporated into the design of the projecting central pavilion. The pilasters are topped with modified Corinthian capitals. The roof is hipped with dormers and formerly incorporated a central cupola which has been removed following a fire c. 1970. Third floor windows in the central pavilion have an elaborate classic cornice surmounted by volut brackets, while the central window at the second floor is topped by a broken pediment which echoes the bracket forms. The topmost roof cornice has a classic dentil course.

There have been two major additions to the main structure at the Home of Good Shepherd. The South Annex was completed in 1906 to contain the central heating plant for the main building and later, commercial laundry facilities. A large masonry smoke stack remains as a symbol of their early use. After the laundry was removed, the building was used as a gym. The one story masonry building has numerous gabled and hip roofs with clerestory windows and is connected to the main building by an arcade.

The following features and/or characteristics to be preserved include:

- a) the entire exteriors of all the buildings;
- b) the site;
- c) the formal gardens character of the site.

Issued: September 30, 1981.



by: Earl D. Layman
City Historic Preservation Officer

EDL:rdo

cc: William Justen, D.C.L.U.
William Krippaehne, Chairman
Dwight Leffingwel, D.A.S.
Walter Hundley, Parks



LPB-

City of Seattle
Department of Community Development/Office of Urban Conservation

Landmark Nomination Form

Name House of the Good Shepherd Year Built 1906
(Common, present or historic)

now known as Good Shepherd Center

Street and Number 50th and Sunnyside North

Assessor's File No. _____

Legal Description Plat Name _____ Block _____ Lot _____

To be determined; exact portions of the site to remain under
Park Department ownership are in process of determination.

Present Owner Historic Seattle Preservation and Development Authority Present Use Mixed: Art School Ballet School Community groups, etc.
Address 215 Second Avenue South, Seattle, WA 98104

Original Owner Sisters of the Good Shepherd Original Use Correctional Institution and refuge

Architect Breitung Builder _____

Description: Present and original (if known) physical appearance and characteristics

Constructed in 1906, the main structure of the Home of Good Shepherd was designed in a modified neo-classic style. The three-story building (plus raised basement and attic) was constructed in three bays, with masonry exterior walls, internal cast iron columns and beams, and wood floors and joists. There are masonry firewalls between the bays. The main entrance to the building on the east leads up to the main level which is several feet above the outside grade. A rather awkward park was removed in 19 , and the approach improved and modified. Stairways serving the upper floors are located at the south end of the structure and at both sides of the north firewall.

The exterior of the ground or basement floor is stone ashlar; the exterior of the main floor is rusticated brick masonry and the upper floors are of brick with classic pilasters incorporated into the design of the projecting central pavilion. The pilasters are topped with modified Corinthian capitals. The roof is hipped with dormers and formerly incorporated a central cupola which has been removed following a fire c. 1970. Third floor windows in the central pavilion have an elaborate classic cornice surmounted by volute brackets, while the central window at the second floor is topped by a broken pediment which echoes the bracket forms. The topmost roof cornice has a classic dentil course.

No significant remodeling has taken place in the building in sixty-five years. The south and center bays of the building, from the lowest floor to the fifth floor, consist primarily of large, relatively flexible spaces that originally functioned as dormitory units for the girl residents. Also at the center bay is a two-story chapel with leaded, stained glass windows on the fourth and fifth floors. The north bay is divided into many small cubicle-type spaces and was originally the convent portion of the facility.

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The North Addition

The north addition, constructed in 1953, is a two-story structure consisting of concrete exterior bearing walls, steel truss joist framing and concrete floors. Designed as a classroom addition to the main building, it is the most resistive of the buildings.

Description (continued)

1. MAIN BUILDING - 5-story, masonry exterior walls, cast iron columns and beams, wood floors and joists. Built in 1906 in neo-classic style.
2. SOUTH ANNEX - 1 story, masonry exterior walls with wood roof trusses. Original construction 1906 with additions for laundry in 1921, 1923, 1925 and 1947.
3. NORTH ADDITION - 2-story building, concrete exterior walls, steel truss joist framing and concrete floors. Built as classroom addition in 1953.

Statement of significance

History of the Order of the Good Shepherd in Seattle

Since construction in 1906 the Home of Good Shepherd has played a significant role in the life of both the surrounding neighborhood and the community at large. The Order had originally been invited to Seattle by the Bishop of Nisqually, based on the urging of Father P.J. Cuniff, one of the three priests in Seattle at that time. As recorded in the records of the Order:

The good priest frequently met with cases of orphans needing care of young girls in great danger because of bad environment as well as other young girls who had been enticed into an immoral life and did not know how to break away from it. He had interested Mr. P.J. O'Mara in this charitable work as this gentleman wished to fulfill a promise he had made to God in gratitude for preservation from a frightful death by fire. Mr. O'Mara had acquired several government claims and as he was then unmarried he donated some of this property for the support of the new convent. In July, 1890, the Mother Provincial of the Order, Mother Mary of St. Bernard, with her companion and the five sisters who were to be the foundresses, left St. Paul for Seattle.

On July 30, 1890 the Sisters arrived in Seattle and were warmly welcomed and installed in a seven room house which had been donated by a friend of the Church:

By September 15th the sisters had under their care twelve orphans and five girls who had been involved in social or personal misbehavior. The house on Thirteenth Street was much too small, so the sisters had purchased the home of Judge Green at Ninth and Jefferson, at the cost of \$15,000, though they only had \$50.00 to make as a down payment and did not know where the money was to come from as the land deeded to them by Mr. O'Mara was not saleable. They knew, however, God would take care of the orphans and with confident trust in His Divine Providence and in the kind hearts of the Seattle people they established their new home which for seventeen years sheltered hundreds of little orphans and delinquent girls.

