



The City of Seattle

## Landmarks Preservation Board

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

Name Kimball Elementary School Year Built 1971  
(Common, present or historic)

Street and Number 3200 23rd Avenue South

Assessor's File No. 162404-9006

Legal Description See below

Plat Name: Beacon View Addition Block 1 and 2 Lot 1, 10-18

TRACT 6 STATE SUBDIVISION OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 25 FEET FOR 23RD AVE SOUTH; EXCEPT THE NORTHERLY PORTION THEREOF AS CONVEYED TO THE CITY OF SEATTLE FOR S. HANFORD STREET BY DEED UNDER RECORDING NO. 6626024; TOGETHER WITH THE NORTH HALF OF S. HORTON STREET ADJOINING AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 98693; AND ALL OF BLOCK 2 AND LOTS 1 AND 10 THRU 18, BLOCK 1, BEACON VIEW ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS PAGE 8, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 5 FEET OF LOTS 10 AND 11, BLOCK 1, OF SAID PLAT; TOGETHER WITH HALF OF VACATED ALLEY ADJOINING SAID LOTS IN BLOCK 1 AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 42957; TOGETHER WITH SOUTH HALF OF S. HORTON STREET AND HARRIS PLACE SOUTH ADJOINING AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 98693.

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

Address: 2445 Third Avenue S, Seattle WA 98134

Original Owner: Seattle Public School District No. 1

Original Use: School

Architect: Durham Anderson & Freed

Builder: Wick Construction Co.

## Photographs

Submitted by: Rebecca Asencio

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

Phone: \_\_\_\_\_ Date \_\_\_\_\_

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer



# Kimball Elementary School

City of Seattle Landmark Nomination Report  
3200 23rd Avenue S, Seattle, WA 98144  
September 2019 /  
Revised June 2020

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



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# Kimball Elementary School Landmark Nomination Report

SEPTEMBER 2019

## 1. INTRODUCTION

This Landmark Nomination Report provides information regarding the architectural design and historical significance of Kimball Elementary, an open plan-style school building addressed at 3200 23<sup>rd</sup> Avenue S, in the North Beacon Hill neighborhood of Seattle. The school was designed by architect Aaron Freed of Durham, Anderson & Freed and completed in 1971. The building was not documented on the Seattle Historic Resources survey. The Johnson Partnership (now Studio TJP) prepared and completed documentation of this report at the request of Seattle Public Schools in September 2019. Minor revisions were made to the report in June 2020.

### 1.1 Background

The City of Seattle's Department of Construction and Inspections (SDCI)—formerly the Department of Planning and Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from DCI, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property's status.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

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

### 1.2 Methodology

Ellen F. C. Mirro, AIA, Principal; Larry E. Johnson, AIA, Principal Emeritus; Katherine Jaeger, MFA; and Audrey N. Reda, M.Arch, of the Johnson Partnership, 1212 NE 65th Street, Seattle, completed research on this report between June and September 2019. Research was undertaken at the Seattle Public School District Archives, Puget Sound Regional Archives, Seattle Department of Construction and Inspections, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, and the *Seattle Times* digital archive, available through the Seattle Public Library. Special thanks to Meaghan Kahlo, the Seattle Public School Archivist for her indispensable assistance with research. Some context statements in this report are based on research developed by Larry E. Johnson and the Johnson Partnership for previous reports. Buildings and site were inspected and photographed on August 14, 2019 to document the existing conditions.

## 2. PROPERTY DATA

**Historic Building Names:** Captain George W. Kimball Elementary School

**Current Building Name:** Kimball Elementary School

**Address:** 3200 23<sup>rd</sup> Avenue S

**Location:** North Beacon Hill

**Assessor's File Number:** 162404-9006

**Legal Description:**

TRACT 6 STATE SUBDIVISION OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 25 FEET FOR 23RD AVE SOUTH; EXCEPT THE NORTHERLY PORTION THEREOF AS CONVEYED TO THE CITY OF SEATTLE FOR S. HANFORD STREET BY DEED UNDER RECORDING NO. 6626024; TOGETHER WITH THE NORTH HALF OF S. HORTON STREET ADJOINING AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 98693; AND ALL OF BLOCK 2 AND LOTS 1 AND 10 THRU 18, BLOCK 1, BEACON VIEW ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS PAGE 8, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 5 FEET OF LOTS 10 AND 11, BLOCK 1, OF SAID PLAT; TOGETHER WITH HALF OF VACATED ALLEY ADJOINING SAID LOTS IN BLOCK 1 AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 42957; TOGETHER WITH SOUTH HALF OF S. HORTON STREET AND HARRIS PLACE SOUTH ADJOINING AS VACATED BY CITY OF SEATTLE ORDINANCE NO. 98693.

**Date of Construction:** 1971

**Original & Present Use:** School

**Original & Present Owner:** Seattle Public School District

**Original Designers:** Durham, Anderson & Freed, Architects  
Macdonald-McLaren-Hammond, Structural Engineers

**Subsequent Designers:** Architects Kubota Kato  
Waldron Akira Architecture  
Rolluda Architects  
S. M. Stemper Architects

**Original Builder:** Wick Construction Co.

**Subsequent Builder:** M. J. Takisaki, Inc

**Zoning:** SF 5000

**Property Size:** 208,276 sq. ft.

**Building Size:** 29,310 sq. ft.

### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location & Neighborhood Character: North Beacon Hill

Kimball Elementary School is located in the North Beacon Hill neighborhood, two blocks north of the northeastern corner of the Jefferson Park Golf Course. The main arterial connecting Beacon Hill to the Central District and Interstate 90 is the residential street 23<sup>rd</sup> Avenue S, which runs along the western edge of the site. The school is located approximately one third of a mile east of the neighborhood hub of Beacon Avenue S, and an equivalent distance west of the convergence of the major business and transportation arterials Rainier Avenue S and Martin Luther King Jr. Way S. The greenway of Cheasty Boulevard S (Olmsted Brothers, City of Seattle Landmark) is located 2.5 blocks east of the school site. Franklin High School (1911, Edgar Blair, City of Seattle Landmark) is located approximately three-quarters of a mile to the east of Kimball, in the Mt. Baker neighborhood.

Additional designated City of Seattle Landmarks in the Beacon Hill neighborhood are as follows: the former U.S. Marine Hospital/Pacific Medical Center (1932, Bebb & Gould with John Graham & Co.), Fire Station #13 (1928, architect unknown), Cleveland High School (1927, Floyd Naramore), the Black Property (now known as Katie Black's Garden, 1914), Beacon Hill First Baptist Church (1910, Ellsworth Storey), Turner-Koepf House (1883, 2336 15<sup>th</sup> Avenue S), and the 1909 portion of Van Asselt Elementary School (Edgar Blair, 7201 Beacon Avenue S).

***See figures 1-10.***

#### 3.2 Site

##### 3.2.1 Site Description

The subject site is irregularly shaped and includes two vacated streets: S Horton Street and Harris Place S. The site sprawls over the majority of a large block and is bounded by S Hanford Street on the north, 24<sup>th</sup> Avenue S on the east, S Hinds Street on the south, and 23<sup>rd</sup> Avenue S on the west. The southwestern corner of the site abuts four residential lots. The subject site slopes approximately 45'-0" from the southwest to the northeast, with the occupied portions resting on leveled areas moving down the slope. Concrete sidewalks surround the entire city block. The perimeter of the property is lined with a variety of mature trees, young plantings, and low brush.

