

The City of Seattle

## Landmarks Preservation Board

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

### Landmark NOMINATION Application

**Historic / Current Name** Alki Elementary School

**Historic / Current Use** Elementary School

**Year Built** 1913 (demolished), 1953-1954 and 1966-1968

**Address** 3010 59<sup>th</sup> Avenue SW / 5817 SW Stevens Street  
Seattle WA 98116

**Assessor's File No.** 014800-0064

**Legal Description** Beginning at a point S0°52'14"W 50 feet and S88°55'43"E 31 feet of the Northwest Corner of Tract 10 "Plat of Alki Point" as Recorded in Volume 8, Page 19, Records of King County, Washington. Thence S0°52'14"W 211 feet; thence S88°55'43"E 290.42 feet; N0°52'14"E 211 feet; thence N88°55'43"W 290.42 feet to the point of beginning.

**Original Designers** Architect Theo Damm

**Original Builder** Oscar E. Turnquist

**Original & Present Owner** Seattle School District / Seattle Public Schools  
And Seattle Department of Parks and Recreation

**Owner's Representative:** Rebecca Asencio, Capital Planning Manager  
Seattle Public Schools  
P. O. Box 34165 MS 22-336  
Seattle, WA 98124-1165

**Submitted by** Susan Boyle, Principal  
BOLA Architecture + Planning

**Address** 122 NW 58<sup>th</sup> Street  
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**Date** April 4, 2022

**Reviewed (historic preservation officer):** \_\_\_\_\_ **Date:** \_\_\_\_\_

# **Alki Elementary School**

## **Seattle Landmark Nomination**

### **BOLA Architecture + Planning**

**April 4, 2022**

## **1. INTRODUCTION**

### **Background**

This report documents a public elementary school in the northwest part of West Seattle neighborhood, located at 3010 59<sup>th</sup> Avenue SW. The brick clad building assembly sits on a 1.4 acre site at the south end of the Alki Playfield. The present school is made up by 1953-1954 additions to a former 1913 school, and a later 1966-1968 addition, which replaced the original building. The buildings were designed by Seattle architect Theo Damm, and general contractor Oscar E. Turnquist built the first of the additions. Alki Elementary School serves students in grades K – 5 who come from a service area in West Seattle. The building assembly includes the school facilities, a gym, and a fieldhouse section on the east side with a community center operated by the Seattle Department of Parks and Recreation.

This nomination report was prepared at the request of Seattle Public Schools (SPS, the Seattle School District or the District). As the property owner and school operator, the District is seeking an evaluation of the building's historical and architectural significance and its landmark status by the Seattle Landmarks Preservation Board as it plans for the future of the school property.

### **Research**

This report was prepared by SPS consultant Susan Boyle, Principal of BOLA Architecture + Planning, Seattle, with input and reviews by consulting architectural historian David Peterson of DPHRC. Research and the site visits were undertaken in 2021. Other sources of information include:

- Thompson and Marr's *Building for Learning: Seattle Public School Histories, 1862-2000*
- Historical School Board records, reports photos, and drawings from Seattle Public Schools Archives
- Archival King County assessor's records from the Puget Sound Regional Archives
- Historic real estate maps and city directories from the Seattle Public Library databases and collections
- Historic maps and photos from the University of Washington Libraries Special Collections, Seattle Municipal Archives, Museum of History and Industry, The Southwest Seattle Historical Society and the Log House Museum
- City of Seattle Department of Neighborhood, historic property inventories and landmark reports, Department of Construction and Inspections permit records, and Municipal Archives image collections and ordinance records
- Information about the West Seattle and the Alki neighborhood from the HistoryLink.org, the 1975 Nyberg-Steinbrueck Urban Inventory, and West Seattle New Blog
- Newspaper articles from the *Seattle Post Intelligencer*, *Seattle Times*, and *West Seattle Herald*

## Seattle's Landmarks Process

The text below summarizes information for readers unfamiliar with Seattle's landmark process.

Historic landmarks are those individual properties which are recognized locally, regionally, or nationally as important resources to the community, city, state, or nation. Official recognition occurs when they are listed on the Washington State or National Registers of Historic Places and locally by the City of Seattle's designation of a property as historic landmark. The local landmarks process is a multi-part proceeding of three sequential steps:

- 1) a review of the nomination and its approval or rejection by the Landmarks Preservation Board
- 2) a second review and a designation or its rejection by the Board
- 3) negotiation of controls and incentives by the property owner and the City's Historic Preservation Office and its approval by the Board

A last step in the landmarks process is passage of a designation ordinance by the City Council. These steps all occur with public hearings to allow input from the property owner, applicant, the public, and other interested parties. Seattle's Landmarks Preservation Board is quasi-judicial, with the Board ruling rather than serving as in advisory capacity to another commission, department, or agency. The Board's review and evaluation of a property cannot consider future changes or uses, or other land use issues.

The City's Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old, and "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation." It must have integrity, or the ability to convey its significance. It must also meet one or more of six designation criteria:

- Criterion 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*
- Criterion B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*
- Criterion C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation.*
- Criterion D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction*
- Criterion E. It is an outstanding work of a designer or builder.*
- Criterion F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.*

## **2. BUILDING INFORMATION**

Historic and Current Name: Alki Elementary School

Location: At the north end of the block between 58<sup>th</sup> and 59<sup>th</sup> Avenues SW and south of Alki Playfield in the Alki neighborhood of West Seattle

Address: 3010 59<sup>th</sup> Avenue SW / 5817 SW Stevens Street  
Seattle, WA 98116

Assessor's Parcel No.: 014800-0064

Construction Date: 1953-1954 and 1966-1968

Original Designers: Architect Theo Damm, and Damm and Daum Associates Architects

Original Builder: O. E. Turnquist (1953-1954), Addition

Other Builders: H. Bartrand (1965), Demo & Repairs  
(1966-1967) Puget Sound Builders, Addition

Original and Present Use: Elementary School

Original and Current Owner: Seattle School District (Seattle Public Schools)  
and Seattle Department of Parks and Recreation

Owner's Representative: Rebecca Asencio, Capital Planning Manager  
Seattle Public Schools  
P. O. Box 34165 MS 22-336  
Seattle, WA 98124-1165

Report Author: Susan D. Boyle, AIA, Principal, BOLA Architecture + Planning  
122 NW 58<sup>th</sup> Street  
Seattle, WA 98107  
206-383-2649, sboyle@bolarch.com

### 3. ARCHITECTURAL DESCRIPTION

#### The Setting and Surroundings

In City of Seattle documents the general boundaries of the Alki neighborhood are set by SW Edmonds Street on the south, 51<sup>st</sup> and 55<sup>th</sup> Avenues SW on the east, Puget Sound on the west, and Elliott Bay on the north and east. Alki Beach is a 154-acre, 2.5 mile long shoreline park that extends from Alki Point on the west to the mouth of the Duwamish River on the east. **(Figures 1 & 61)** Alki Point is a small land mass that extends west into Puget Sound. The North Admiral and Genesee areas of West Seattle are to the east of the Alki neighborhood. (The Seattle School's Service Area for Alki School identifies a different area for attending students. See **Figure 12.**)

The school is situated between 58<sup>th</sup> and 59<sup>th</sup> Avenues SW, directly south of Alki Playfield Park, and surrounded on three sides by low-rise houses, townhouses, and apartment buildings. Alki Playfield is an open space between the school and SW Lander Street, with turf and landscaping, play areas, tennis courts, a comfort station, and fenced edges along the three street sides. **(Figures 16-18)**

Part of Alki Beach Park is located two blocks to the north of the school. This park stretches around the entire northern tip and eastern side of the West Seattle peninsula and along the southern and southwestern edges of Elliott Bay. During low tides, the popular sandy beach extends up to 800 feet from the water's edge to Alki Avenue SW. Single family houses and low-rise multi-family residential buildings are on the southeast side of the street. On the beach, at 1141 Alki Avenue SW, there is the Alki Bathhouse, a 3,150 square foot community building constructed in 2007. The U.S. Coast Guard's West Seattle Lighthouse sits on a prominent 9.4 acre tip of land projecting into Puget Sound six to eight blocks west of the school property. Its site contains four historic buildings dating from 1913. **(Figures 62 & 63)**

The setting for Alki Elementary School is residential, and the immediate area's zoning is reflected in the low-scale surrounding buildings. **(Figures 13-15)** Most nearby houses and duplexes date from the 1920s and 1950s, while some are newer as are neighboring apartments and the townhouses. To the south of the school the property at 3024 59<sup>th</sup> Avenue SW contains a three story, 15-unit apartment building dating from 1993 on a 11,500 square foot parcel. Further south there is a two story wood frame duplex, at 3034-3036 59<sup>th</sup> Avenue S, on a 7,798 square foot parcel, which dates from 1951. Directly west, across 59<sup>th</sup> Avenue SW, there are single and multi-family dwellings on small 2,000 to 4,000 square foot lots. To the west a six-unit, three story, apartment building stands on a 5,652 square foot parcel at 3017 59<sup>th</sup> Avenue SW. Directly east of the school, at 5731 SW Stevens Street, there is a 2,040 square foot, two story house dating from 1969 on a 7,113 square foot lot. The westernmost portion of Schmitz Park, at 5551 W Admiral Way, is a 11.4 acre one-half block further east. **(Figure 67)** Between the school and this part of the park there are a series of single family houses on small lots, which sit at higher elevations than the school, and face southeast onto SW Admiral Way. Their visibility from the back (north) side of the school is obscured by dense trees and shrubs.

#### The Site

The 61,279 square foot, 1.4 acre school site is rectangular shaped parcel, which established when the first school was built in 1913. **(Figure 2)** With the exception of a steep hillside slope at its southeast corner where the elevation rises to approximately 55 feet, the site is flat and sits at estimated elevations

between 22 and 25 feet. Outer dimensions of the school site are 211 feet along its east and west sides and 290.42 feet along the north and south respectively. An original plot plan for the first Alki Elementary School shows the building placed centrally the site. This siting set the location for the subsequent additions that make up the present school. (**Figure 71**)

Historic photos from the mid-1930s show a formal row of trees planted along the boulevard that extended westward from Schmitz Park along the north side of the school site. (**Figure 66 & 69**) This boulevard, established in the early 20<sup>th</sup> century as a formal entry to the park, no longer exists. In ca. 1949 vehicle access was removed at the bequest of the P.T.A. because of safety concerns for students accessing the playground. The street was vacated subsequently, appears to end at bollards placed at 58<sup>th</sup> and 59<sup>th</sup> Avenues SW.

Landscaping on the school site is in the front (west) yard setback with grass and shrubbery along the building's primary (west) facade, and along the southeast and east sides where there are naturalized trees and shrubs. In addition, there are two deciduous street trees in front of the lunchroom section along 59<sup>th</sup> Avenue SW, and trees in planting beds within open spaces between northeast building wings and in the outdoor classroom courtyard. (**Figures 24 & 37**) Small boxes on the paved area south of the building serve as planters. The balance of the site is a hardscape area on the north and a service delivery area and parking area for an estimated 20 cars on the south. Off-street parking is limited to this small lot. (**Figures 44 & 45**) Surrounding streets have paved 24 foot-wide roadbeds.

Setbacks vary from 5.75 to 12 feet along the front (west) yard and the sidewalk along SW 59<sup>th</sup> Street, 48 to 70 feet to the back (south). The east setback, which is fenced, is 25.5 feet-deep. (**Figure 41**) The northernmost portion of the building assembly, a Parks Department fieldhouse built as part of 1953-1954 addition, projects onto the vacated street right-of-way. A single 25 by 65 foot portable school building also sits in this former right-of-way. (**Figures 26 & 27**)

### The Former School Building of 1913

The present school is a complex assembly of flat roofed, one and two story masses that make up approximately 43,400 square feet for the school and approximately 50,000 square feet with the additional fieldhouse section. This assembly resulted from two separate projects: a 1953-1954 addition to the original 1913 school (Unit A on the west and Unit C on the east), and a later addition from 1966-1968 (Unit B), which replaced the original school. Both phases represent simple, functionalist mid-century Modern style design. (**Figures 75-83** illustrate the phased construction.) A summary of this construction history provides a clear understanding of the building's design and architectural features.

The former school building, designed by architect Edward Blair and built in 1913, is shown in historical photos, and described in the 1936 King County assessor's property record card. Only one drawing of this building has been found in the SPS Archives, the "Block Plan Alki School, Seattle School District No. 1," dating from May 10, 1912. This plan shows the 120 by 60 foot rectangular footprint of the school and a T-shaped extension for a boiler room and toilets centered on the back (the south). (**Figures 70 & 71**) Setbacks from the outer property lines were set 79 feet on the west and 99 feet on the east. The main entry to the school and its primary facade faced north toward Stevens Street, which extended from Schmitz Park to 59<sup>th</sup> Avenue SW.

The original three story, Classical Revival style school was characterized by its unreinforced masonry construction and tall proportions, a steep hipped roof with east-west ridge and deep overhangs, tall ventilators, and chimney, symmetrical composed primary facade with large wood framed windows, and deep horizontal bands of brick and terra cotta. Wide steps lead to the main entry from an 8 foot-wide plank walkway. Original walkways that surrounded the building and two 4 foot-wide walks that extended to the west were also of plank construction.

School Board records of subsequent contracts note repairs to the original school with smokestack, stairs, roof and oil burner, replacement of fencing, acoustical insulation, and painting in the 1940s. In 1946 an addition, designed by architects Young & Richardson, is noted in these records, but it was not built. The early 1950s saw another addition, landscaping, and painting, mechanical and electrical work. Finally, in 1951 contracts were accepted for a new addition at a cost of \$319,913, plus about \$26,000 for mechanical, electrical, and street improvement contracts by subcontractors.

After the additions were constructed in 1953-1954, the original three story school was remodeled and it remained in the center of the building assembly as Unit B for an additional 12 years until it was damaged by an earthquake. The remodel project resulted in two kindergarten rooms on the north side of the first floor, where the original school offices had been located. Boys' and girls' restrooms and sheltered play courts were situated in a one story section on either side of the original boiler room. The floor plans featured a wide corridor linking two stairwells. Five classrooms were situated on the second and third floors along with a conference room, a "public room," the principal's and nurse's offices and other administrative and storage spaces. There were book storage closets in this original school building, but no library. The 1953 design drawings note little work on the original exterior, with exception of six wall intake openings with louvers, and closure and infill of large second and third floor window openings on the west façade with face brick to match older masonry but slightly recessed.

The 1953-1954 project followed typical mid-century design concepts about school functions and spaces. It resulted in a low-scale, Modern style additions on two sides of the original school building.

### **The Current Building Assembly**

#### The 1953-1954 Addition

To address growing post-war enrollment the school was expanded in 1953-1954. Drawings dated April 10, 1953, by architect Theo Damn show a one and two story, brick clad structure surrounding the east and west sides of the original school building. (**Figures 3-6**) The construction was funded by SPS, while a fieldhouse section in the east addition was funded by Seattle Parks and operated jointly with the School District. The general contractor was O. E. Turnquist, along with the mechanical work by University Plumbing & Heating, and Electrical by O. A. Carlson. The school reopened with a ceremony on December 3, 1954, attended by School Board member Dietrich Schmitz and Superintendent Samuel E. Fleming.

The west addition is a rectangular-shaped mass with one and two story flat roof sections, and outermost dimensions of 158.5 by 67.75. This addition to the older school provides a primary facade facing west onto 59<sup>th</sup> Avenue SW with a new main entry set within a 13.5 foot-wide and 6 foot-deep recess. (**Figures 19-23**) The school's administrative offices and classrooms are in the northern 80 feet of this section, which is characterized by six consistent sized structural bays (four at 12.8 feet and two at 14.3 feet-wide).

A double-height lunchroom / cafeteria with a raised stage at its east end is contained in the southern 44.75 feet. A lower, flat roof extension on the south end, with a 48 by 20 foot footprint, contains a single-story kitchen and service counter.

This western part of the building mass and west facade are stepped, with two full stories making up the 27.7-foot-tall classroom section to the north of the approximate 19 foot-tall entry and lunchroom sections. At the south end the kitchen extension, which steps back from the west façade, rises to a 13 foot height. The primary west facade was clad with brick veneer set over 8 inch-thick pumice block perimeter walls. In contrast, the secondary south facades were clad originally in places with ¼"-thick cement asbestos panels. This material was subsequently removed and replaced with stucco and painted wood panels.