In 1906 the sisters were compelled to seek larger quarters and their benefactors began planning a truly massive undertaking. A building committee composed of prominent citizens, which reads like a list of "Who's Who in Early Seattle," acquired a vast tract of land in Wallingford and in 1906 laid the cornerstone of the present building. On July 31, 1907 the Sisters of Good Shepherd and their charges took possession of the facility, which had been erected at the cost of \$125,000.

Locating the new Home of Good Shepherd on its 11.5 acre site, close to the center of Wallingford, proved to be an invaluable decision. The amenities of the site provided the Order with solitude, security and recreational opportunities, while serving as the basis for a nearly self-sufficient community. The land was divided into beautiful orchards and vegetable gardens, poultry houses and root cellars, allowing the sisters some degree of independence and security. The decision was also to create an unparalleled expanse of urban open space for the community in later years.

The earliest recorded platting of the neighborhood occurred in 1883, but the area remained predominantly a farming community until after the turn-of-the-century. John Wallingford's division, just east of Woodland Park, eventually gave the name to these early developments, which grew together and were annexed by the City of Seattle in 1891. Shortly after annexation, the community began to experience a rapid rise in population with a subsequent flurry of commercial and residential growth.

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Education and Religion

It was in 1939, 40 years after their arrival in Seattle, that the Sisters of the Good Shepherd established a full four-year high school course, which met all of the requirements of the State Board of Education. Two years previously, the name, St. Euphrasia's school, had been selected to honor the Mother Foundress of the Generalate, Mother May of St. Euphrasia Pelletier.

The philosophy of the school was summed up by the Order as follows:

A sister of the Good Shepherd always dislikes the word "delinquent girl: and uses it only because it is in common usage today...In most cases, the girl herself is not the "problem", but she has a problem too big for her to solve. Too often the parents are the delinquents...

The established and accepted rules of conduct were overridingly based on the Horatio Alger principle of "pulling oneself up by the bootstraps." A 1940 public relations brochure described the educational environment thusly:

Of course, all problems cannot be solved with "sweets" but contrary to common belief, the girls are not punished, there is no lockup, no restriction of food or sleep, nothing but the humiliation of facing a report card with a low mark in some certain character point and being deprived of the honors of membership in the different athletic groups or honorary groups. It is rare for girls to be off the honor roll, especially for more than one month. Those who make high grades in character points and in academic work receive special recompenses at the end of the month when the grades are read off in a general assembly. For every "A" a girl receives two gold tokens, for every "B" one gold token, and these golden tokens have magic power, for immediately after the assembly a shopping scene is on, booths are on the stage having on sale everything the girls can use while in the school. With the golden tokens one may purchase all the extra little toilet requisites so dear to the feminine heart, silk stockings aplenty, pretty bathrobes, and many other useful articles. There is also the popular candy booth. Shopping is permitted from catalogs when an article desired is not on sale at the booths. Of course, the necessities are furnished to all, but many of the little extras are earned and doubly enjoyed because they are the fruit of effort and success has crowned that effort. This develops a sense of self-respect as well as ownership and drives home the lesson that "one treasures most what has cost one most." There is a deep joy in having won a prize and so the secret of happy discipline in the school is the success in the right kind of conquest, the control of self.

The four-year program had been designed by the state Supervisor of High Schools for the State of Washington, and was described as "most practical (embracing) the regular academic subjects while stressing home economics and English." The reason for this concentration was given as the fact that "most of these girls have missed the attractiveness of home life and a cultural background."

The teachers were primarily Sisters of the Order, but the need for some secular instructors was recognized and met. Students partook in both academic and recreational classes, including classes in ballroom dancing, described by the school as an "art often abused."

The comprehensiveness of the recreational program was extolled by the Order in the following, glowing terms:

The girls have a delightful playground, and a rustic "paradise", a 90 by 30 foot pavilion makes a restful shady place for recreation when the girls are not engaged in active games or roller skating. They have a double tennis court and two basketball courts all cemented, and, most popular of all, the baseball diamond. A beautiful grotto of Our Lady of Lourdes in one corner surrounded by lovely shrubbery and flowers and with a goldfish pond in the foreground adds to the attractiveness of the playground. The Director of Physical Education, Mrs N.E. Richard, and her assistant, Miss Jane Abernathy, have made the recreation hours a complete joy with constant games going on in every part of the yard. For rainy days, there is the large assembly hall where they may recreate, where movies are enjoyed every two weeks, and the better radio broadcasts regularly heard. Plays and entertainments are given here by the girls or by different groups from the outside who have been very generous in supplying programs. On the top floor there is a large, light and airy room with a fine floor for dancing, and a Victrola with plenty of good records. This loved spot is called "The Pent House" by the girls, to others the "Rumpus Room," and by the sisters in charge of recreation hours, a "Boon" as it makes an ideal play room where activity can have free outlet without disturbing any other department. Without doubt this is the most cheerful room in a house where all the rooms vie for cheerfulness.

Social and Humanitarian Significance

The impact of the Home of Good Shepherd upon the local community can be viewed both in terms of students served and community support generated. Prior to the closure of the facility in July of 1973, the Sisters of the Good Shepherd had fed, sheltered, clothed, counseled and educated more than 8,000 girls. Over the years the Home offered counseling, a fully accredited high school program, a strong vocational program, a beauty culture course, classes in various religions, music, and in more recent years individual social care for more deeply emotionally troubled girls.

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Photographs: _____

See slides.

Submitted by: Office of Urban Conservation
Address 400 Yesler Building, Seattle, WA 98104 Phone (206) 625-4501
Date June 18, 1981

Reviewed  Date 6/18/81
Historic Preservation Officer
Earl D. Layman