The subject building is located in the northwestern portion of the site, approximately 15 feet below the level of 23<sup>rd</sup> Avenue S. Only the roof system is visible from the road. A steep, grassy slope separates the building from the sidewalk. A concrete stairway leads down from the sidewalk to an entry in the western façade of the building. The main entrance to the school is located near the intersection of 23<sup>rd</sup> Avenue S and S Hanford Street. Also at this corner is a brightly colored mosaic sign reading "3200 Kimball Elementary School." East of the entrance is a small, fenced play area, beyond which is a second 15-foot slope towards the teachers' parking lot and eight portables, one of which is used as a restroom. Two stairways connect the subject building and portable classrooms: a wooden stair located near the northern end of the portables, and a concrete stair near the southern end. Along 24<sup>th</sup> Avenue S, a third 15-foot slope drops down to the east. A geometric mural in white and primary colors is painted directly on the street at the intersection of 24<sup>th</sup> Avenue S and S Horton Street, indicating an area for loading and unloading students. A concrete stair and ramp lead up the slope to the portables. A large portion of the southern end of the site is occupied by a fenced playground. The gate to this area is low and does not fully secure the fenced area. Areas of the asphalt courtyard show visible cracks and



root damage from nearby trees. The soft surface play area abutting the residential lots to the west has a 2'-0" concrete retaining wall where it connects with the paved play area. At the far south of the site, along S Hinds Street, is a second, unmarked, area for loading and unloading students. *See figures 11-25.*

### 3.2.2 Documented Site Alterations

During the early 1960's the site housed the Beacon Hill Annex. Photographic evidence indicates the northeastern portion of the site was occupied by multiple portable classrooms, while the northwestern portion was a grass playfield. At the time, S Horton Street had already been vacated on the site, and the southern portion of the site consisted of individual residential lots. In 1960, eight portable school rooms with post-and-pier foundations were constructed on the site. That same year, a permit was issued for a ninth portable office and a portable toilet building. In 1962, an additional permit was issued to construct foundations for one single and one double portable classroom. A 1963 permit allowed another portable added to the subject site. In 1966 an issued permit describes the relocation of another portable unit to the subject site. A 1967 permit allowed for the construction of a new portable classroom on the site. A 1969 survey of the site indicates a total of 16 portable buildings on the northern portion of the site. The eight easternmost portables were situated on an area of leveled, asphalt pavement and had a canopied walkway, while the upper six portables were accessed from an asphalt walkway and connected to a small play area containing tether ball poles.<sup>1</sup>

In 1971, during the construction of the school, the remaining asphalt pavement of S Horton Street was removed. A majority of the southern portion of the site was leveled and surrounded by a low, concrete retaining wall. This was converted into a large asphalt play field, surrounded by an eight-foot-high chain-link fence. A gated concrete driveway was located to the south. A small portion of the asphalt play area was separated and enclosed by a fence. Another asphalt play area was located adjacent to the northeastern corner of the school. A four-foot-high chain-link fence was added at the southwestern corner, separating the site from the remaining residential parcels. On the northeastern portion of the site, a paved parking lot was originally located on the northern end of the site near S Hanford Street, and portable classroom buildings were located at the southern end of that parking lot. The portables divided the northern parking lot from the paved play area on the southern side of the site.

A concrete wall was constructed near 23<sup>rd</sup> Avenue S, and landscaping added various plantings throughout the site. The following year, 1972, additional landscaping was added to the site, and further development of the southern end included a soft-surface play area.<sup>2</sup> In 1973, a single portable was relocated, while in 1977, additional post-and-pier footings were constructed for two relocated portables. The following year another foundation and portable classroom were added to the site. In 1979, an accessory playground was constructed.

A concrete walkway was built sometime between 1982 and 1985, connecting the site to 24<sup>th</sup> Avenue S. During construction of the 1998 addition, the small, southern play area was removed, a new concrete courtyard, ramp, and stairs were added, as was additional landscaping.

In May 2019, a permit was issued to establish the use and occupy one portable classroom building accessory to the public school, and also to build ramps.

<sup>1</sup> Hugh G. Goldsmith & Associates, "Survey and Topography for Seattle Public School District Kimball Elementary School," 1969, 68382—Sheet 1.

<sup>2</sup> Seattle Public Schools, "Kimball Elementary School, Complete Plan Sets," 288002-2880012.

### Recorded Permits & SPS records:

Date	Description	Designer	Permit #
1960	Construct 8 portable school rooms & relocate 1 portable office from 4030 E. 109 <sup>th</sup> [sic] & 1 portable toilet bldg. from 3737 E. 135 <sup>th</sup> [sic]. Const. post & pier foundations.		484517
1962	Relocate 1 single & 1 double portable rom 3446-50 <sup>th</sup> SW, const. found		497066
1963	Relocate portable #420-450 from 210-18 <sup>th</sup> S.		502970
1966	Relocate single portable unit from 1410 NE 66 <sup>th</sup> St.		518767
1967	Const. 1 new portable classroom		524194
8-15-73	Relocate portable		549760
8-8-77	Relocate 2 portables, const. post & pier footing		571625
7-27-78	Reloc. portable classroom; const. fnd		578034
5-17-79	Constr. playground accessory to exist. school per plan		583427
5-25-19	Establish use for one (1) portable classroom building accessory to public school, build ramps, and occupy, all per plans. (Kimball Elementary School)		6317716-CN

## 3.3 Kimball Elementary School Building

### 3.3.1 Building Structure & Exterior Features

***Note: See Drawings in Appendix 2 to this document.***

The single-story subject building has an asymmetrical plan on an east-west axis through the central court. The building consists of an original 1971 structure and a 1998 addition. Both of these buildings were designed with groups of classroom “pods.”

The building width is approximately 209'-0" east-west, and the length is approximately 372'-6". The highest point of the 1971 building is the roof of the gymnasium, reaching approximately 21'-0" on grade at the gymnasium's northern façade and approximately 12'-0" on grade at the southern and western façades, where the grade slopes upwards toward 23<sup>rd</sup> Avenue S. The maximum height of the 1998 addition is 28'-6" on grade at the southeastern corner and 19'-6" on grade towards the west. The original 1971 building is located north of the 1998 addition and contains the majority of the building programming, including classrooms, offices, workrooms, storage, Learning Resource Center, courtyard, and gymnasium. The addition contains another classroom pod, the commons/multipurpose room, a workroom, laundry, teachers' lounge, storage, and restrooms. A change in materials from red brick to gray CMU creates a visual break between the two portions of the building.

The original 1970 roof system consists of a series of low, flat roofs with built-up roofing, sloping color-anodized ribbed aluminum siding and flashing, and color-anodized aluminum cap flashing at the parapet. Currently, the roof is protected with flat roof membrane and what appears to be the original flashing at the parapet on a wooden truss structure. The canopy roof over the covered play area has a similar flat roof with metal parapet and a painted plywood ceiling. The roof at the 1998 addition is cross-gabled with a ridge vent. Materials include composite asphalt shingles on plywood sheathing over a premanufactured wooden scissor truss, with prefinished metal cap flashing at the parapet.

The original 1971 building is mainly brick veneer over a wooden frame. The brick is set in a running bond. Alternate construction includes 12-inch concrete masonry block with brick veneer at the gymnasium and true brick masonry construction in areas where the brick projects from the building. The 1998 addition is wood frame with split face, scored CMU veneer and a row of smooth concrete brick located just beneath the roof parapet.

Typical windows in the 1971 building consist of combinations of deep-set, sloped sill rectangular-light windows and square-light windows. Rectangular single-light windows are fixed, while those with two-lights are either vertically divided casements or horizontally divided in a 1/3 ratio with an operable awning sash located in the top light. Windows at the 1998 addition consist typically of rectangular, single-hung windows and two-light windows with an operable awning sash located in the top light.

The building has a concrete foundation and the floors are slab-on-grade: 3½" at the 1971 building and 4" at the 1998 addition. The ceiling height in the 1971 building varies from approximately 12'-9" (above the finish floor in the Learning Resource Center (LRC), portions of the classrooms, and offices) to 9'-6". In the 1998 addition, the ceiling varies from 8'-0" above the finish floor in the hallway to 9'-0" above finish floor in the multipurpose room. The classroom pod in the 1998 addition has a suspended ceiling sloping upwards from 8'-6" above finish floor level to 12'-4" above finish floor level in the center beneath the roof ridge.

### ***Western Façade***

The main entrance to the school is located along the 1971 building's western façade. The pathway and entryway leading to the entrance is paved with three materials: concrete, asphalt, and brick. The covered entrance is recessed. The doors are painted metal-frame glass doors with sidelights mirroring the organization of the doors. This façade contains 12 typical rectangular windows and two additional double-door exits. At the 1998 addition is a fourth set of double doors located near the gymnasium at the south end and a canopied single door. There are two additional windows in this façade and a ramped walkway leading south.