The primary facade features three large windows with aluminum sash in the lunchroom section. Consistent 6'-8" tall openings in the six bays to the north contain glass blocks above strips of four-part operable aluminum framed windows. The recessed main entry features two pairs of partially glazed doors. A recent student art project resulted in the installation of decorative tiles on the side wall leading to these doors. **(Figures 22-25)** A secondary entry to the first floor is centered on the north facade where it is surrounded by relights and transoms. This entry provided direct access to the adjacent playfield. An assembly of windows on the second floor level is placed above this entry at the north end of a corridor. **(Figures 28 & 30)**

Within the main entry vestibule a main corridor extends eastward, past the administrative offices and lunchroom/cafeteria to link originally with the older school corridor. Several other 10 foot-wide secondary corridors lead to classrooms, storeroom and three flights of stairs to the second floor. **(Figures 46-50 & 57)** A large fan room fills the space above the main first floor corridor. The balance of the second floor contains three classrooms, accessed by double loaded corridors, one of which led east to the upper floor of the original school. Classrooms are characterized by their rectangular shapes, ample daylight from tall glass block and glazed windows, and built-in cabinetry. Finishes throughout the building include acoustic tile ceilings, painted walls and ceilings, and contemporary resilient flooring and carpet. **(Figures 52-55)**

Unit C was added on the east side of the original school as part of the 1953-1954 construction project. An original drawing cites it as a "one story fieldhouse, mill addition." It holds a gym and accessory spaces. **(Figures 58-60)** The Seattle Parks Board had approved construction of the fieldhouse section in a joint-use agreement with the School District, and provided funds for its construction.<sup>1</sup> Architect Theo Damm noted on June 13, 1953, that the contracts for the entire project – for the school additions and the fieldhouse – had been awarded earlier that month for a total project cost of \$514,717.<sup>2</sup>

Unit C, which contains the gym and fieldhouse, has a generally rectangular footprint of 76 by 176 feet with a 12.5 by 39 foot recess at its northwest corner. **(Figures 37-38)** It contains a 100 by 60 foot gymnasium, accessed from the school's main corridor, and a 62.5 by 40 foot section with a social room to the north of the gym. Between these two primary spaces there is a 13 foot-wide bay with a small kitchen, office, and storage room. A preschool room, fan rooms, equipment storage rooms, and other service spaces are aligned in a 14 foot-wide linear element along the west side of the gym.

<sup>1</sup> City of Seattle Ordinance No. 81669 (Seattle Municipal Archives)

<sup>2</sup> *Seattle Times*, June 18, 1953, p. 24. The cost of the fieldhouse portion was reported at "about \$134,000."



The large social room features a large fireplace on the east wall with a projecting chimney mass that rises above the roof. **(Figure 40)** A separate lobby provides access from the Alki Playfield. Some spaces within this section of the building have been modified to provide newer offices, a reception area, and childcare and playroom facilities, and the original social hall has been subdivided. Finishes and lighting within the fieldhouse section appear newer than those in the school spaces. The interior entry vestibule at the northwest corner of the Fieldhouse is the result of a non-original expansion project. **(Figure 39)**

Exterior facades of Unit C vary in response to function and orientation. Those surrounding the estimated 27 foot-tall gymnasium contain large expanses of glass block set the upper portions of walls between tall pilasters, which defined the structural bays, and the wall areas below were clad with brick veneer. **(Figures 42 & 43)** Lower parts of the fieldhouse vary in height with lower roof heights of 9 and 10.25 feet, and are clad with brick veneer. The north and east facades are fenestrated with large, aluminum frame fixed windows set between brick veneer pilasters with brick veneer above and below them, while the west facade has glass blocks set into clerestory openings. The original main entry featured three pairs of half glazed doors, a flat concrete marquee supported by a single sandstone veneer column, and aluminum lettering above the entry read, "Alki Fieldhouse", but these features were lost when the entry was expanded. Some CMU block infill of earlier openings is evident along the west façade. **Figure 38)**

#### 1965 Demolition & Repairs

The original school building was so damaged by a 6.7 magnitude earthquake on April 29, 1965, that it was deemed unsafe after a structural assessment, and subsequently abandoned. The School Board approved its demolition on June 9, 1965, at a cost of \$61,475, along with \$12,900 in funds to repair to the surrounding 1953-1954 additions. The general contractor for the demolition and repair project was H. Bertrand & Co.

#### The 1966-1968 Addition

An initial scheme was proposed for a large, single story new school addition, but this scheme was shelved according to a newspaper account "when a legal cloud developed over the deed to the Park Department property required by the one-story version." The estimated cost of the new one and two story addition was \$341,072 at that time, \$60,000 more than the proposed single story addition.<sup>3</sup> Drawings by architect Theo Damm of Damm & Daum, dated July 7, 1965, call for the replacement of the original brick school and its demolition along with retention of the boiler room walls and roof. In addition, the entire north wall of the west wing (Unit A) was to be removed and rebuilt with additional reinforcing. The masonry veneer to be rebuilt "to match the existing."

The new addition (Unit B) was inserted between the earlier Units A and C. Designed to fit the available space between the existing structures it features an irregular rectangular footprint and one and two story massing. **(Figures 7-10)** Its layout was organized by the alignment of the prior building corridors, the crossing of two main corridors, setbacks on the northeast along the perimeter of the Park Department building. The plan provided an enclosed courtyard, which was cited as an "outdoor classroom." **(Figures 29 & 34-36)** This courtyard space is visible along a glazed north corridor; its perimeter walls stucco-clad.

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<sup>3</sup> *Seattle Times*, August 25, 1966, p. 25.

The design provided a double-size kindergarten in the southeast corner, and teachers' and custodial rooms in the southwest with service spaces and a stairs between them; a library, multi-purpose room, classrooms, and the outdoor classroom on the north side of the main corridor along with new restrooms along the north side where they were close to the adjacent playfield. (Figures 56 & 57) The facades of the single story addition have few distinguishing features. The two story classroom section is set back, and north and south facades feature bands of windows, and stucco or painted wood panel cladding.

Internally the second floor was a simple open space interrupted only by the enclosed stairwell. This space, equivalent to six classrooms in size, was built without partitioning. As noted in the article about the dedication, the space was designed in response to a popular teaching mode at the time known as continuous progress learning, with folding wall sections used to divide the space into varied size rooms for use by grades 4, 5 and 6. However, the scheme proved to be less than functional and the second floor was demised into the present separate classrooms. The second means of egress from two of these classrooms requires travel through an adjacent classroom. To economize on construction the new walls of addition were conventional wood stud frames.

The new school addition was dedicated April 1968. A local newspaper article identified some of the attendees – the principal, Anna Overhelot, and SPS superintendent, Dr. Forbes Bottomly, along with representatives of the school board and P.T.A, and student council and architect Theo Damm, and noted, "The new two-story building includes 10 teaching areas, a large multi-use room and instructional-materials center, together with a faculty study, teachers' lounge, outdoor classroom and storage areas. It is designed for team-teaching and flexible use of space for large- and small-group instruction."<sup>4</sup>

## Changes through Time

### Changes to the Park Department Fieldhouse

Work on the Parks Department gymnasium in ca. 1968 involved recladding of the perimeter with marblecrete panels. A kindergarten was opened by the Seattle Parks Department within community center section in 1981-1982. Building permits identify the following later changes:

| <u>Permit #</u> | <u>Date</u> | <u>Description</u>   |
|-----------------|-------------|--|
| 12832           | 10.22.1987  | Wall sign  |
| 55516           | 10.2.1985   | Automated boilers  |
| 701336          | 8.27.1998   | 2 ADA parking stalls and curb cuts at Alki Playground (*)  |
| 592743          | 10.22.1980  | Alter interiors of existing assembly bldg., per plans (Stickney & Murphy Architects, Barclay Dean Contractor, \$8,000 value <sup>5</sup> |

Drawings from 1965 in the SPS Archives reveal additional details about changes around that time. Changes to the gymnasium involved removal of the original cement asbestos board siding, and recladding the perimeter with marblecrete panels.<sup>6</sup>

<sup>4</sup> *Seattle Times*, April 9., 1968, p. 20.

<sup>5</sup> The record for Permit #592743 at DCI cites a different legal description for the Park Department property.

<sup>6</sup> The 1965 plot plan drawing identified the buildings as A, a two story classroom building with new offices on the west; B a one story building to remain, repaired as indicated, and the three story center unit demolished. Unit C, the fieldhouse on the east, was shown but notes called out, "No work this unit." Regardless, it appears, that the glass block was removed and portions of the fieldhouse facades were reclad around that time.

Later alterations of “existing assembly bldg. per plans” are included in the DCI records. A permit, for Seattle Parks & Recreation, #592743, from late 1980, was for a project by Stickney & Murphy Architects and the contractor was Barclay Dean Co. The description cites “Alter interiors of existing assembly bldg., per plans” at an estimated construction value of \$8,000. Later permit applications, dating from mid-2011 and late 2017, call for the previously mentioned lobby addition to the Alki Community Center and a change of use for the Alki Community Center from occupancy category A3 to E to allow for a licensed preschool room, and a kitchen and other upgrading.

#### Documented Changes to the School Buildings

Records about the original school are sparse, but DCI permits confirm a date of 1912 for the original school permit, No. 114762. Later permit records and SPS drawings and manuals indicate the following:

| <u>Permit #</u> | <u>Date</u> | <u>Description, Estimated Construction Cost, and Occupancy</u>  |
|-----------------|-------------|---|
| 409010          | 1951        | Move portable, 25x31 (1 story), frame type, \$150, School   |
| 421785          | 1953        | Move 3 portable units to new location, 60x30 (1 story) & 2-25x30 (1 story), frame types \$150, School   |
| 421862          | 1953        | Alter & Add to School Bldg., 158x67.9 (2 story) & 79.6x175.5 (1 story) mill type, & 65x120 (1 & 2 story), Type III HT (heavy timber), \$530,000, School & Field house |
| 513448          | 1965        | Demolish ex. Bldg., Alt & repair remaining portion, \$25,000, School  |
| 521465          | 1967        | Const. new school bldg., V-1 Fr, \$390,000, School  |

As previously noted, the change that has had the greatest visual impact on the architectural design of the original 1953-1954 school buildings has involved replacement of cement asbestos panels on portions of the secondary east and south facades with stucco and painted wood panels. A more positive enhancement project was the addition of a panel of student-made decorative tiles near the main entry.

In 1981-82, Alki School became a K-5 facility after construction of the new middle school for grades 6-8 in West Seattle. A \$64 million capital improvement bond issue passed in 1984 funded needed work on older schools and new construction, including upgrading to address seismic deficiencies.<sup>7</sup> Design and construction projects for the school since then have focused on upgrades to mechanical and electrical systems, fire sprinklers, communication and network systems, and accessibility improvements including the addition of an elevator. Other permits listed by number and without descriptions, cite boilers or other mechanical and electrical work. More recent modifications made to the school over the last two decades have involved upgrading funded by three Buildings, Technology and Academics/Athletics (BTA) capital levies approved by voters in 1998, 2004, and 2010. These levy projects addressed long-range plans for upgrading and renovation and enrollment growth.

Few changes have been made to the primary west facade, with exception of seismic X-bracing and new glazing in the lunchroom section. (**Figures 25 & 85**) Single-story classrooms on the north side of the central section of (Unit B) feature roof overhangs, which contrast with the taut profile of the earlier Modern style sections. Re-roofing and additional insulation appears to have thickened these roof edges as evident at the overhangs, and detailed with tall painted metal coping. (**Figure 30**)

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<sup>7</sup> Thompson and Marr, 2002, “Alki School,” pp. 1-2

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#### 4. HISTORIC SIGNIFICANCE

##### Historic Overview of the Alki Area

###### Early Context and the Dx<sup>w</sup>dəwʔabš (Duwamish) People

The Alki neighborhood is located along the west and northwest sides of the West Seattle peninsula, which is part of the lands that had been inhabited by the Duwamish—a subgroup of the Indigenous Coast Salish People—since the retreat of the glaciers over 10,000 years ago.<sup>8</sup> Historically, the Duwamish maintained an important village called Herring’s House (*Tóó7ool7altxW*) on the east side of the peninsula, near the mouth of the Duwamish River. Numerous locations along the peninsula were identified by the Duwamish with place-names, such as Low Point (*sgWudaqs*), which was a key fishing beach and the site of a large boulder covered with petroglyphs, corresponding to present day Duwamish Head. Another was Prairie Point (*sbaqWábaqs*), on the west side of the peninsula corresponding to Alki Point (and the land directly west and southwest of the subject site), which was a low prairie likely maintained as a food and hunting resource through seasonal burning.<sup>9</sup>

The Duwamish maintained extensive kinship, spiritual, and trade networks with nearby Indigenous communities, including the People of the Place of the Clear Water (known as the Suquamish); and related Duwamish groups – the *Shilshooabsh* or People of the Tucked Away Inside (associated with the Salmon Bay/Shilshole area), and the *Hachooabsh* or Lake People who dwelled along the freshwater shorelines and waterways of Lake Washington and Lake Sammamish.

Initial white European exploration and mapping of the area occurred ca. 1770s-1790s, establishing European names for existing landforms and waterways, such as Puget Sound. The Europeans also brought smallpox and other diseases, which within a few years had severely impacted the Indigenous population, as recorded by British explorer James Vancouver in 1792. By the early 1800s, small numbers of white Euro-American settlers began to colonize the area, and were engaged in fur hunting and trading with the Indigenous population. During this period, both the United States and Great Britain began efforts to control and colonize the Pacific Northwest, but disputed one another’s claims to the territory, and largely disregarded the Indigenous peoples. As an effort to encourage settlement by white Americans and thereby strengthen the American claim on the disputed lands, the U.S. established the Oregon Territory in 1848, and created the Donation Land Claim Act in 1850.<sup>10</sup> This Act granted 320 acres of federal land to single white male adult citizens (twice the acreage if married). It initiated a huge migration of white Americans into what is presently Oregon and Washington states. The federal government extended the act in similar versions through the 1850s, and replaced with the Homestead Act in 1862.<sup>11</sup>

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<sup>8</sup> “Duwamish” is the common anglicized pronunciation of the Lushootseed name *dx<sup>w</sup>dəwʔabš*, meaning “People of the Inside Place.”

<sup>9</sup> Thrush, 2007, pp. 232-233.

<sup>10</sup> Riddle, Margaret. “Donation Land Claim Act, spur to American settlement of Oregon Territory, takes effect on September 27, 1850,” HistoryLink essay 9501, August 9, 2010, [www.historylink.org](http://www.historylink.org).

<sup>11</sup> The 1862 Homestead Act was also open only to whites until the post-Civil War 1866 Civil Rights Act and the 14<sup>th</sup> Amendment guaranteed that African Americans were eligible as well. (“African American Homesteaders in the Great Plains,” Homestead National Historical Park, Nicodemus National Historical Site. National Park Service, <https://www.nps.gov/articles/african-american-homesteaders-in-the-great-plains.htm>).

During the 1850s, the U.S. federal government began to negotiate treaties with the Coast Salish tribes. In 1855, the leader of the Duwamish, Chief Seattle (*Seathl*), and 81 other leaders of Puget Sound area Coast Salish tribes (including the Snoqualmie, Lummi, Snohomish, and others) signed the Treaty of Point Elliott with Washington Territorial Governor Isaac Stevens near present-day Mukilteo. For their part, the Duwamish gave up more than 54,000 acres, comprising of much of today's King County, including West Seattle, in exchange for hunting and fishing rights, and agreed to settle on reservation land.<sup>12</sup> At the time, the Territorial Government enumerated approximately 9,700 Native Americans living west of the Cascade Range, and a few hundred Euro-American settlers in the Puget Sound area.<sup>13</sup>

In September 1851, some of the first white Euro-American settlers to the present-day Seattle area—the Denny Party—arrived at Alki Point, a few blocks north of the subject site.<sup>14</sup> The area gained its name after one of these pioneers optimistically named it “New York-Alki” meaning “New York by and by” in the native Chinook trade jargon. The Duwamish, led by Chief Seattle (*Seathl*), interacted regularly with the Denny Party and helped its members survive the difficult winter that followed. By 1853, the white settlers moved to a new location near present day Pioneer Square—known to the Duwamish as Little Crossing-Over Place (*sdZéédZul7aleech*) and the site of an abandoned longhouse—where the settlement eventually developed into Seattle.<sup>15</sup>

By 1857, as pressure from white Euro-American settlers increased, the Duwamish and other Indigenous people throughout the Duwamish/Lake Washington and Upper Puyallup River areas moved to the Muckleshoot Reservation near present-day Auburn, which had been assigned to them collectively.<sup>16</sup> However, many Native people remained in Seattle due to their strong cultural ties to the area, and where they were sought by the white townspeople for their labor and trade. However, deep-seated prejudices by the white settlers emerged repeatedly over the decades, and in 1865, the Seattle government passed a short-lived ordinance banning Indigenous persons from the town.<sup>17</sup> In West Seattle, these tensions flared in 1893 with the burning of the old Duwamish settlement of Herring's House, which by then was occupied largely by elderly Indians. The Herring House fire was set by a white man identified in the newspapers as Watson, and it was part of a broader pattern of brazen actions whereby Indian properties would be seized, razed, and developed by white townspeople.<sup>18</sup>

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<sup>12</sup> “Treaty of Point Elliott,” Duwamish Tribe, <https://www.duwamishtribe.org/treaty-of-point-elliott>. However, “the Muckleshoot Indian Tribe is composed of descendants of the Native people who inhabited the Duwamish and Upper Puyallup watersheds of central Puget Sound for thousands of years before non-Indian settlement...The name Muckleshoot is derived from the Native name for the prairie on which the Tribe's reservation was established... Following the reservation's creation in 1857, the Tribe and its members became known as Muckleshoot, rather than the historic tribal names of their Duwamish and Upper Puyallup ancestors.” (“Origin and Ancestors,” We Are Muckleshoot, Muckleshoot Indian Tribe..

<sup>13</sup> Crowley, Walt. “Native American tribes sign Point Elliott Treaty at Mukilteo on January 22, 1855,” HistoryLink essay 5402, March 13, 2003, [www.historylink.org](http://www.historylink.org).