### ***Northern Façade***

Most of the northern façade consists of the original 1971 building. The area closest to S Hanford Street contains a series of 10 typical rectangular windows, and is clad in red brick. Roof drains are visible beneath the roof soffit; the pipes continue into the ground to drain. Due to the layered nature of the building, the façade reveals portions of the classrooms, the gymnasium, and the 1998 addition. Farther south, eight additional rectangular windows are visible on the 1971 building. The northern façade of the 1998 addition is clad in grey CMU tile. There are six rectangular windows and a galvanized metal canopy above a double door with a single, narrow glass light in each leaf.

### ***Eastern Façade***

The eastern façade is similar to the northern façade. In the 1971 building, the façade contains eight rectangular windows and a single window with six square lights. There are three exits: one single, flat-panel door; a double door with two lights per leaf; and a double door with a single light per leaf. At the 1998 addition, 12 typical rectangular windows are visible. There are two exits: a double door with vertical glass, and a single door with vertical glass. Both exits have galvanized metal canopies above. An additional door at the southern end leads to the mechanical room. At this façade, a ramped pathway and a metal stair are visible leading eastward down the slope.

### ***Southern Façade***

The southern façade is similar to the northern façade. The 1971 building includes the southernmost wall of the gymnasium. There are no windows, and two sets of double doors, one with lights, one without. The southern façade of the 1998 addition includes seven typical rectangular windows and a ramped walkway leading east towards the paved playcourt.

***See figures 26-45.***

### **3.3.2 Plan & Interior Features**

***Note: See Drawings in Appendix 2 to this document.***

The subject building is a single story and has an asymmetrical floor plan along an east-west axis through the central courtyard. The building is organized around a central Learning Resource Center (library), with open-plan “learning areas” or pods. The main hallway runs north-south through the original 1971 building, and is open to all adjacent classrooms. A portion of the hallway jogs to the northwest, creating a visual separation between the main entrance/administrative offices and the classrooms. At the southern end of the hallway, a corridor branches off to the southeast, leading to the 1998 addition. There are 15 typical classrooms, three kindergarten classrooms, 12 restrooms, and 13 exterior exits. Classrooms are organized into six pods, known as A, B, C, D, E, and K, with three classrooms each. The special education and art classrooms are located in portables. Architecturally, the layout of the open school remains unaltered. However, the six pods have been partitioned by heavy bookcases and storage shelves. This means that, although there are no permanent partitions, the classrooms no longer exemplify the open classroom concept, as they are not utilized as such. The hallways are also enclosed with partitions and barriers separating the circulation spaces from the classrooms, except in areas designated for egress.

The original 1971 building contains the lobby, administrative office, nurse’s office, kitchen, various storage, work, and project rooms, the Learning Resource Center, gymnasium, and the majority of the classrooms, including pods A, B, C, D, and K. A small courtyard located near the LRC brings natural light into the building’s core. The 1998 addition contains the multipurpose room with galley kitchen, work and storage rooms, teachers’ lounge, restrooms, a small laundry with a single, stacked washer/dryer unit, and three classrooms in pod E. The multipurpose room is sometimes used as a cafeteria.<sup>3</sup> The subject building has no official cafeteria, stage/performance area, or student lockers. At the southeastern corner of the addition, an enclosed portion of the crawl space is used as a mechanical room.

Exterior windows and ceiling-hung fluorescent lights light the building’s interior. The gymnasium is windowless, lit only with ceiling-mounted fluorescent lights. The gymnasium ceiling height is 18'-5". Wooden acoustic panels are arranged just below the gymnasium ceiling, and nine air supply grills are arranged on the easternmost wall. Accenting the administrative office, hallway, and LRC are ten-inch-wide structural, peeled log columns. Common interior finishes include suspended acoustical ceilings in classrooms, halls, and administrative office. Interior walls are mainly painted gypsum drywall with plywood paneling in the original 1971 building and painted gypsum drywall without paneling in the 1998 addition. In some areas, interior walls are painted brick, and in the gymnasium, the interior walls are glaze-finished CMU with a paint finish above. Original cabinets and shelves are plastic laminate over plywood. The

<sup>3</sup> Only one classroom can use the multipurpose room at a time, and most classes eat lunch at their desks. Personal communication from Romeo Soriano, custodian engineer, to Audrey Reda of The Johnson Partnership, August 14, 2019.

floors are typically commercial carpet, sheet vinyl, ceramic tile, concrete, and coved, tartan rubber in the gymnasium. *See figures 46-64.*

### 3.3.3 Documented Building Alterations

***Note: See Drawings in Appendix 2 to this document.***

The building permit for the subject building, Kimball Elementary School, was issued in 1970. The building was constructed between 1970 and 1971 in the northwestern corner of the site, near the corner of 23<sup>rd</sup> Avenue S and S Hanford Street. The school officially opened in 1971, which is the official date of construction. Between 1971 and 1978 permits were issued for five gas burners, installing automatic monitoring of the boiler, and electrical permits. Documents indicate the addition of a new bookcase in 1977.<sup>4</sup>

Between 1985 and 1986 permits were issued for the fire alarm system, exit signs, and a fire alarm addition.

Record drawings from 1997 show the extent of completed construction located at the southern end of the original 1971 building. This addition included a three-classroom pod with a central commons space; a workroom; conference and seminar spaces; hallway; teachers' lounge; restrooms; mechanical room; and an art/science space with small kitchen facility, now referred to as the multipurpose room.<sup>5</sup> The addition was completed in 1998.

In 2000, the remodeling project at Kimball Elementary included re-roofing the original building, installing suspended ceilings in certain locations, replacing the heating and ventilation system, and replacing the existing analog clocks and speakers with new clocks and an intercom system.<sup>6</sup> During the 2005 library upgrade, drawings indicate the removal and construction of walls, replacement of flooring, and new wall openings.<sup>7</sup> Building upgrades in 2008 included mechanical work, interior upgrades to restrooms, and ADA upgrades such as installing access doors, constructing an ADA ramp in the school's inner courtyard, and replacing hardware not in ADA compliance.<sup>8</sup>

During 2016, Kimball Elementary School was issued a permit to construct alterations and voluntary seismic upgrades to the existing building. A revision to this permit allowed for the partial removal of a covered play area, including the roof and columns to grade. This moved construction away from the top of the slope. This permit also calls for the pin pile design to be removed from project footings.<sup>9</sup>

#### **Recorded Permits & SPS records:**

Date	Description	Designer	Contractor	Permit #
1970	Const. elementary school bldg.	Durham, Anderson & Freed	Wick Construction Co.	535703
1971	5 Gas Burners			32341
8-18-77	Inst automatic monitoring of boiler by C.M.S			B-41582
8-29-77	200A 10 serv			565568

<sup>4</sup> Seattle Public Schools, record no. 2880046.

<sup>5</sup> Seattle Public Schools, record no. 2880056-2880109J.

<sup>6</sup> Seattle Public Schools, record no. 2880110-2880126.

<sup>7</sup> Seattle Public Schools, record no. 2880127-2880134.

<sup>8</sup> Seattle Public Schools, record no. 2880138-2880158.

<sup>9</sup> Seattle Public Schools, record no. 2880159-288017.

7-11-78	200 amp 10 service			574446
8-14-85	Fire alarm system			634283
9-12-85	Exit signs.			635000
10-15-86	Fire Alarm addition			644308
1997	Kimball Elementary School 1998 Addition	Architects Kubota/Kato	MJ Takisaki	
2000	Remodeling at Kimball Elementary	Waldron Akira Architecture		
2005	Library Upgrade	Rolluda Architects		
10-27-08	Non-structural interior alterations and construction of ADA ramp in courtyard to existing school, per plans and subject to field inspection.	S.M. Stemper Architects		6136322-CN
12-15-16	Construct alterations and voluntary seismic upgrades to existing Kimball Elementary School, per plan.	Rolluda Architects		6460403-CN
2-18-16	Revision to permit 6460403: Partial removal of covered play area including roof and columns to grade, which moved construction away from top of slope. Pin pile design removed from project footings.	Rolluda Architects		6460403-CN-003

## 4. SIGNIFICANCE

### 4.1 Historic Neighborhood Context: Beacon Hill<sup>10</sup>

#### Early Neighborhood Development

Prior to 1850, the Duwamish village of Tal-tal-kus, consisting of five cedar longhouses, stood at what would later be the intersection of Airport Way South and South Spokane Street.<sup>11</sup> The year 1850 marked the migration of European American settlers to the region, and on September 16, 1851, the first white settlers staked claims on the low-lying floodplains southeast of what would become downtown Seattle. These settlers were Henry Van Asselt, Luther M. Collins, and Jacob Maple (sometimes spelled Mapel) and his son Samuel.<sup>12</sup> The Dutch immigrant Van Asselt—farmer, gold prospector, and cabinetmaker—was the first of the settlers, staking his claim on 360 acres in 1851. This land lay where Boeing Field is today. Collins and the Maple staked their claims two years later in what is now Georgetown. Beacon Hill was originally called Maple Hill.<sup>13</sup>

Two years later, John Cornelius Holgate and Edward and John Hanford filed additional claims on Maple Hill. These early settlements, however, were destroyed by Native Americans during the Indian War of 1855-1856. Military Road, which ascended the western slope of the hill and connected Olympia to Seattle, was constructed in 1860.<sup>14</sup> This through road was later interrupted by the construction of the I-5 freeway.

Charles Plummer, who had arrived in Seattle in 1853, platted the hill, which was accordingly called Plummer's Addition. The area went mostly undeveloped for the next forty years. M. Harwood Young, a real estate developer from Boston, renamed the hill after the historic Beacon Hill neighborhood in Boston. In 1889 Young built a streetcar line that ran between Beacon Hill and downtown Seattle.<sup>15</sup> As a result of the streetcar, residential development in the area soon increased, as did industrial development, with the establishment of slaughterhouses, breweries, and various factories.<sup>16</sup> The Van Asselt post office, located at 32<sup>nd</sup> Avenue S and S Myrtle Street, opened in 1892.<sup>17</sup> *See figures 65-66.*

#### Developing Infrastructure & Public Works

The topography of the area, with steep slopes flanking the tide flats, meant that Beacon Hill was slow to develop. In 1885 Eugene Semple, the former territorial governor, proposed creating a canal from Elliott Bay to Lake Washington that would run through Beacon Hill.<sup>18</sup> Work on the canal began, and 1,400 acres of Duwamish tide flats were filled in by the time the project stalled due to lack of support. The southern canal was abandoned, and in 1900 the state legislature

<sup>10</sup> This text is excerpted from the Landmark Nomination Report for Van Asselt Elementary School, the Johnson Partnership, 2018.

<sup>11</sup> Pacific Coast Architecture Database, "Tal-tal-kus, Duwamish Village, Beacon Hill, Seattle," <http://pcad.lib.washington.edu/building/14313/> (accessed May 2016).

<sup>12</sup> Greg Lange, "Collins, Van Asselt, and Maple (or Mapel) select first Donation Land Claims in King County on September 16, 1851," HistoryLink.org essay 1750, October 3, 2000, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1750](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1750) (accessed April 2016).

<sup>13</sup> David Peterson, "H & K Foods, Landmark Nomination Report," Nicholson Kovalchick Architects, 2017.

<sup>14</sup> Peterson.

<sup>15</sup> David Wilma, "Seattle Neighborhoods: Beacon Hill—Thumbnail History," HistoryLink.org essay 3004, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=3004](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3004) (accessed May 2016).

<sup>16</sup> Peterson.

<sup>17</sup> Greg Lange, "Seattle Beginnings: Van Asselt Post Office opens on November 19, 1892," HistoryLink.org essay 553, posted December 18, 1998, <http://www.historylink.org/File/553> (accessed September 2018).

<sup>18</sup> David Wilma, "Seattle Neighborhoods: Beacon Hill—Thumbnail History," HistoryLink.org essay 3004, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=3004](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3004) (accessed May 2016).

approved building a canal north of downtown. The Lake Washington Ship Canal was built between 1911 and 1917, cutting through the Montlake, Fremont, and Ballard neighborhoods instead of Beacon Hill.<sup>19</sup>

A *Seattle Post-Intelligencer* article describes Beacon Hill's early history as being defined by "illness and open spaces,"<sup>20</sup> many examples of which played out on and near the parkland now known as Jefferson Park and Golf Course. In the 1880s, a private water company built a reservoir on the hill to contain water pumped from Lake Washington. In 1892, the city established an isolation hospital for smallpox patients, also known as a pesthouse, on Beacon Hill; the hospital operated there until 1914, when it moved to Firlands in what is now Shoreline.<sup>21</sup> In 1898, the city acquired 235 acres to establish a cemetery and a public reservoir.

The Van Asselt land, on the southern end of the neighborhood, was annexed by the City of Seattle in 1907, as part of a huge expansion that included all of Beacon Hill, the southern portion of Rainier Valley, West Seattle, and Ballard.<sup>22</sup> For the most part, early residential development took place north of South Snoqualmie Street, which was as far as the streetcar line ran. South of that was mostly farmland, primarily farmed by Italian and Japanese families who sold their produce in the city.<sup>23</sup>

From 1909 to 1918, the northern end of Beacon Hill was the location of a stockade built to house jail inmates and to replace Seattle's chain gang.<sup>24</sup> The wooded land that had been set aside for a cemetery was instead turned into a park and then into a golf course; inmates at the stockade cleared the land that made up the park. The park was named Jefferson Park after Thomas Jefferson. Jefferson Park Golf Course opened on May 12, 1915, becoming the first municipally-owned golf course in Seattle.<sup>25</sup> In 1918 the park served as an impromptu airfield, hosting a fleet of touring U.S. Army warplanes. This event made clear the necessity of an airfield in Seattle, and by 1928 Boeing Field was open for business.<sup>26</sup> Other golf courses in Seattle only allowed entrance to white people, yet Jefferson Park Golf Course was frequented by Chinese-, Japanese-, and African American players; the Japanese Golf Association held tournaments there in the 1930s.<sup>27</sup> **See figures 67-68.**

In 1933, the U. S. Marine Hospital (Bebb & Gould, City of Seattle Landmark, National Register of Historic Places) was built on the site of M. Harwood Young's residence on the north end of Beacon Hill. Operated by the U.S. Public Health Service, the facility cared for veterans from all divisions of the military. The Art Deco-style building operated as a hospital until 1981. From 2000 to 2011, online retailer Amazon leased a large portion of the building for its company headquarters.<sup>28</sup> The building is the current home of the healthcare training program of Seattle

<sup>19</sup> Walt Crowley, "Lake Washington Ship Canal," HistoryLink.org essay 1444, July 1, 1999,

[http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=1444](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=1444) (accessed May 2016).

<sup>20</sup> Levi Pulkkinen, "Seattle's Beacon Hill Through the Years," *Seattle Post-Intelligencer*, February 24, 2015, <http://www.seattlepi.com/local/article/Seattle-s-Beacon-Hill-through-the-years> (accessed May 2016).

<sup>21</sup> Peterson.

<sup>22</sup> Greg Lange, "Collins, Van Asselt, and Maple (or Mapel) select first Donation Land Claims in King County on September 16, 1851," HistoryLink essay 1750, October 3, 2000, <http://www.historylink.org/File/1750> (accessed September 2018).

<sup>23</sup> Wilma and Hinchliff.

<sup>24</sup> David Wilma and Catherine Hinchliff, "Jefferson Park Municipal Golf Course," HistoryLink.org essay 3015, February 24, 2001, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=3015](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3015) (accessed May 2016).

<sup>25</sup> Ibid.

<sup>26</sup> Peterson.

<sup>27</sup> Seattle Department of Neighborhoods, "Summary for 3523 S Portland Street," Seattle Historic Sites Survey, 2010, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011496> (accessed February 2019).

<sup>28</sup> Wilma and Hinchliff.



College (formerly Seattle Community Colleges), as well as other non-profit and educational organizations.<sup>29</sup> *See figures 69-70.*

### **Redlining & Restrictive Covenants**

Beacon Hill was one of the few areas where people of racial and ethnic minority groups were allowed to purchase property, due to racial restrictive covenants and the practice of "redlining."<sup>30</sup> Redlining became popular in the 1930s as part of the Federal Housing Authority's home loan guarantee program. The FHA guaranteed loans for private homes in areas that were not considered "hazardous." The hazard rating of an area increased if the area contained any minority or non-white populations, along with environmental factors such as propensity for landslides. The effect was that banks would not grant mortgages to people of color.