<sup>14</sup> For a more extensive and nuanced description of the Denny Party's interactions with the Duwamish, see “Terra Miscognita,” Chapter 2 in Thrush, 2007, pp. 17-39.

<sup>15</sup> Op cit, pp. 37-38.

<sup>16</sup> Muckleshoot Indian Tribe, “We Are Muckleshoot – Origin and Ancestors.”

<sup>17</sup> Ott, Jennifer. “Seattle Board of Trustees passes ordinance, calling for removal of Indians from the town, on February 7, 1865,” HistoryLink essay 10979, December 7, 2014.

<sup>18</sup> Thrush, 2007, pp. 82-86.

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Rapid growth in Seattle after the arrival of the railroad in the mid-1880s, and development after the 1889 Great Fire, pushed white settlers outward, and West Seattle became known as attractive vacation area with beaches and mountain views.

#### Later Development of the Neighborhood

In 1858, one of the original white settlers in the Denny Party, Charles C. Terry, exchanged his 320 acre claim to David “Doc” Maynard for property in Pioneer Square. Maynard retained the land and farmed it for eleven years before selling his claim to two Norwegian settlers, Knud Olson and Hans Martin Hanson (also cited as Olsen and Hansen) in 1868. The Hanson and Olson families remained in the area for several generations. Part of their property became the site of the Alki Lighthouse, and another the Alki Playfield and School site. (**Figure 61**)

In the late 19<sup>th</sup> century Alki Beach became popular for swimming and summer recreation because of its low tide sandy beaches, and by 1902 it was accessible by an electric street rail line from Seattle. The privately funded Luna Park was built by 1907 near the Duwamish Head, on the east side of West Seattle. It included a natatorium, bathhouse, swimming pools, a Ferris wheel, roller coaster, and restaurant. These facilities were destroyed by fire in 1931. Meanwhile, the beach along Elliott Bay and Puget Sound became the first part of Alki Park in 1910. In 1911 Seattle Parks built the first Alki Bathhouse.<sup>19</sup> (**Figures 65 & 66**) The nearby beach presently contains other two elements that recognize its history: a 1905 memorial obelisk with pioneer names, and a small replica of the Statue of Liberty from 1952.<sup>20</sup> Designated landmarks in the surrounding area include the Fir Lodge Carriage House / Log House Museum (1904), at 2717 61st Ave SW; and Fir Lodge / Alki Homestead / Nido’s (1904), at 2717 61st Ave SW. Designated landmarks located in other areas of West Seattle include the following:

- The Satterlee House (ca. 1906), 4866 Beach Drive SW
- Hiawatha Playfield (1911), 2700 California Avenue SW
- Cooper School / Youngstown Cultural Arts Center (1917), 4408 Delridge Way SW
- Campbell Building (1911 & 1918), 4554 California Avenue SW
- Admiral Theater (1919), 2343 California Ave SW
- Fire Station 37 (1925, decommissioned), 7300 35th Ave SW
- Crescent-Hamm Building (1926), 4302 SW Alaska Street and 4559 California Avenue SW
- Sixth Church of Christ Scientist / The Sanctuary at Admiral (1929), 2656 42nd Ave SW
- James Madison Middle School (1929), 3429 45<sup>th</sup> Avenue SW
- West Seattle High School (1917, 1931, 1972), 3000 California Ave SW

Members and staff of the Southwest Seattle Historical Society and Log House Museum have long recognized these buildings and other historical resources in West Seattle with exhibits, publications,

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<sup>19</sup> Sherwood, Don, “Alki Beach,” 1976.

<sup>20</sup> Seattle Department of Parks and Recreation, “Alki Beach Park,” and “Alki Playground,” 5817 SW Lander Street, <https://www.seattle.gov/parks/find/parks/alki-beach-park> (accessed April 3, 2021).

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tours, and other programs. Historically significant properties cited by the Historical Society include:<sup>21</sup>

- Alki Pioneer Monument (1905), Alki Beach Park near 62<sup>nd</sup> Avenue SW
- Labor Hall & Church (1907), 3856 23rd Avenue SW
- West Seattle Carnegie Library (1910), 2306 42nd Avenue SW
- The Alki Point Lighthouse (1913), a Coast Guard facility, 3201 Alki Avenue SW
- Youngstown Improvement Club /Disable Veterans Hall (1914), 4857 Delridge Way SW
- Fauntleroy School House community (1917), 9131 California Avenue SW
- Eva's Stone Cottage (1926), formerly at 1123 Harbor Avenue SW
- Schurman Rock (1938), within Camp Long
- Skylark Café (n.d.), 3803 Delridge Way SW
- Statue of Liberty (1952), Alki Beach Park near 61<sup>st</sup> Avenue SW

### **Construction of West Seattle Schools and Alki Elementary**

Schools were built in the late 19<sup>th</sup> century along with residential development to serve the needs of the growing number of families in West Seattle. Early schools included the Freeport School, located near the Duwamish Head, which opened in the 1870s. It was followed in 1892 by a one-room portable building, the Haller School on 47<sup>th</sup> Avenue SW near SW Walker Street. In 1893 the West Seattle School District No. 73 constructed a new purpose-built school known as West Seattle Central School (or the Brick School), located on California Avenue SW and SW Lander Street. Beginning in 1902 this eight classroom building served students of all grades in West Seattle, including those in high school. Enrollment grew, and in 1907 the former Haller School was moved onto the same site to serve as an annex. That same year Seattle annexed West Seattle.

Jefferson School was built by the Seattle School District in 1911 near the West Seattle junction. In 1917 a new high school was constructed and the earlier elementary school on the same site was renamed Lafayette Elementary School. The West Seattle Central School /Lafayette School served children from the Alki neighborhood until 1909 when they began attending a nearby school in a large portable building at SW Carroll Street and Chilberg Avenue SW.<sup>22</sup>

In 1912, after efforts failed to purchase a site on Chilberg Avenue SW for a new school, the Seattle School Board authorized the purchase of the present site on Block 10, which was on part of the original 320-acre Hanson-Olson property.<sup>23</sup> The new three story school, designed by Edgar Blair, opened with five classrooms to serve grades 1-8 in 1913 as Alki Elementary School. The initial enrollment at 175 students, doubled by 1918.

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<sup>21</sup> The listed buildings are cited on a recent tour guide, "SW Seattle Historical Society Virtual Map of Historical Places on the Duwamish Peninsula." See *The West Seattle Blog*, May 3, 2020, "History: Explore West Seattle's historical places without leaving home," <https://westseattleblog.com/2020/05/history-explore-west-seattles-historical-places-without-leaving-home/>

<sup>22</sup> Thompson, Nils, and Carolyn J. Marr, "Lafayette Elementary School" in *Building for Learning: Seattle Public School Histories, 1862-2000*, 2002.

<sup>23</sup> *Seattle Times*, November 14, 1912, p. 23.

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In 1929 the Seattle School District opened Madison Intermediate School, at 3429 45<sup>th</sup> Avenue SW. Its students initially included 7<sup>th</sup> and 8<sup>th</sup> graders from Alki, Gatewood, Fauntleroy, Jefferson, and Lafayette Schools, and those in 9<sup>th</sup> in grade were added in 1930. This school received an addition in 1931 to address rising enrollment. By 1961, students from Schmitz Park, Fairmount Park, Genesee Hill, and Cooper Elementary Schools also came to Madison, and its total enrollment grew to 1,650. Another addition was constructed in 1972, and in 2005 a major redesign, restoration, and expansion was built. Today students from Alki continue on to Madison Middle School along with those from other West Seattle elementary schools – Lafayette, Genesee Hill, Fairmount Park, and Gatewood – as well as from the Pathfinder K-8 School on Pigeon Point.<sup>24</sup> **(Figures 94-100)**

By 1952 three portable classrooms buildings were placed along the east side of the school property, including one containing two classrooms. These are shown on the site plan of that date (SPS 202-000). In addition, the original plank walks were replaced with concrete sidewalks and the site paved with asphalt. In 1953-1954 the original school was remodeled, and additions were constructed with an auditorium/lunchroom, and six additional classrooms on its west side, and a gym, locker rooms, and a fieldhouse on its east side. The project was a joint undertaking by the District and Seattle Park, which funded the construction of the fieldhouse section that currently serves as a community center. The final drawings for the joint School-Park facility were approved by SPS in January 1953.<sup>25</sup> Construction of the approximate \$500,000 project was scheduled to begin in summer 1953, and it was completed in 1954. Alki Elementary School enrollment continued to grow, however, rising to 620 students by 1958. Even with the additional classrooms, the school became over-crowded.

Safety issues rose after a 6.5 Richter scale earthquake hit Seattle in April 1965. Parents were concerned about continued use of the old unreinforced masonry 1913 school building. Subsequently the School District commissioned structural assessments. As a result, the old school was one of 16 determined as inadequate to resist seismic events. Plans to replace the 53-year-old school building were approved by the School Board on June 9, 1965. The decision was based in part on funding as about \$100,000 in federal earthquake aid was available to replace Alki. The School Board also approved \$12,900 in funds for interim repairs of the remaining school sections, and proposed that portables remain in use until the new main building could be completed. A scheduled completion of September 1966 proposed. The cost for the new six new classroom addition was estimated at \$309,090.<sup>26</sup>

In 1965 the original school building was demolished. Alki students attended other schools in West Seattle while the remaining 1953-1954 era building additions were repaired. Students returned to Alki Elementary, and occupied eight portable classroom buildings placed on adjacent Alki Playfield during construction of a new addition in 1966-1968.

Because of the constraints of siting and phased construction Alki Elementary School does not express a clear design concept. While the west facade and the fieldhouse section embody elements of Modernism, the balance of the building assembly appears functional, and lacking the level of design cohesion seen in comparable mid-century Modern style schools in Seattle. **(Figures 101-103).**

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<sup>24</sup> Thompson and Marr, 2002, "James Madison School," p. 2.

<sup>25</sup> *Seattle Times*, January 22, 1953, p. 9.

<sup>26</sup> *Seattle Times*, June 10, 1965, p. 7.



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## Neighborhood Demographics and Equity

Because of early and ongoing migration to the area, by the late 19<sup>th</sup> century, the majority of Seattle residents were people of European decent. While many residents were foreign-born immigrants, 98 percent were white people; the city's 268 Black residents constituted less than one percent of the total population.<sup>27</sup> From a business perspective, the early city offered some level of multi-culturalism, characterized by its export economy and frequent foreign trade. However, racial prejudice persisted with outbursts of violence, such as the intense labor competition that led to an anti-Chinese riot in February 1886. During this event, four people were injured and one died, and most of the 950 Chinese were forced from the city.<sup>28</sup>

Institutional racism – which denied Black residents and other minorities choice in housing and home ownership – emerged in the 1920s, 1930s and 1940s in the form of discriminatory covenants, lending practices underscored by government guidelines, and codes within the real estate industry. West Seattle is included in the infamous 1936 map of Seattle produced for the Home Owner's Loan Corporation (HOLC) by the State of Washington State Deputy Appraiser and the federal Housing Authority. In this map of Seattle, the Alki/Admiral area is categorized as "Still Desirable" while portions of West Seattle east of Schmitz Park were noted as "Definitely Declining."<sup>29</sup> Few impacts of institutionalized racial discrimination were felt by residents in the Alki area given that they were white people of northern European heritage.

By the late 1940s racial covenants were in place on the majority of property sales in other parts of Seattle. While most of the discriminatory covenants in West Seattle appear to have been enacted in its southern neighborhoods, such as Fairchild, Roxbury Heights and Shorewood, there was at least one in the Alki area after developer Franklin Williams placed sales and rental covenants on 28 properties on March 18, 1929 which excluded residents "of whole or part Malay, Mongolian or Ethiopian races."<sup>30</sup> As West Seattle continued to develop in the 20<sup>th</sup> century, its housing stock remained stable, characterized by single-family wood frame dwellings constructed for working class and middle class homeowners. Over the decades the family wealth of these residents grew.

In contrast, de facto segregation in housing led to vastly different conditions in the center of Seattle where, as the result of covenants and redlining, neighborhoods were often separated by race.<sup>31</sup> In 1940 approximately 65 percent of all Black Seattle residents lived in seven contiguous census tracts in the central city in 1940. In contrast, the census data from that year for West Seattle tract 57, which includes the Alki area, cites the race of the residents as 77 percent white, 11 percent multi-racial, 9 percent Asian

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<sup>27</sup> Data from the 1890 U.S. Census.

<sup>28</sup> Doherty, Phil, HistoryLink.org Essay 2745, November 17, 2013.

<sup>29</sup> Residential neighborhoods were categorized to evaluate the financial risk of mortgages, but all parts of the Central Area and southeast Seattle, where many people of color lived, were cited as risky for investment. This categorization assured the few mortgages and home improvement loans could be had by the working and middle class families that purchased houses in these area. For the map, see "Mapping Inequity: Redlining in New Deal America," <https://dsl.richmond.edu/panorama/redlining/#loc=5/41.968/-113.335>

<sup>30</sup> The Seattle Civil Rights and Labor History project, "Racial Restrictive Covenants Map Seattle/King County," [https://depts.washington.edu/civilr/covenants\\_map.htm](https://depts.washington.edu/civilr/covenants_map.htm)

<sup>31</sup> Schmid, 1944, pp. 137-138, and chart 48, "Negro Population Seattle: 1920 and 1940."

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and only 1 percent as Black. These patterns persisted. By 1960 three-quarters of Black residents lived in only nine of the city's 121 census tracts.

A study commissioned by the Seattle School Board in 1957 identified students by race for the first time in an attempt to analyze segregation in the public schools. It found that while only 5 percent of the School District's 91,782 students were Black, 81 percent of these students were enrolled in only nine elementary schools, eight of which were within or near the Central Area.<sup>32</sup>

Efforts to desegregate the public schools that followed in the late 1950s through the 1960s had few impacts on Alki School largely because of its remote location and distance from the central part of the city. When the School Board initiated volunteer and mandatory busing programs in the 1970s, these also had negligible effect on this neighborhood school. In 1970, 87 percent of the Tract 57 residents were white, and data from other tracts in Seattle's northwest, north and northeast neighborhoods were similar. That same year the School Board adopted a Middle School Desegregation Plan, and began bussing with mandatory and volunteer transfers of 1,200 students from one middle school in the Central Area and three in Seattle's north end.

Later the School District initiated other programs to effect integration, including magnet schools. The bussing of elementary school students ended by 1989, and it was replaced by a "controlled choice" program. By this date, however, many white families had turned to private or suburban schools: in 1965, there were approximately 80,000 white students in Seattle Public Schools, by 1975, the number had dropped to approximately 50,000, and by 1985 to 25,000.<sup>33</sup> Programs to actively desegregate Seattle schools were effectively ended in 2006 by the Supreme Court, which ruled in favor of Seattle parents who had challenged the District's integration efforts.<sup>34</sup> Meanwhile, local and national Black leaders were "no longer unified in their 'support for integration by whatever means necessary' (and) many African Americans and Latinos felt that they had gained sufficient political strength to see that their neighborhood schools were well funded."<sup>35</sup>

Demographic changes throughout Seattle in the past three decades have resulted in increased diversity in many neighborhoods. In West Seattle there are neighborhoods, such as Delridge, that census data characterizes as highly diverse, while other areas remain predominantly white. The data indicates that white residents of the West Seattle Tract 57, which includes the Alki area, remained around 87 percent in 1980, 86 percent in 1990 and 2000.<sup>36</sup> The City's analysis of the 1990 census cites the population of West Seattle as having a higher number of children under 16 than citywide; and as including fewer people of color, at 17.3 percent compared to 25 percent citywide. More West Seattle residents graduated from high school than citywide, but fewer were college graduates. Most homes were owner-occupied, at 58 vs.

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<sup>32</sup> Veith p. 66-67. See also Wilma, April 2, 2001.

<sup>33</sup> Riley, Sean, "How Seattle Gave Up on Busing and Allowed Its Public Schools to Become Alarmingly Resegregated," *The Stranger*, April 13, 2016, citing a study by Laura Kohn, *Priority Shift: The Fate of Mandatory Busing for School Desegregation in Seattle and the Nation*, University of Washington's Institute for Public Policy and Management, 1996.

<sup>34</sup> Judge, Douglas, 2007, p. 3.

<sup>35</sup> Lilly, Dick, "Study Details Busing Mood -- The Bottom Line: Desired Results Not Achieved," *Seattle Times*, April 30, 1996.

<sup>36</sup> See interactive maps in The Seattle Civil Rights and Labor History project, "Mapping Race and Segregation in Seattle and King County 1940-2020," <https://depts.washington.edu/labhist/maps-seattle-segregation.shtml>

46.5 percent citywide. In 1990 most of the dwellings in West Seattle were single-family houses, at 70 percent of units vs. 53 percent citywide, and their appraised value was about 84.5 percent of the city average. The median household income was about 12 percent higher than citywide, and the poverty rate was lower, at 9.2 percent of the population vs. 12.4 percent citywide. Residents of West Seattle had higher employment in retail, manufacturing, wholesale trade or communications sectors than city-wide, at 62.2 vs. 38.6 percent.<sup>37</sup> This data represents West Seattle as a largely white, middle class family neighborhood.