A large portion of North Beacon Hill was deemed "Hazardous," from north of Dearborn Street as far south as S McClellan Street.<sup>31</sup> Also labeled "Hazardous" was the western slope of the central portion of Beacon Hill, from just north of S Spokane Street then wrapping along the western slope of the hill, between the railroad area that would become Interstate 5 (west) and Beacon Avenue S (east), tapering to where those met at S Myrtle Street, immediately west of the subject building. The reason given for this classification included: "This is a sparsely settled and underdeveloped section. Most of property is located on a sidehill. Transportation is a problem in this area." The portion containing the subject building, along with a large swath of North and most of Mid- and South Beacon Hill was labeled "Definitely Declining," described in part as being a "very spotted residential district composed of people of various nationalities."<sup>32</sup>

Only two pockets within Beacon Hill were deemed "Still Desirable." One was located southeast of Jefferson Park, from S Edmunds Street to a half-block south of South Dawson Street north-south, and west-to-east from 24<sup>th</sup> Avenue S to a half-block east of 29<sup>th</sup> Avenue S.<sup>33</sup> The other of the two was located immediately west and northwest Jefferson Park Municipal Golf Links, approximately five blocks west of the subject building, extending as far north as S College Street and as far south as S Angeline Street.<sup>34</sup>

Racial restrictive covenants were attached to land titles, specifying areas where only white people, often specifically non-Jewish white people, were allowed to live. The two Beacon Hill plats that carried racial restrictive covenants were both located in one of the "still desirable" portions. These adjacent plats are located north of Jefferson Park in the area around 15<sup>th</sup> and 17<sup>th</sup> Avenues S, And from S Dakota Street to S Snoqualmie Street.<sup>35</sup> The restrictive language for the Jefferson Park Addition Division 1 is as follows:

<sup>29</sup> Pacific Tower, "About Pacific Tower," <https://pactower.org/about-pacific-tower/> (accessed September 2019).

<sup>30</sup> Peterson.

<sup>31</sup> "This district is composed of various mixed nationalities. Homes are occupied by tenants in a vast majority. Homes generally old and obsolete in need of extensive repairs."

<sup>32</sup> "Very spotted residential district composed of people of various nationalities. No typical price range for residential improvements. No typical price range for residential improvements - shacks to modern dwellings in this area. There is a mixture of old and new houses in this area. There is generally an excessive annual assessment burden in this area. Also has a transportation problem."

<sup>33</sup> "This is a new residential sub-division, built up during the past 15 years with homes of modern architecture, and all in good condition. The residents are of substantial means, and generally of the business and professional types. A vast majority of the property is populated by the owners."

<sup>34</sup> "This locality is on the top of Beacon Hill and adjoins the Jefferson Golf Links. Property is occupied by people of moderate means. A few orientals live in this area but they are of the socially elite and professional type. The residences vary in age from 10 to 25 years old and are generally in good condition. Many new residences were built in this area prior to the depression."

<sup>35</sup> Seattle Civil Rights & Labor History Project, "Jefferson Park Addition, Division No. 2 to the City of Seattle," University of Washington, <https://depts.washington.edu/civlir/covenants/Jefferson%20Park%20Div%20No%202.PDF>.

"No person other than one of the Caucasian race shall be permitted to occupy any portion of any lot in said plat or any building thereon except a domestic servant actually employed by a Caucasian occupant of said lot or building."<sup>36</sup>

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

"No person other than one of the Caucasian race shall reside on any of said described premises excepting that a domestic servant in the actual employ of an occupant may reside in the home of his master."<sup>37</sup>

Those areas with few racial restrictive covenants, such as areas in southeast Seattle, became the available areas for minority populations and people of color to live. One result of redlining, coupled with the relative lack of racial covenants in Beacon Hill, is that the neighborhood has long enjoyed much more racial and ethnic diversity than nearly any other Seattle neighborhood, a diversity which has persisted through the 20<sup>th</sup> century and up to the present day. *See figure 71.*

## **World War II & the Seattle Housing Authority**

The influx of defense industry workers to Seattle during World Wars I and II spurred the development of housing to accommodate the workers and their families. Beacon Hill and the Rainier Valley contain two of the housing developments, that were originally constructed for wartime industry workers and after the Korean War were converted to low-income housing. The Rainier Vista Housing Development is located just to the north and west of the present-day Columbia City Historic District, approximately a mile and a half south of Kimball Elementary. The former Holly Park Development (now NewHolly) is located approximately three miles south of Kimball Elementary.

At the federal level, in June 1940 Congress amended the 1937 U.S. Housing Act to fund new housing for defense industry workers. Later that year Congress passed the Lanham Act, allowing the building of public housing for such workers. In 1941, with funds from the Lanham Act, the Seattle Housing Authority (SHA, established 1939) was selected to build and maintain a housing development in the Rainier Valley. The SHA selected architect B. Marcus Priteca and engineer A. M. Young to design the complex, dubbed Rainier Vista. Designed in the "Garden City" style, with open green space, curving roads, and cul-de-sacs,<sup>38</sup> the development opened in 1942 with 500 housing units over 90 acres.<sup>39</sup>

In 1953 the SHA took over ownership of Rainier Vista, and middle-class residents were gradually replaced by lower-income families. Rainier Vista mirrored the racial segregation that took place during the 1960s, as many white families moved to the suburbs, and more so during the "Boeing Bust" of the 1970s, as Boeing laid off nearly two-thirds of its workforce. During the 1960s and 1970s, the number of white residents shrank by a third, while the number of African Americans increased threefold, and the number of Asian Americans doubled.<sup>40</sup>

<sup>36</sup> Seattle Civil Rights & Labor History Project, "Racial Restrictive Covenants," University of Washington, <http://depts.washington.edu/civilr/covenants.htm> (accessed February 2019).

<sup>37</sup> Seattle Civil Rights & Labor History Project, "Racial Restrictive Covenants," University of Washington, <http://depts.washington.edu/civilr/covenants.htm> (accessed February 2019).

<sup>38</sup> John Caldbick, "Seattle Housing Authority—Part 1," HistoryLink.org essay 10760, March 27, 2014, <http://www.historylink.org/File/10760> (accessed January 2019).

<sup>39</sup> Ibid.

<sup>40</sup> John Caldbick, "Seattle Housing Authority—Part 2," HistoryLink.org essay 10761, March 27, 2014, <https://www.historylink.org/File/10761> (accessed February 2019).

In 1999 Rainier Vista was slated for demolition and redevelopment, converting the complex from low-income housing to mixed-income housing. This came two years after a similar redevelopment of the Holly Park housing development (now NewHolly) in Beacon Hill. The demolition was planned in anticipation of the new light rail tracks and station, which were planned to run directly through the housing development. As was the case with NewHolly, the Seattle Housing Authority planned to rebuild Rainier Vista as a denser, mixed-income community, with a planned 965 units.<sup>41</sup> The 83-unit apartment building Tamarack Place opened in 2011, providing 83 housing units to elderly, disabled, and low-income tenants.<sup>42</sup>

## Diverse Communities of Beacon Hill

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

By around 1920 Beacon Hill was home to only three Japanese families. The Japanese Language School (1414 S Weller Street, S. Shimuzu, City of Seattle Landmark) provided language instruction and served as a cultural hub for the community, and its location immediately north of Beacon Hill helped draw Japanese families to the neighborhood.<sup>43</sup> In the 1920s Japanese people replaced Chinese as the most numerous non-white group in Seattle.<sup>44</sup>

By the 1930s North Beacon Hill was home to many Japanese-owned business. The forced relocation and incarceration of the Japanese community in 1942 resulted in houses and businesses being abandoned.<sup>45</sup> After World War II, the Japanese community was slow to recover and redevelop. By 1964, however, Japanese American students made up 22.2% of the student body at Beacon Hill Elementary, and more than 50% by the early 2000s.<sup>46</sup>

In the 1930s there were approximately seven Chinese American families living in Beacon Hill. During the Japanese incarceration, more Chinese people moved to the area to take over operation of formerly Japanese-run and -owned businesses.<sup>47</sup> After World War II ended, many (primarily white) Boeing employees began moving from Beacon Hill to the suburbs. Many families of Chinese descent moved south into homes on Beacon Hill, particularly North Beacon Hill.<sup>48</sup> This influx continued through the 1950s.

Seattle was also home to a sizeable Filipino and Filipino American population, many of whom also moved to Beacon Hill from the International District.<sup>49</sup> In the 1970s there was a particular

<sup>41</sup> Jacklet.

<sup>42</sup> Caldbick, "Seattle Housing Authority—Part 2."

<sup>43</sup> Seattle Historic Sites Survey, "Summary for 1536 12<sup>th</sup> Avenue,"

<https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1890755248> (accessed February 2019).

<sup>44</sup> James Gregory, "Mapping Race in Seattle/King County, 1920-2010," Civil Rights & Labor History Consortium, University of Washington, 2017, <http://depts.washington.edu/labhist/maps-seattle-segregation.shtml> (accessed February 2019).

<sup>45</sup> Collin Tong, "How Asian Americans finally moved beyond the ID," Crosscut, October 16, 2011,

<https://crosscut.com/2011/10/how-asian-americans-finally-moved-beyond-id> (accessed February 2019).

<sup>46</sup> Seattle Historic Sites Survey, "Summary for 1536 12<sup>th</sup> Avenue," Seattle Department of Neighborhoods,

<https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1890755248> (accessed February 2019)

<sup>47</sup> Seattle Historic Sites Survey, "Summary for 2303 16<sup>th</sup> Ave,"

<https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-1187344839> (accessed February 2019).

<sup>48</sup> Tong.

<sup>49</sup> Ibid.

rise in the numbers of Japanese and Chinese communities in Beacon Hill.<sup>50</sup> The mid- and late 1970s saw an increase in immigrants to south Seattle from Southeast Asia, fleeing the aftermath of the Vietnam War.<sup>51</sup> By the 1990s the neighborhood was a robust "multiracial zone" of "Asians of many nationalities, Blacks, Whites, Native Americans, and Latinos."<sup>52</sup>

African American people have had a presence on Beacon Hill since the late 1860s, when businessman George Riley purchased approximately ten acres of land lying between S Lander and S Forest streets, and 19<sup>th</sup> and 21<sup>st</sup> Avenues S.<sup>53</sup> In the 1920s and 1930s only a handful of black families lived on Beacon Hill. Although the Supreme Court had ruled racial covenants unenforceable in 1948, de facto segregation remained, due to realtors' and white homeowners' unofficial refusal to sell homes to people of color. As such, Beacon Hill was by necessity a popular choice for African American families moving out of the Central District.<sup>54</sup>

During the 1990s, King County saw an influx of refugees and immigrants from East Africa, many of whom settled on Beacon Hill.<sup>55</sup> NewHolly contains the largest number of Seattle Public School students living in public housing; including a significant number of students of East African descent.<sup>56</sup>

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

In 1972 funding cuts to a federal anti-poverty program resulted in the City of Seattle eliminating the Adult Education program at South Seattle Community College (now South Seattle College). Angered at the loss of their educational home, approximately twelve Latino students, SCC faculty and staff, and supporters occupied the building that had formerly housed the Beacon Hill School. The school had moved to a new facility in 1971, and the 1904 building, designed by former District Architect James Stephen, was standing empty.<sup>57</sup> The action was spearheaded by Mexican American activist Roberto Maestas, who had been selected to run the English as a Second Language (ESL) program at SCC. When the funding was pulled, Maestas and staff petitioned the school district to let their group use the unoccupied school building for their ESL program. The district refused their request.<sup>58</sup>

On December 10, 1972, Maestas led a group of between 70 and 80 students, activists, and staff into the school building.<sup>59</sup> The protesters remained in the building, which had no heat or running water, for the next three months. Finally, the city and the school district agreed to allow the group use of the school building. El Centro de la Raza, the group that was born out of the occupation, leased the building from the district for \$1 per year. In 1997 the district demanded

<sup>50</sup> Seattle Civil Rights & Labor History Project, "Seattle Segregation Maps, 1920-2010," University of Washington, [http://depts.washington.edu/civilr/segregation\\_maps.htm](http://depts.washington.edu/civilr/segregation_maps.htm) (accessed February 2019).

<sup>51</sup> Cassandra Tate, "Southeast Seattle Zip Code 98118: Neighborhood of Nations," HistoryLink.org essay 10164, August 13, 2012, <http://www.historylink.org/File/10164> (accessed February 2019).

<sup>52</sup> Seattle Civil Rights & Labor History Project, "Seattle Segregation Maps, 1920-2010," University of Washington, [http://depts.washington.edu/civilr/segregation\\_maps.htm](http://depts.washington.edu/civilr/segregation_maps.htm) (accessed February 2019).

<sup>53</sup> Turkiya Lowe, "George Putnam Riley (1833-1905)," <https://www.blackpast.org/african-american-history/riley-george-putnam-1833-1905/> (accessed February 2019).

<sup>54</sup> Catherine Silva, "Racial Restrictive Covenants History," Seattle Civil Rights & Labor History Project, University of Washington, 2009, [http://depts.washington.edu/civilr/covenants\\_report.htm](http://depts.washington.edu/civilr/covenants_report.htm) (accessed February 2019).

<sup>55</sup> Cecilia Garza, "SVP Welcomes New Investee East African Community Services," Social Venture Partners, August 10, 2016, <http://www.socialventurepartners.org/seattle/2016/08/10/svp-welcomes-new-investee-east-african-community-services/> (accessed February 2019).

<sup>56</sup> Garza.

<sup>57</sup> David Wilma, "Chicano activists occupy abandoned school that becomes El Centro de la Raza, on October 11, 1972," HistoryLink.org essay 2588, August 2, 2000, <http://www.historylink.org/File/2588> (accessed January 2019).

<sup>58</sup> Frank Chesley, "Maestas, Roberto Felipe (1939-2010)," HistoryLink.org essay 9186, October 11, 2009, <http://www.historylink.org/File/9186> (accessed January 2019).

<sup>59</sup> Ibid.

fair market rent for the school, which came to \$12,000 per month. Within two years, "El Centro" owed the school district \$150,000 in back rent, but grants from the city and the state allowed the organization to purchase the building in 1999.<sup>60</sup> Today El Centro de la Raza offers a multitude **of services, including** childcare, language programs, tutoring, cultural education workshops, healthcare and hunger outreach, community building and activism, environmental advocacy, and more.<sup>61</sup>

## Light Rail & Contemporary Beacon Hill

In 1997 Seattle voters approved a ten-year plan to establish a light rail system running from Northgate to Sea-Tac Airport.<sup>62</sup> The following year Sound Transit, the regional transit authority, modified the initial plan to include a tunnel under Beacon Hill. The decision to bore a tunnel rather than build a route on surface streets saved many homes and business in the neighborhood from demolition. One notable casualty of the new construction, however, was the South China Restaurant in North Beacon Hill. The establishment, which had been around since the 1950s, was described in a 2002 *Seattle Times* article as "a restaurant and watering hole known as much for its racial diversity as its dive-bar ambience."<sup>63</sup> The restaurant moved to Bellevue in 2004, but closed permanently in 2014.<sup>64</sup> Tunnel drilling began in January 2006, and ended in May 2007, emerging on the eastern slope of Beacon Hill.<sup>65</sup> The station opened on July 18, 2009, offering service northward to downtown Seattle, and southward as far as Tukwila.<sup>66</sup>

Today Beacon Hill is a popular residential neighborhood. The Chief Sealth Trail is a 3.6-mile recreational trail that runs the length of a Seattle City Light right-of-way. Sound Transit Light Rail service now extends as far north as the Roosevelt District and as far south as Sea-Tac Airport. As of 2013 Beacon Hill had more than 19,000 residents, and still has significantly more racial diversity than many other Seattle neighborhoods.<sup>67</sup>

## 4.2 History of Schools in Beacon Hill

### Early School History

The history of schools in the Beacon Hill neighborhood effectively begins in the early 1860s, when Henry Van Asselt donated a portion of his claim, Duwamish bottomland that would come to be known as Georgetown, to create a school. The resulting building was the first erected in King County for the purpose of housing a school, and was known variably as Van Asselt School and the Duwamish School. John Maple also donated a piece of his land for a school in the area that is now Boeing Field. This one-room building, known as the Maple School, was built in

<sup>60</sup> Wilma, "Chicano activists..."