The racial makeup of the tract that includes the Alki area, as cited in the 2020 census, may appear to have diversified. However, by this date the tract boundaries had been changed to include parts of the Delridge and Highpoint areas to the south. The data from this census indicates that residents are 77 percent white, and 24 non-white (including 10.6 percent multi-racial, 9.4 percent Asian, 5.3 percent Hispanic/Latino, 1.2 other race, 1.1 percent Black, 0.3 each Pacific Islander and Indigenous).

### **Alki School Profile**

In 1987, test results from Alki Elementary were at an all-time low. The *Seattle Post Intelligencer* listed it as one of 20 city schools needing drastic improvements. The following year a new principal and the school staff and parents initiated new curriculum, and educational approaches, such as expanded reading blocks. By 1989 test results rose 12 percent, and additional innovations were adapted. In 1992 Alki Elementary was cited as one of seven successful North American schools by the Agency for Instructional Technology. Other engagement programs included work by Seattle artist Tip Toland with students in 1996-1997 to create ceramic tiles depicting folk tale and sea myths; the tiles are displayed in corridor and outside the main west entry. The school's current curriculum focuses on multicultural education with a bilingual center that assists 20 percent of the students.<sup>38</sup>

Alki Elementary School is one of 105 public schools in the City of Seattle. It is one of the District's smaller ones with a 2020-2021 enrollment of 324 students who make up less than one percent of Seattle school's total enrollment of 53,876. In 2019-2020 Alki's 26 teachers had an average of 14 years of teaching experience, and the average classroom teaching ratio was 1:19. The school's diversity data indicates that 64.5 percent of students are white, 14.8 percent multi-racial, 9.6 Latino, 6.2 percent Black and 4.9 percent Asian-American. Students from low-income households make up 11 percent, and English learners 5 percent.<sup>39</sup>

The Alki Elementary School PTA appears to be a force in strengthening the school's performance. This PTA is one of five in Washington State to be designated a National PTA School of Excellence for 2020-2022. PTA volunteers participate in programs such as room representatives, musical and yearbook committees, fundraising, and 5<sup>th</sup> grade promotion, and as advocates for social justice. Among its activities the PTA sponsors movie nights, recognitions days, an annual walk/bike-to-school day. It also produces an annual musical, and provides a \$20 back-to-school supply kit to every student in the school.<sup>40</sup>

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<sup>37</sup> City of Seattle Planning Department, "1990 Census, Sub Area Profiles, West Seattle," February 1993.

<sup>38</sup> Program changes from 1987 as cited in the Alki PTA website.

<sup>39</sup> Data about the school and its diversity are available online from SPS "Continuous School Improvement Plan (CSIP)," and the Washington State Superintendent, "Report, Alki School, Seattle School District No. 1," <https://alkies.seattleschools.org/about/continuous-school-improvement-plan/>

<sup>40</sup> Alki PTA, <https://www.alkipta.com>

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## The Original Designers, Architect Theo Harold Damm and Damm & Daum

The original designer of the 1953-1954 and 1965-1968 additions to the Alki Elementary School was Seattle architect Theodore Harold Damm (1902-1994) and his firm, Damm & Daum in which he partnered with his son, Harold Daum. Two different Seattle structural engineers worked on the projects – George Runciman in 1953-1954, and Harvey Dodd on the later addition.

Born on August 10, 1902, Theo Damm grew up in Seattle, and studied architecture at University of Washington in 1921-1922 for just one year. He left without a degree and began working in Seattle, where he was employed initially as a framing superintendent by architect Floyd A. Naramore in 1920-1921, and subsequently in the office of architect Victor Voorhees in 1923-1933 where he was a drafter and construction superintendent. During this time in this early part of his career he reportedly was responsible for designing an eclectic Spanish style commercial building for Puget Power and Light, known as the Greenwood Block, at 8420 Greenwood Avenue North (1926).<sup>41</sup>

Damm moonlighted during his employment with Vorhees. Projects credited to him during this time include the design of the Phillip Vizio Residence at 4202 W Lander Street, (1926), the remodel of a masonry brick apartment building for Chris Boysen at 2914 Avalon Way SW (1926), and an appliance store for Ware & Hosey at 4740 California Avenue SW (1928). According to a small advertisement in a neighborhood newspaper, Damm's first office was located at 4532 California Avenue SW, near his home at 2714 36<sup>th</sup> Avenue SW in West Seattle.<sup>42</sup> These three cited buildings from the 1920s and many of Damm's later works were in the same neighborhood.

At the end of 1928 Theo Damm passed the Washington State registration exam and received a certificate to practice architecture. Damm left Voorhees' firm and established a solo office in 1933 in the middle of the Great Depression. During the 1930s he designed several residences including houses for W. P. Brezeau (1938), F. H. Rodgers (1938-39), and W. R. Burton (1939). He went on to design a range of commercial, public, and institutional buildings, among them Alki Elementary School.

In ca. 1953 Damm acquired a Classic Box style house at 516 James Street near downtown Seattle. He adapted and remodeled the dwelling to serve as a commercial office building, which he shared with the law office of D. A. Weyer. In ca. 1960-1961 he designed a two-story Modern style remodel and second floor addition. By that date, Damm's firm and the law office of Weyer, Roderick, Schroeder and Stearn occupied the building. Theo Damm's other known work includes the following buildings:

- V. L. Miller Building, 6013 Airport Way S (1940)
- Irwin Chiropractic Clinic / Courtesy Accounting, 4411 California Avenue SW (1947)<sup>43</sup>

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<sup>41</sup> Information about Damm's life and career are cited by Houser in the 2014 DocomomoWeWa website, "Architects" and Michelson, PCAD, "Damm, Theodore H. (Architect)." Many of Damm's projects are listed in Ochsner, *Shaping Seattle Architecture*, 2014, p. 431. Others are subjects of City of Seattle Department of Neighborhoods historic property survey inventories, or cited in newspaper articles.

<sup>42</sup> *West Seattle Herald*, June 7, 1934, p. 6.

<sup>43</sup> Mimi Sheridan, of the Sheridan Consulting Group, describes this building as "distinctive ... a good and intact example of the Streamline Moderne style, with a glass block window and a curved corner and canopy ... (and) potentially eligible under Criterion D as it maintains the distinctive Streamline Moderne building characteristics" in her "West Seattle Junction Historic Resources Survey," March 2016, pp. 20, 47.

- Laurelhurst Fieldhouse/ Laurelhurst Community Club Gym, 4530 47<sup>th</sup> Ave NE (1949-1950)
- Alki Masonic Temple, 4736 40<sup>th</sup> Avenue SW (1950) (**Figure 86**)
- Westside Ford / Huling Brothers Chevrolet Dealership building, Seattle (1952-1953 demolished)
- John Rogers Elementary School, 4030 NE 109<sup>th</sup> Street (1954-1956) (**Figure 88**)
- Harborview Hospital Addition (1953-1955) (**Figure 87**)
- Skylane Bowl, 6302 Corson Avenue S, Georgetown (1955-1956)
- Seattle Engineering Department's West Maintenance & Engineering Shops (1956)
- Noble, Jonson & Derrig Accounting Office, unknown address (1956)
- West Seattle High School Gym, 4075 SW Stevens Street (1958-59, demolished)
- Ballard High School Alternations and Addition, 1418 NW 65<sup>th</sup> Street (1958-1959) (**Figure 89**)
- Beverly Elementary School, 5221 168<sup>th</sup> Street SW, Lynnwood (1959), a 20-classroom building
- First Maplewood Elementary, Edmonds (1961, demolished), a 20-classroom building<sup>44</sup> (**Figure 90**)
- Seattle-King County Department of Public Health Building, Bellevue (1960, demolished)
- Harbor Freight Tools, 893 S Michigan Street
- Elford Residence, Broadview (unknown address or date, altered)<sup>45</sup>

The largest project from Theo Damm's mid-career period was the Seattle Municipal Building, Seattle (1958-1962, demolished), on which he served as the local associate architect with J. N. McCammon Associates, Dallas, as the prime designer. This project, a 12 story, \$7 million International Style structure, featured marblecrete precast concrete panels, a metal curtain walls and a rooftop garden.<sup>46</sup>

Damm entered into a partnership from 1961 to 1966 with his son, Harold James Daum (1929 – 1997). Daum attended at the University of Washington, and graduated with a bachelor's degree in Architecture in 1950. He served as drafter and architect in his father's office from 1951 to 1959.<sup>47</sup> (At some time during this period he changed his surname, from Damm to Daum, for consistency with its pronunciation.) Damm and Daum and Associates, was responsible for two school projects: the 14-room Graham Hill Elementary School, at 5149 S Graham Street (1960-1961), and the 1966-1968 addition to Alki School.

Theo Damm was a member of the American Institute of Architects according to AIA historical directories from 1956 to 1970.<sup>48</sup> He served on several AIA committees, and was appointed to lead Seattle's Air Pollution Control Board in 1958, after which he drafted an early pollution control ordinance for the city in the early 1960s. Prior to becoming a member of the design team for the new Seattle Municipal Building he served as a consultant to the city reviewing proposals. He also served as a member on the Seattle Zoning Board of Adjustors in the late 1960s. In 1964, while still active in his practice, Damm ran unsuccessfully for a position on the Seattle City Council, citing his prior involvement in civic affairs.

Damm retired from his architectural practice in 1973, after which Damm and Daum succeeded its founder's firm. Theo Damm died in Seattle on January 17, 1984, at the of 81.

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<sup>44</sup> Beverly and First Maplewood Schools are cited by Harding, pp. 71, 77.

<sup>45</sup> Noted by GroupArchitects for its contemporary addition and remodel of a "NW MCM home by Theo Damm."

<sup>46</sup> The design of the Municipal Building is credited to the J. N. McCammon, and it is similar to another of that firm's buildings. Damm took on the role of permitting and supervision as a consultant to the prime architect.

<sup>47</sup> Michelson, PCAD, "Daum, Harold James (Architect)," and "Damm, Theodore H. Architect (Practice)."

<sup>48</sup> AIA and Broker, 1956, 1962 and 1970. Damm was listed in the directories, but only by name and address.

### The Builder, Oscar E. Turnquist

The identity of the builder of the original school in 1912-1913 has not been discovered. The general contractor for the 1953-1954 addition to Alki Elementary School was the O. E. Turnquist Company, led by Oscar E. Turnquist.

Turnquist, born in 1892, was a local builder with Scandinavian roots in Minnesota, although he resided in Seattle by his early adulthood. Local newspaper articles from 1915 and 1916 years note two incidents involving Turnquist. In 1915 he was involved in the “unavoidable accidental” death of a nine year old girl who he hit with his car in Seattle’s Japantown. The following year, when Turnquist worked as a driver for hire, he inadvertently served as the getaway driver for a gang robbing a University District bank. He turned himself in and was exonerated in both cases.<sup>49</sup> Records from these dates also place his residence in Seattle. Other local newspaper articles cite Turnquist for his World War I service in 1918, and his donation to a Finnish Relief Fund in 1940, and they note his involvement with a Scandinavian festival in 1945 and service to a patriotic group, the Mayflower Committee, in the mid- and late-1940s. A member of the Swedish Club, he served on its Board of Trustees and as the club’s president in the 1960s.<sup>50</sup>

The date when Turnquist established his construction company is unknown. He clearly understood something of the construction trades by the early 1920s: O. E. Turnquist is noted as a co-patent holder with Sigurd W. Johnson of Minneapolis, in the design of a foldable scaffolding in 1923.

In the post-war era the E. O. Turnquist Company took on commercial and public building projects. Records are sparse, but the company was responsible for the construction of a number of schools and commercial buildings, including the following the Arthur Murray Dance Studio, at 6<sup>th</sup> & Union, Seattle (1953); Forest Interiors Building, Eastlake Avenue and Republican Street (1961-1962, demolished); Northkirk Elementary School, Kirkland, and Park Orchard Elementary School, Kent (both 1963); and Fairmont Park School in West Seattle (1964, partially demolished).<sup>51</sup>

Oscar Turnquist was described as an “honest and experienced” builder when he was selected by the Swedish Club in December 1959 to build its new club building on Dexter Avenue N. Turnquist donated some of the construction work on the project.<sup>52</sup> **(Figures 92 & 93)**

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<sup>49</sup> *Seattle Times*, December 10, 1915, p. 4; April 4, 1916, p. 20; July 16, 1918.

<sup>50</sup> *Seattle Times* April 5, 1927, p. 13, May 20, 1940, p. 2; *Scandinavian American Journal*, January 1, 1945, p. 26.

<sup>51</sup> The Arthur Murray Dance School is noted in a *Seattle Times* advertisement, May 12, 1945, p. 12; Park Orchard Elementary School in “FAMISS Site Info – Park Orchard,” July 01, 1993.

<sup>52</sup> Notes of the Swedish Club Board of Director, December 7, 1959. See also Johnson, Larry, “The Swedish Club, Seattle Landmark Nomination,” 2018; and the Official Gazette of the U.S. Patent Office, Vol. 315, 1923, p. xxi.

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## 6. ILLUSTRATIONS

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Vicinity Map & Site Plan

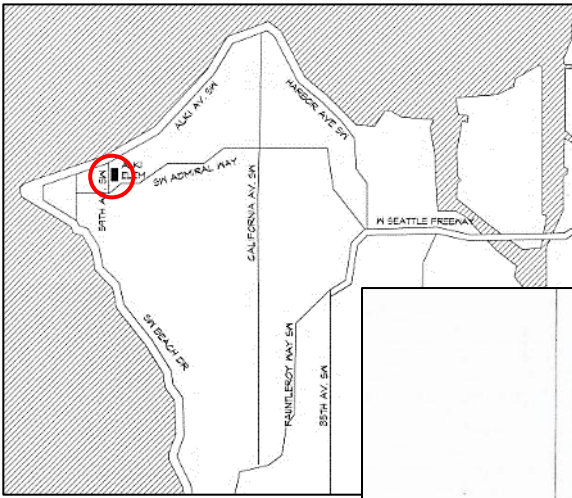
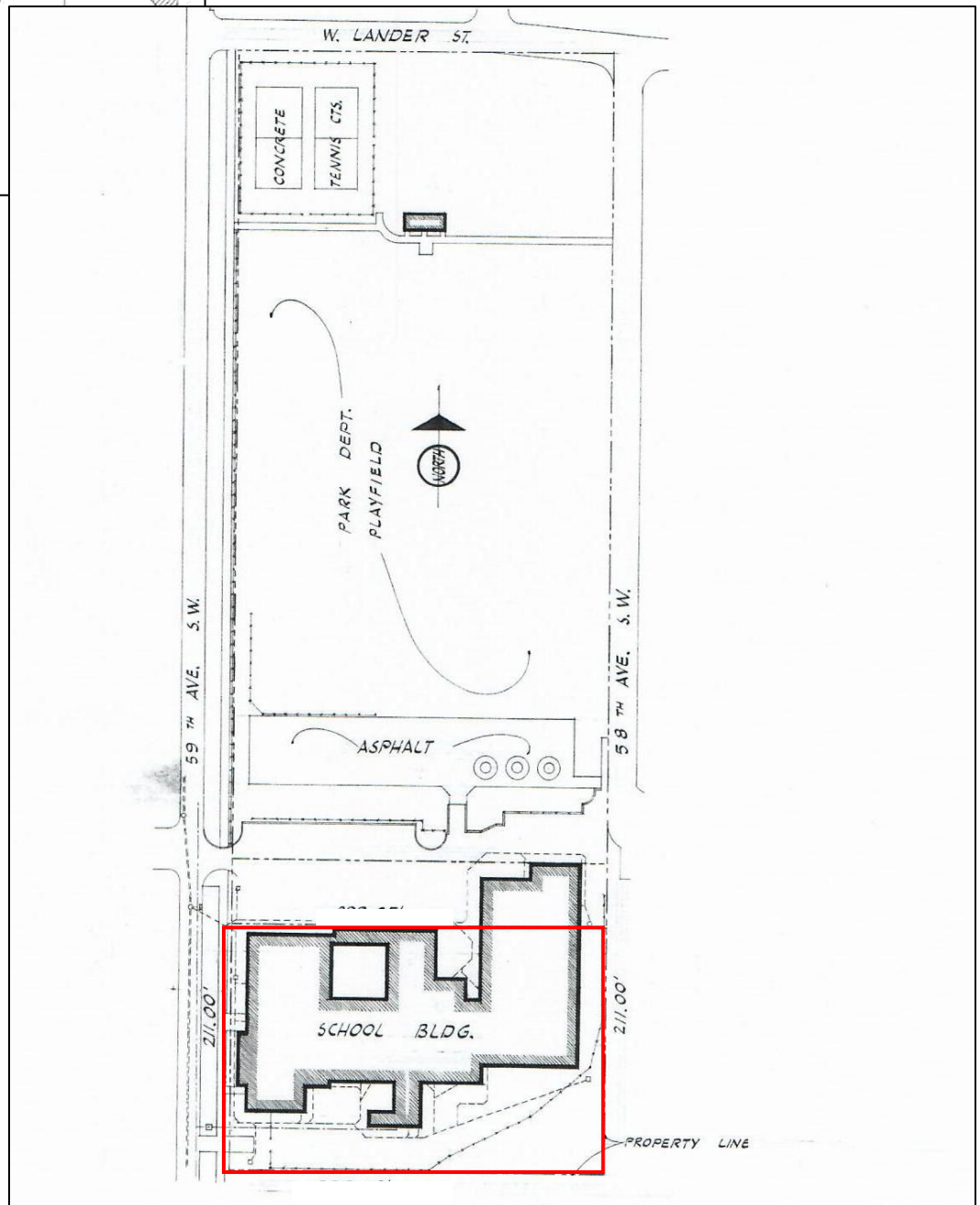