<sup>61</sup> El Centro de la Raza, "What We Do," <http://www.elcentrodelaraza.org/what-we-do/> (accessed January 2019).

<sup>62</sup> Sound Transit, "The Ten-Year Regional Transit System Plan," May 31, 1996, [https://www.soundtransit.org/sites/default/files/documents/pdf/news/reports/soundmove/199605\\_soundmovethetenyearregionaltransitsystemplan.pdf](https://www.soundtransit.org/sites/default/files/documents/pdf/news/reports/soundmove/199605_soundmovethetenyearregionaltransitsystemplan.pdf) (accessed January 2019).

<sup>63</sup> Alex Fryer, "Light Rail to displace Beacon Hill hangout," *Seattle Times*, July 26, 2002, <http://community.seattletimes.nwsourc.com/archive/?date=20020726&slug=southchina26m> (accessed January 2019).

<sup>64</sup> Rebekah Denn, "Final Days for Perry Ko's South China Restaurant," *Seattle Times*, November 5, 2014, <http://blogs.seattletimes.com/allyoucaneat/2014/11/05/final-days-for-perry-kos-south-china-restaurant/> (accessed January 2019).

<sup>65</sup> Mike Lindblom, "Light-rail breakthrough: 375-ton drill tunnels out of Beacon Hill," *Seattle Times*, May 9, 2007, [http://old.seattletimes.com/html/localnews/2003699290\\_tunnel09m.html](http://old.seattletimes.com/html/localnews/2003699290_tunnel09m.html) (accessed January 2019).

<sup>66</sup> Sound Transit, "Link light rail launches new era of mobility for central Puget Sound," July 18, 2009, <https://www.soundtransit.org/get-to-know-us/news-events/news-releases/link-light-rail-launches-new-era-mobility-central-puget> (accessed January 2019).

<sup>67</sup> City-data.com

1865. That same year, the students of the Duwamish/Van Asselt School transferred to Maple. The original Van Asselt building remained in place until 1907, when it was torn down to make way for the Oregon & Washington Railway.

Maple's one-room building was replaced in 1900 by a two-story school just south of the first, which remained in use as a community gathering space. The two-story building was torn down in 1907 or 1908, also to make way for the railroad line. A new four-classroom, two-story school was erected on Roosevelt Hill in Georgetown in 1909. In 1910 the school was incorporated into the Seattle school district. At the time, the school had five grades, 179 students, and four teachers. In 1918, due in part to an influx of defense industry workers during World War I, a "Liberty Building" school annex was erected on the Maple site.<sup>68</sup>

Thanks to the streetcar system, the population of Beacon Hill had grown enough by 1892 that the school district purchased land from the city to build a school, which would be the first on Beacon Hill itself. When the Beacon Hill School opened in 1899, on 16<sup>th</sup> Avenue S and S Lander Street, it served grades one through three, but within two years expanded to five grades and 100 students. The following year the school expanded to grades one through eight, and enrollment doubled. In 1904 the school added a Colonial Revival-style building (altered, now El Centro de la Raza), designed by James Stephen as part of his model school plan, though retaining the original 1899 structure. The school began offering kindergarten in 1913, and by 1916 enrollment was at 500. By 1918 the Beacon Hill School was so crowded that the Robert Fulton School was built to serve as an annex, housed in a Liberty Building at 24<sup>th</sup> Avenue S and Stevens Street (present-day site of the subject building, Kimball Elementary). Fulton closed in 1922, and in 1923 Beacon Hill School got an addition of 12 classrooms, creating an H-shaped building.

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

District Architect Floyd Naramore designed the new high school in a Georgian Revival style. Grover Cleveland High School opened in the middle of the 1926-1927 school year, serving grades seven through twelve, and with 52 graduating seniors in its first year.<sup>69</sup> Although Cleveland offered grades seven through twelve, the middle and high schools operated separately and had different principals.

After Cleveland High opened, Beacon Hill, like much of the city as a whole, saw a nearly 25-year lull in the building of new schools. During the Great Depression district-wide school enrollment declined and new construction of all types nearly ceased. T. T. Minor (Naramore & Brady, 1700 E Union Street) opened in 1941. During World War II, public resources tended to go towards wartime industries rather than new school. ***For more information about the history of the school district during the 1930s and 1940s, refer to section 4.5.***

<sup>68</sup> Nile Thompson and Carolyn J. Marr, "Maple," *Building for Learning, Seattle Public School Histories, 1862-2000* (Seattle, WA: Seattle Public Schools, 2002).

<sup>69</sup> Thompson & Marr, "Cleveland."

## Mid-Century Growth

In the 1950s one elementary and two middle schools were opened in or in close proximity to Beacon Hill. The elementary, Southeast Beacon Hill School (11230 Luther Avenue S), opened in 1953 entirely as portable buildings. Later renamed Rainier View Elementary, the school was established at the urging of the Rainier Valley Community Club, who wanted the Parks Department to build a playfield in the area.<sup>70</sup> Sharples Middle School (3928 S Graham St, William Mallis, now Aki Kurose) opened in 1952. Although located 1.5 blocks east of Martin Luther King Jr. Way S (formerly known as Empire Way), and thus not within the present-day boundaries of Beacon Hill as defined by the Seattle City Clerk, the school took in students from several south end neighborhoods, including students from Van Asselt and Beacon Hill schools.<sup>71</sup> In 1957, five years after Sharples opened, Asa Mercer Middle School (1600 Columbian Way, John W. Maloney) opened at the southwestern corner of Jefferson Park. Cleveland's seventh and eighth grades were transferred to Mercer, as were many of Sharples' students.<sup>72</sup> Enrollment continued to surge in the district, and by the 1959-60 school year Sharples had, in addition to its permanent building, seventeen portable buildings. Within one year of its opening Mercer required two portable buildings, and by the 1963-1964 school year there were sixteen portables at Mercer.<sup>73</sup>

In the 1960s Beacon Hill gained three new schools: the Beacon Hill Annex, formerly Fulton, was opened in 1960 in portable buildings on the subject site, and became an independent school named Kimball in 1964. **(See Section 4.3 for a full history of Kimball Elementary.)** In 1961 Rainier View, which had opened in 1953 as Southeast Beacon Hill School, moved from portables into a new building (11650 Beacon Ave S, Durham, Anderson & Freed). In 1962 the Van Asselt Annex was established in portables at the southernmost end of Beacon Ave S. This annex became Wing Luke in 1969. The Maple School was closed in 1960, and the Liberty Building that housed the Maple Annex was demolished in 1964.<sup>74</sup>

1971 saw five new school buildings opening in Beacon Hill. All five of these were designed as "open plan" schools, based on emerging pedagogical theories of team teaching and the benefits of open space. Fred Bassetti & Co. designed the dedicated building for Wing Luke (3701 S Kenyon Street) and Dearborn Park Elementary (2820 S Orcas Street). The firm of Durham, Anderson & Freed designed three new open-plan buildings for existing schools: Beacon Hill (2025 14th Ave S), Maple (4925 Corson Ave S), and Kimball (3200 23rd Ave S, the subject building). The former Beacon Hill School on 16th Avenue S closed in March 1971, and was occupied the following year by Chicano protesters.<sup>75</sup> The Maple School just northeast of Cleveland High was revived as an alternative school in 1972, then closed and demolished in 1982. **See figures 72-79.**

<sup>70</sup> Rainier View Elementary is located within what is now the boundaries of the Rainier View neighborhood. Given its original name of "Southeast Beacon Hill School," it is clear that the school was located in a liminal zone between neighborhoods, and served students from southeast Beacon Hill. Thompson & Marr, "Rainier View."

<sup>71</sup> Thompson & Marr, "Kurose." Today the attendance area of Kurose includes portions of the eastern edge of South Beacon Hill. Seattle Public Schools, "Aki Kurose: Middle School Attendance Area," Map, [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/Enrollment%20Planning/Maps/AAMS/AAMS\\_130.pdf](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/Enrollment%20Planning/Maps/AAMS/AAMS_130.pdf) (accessed February 2019).

<sup>72</sup> Ibid.

<sup>73</sup> Thompson & Marr, "Asa Mercer."

<sup>74</sup> Thompson & Marr, *Building for Learning*, passim.

<sup>75</sup> Thompson & Marr, "Beacon Hill School."