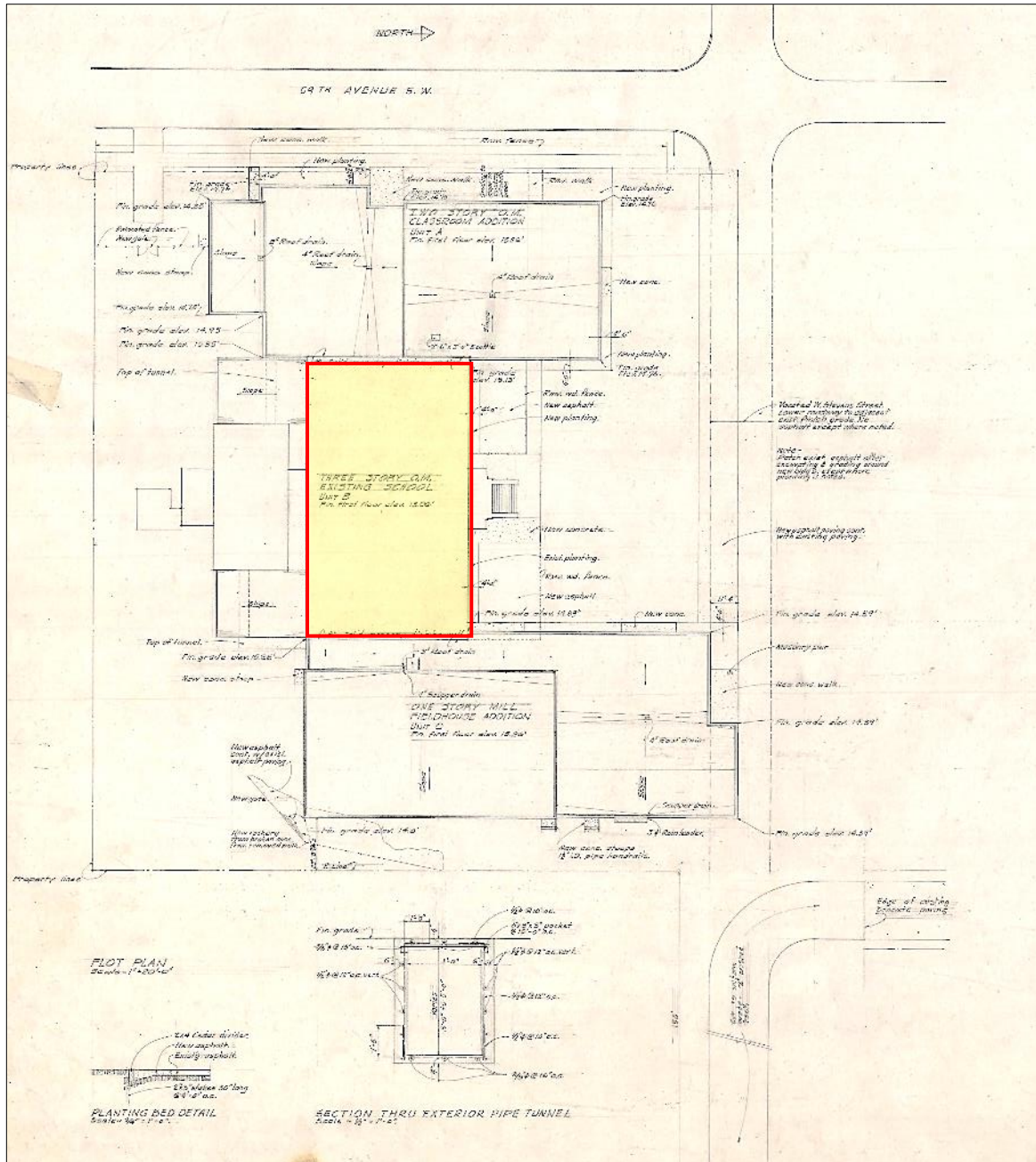
Figure 1. Vicinity map, left, is from a 2002 bid set, "Accelerated Technology Improvement Program," Waldron Akira. (SPS 202 -164).

Figure 2. The site plan below shows the building assembly and adjacent Alki Playfield. The school site is the 211 by 290.42 foot parcel at the south end, outlined in red.(SPS Drawing 202-04-144).



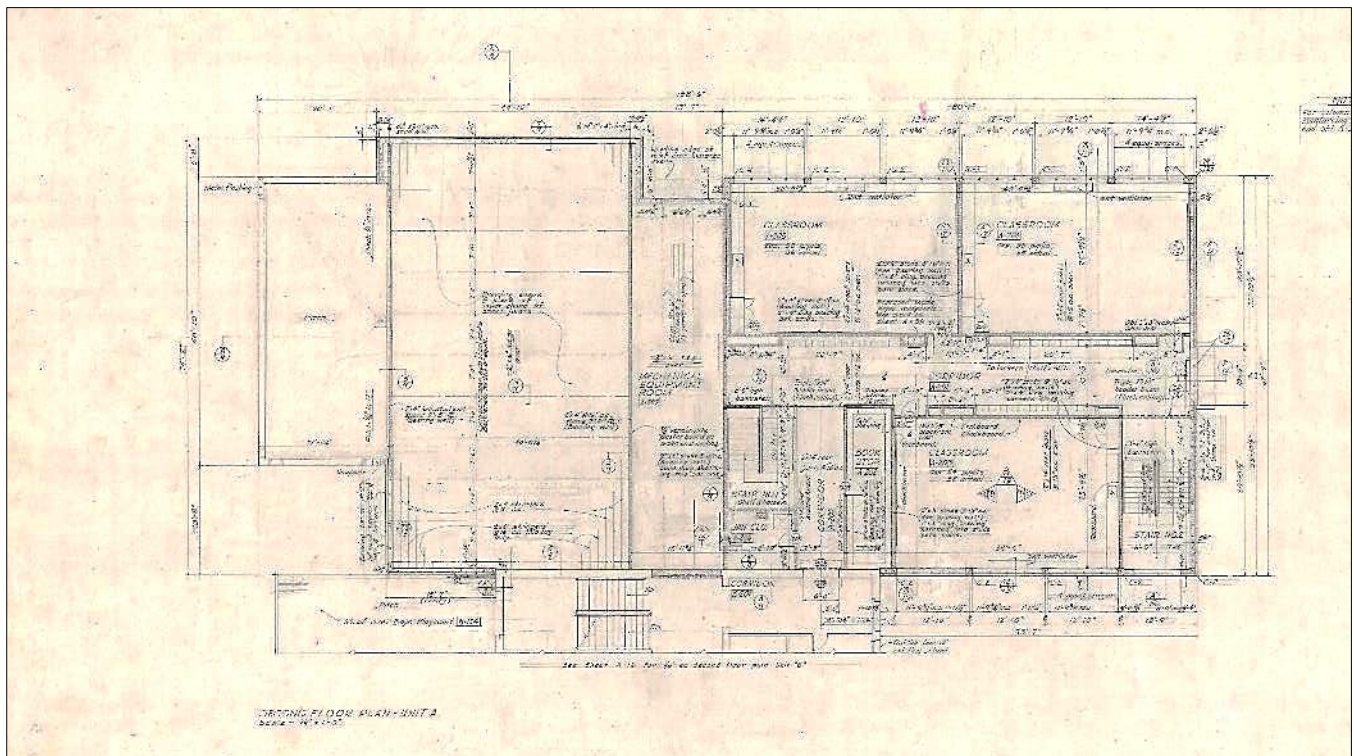
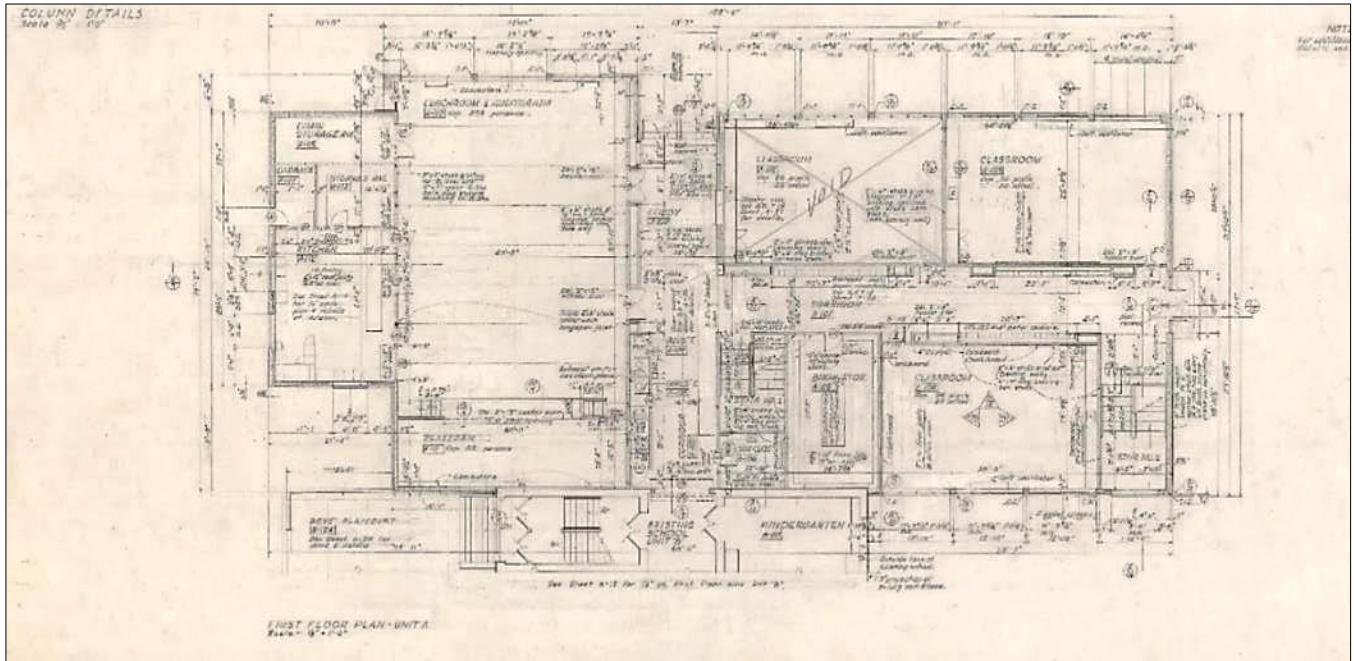
**Figure 3.** Below, a plot plan, dated 4-10-1953, for the first addition to the original school (SPS 202-003). North is to the right in this original drawing. The original three-story school building, Unit B, is in the center, in the yellow rectangle, outlined in red. Unit A, the west addition (to the top) contains offices, classrooms, lunchroom, and kitchen. Unit C, the east addition with the gym and Parks Department fieldhouse is below. Side yard setbacks are 5'-8.5" on the west (at the lunchroom) and 25'-5" on the east. The new main entry on the west and the main corridors in the addition aligned with the main corridor of the original school.

Note: For greater clarity, a larger scale print of this illustration is provided with this nomination.



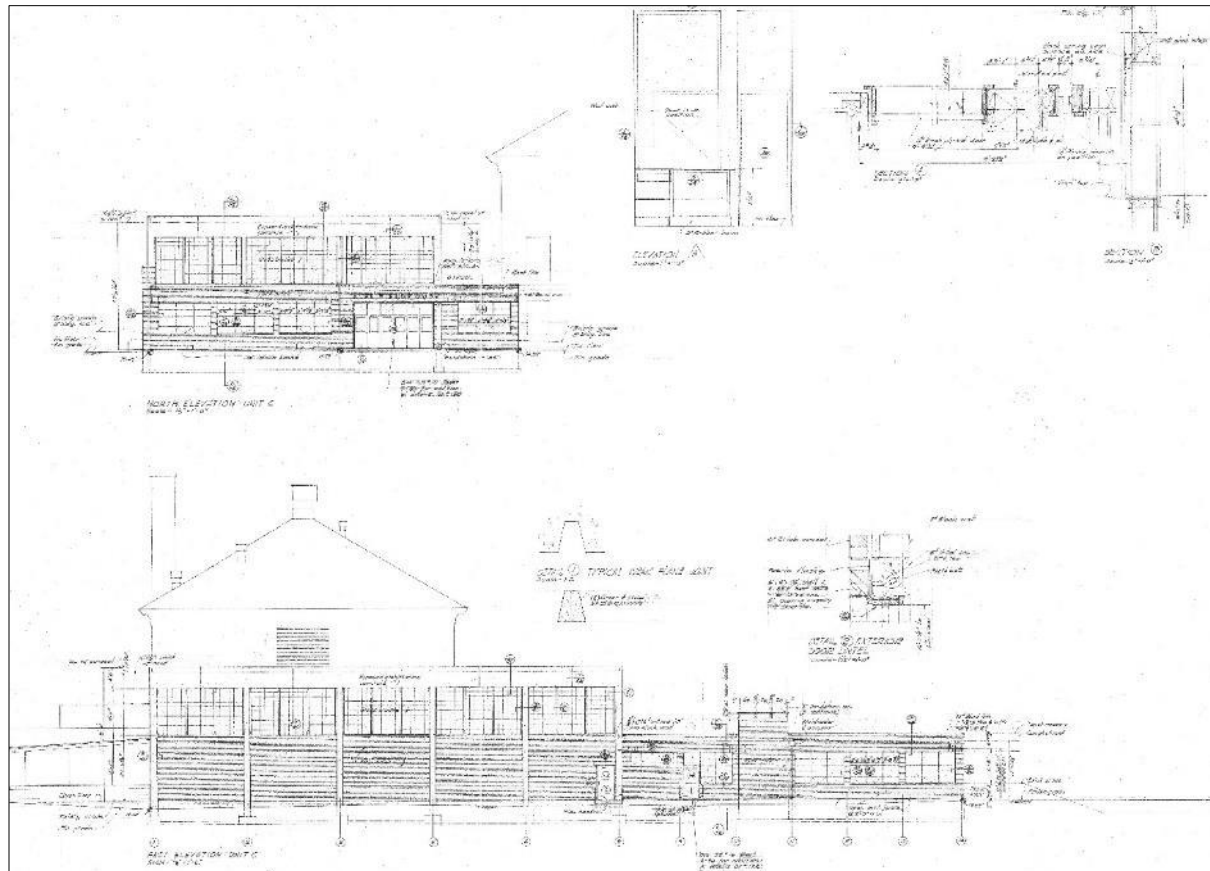
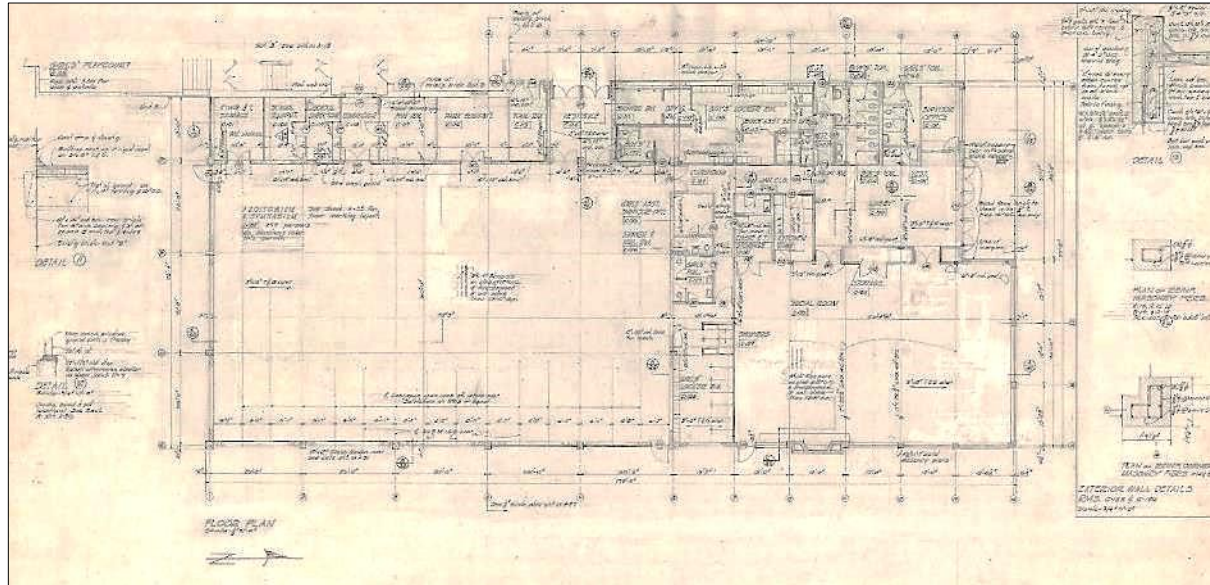
**Figure 4A & 4B.** Below, floor plans of Unit A, west addition to the school, dated 4-10-1953 (SPS 202-006 & 007). Upper drawing, the first floor. Below, the second floor. Both plans show a portion of the original school corridor abutting on the east. North is to the right in these original drawings.

Note: For greater clarity, larger scale prints of these illustrations are provided with this nomination.



**Figure 5A & 5B.** Below, floor plan and elevations of Unit C, the east fieldhouse addition to the school, dated 4-10-1953 (SPS 202-0027 and 202-229). The facades of the gym originally contained glass block glazing above the brick veneer. North is the right in the upper plan drawing.

Note: For greater clarity, larger scale prints of these illustrations are provided with this nomination.



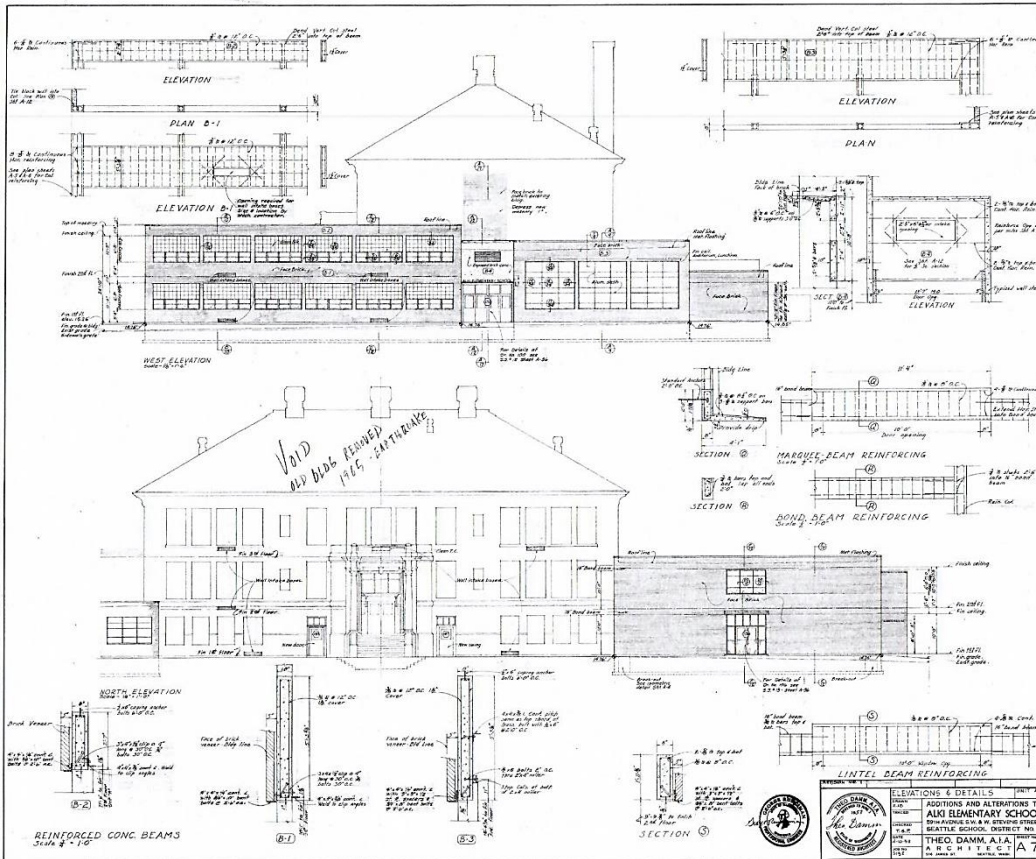
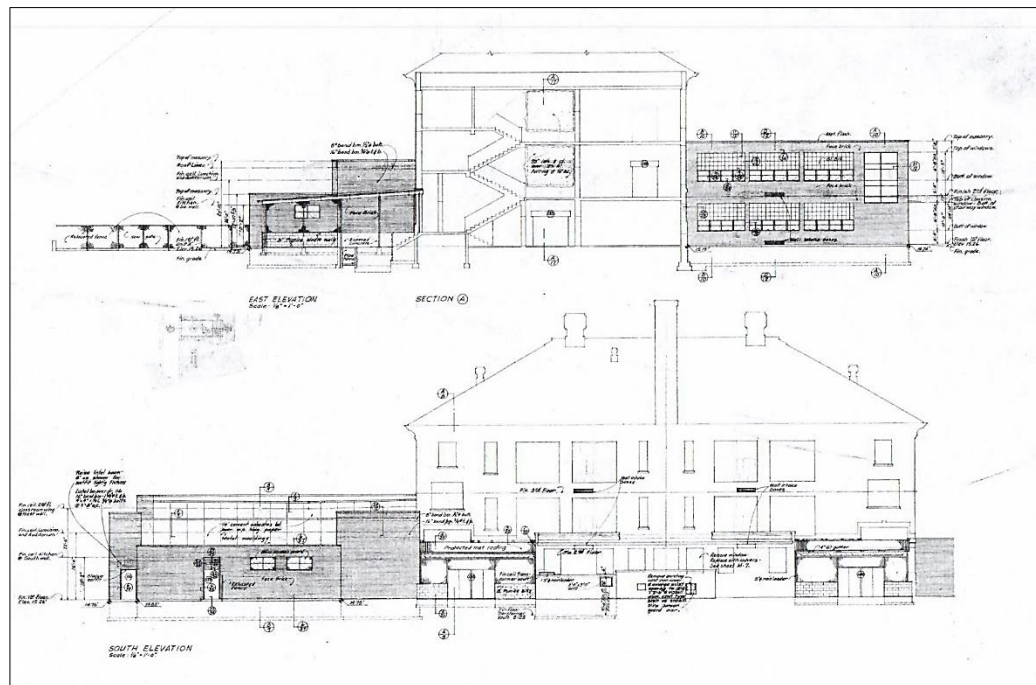


Figure 6A & 6B. Left, elevations, and sections of the Unit A addition to the original school, 4-10-1953 (SPS 202-008 & 202-009). Note the veneer brick cladding on the primary facades and the original glass block above the four-part, operable windows in 6'-8"-tall openings in the two-story classroom section, and large aluminum windows in the lunchroom section. Stepped façade heights are 27'-8" and 18'-10" and 13' at the kitchen extension on the south end.

Cladding on the secondary south elevations of the 1953-1954 addition were clad in cement asbestos panels, later replaced with painted wood panels.



Note: For greater clarity, larger scale prints of these illustrations are provided with this nomination.



**Figure 7.** Below, revised as-built plans, dated 2-27-68, of the school assembly's first and the second floors. These plans show the addition constructed in the middle of the building assembly in the location of the original school in 1966-1968, along with the east and west sections constructed earlier as additions in 1953-1954. (SPS 202-0070). North is down on this original drawing.

Note: For greater clarity, a larger scale print of this illustration is provided with this nomination.

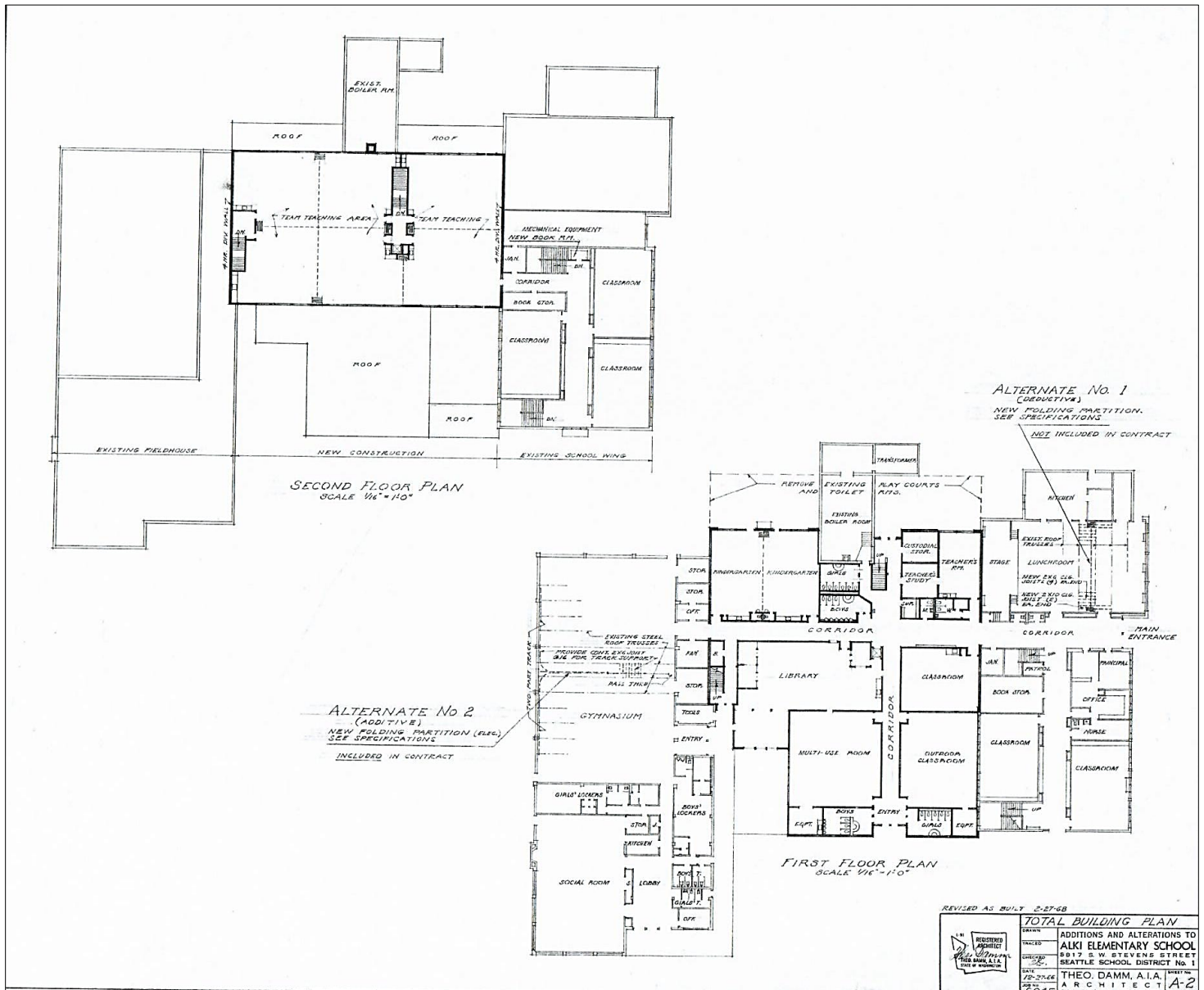
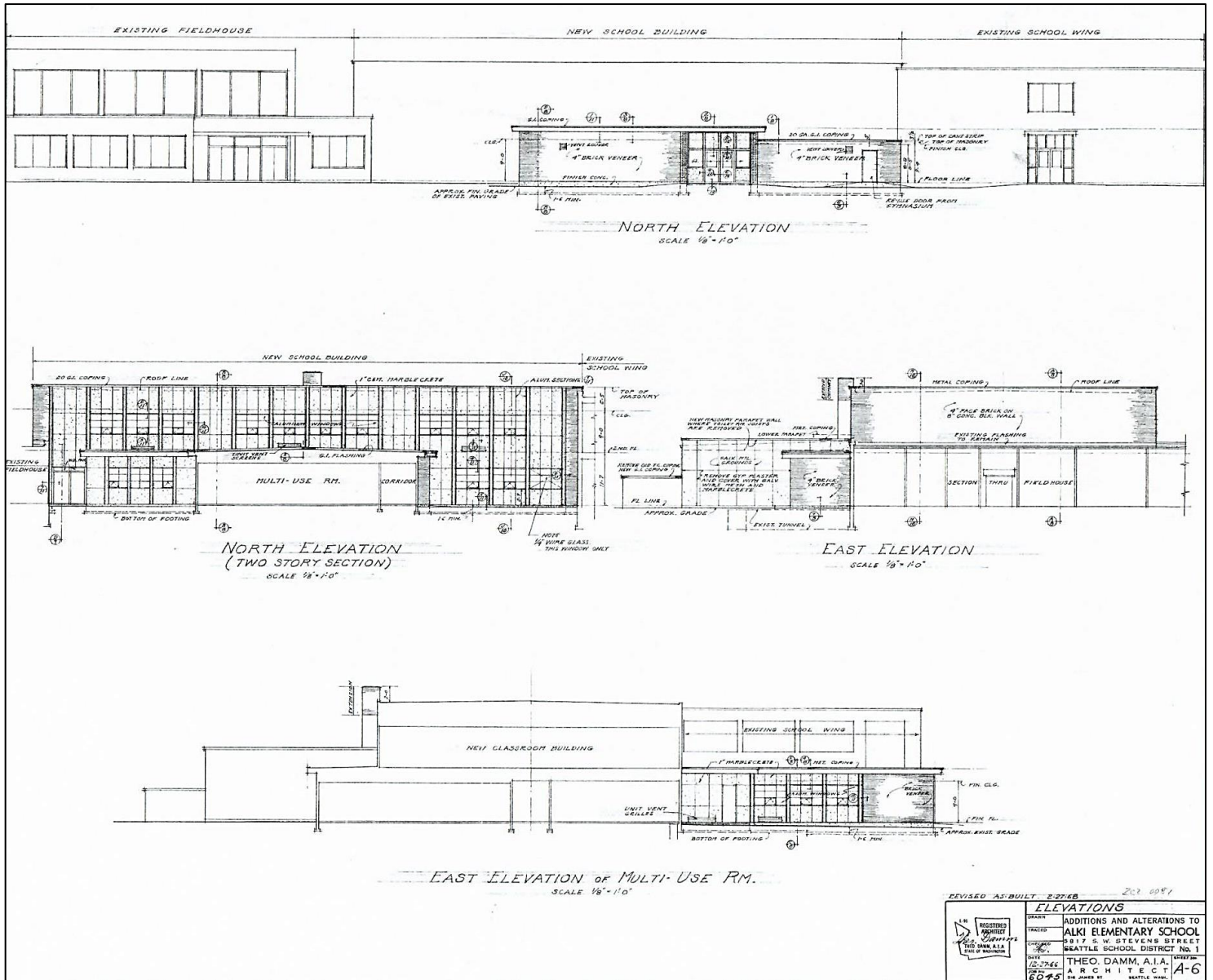


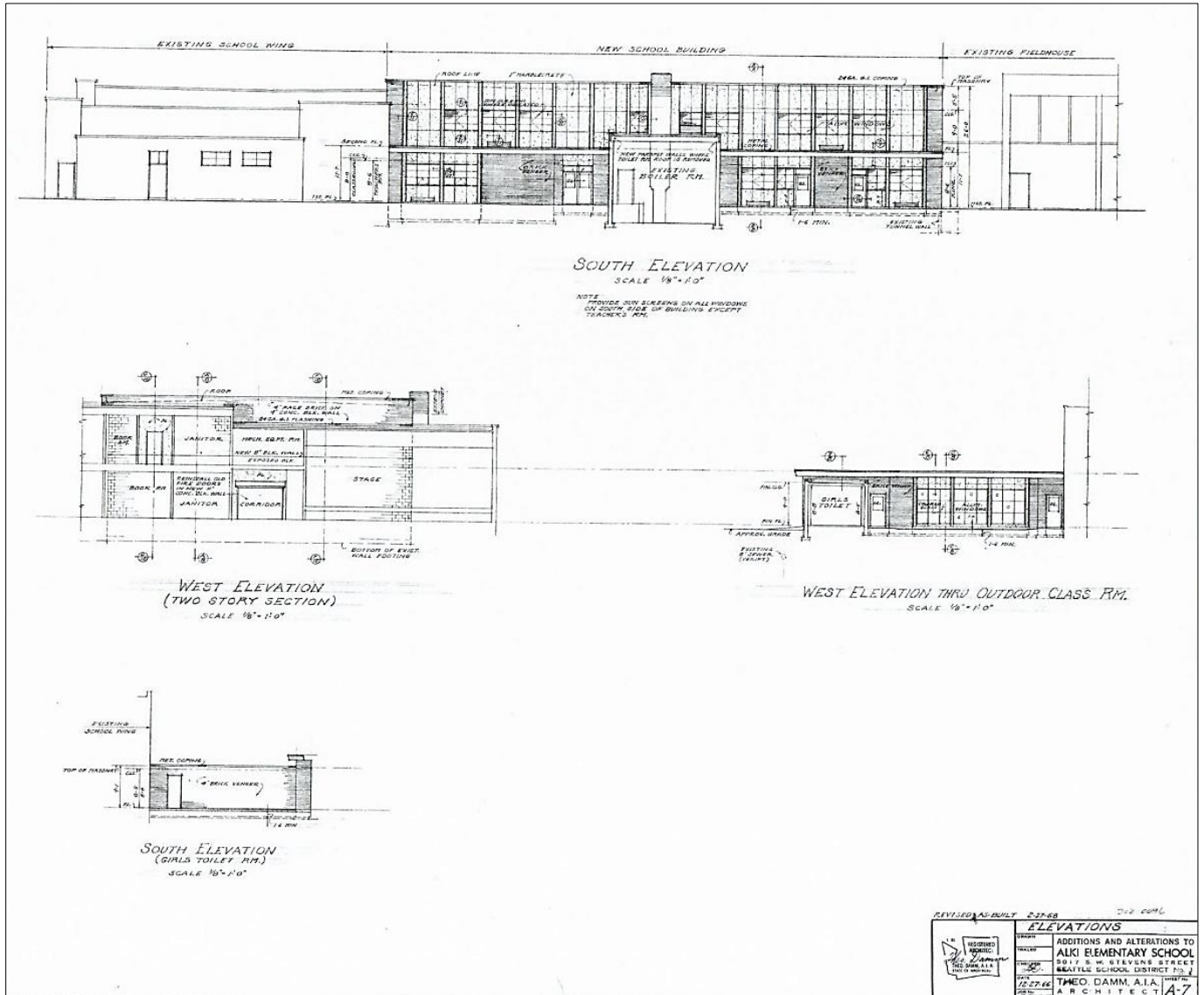
Figure 8. Below, North and East Elevations, from the as-built record set, dated 2-27-68 (SPS 202-0074).

Note: For greater clarity, a larger scale print of this illustration is provided with this nomination.



**Figure 9.** Below, South and West Elevations, from the as-built record set, dated 2-27-68 (SPS 202-0075). This drawing identifies the brick veneer and stucco panel cladding and aluminum framed windows on the new central two story section of the school.

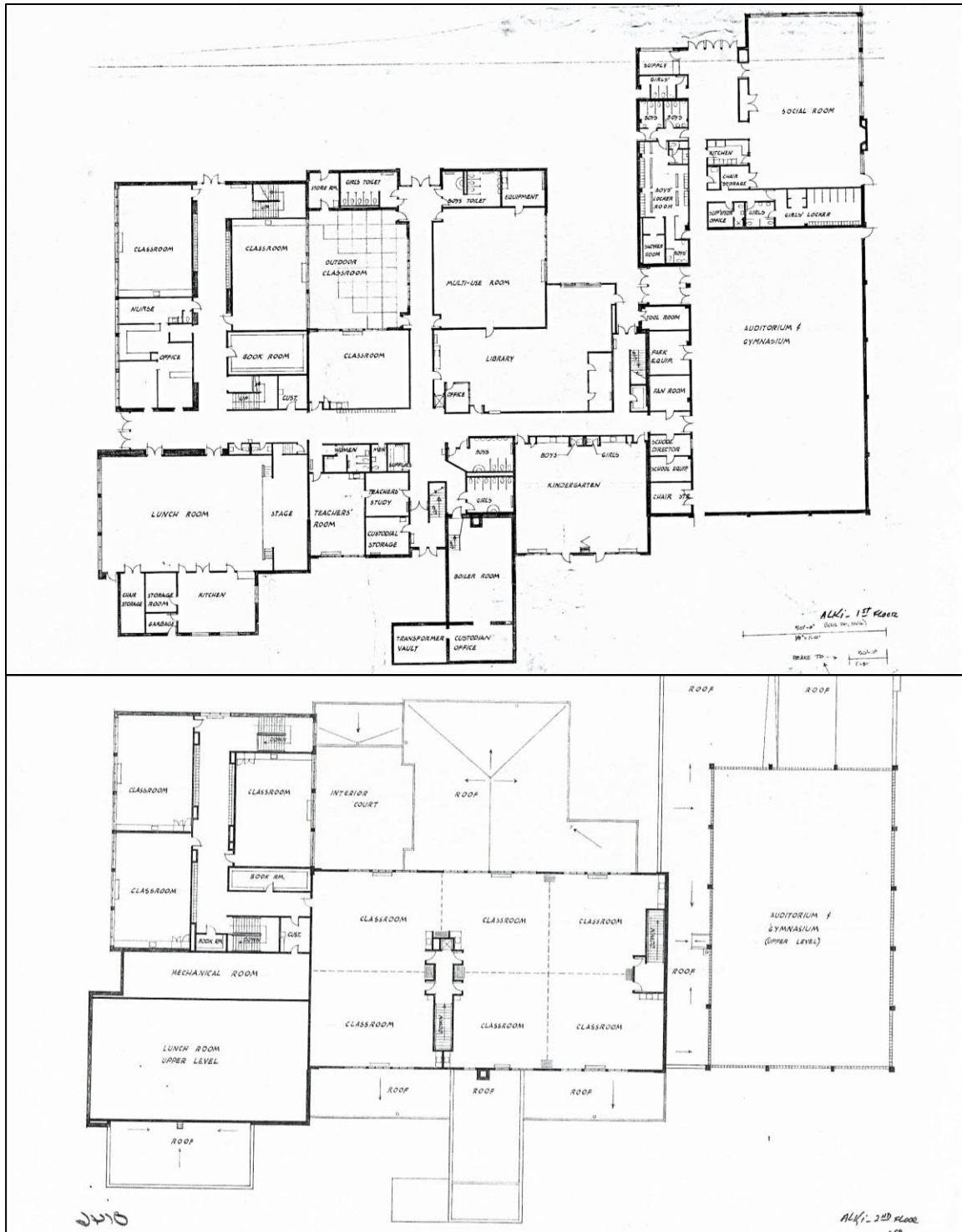
Note: For greater clarity, a larger scale print of this illustration is provided with this nomination.

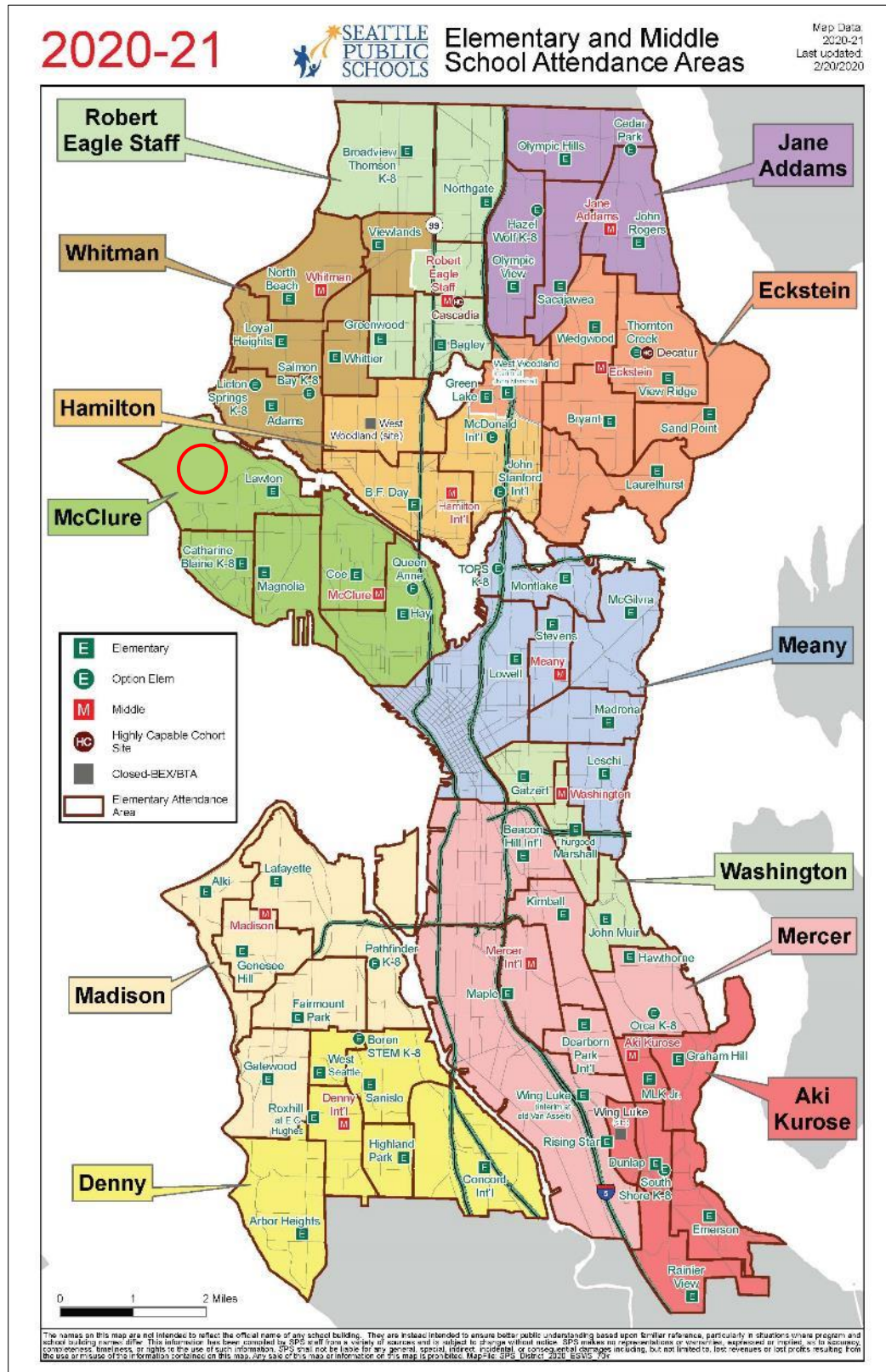




**Figure 11.** Below, floor plans of the present school (SPS 202-0057 & 058). **Note:** North is up on these drawings. **Figure 12.** Left, the Seattle School District Service Area Map (SPS). As indicated, Alki Elementary serves students residing in the linear shoreline and northern and western areas of West Seattle.

Note: For greater legibility, a larger scale print of this illustration is provided with this nomination.





The following photos date from February and December 2021.

**Current Surroundings & Neighborhood Context**

**Figures 13, 14 & 15.** Below, context views showing the adjacent Alki Playfield and nearby residences.





**Figures 16 & 17.** Above left, looking north on 58<sup>th</sup> Ave SW. Above right, play area in Alki Playfield

**Figure 18.** Below, looking north at the park community center, the east part of the building assembly, the Fieldhouse section, from the eastern part of the playfield.





**Current Exterior Views**



**Figure 19.** Above, looking northeast at the kitchen extension, driveway, and portion of the parking/service area on the back (south side) of the school site.

**Figure 20.** Below, looking east at west façade of the lunchroom with the kitchen to the south.



Figures 21, 22 & 23. Looking east at a portion of the west façade with the recessed main entry off 59<sup>th</sup> Avenue SW, and detail views of the entry doors and decorative wall tiles.





**Figures 24 & 25.** Above and below, looking southeast at the west façade along 59<sup>th</sup> Avenue SW, above in summer showing the landscape in the front yard setback (GoogleEarth), and below, during winter months. These show the large openings filled with glass block and operable aluminum sash, which are typical on the east and west facades of Unit A that illuminate classrooms and offices.





Figure 26. Above, looking east at portions of the north facades and the portable classroom.

Figure 27. Below, looking east from 59<sup>th</sup> Avenue SW at the hardscape play area directly north of the school, and the temporary portable classroom building.





**Figure 28.** Above, looking south and the north end façade of Unit A, the two-story classroom wing. The enclosed courtyard space is to the east of it

**Figure 29.** Left, view looking northeast from the roof of Unit A at lower roofs roof and open courtyard.





**Figure 30.** Above, looking west along the north façade of Unit B, the center section of the school, built in 1966-1968. Unit A, in the background, is from 1953-1954.

**Figures 31 & 32.** Below, detail views of doors in the north façades.





**Figure 33.** Above, looking east over the one-story section in the center of the school and a portion of the second story north façade, right. This portion of the school was built in 1966-1968. In the background there is the gym and fieldhouse sections, built in 1953-1954.

**Figure 34.** Below, looking east and down from the roof into the outdoor classroom inside the north perimeter wall.





**Figures 35 & 36.** Interior walls of the outdoor classroom on the central north side of Unit B. Above, looking east. Left, looking northwest. Some of the perimeter walls are clad with stucco panels.





**Figure 37.** Above, looking south into the open space on the north side of the school between Units C, the Park Fieldhouse section (left) and Unit B, the one and two story classroom section of the school (in background and right).

**Figure 38.** Below, looking east along the west façade of the Fieldhouse section, showing infilled openings in the brick veneer wall.





Figures 39 & 40. The Parks Fieldhouse at the north end of Unit C. Above, looking southeast at the newer entry. Below, looking northwest at the northern portion of the east façade. The projecting mass is a fireplace and chimney.





**Figures 41, 42 & 43.** Left, looking southwest at the east façade of Unit C at the gymnasium, below.





**Figures 44.** Above, looking east into the parking lot and service area on the south side of the site. The light colored building masses are portions of the single-story boiler/mechanical room and the taller gymnasium. Note the steep grade change to the south and southeast (right).

**Figure 45.** Below, a composite photo view looking south across a paved lot at the gym (right) and portion of the two-story classroom section in the center of the assembly (left)



**Current Interior Views**



**Figure 46.** Above left, the main corridor by the main entry and administrative offices.

**Figure 47.** Above, the administrative office. With typical flush wood doors, suspended acoustic ceiling fluorescent lighting.

**Figure 48.** Below left, looking northwest in the first floor principal's office. The suspended ceiling is lowered in part below the level of the glass block.



Figure 49. Above looking southwest at the west perimeter wall of the lunchroom. The X-bracing inside the west wall is an additive element from a seismic upgrade project.

Figure 50. Below looking east in the lunchroom toward the 12 foot-deep raised stage.





Figures 51 & 52. A typical first floor classroom, above, and second floor classroom, below.





**Figure 53.** Left, the first floor corridor, looking west toward the main entry.

**Figure 54.** Below left, looking north in a secondary corridor.

**Figure 55.** Below, a typical stairwell.

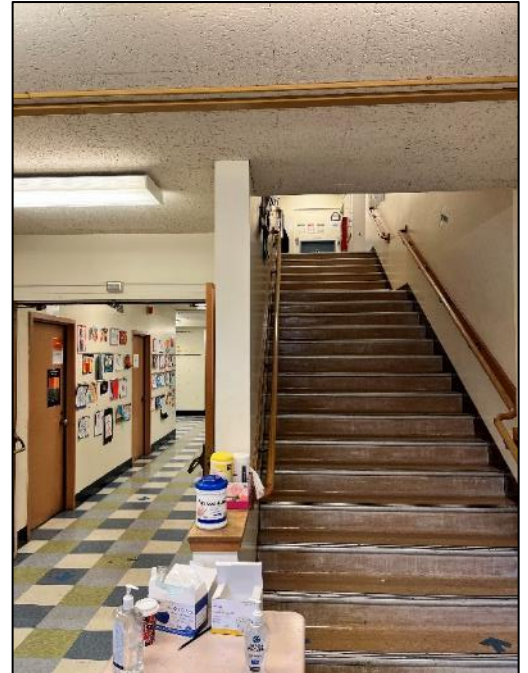






Figure 56. Above, the library.

Figure 57. Below, looking southwest along the glazed corridor wall into the outdoor classroom / courtyard.





**Figures 58.** Left, the gym interior.

**Figures 59 & 60.** Below, the Parks Fieldhouse social hall and childcare playroom.



Historic Views of the Neighborhood

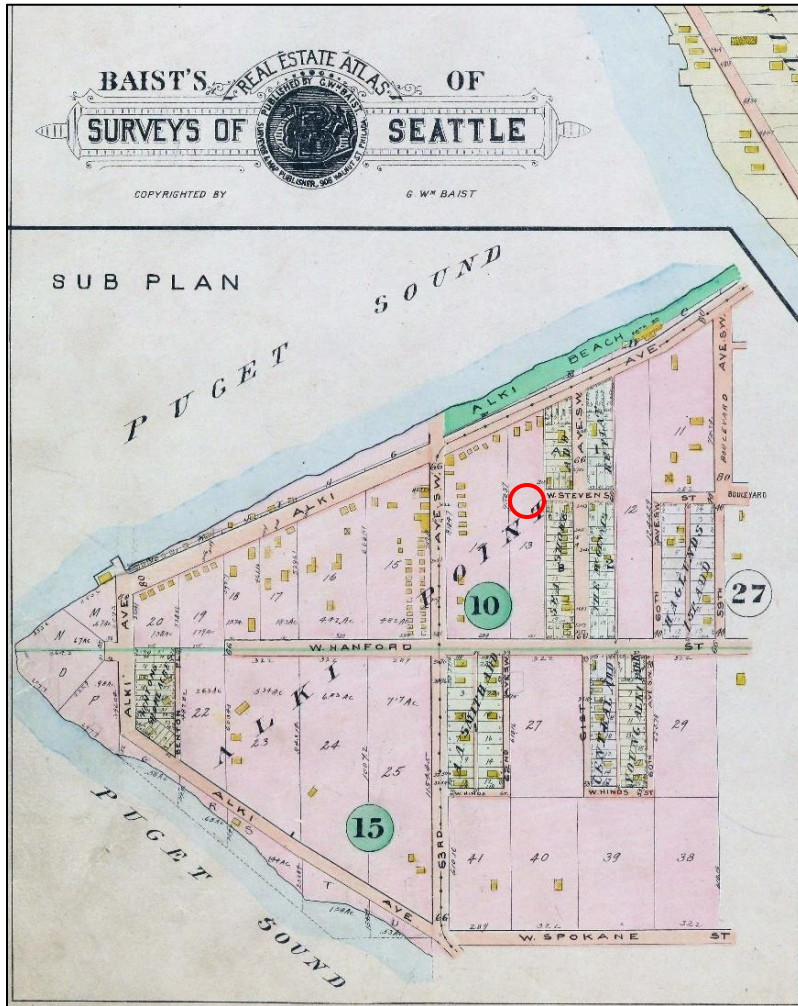


Figure 61. Above, excerpt Baist Real Estate Map of Seattle, 1912. The red circle identifies the approximate site.

Figures 62 & 63. Below, two postcards of Alki Beach and the Alki Bathhouse in 1912 and the Alki Lighthouse in 1913 (SPL postcard collection).

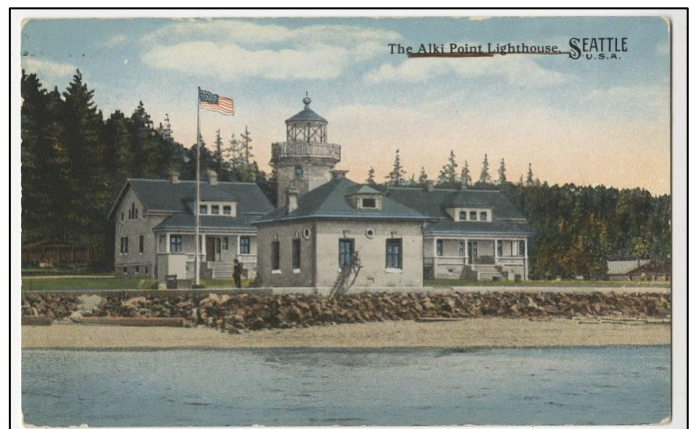




Figure 64. Above, Alki Beach in 1912 (x-f-a-321-bathing-beach-at-alki-in-1912-web)



Figure 65. Above, the Alki Bathing Beach in 1930 (Asahel Curtis, photographer, UWLSC UR1330).



**Figure 66.** Above, an aerial photo from 1936 showing work in progress on the new bridge on Admiral Way (the angled street) over the nearby Schmitz Park Boulevard. The school and the Alki Playfield site are clearly visible, as is the first Alki Bathhouse along the beach to the northwest (photo courtesy Ron Edge and SMA, from DorpatSherrardLamont, September 15, 2015). **Figure 67.** Below, an aerial view from 2019 (Google Earth).





**Figure 68.** Above, a 1910 postcard photo of nearby Schmitz Park (courtesy Mike Maslan, DorpatSherrardLamont, “Emma and Ferdinand Schmitz, September 5, 2015).



**Figure 69.** Above, looking south on 59<sup>th</sup> Avenue SW, n.d. “The monumental gate was raised by the Schmitz family to mark the near-beach beginning of Schmitz Park Boulevard ... the boulevard extended along the front of the school two rows of evenly-spaced street trees, until it was closed to traffic in 1949 after Alki Primary School took possession of the block-long part that ran in line with Stevens Street at the north end of the school and between it and the playfield. The worn arch was condemned in 1953.” (DorpatSherrardLamont, September 15, 2015).

The 1913 School and the Additions

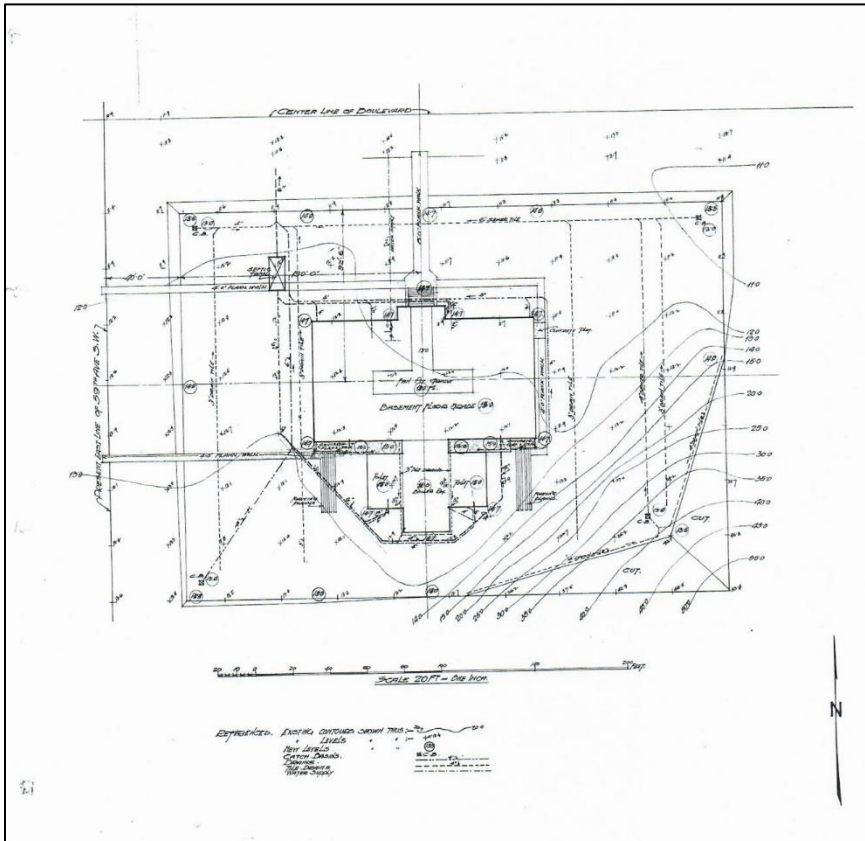


Figure 70. Above, looking southeast at the original school in 1913 (SPS).

Figure 71 . Left, a 1912 plot plan for the original Alki Elementary School. The symmetrical mass, 60 by 120 foot, three-story building was situated near the center of the site with its primary façade oriented north toward the Alki Playfield (SPS).

North is up on this original drawing.



**Figure 72.** Aerial view looking northeast at the surrounding neighborhood and the original school after completion of the 1953-1954 addition (SPS).

**Figure 73.** Below, looking south across Alki Playfield at the school in 1955 with the west addition (Unit A) right, and east addition (Unit C) to the left, and the original school (Unit B), setback in the center (SPS).



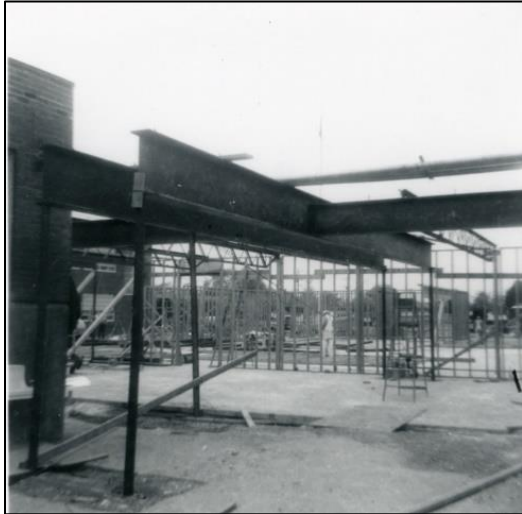




**Figure 74.** Above, looking east at the south parking lot, covered play area (within chain-link fencing), a temporary portable classroom building, and portion of the upper gym walls and glass block windows in June 1955 (King County Assessor's property record, PSRA)

**Figure 75.** Below, looking northeast across 59<sup>th</sup> Avenue SW at the primary west façade and secondary south façade of the 1953-1953 addition with the 1913 school building behind it (SPS).





Figures 76 & 77.  
Construction in  
1953-1954  
(SPS).

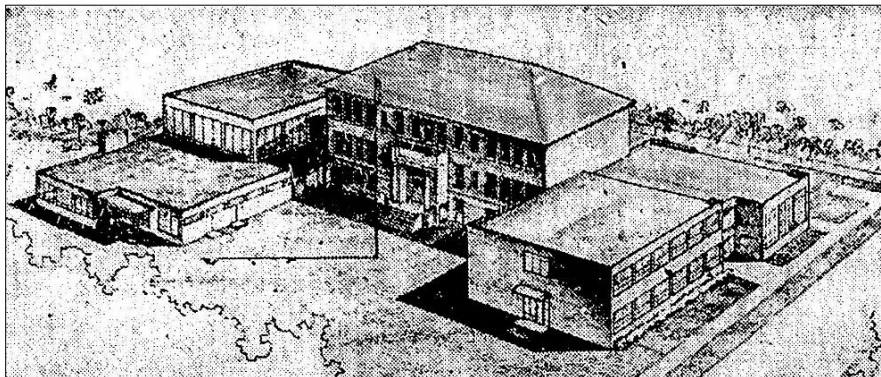


Figure 78. Above, looking north at the school assembly in mid-1955 (King County Assessor, PSRA).

Figure 79. Left, a 1953 sketch by architect Theo Damm of the original building with east and west additions (*Seattle Times*).



**Figure 80.** Above left, looking northeast at the covered boys' play area and boiler room of the 1913 building (SPS). **Figure 81.** Above right, a similar view after the 1965 earthquake (SPS).

**Figures 82 & 83.** Below, two snapshot view looking northeast at the center section of the site. Left, showing remnants of retained wall and the gym to the east of it after the 1965 demolition of the 1913 building. Right, this same area after the 1966-1968 construction (SPS).





**Figure 84.** Above, looking southeast at the central part of building's new addition (Unit C) and partial north and east facades in the July 1968. Portions of the 1953-1954 gym are in the background.

**Figure 85.** Below, looking southeast in July 1968 at the west façade, which appears much as it did when constructed in 1953-1954 (King County Assessor's property record, PSRA, both photos).



**Other Design Work by Architect Theo Damm**

**Figure 86-91.** Representative examples of Damm's work include the following (various sources).

Below, the Alki Masonic Temple at 4736 40<sup>th</sup> Avenue SW (1950), Harborview Hospital Addition (1953-1955)



Below, John Rogers Elementary School at 4030 NE 109<sup>th</sup> Street (1954-1956), Beverly High School Addition, Lynnwood (1959). Lower row, Maplewood Elementary School, Edmonds (1961), and Ocean Shores Resort (1968, Damm & Daum.)



Other Projects by Builder Oscar E. Turnquist



**Figure 92.** Left, in addition to the two phases of construction at Alki Elementary School, Turnquist built the Park Orchard Elementary School in Kent (1964, Waldron & Dietz) (Kent School District 415).



**Figure 93.** Left, the Swedish Club (1961, Steinhart Terriault & Anderson). This Seattle landmark is at 1920 Dexter Avenue N. Oscar Turnquist served as the club's president as well as the building's general contractor (Joe Mabel, Wikimedia Commons, 2015).

**Comparable Post-War Schools in West Seattle**

**Figures 94A – 94C.** Fairmont Park Elementary, 3800 SW Findlay Street (1964, Carlson, Eley & Grevstad, constructed by Oscar E. Turnquist), Partially Rehabilitated and Expanded



Left, a 1965 aerial photo of the school site, view looking northeast.

Middle photo, a 1974 view of the school assembly, looking northeast from SW Findlay Street (Seattle Public Schools Archives).

Lower photo, a recent phot of the new school, main entry (SPS).



**Figures 95A & 95B.** Arbor Heights Elementary, 3701 SW 104<sup>th</sup> Street (1949, George W. Stoddard), Demolished & Replaced

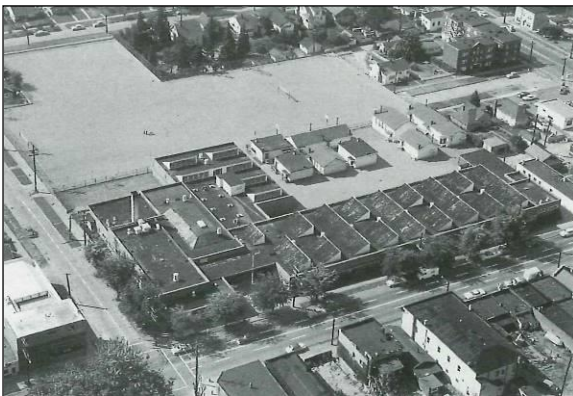


Left, a historic aerial photo from 1960 of Arbor Heights Elementary School, 1960 (Seattle Public School Archives 203-3).

Below, a contemporary photo of the new school (SSD)



**Figure 96A & 96B.** Lafayette Elementary School, 2645 California Avenue SW (Major Addition, 1950, John Graham & Company)



Above left, a historic aerial photo of Lafayette Elementary School, 1960 (Seattle Public School Archives 239-17). Above right, a recent photo School (King County Assessor Property Detail Report).



**Figures 97A & 97B.** D. T. Denny Middle School, 8402 SW 30<sup>th</sup> Avenue (1952, Mallis and DeHart), Demolished & Replaced



Left, a historic photograph of the former D. T. Denny Middle School in 1958 (Seattle Public School Archives 103-3).

Below, the new Denny Middle School (*West Seattle Herald*).

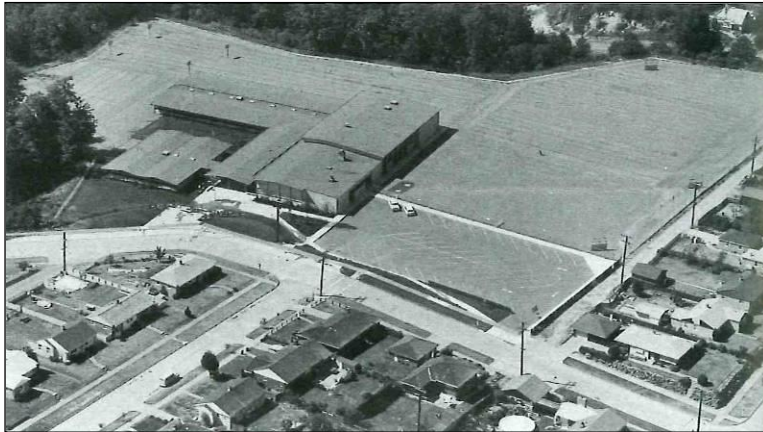


**Figures 98A & 98B.** Roxhill Elementary School, 9430 30<sup>th</sup> Avenue SW (1958, John Graham & Company)



Above left, a 1960 aerial photo of Roxhill Elementary School (Seattle Public Schools Archives 267-1). Above right, a recent photo (King County Property Detail Report).

**Figures 99A & 99B.** Schmitz Park Elementary School, 5000 SW Spokane Street (1962, Durham, Anderson and Freed)



Left, a historic aerial photograph of Schmitz Park Elementary School, 1965 (Seattle Public School Archives 270-24).

Below left, a recent photo (King County Assessor Property Detail Report).



**Figures 100A & 100B.** Louisa Boren Junior High School, 5950 Delridge Way SW (1963, NBBJ)



Left, a historical aerial view of the school assembly in 1963 (SPS 119-63).

Below, left, a recent view of the school, currently a STEM K-8 school (King County Assessor Property Detail Report).



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**Modern Style Landmark Schools in Seattle**

**Figures 101A & 101B.** Catherine Blaine Junior High School, 2550 34<sup>th</sup> Avenue W (1952, J. Lister Holmes)



Left a historic photo ca 1960 (Seattle Public School Archives 102-1).

Below, a ca 1960 photo (UWLSC, Dearborn Massar Collections).



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**Figures 102A & 102B.** Nathan Eckstein Middle School, 3003 NE 7<sup>th</sup> Street (1950, William Mallis) A Designated Seattle Landmark

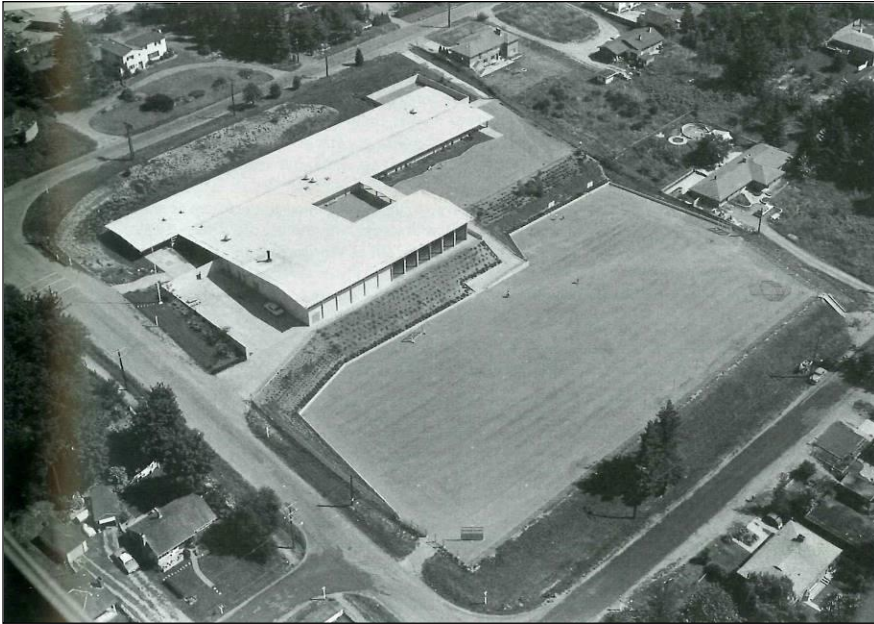


Left, a historic aerial photo from 1965 (Seattle Public School Archives 104-3).

Below left, a contemporary photo from 2008 (Joe Mabel, WikiCommons).



**Figures 103A – 103C.** Cedar Park Elementary School, 13224 37<sup>th</sup> Avenue NE (1959, Paul Thiry), A Designated Seattle Landmark



Above, a historic aerial photo from 1963 (Seattle Public School Archives 210-5).

Left, another historic (Seattle Public School Archives 210-4).

Below left, a recent photo of the Cedar Park Arts Center, formerly Cedar Park Elementary, in 2013 (King County Assessor Property Detail Report). The building, used as artist studio/dwellings for decades, was recently rehabilitated and returned to school use.