## Busing & the Seattle Plan

By 1977 Seattle Public Schools was charged with racially integrating its schools, either by a voluntary system or by federal court order. To avoid the latter, the city instituted sweeping desegregation regulations, and in 1978 established a citywide busing program, known as the "Seattle Plan," wherein students from neighborhoods north of the Lake Washington Ship Canal and West Seattle were bused to the Central District and south end, and vice versa.<sup>76</sup> There was an immediate public outcry over this change among the white community. To avoid the mandatory busing program, many white families in Seattle's north end moved out of the school district boundary, and many white parents enrolled their children in private schools. As a result, enrollment at many south end schools plummeted, as local minority students were being bused to the north end or to West Seattle, but without an equivalent number of white students being bused in. Enrollment at Franklin and Rainier Beach high schools had dropped by fall of 1978; Cleveland, however, slightly exceeded its expected enrollment.<sup>77</sup>

Mandatory busing ended in 1989 and was replaced with a plan called "controlled choice." That year, 16 out of 86 schools were considered racially imbalanced, meaning that "white- or minority-student enrollment is 20 percentage points above or below the districtwide profile, or if it enrolls 70 percent of combined minority students or 50 percent of any single minority group."<sup>78</sup> Of the nine "racially imbalanced" schools, nine were located in south end neighborhoods,<sup>79</sup> and five of those in Beacon Hill: Cleveland (72.1% racial minority), Beacon Hill (73.9%), Rainier View (72.5%), Van Asselt (77.3%), and Wing Luke (73.8%).<sup>80</sup> Once again, many white parents in the north end and West Seattle opted to put their children in private schools or move out of the district.

By the fall of 1981, only one school in the district, Columbia Elementary, was still considered racially imbalanced. However, this was less due to successful integration of all schools as it was due to an increase in the overall minority student enrollment throughout the district. (From 35.7% in 1977 to 45.9% in 1981).<sup>81</sup> Asian American students accounted for much of this increase. The Asian American student population nearly doubled between 1971 and 1981, from 4,698 to 8,082, accounting for 17.3% of the district enrollment.<sup>82</sup>

In 1984 the school board implemented various "options" programs throughout the district, to make the busing plan more appealing to families and giving students more choice of activities and programs of study.<sup>83</sup> Within Beacon Hill schools, the following specialty programs were established: music (Dearborn Park), science/technology (Beacon Hill and Van Asselt), all-day kindergarten (Rainier View and Maple), world languages (Rainier View and Wing Luke), and a gifted/enrichment program (Dearborn Park).<sup>84</sup>

<sup>76</sup> Schools were paired or tripled up as "Desegregation Partners." The desegregation partners for Beacon Hill schools were as follows: Beacon Hill: Alki, Schmitz Park & Genesee Hill; Dearborn Park: Magnolia; Kimball: Adams; Rainier View: Whittier; Van Asselt: Arbor Heights & Gatewood; Wing Luke: Highland Park. Constantine Angelos, "School-closure proposals mean major changes," *Seattle Times*, October 12, 1980, A18.

<sup>77</sup> *Seattle Times*, "Whites Missing the Bus?" December 10, 1978, p. L6.

<sup>78</sup> Joe Haberstroh, "New Desegregation Plan Maintains Last Year's Racial Mix, Figures Show," *Seattle Times*, Aug 30, 1989, p. A1.

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

<sup>81</sup> Constantine Angelos, "Schools: Minority students here increase to 45.9 per cent," *Seattle Times*, October 11, 1981, A30.

<sup>82</sup> Ibid.

<sup>83</sup> The overall impression of these programs was to reverse "white flight" from the district, however, there is no specific evidence that the programs were specifically aimed at white families.

<sup>84</sup> Constantine Angelos, "School chief urges \$2.3 million more in options programs," *Seattle Times*, February 18, 1984, p. A6.



A 1995 study revealed that standardized test scores of both white and minority students who were bused were lower across race and class lines. Given that most of the students who were bused were minorities, this disadvantage hit minority students disproportionately.<sup>85</sup> By many accounts, the entirety of the Seattle Plan was a failure, one that neither properly integrated schools nor improved student achievement. Retired University of Washington geographer Richard L. Morrill referred to the plan as "one of those well-intentioned social experiments that [didn't] work."<sup>86</sup>

## Turn of the New Century

After the flurry of five new schools in 1971, school development in Beacon Hill halted for nearly thirty years. Sharples Middle School, which had been closed since 1981 and had housed the Sharples Alternative Secondary School, reopened in September 1999 as Sharples Middle School,<sup>87</sup> and later that year was renamed Aki Kurose, after a long-time Seattle teacher and peace activist.

In 1996 Cleveland High had an enrollment of 743 students. Of these, 55% were Asian American, 19% were African American, 17% were white, 7% were Hispanic, and 2% were Native American. The racial makeup of the teaching staff was 77% white, 14% African American, and 9% Asian American.<sup>88</sup>

In 2000 the African American Academy moved into a new building at 8311 Beacon Ave S. Established in 1991, the African American Academy originally occupied part of the Colman School (2300 S Massachusetts Street, James Stephen, City of Seattle Landmark, now the Northwest African American Museum). The school was founded with the help of African American education activists in the belief that black students would thrive in a school with a faculty and curriculum focused on African American experience and community.<sup>89</sup> After nine years in several different venues, the school moved into the new building, designed by the firm of Streeter & Associates with a central circular dome representing a *dogon*, an architectural feature found in several African nations. The school's test scores did not meet the standards set by the Bush-era No Child Left Behind act and the resulting sanctions, as well as a precipitous drop in enrollment, led the school board to close the school at the end of the 2008-2009 school year. Today this building houses Rising Star at African American Academy, formerly known as Van Asselt at African American Academy.<sup>90</sup>

Currently existing and operating schools in Beacon Hill are Cleveland High School, Asa Mercer Middle School, Aki Kurose Middle School, and the following elementary schools: Rainier View, Beacon Hill, Wing Luke at the 1950 Van Asselt building, Maple, Dearborn Park, Kimball, and Rising Star at African American Academy (formerly Van Asselt at the African American

<sup>85</sup> Dick Lilly, "Minorities hurt most by busing, says Seattle study," *Seattle Times*, November 2, 1995, p. B1.

<sup>86</sup> Cassandra Tate, "Busing in Seattle: A Well-Intentioned Failure," HistoryLink Essay 3939, posted September 2, 2007, <http://www.historylink.org/File/3939> (accessed January 2019).

<sup>87</sup> The many alternative programs were moved to South Shore Middle School in September 1999.

<sup>88</sup> *Seattle Times*, "Seattle School District," November 20, 1996, p. 40.

<sup>89</sup> Secret Charles-Ford, "African American Academy (1991-2009)," BlackPast.org, <https://blackpast.org/aaw/african-american-academy-1991-2009> (accessed January 2019).

<sup>90</sup> Ibid.

Academy).<sup>91</sup> The 1971 Wing Luke building was demolished in 2018, and a new Wing Luke school building is being constructed on the same site, slated to open September 2021.<sup>92</sup>

As is the case with Beacon Hill as a whole, racial and ethnic diversity in its schools is much greater than elsewhere in Seattle. At Cleveland High School as of October 2017, 50% of students were Asian or Pacific Islander, 25% were African American, 11% Hispanic, 8% white, and 1% Native American. 56% of the students qualified for free or reduced lunch, approximately 50% more than the average district-wide percentage for high schools.<sup>93</sup> At Kimball, the racial and ethnic breakdown is as follows: 14% Hispanic, 28% Asian or Pacific Islander, 27% White, 12% multiracial or unknown, and 19% African American, with 47% of the student body qualifying for free or reduced lunch.<sup>94</sup> At Maple Elementary in Mid Beacon Hill, the student body as of October 2017 was 51% Asian or Pacific Islander, 16% Hispanic, 14% white, 7% African American, and nearly 58% qualify for free or reduced lunch, nearly double the districtwide average for elementary schools.<sup>95</sup> In South Beacon Hill, at Rising Star @ African American Academy (formerly Van Asselt), the racial and ethnic breakdown is as follows: 40% African American, 36% Asian or Pacific Islander, 11% Hispanic, 3% white, 9% multiracial or unknown, with 80% of the student body qualifying for free or reduced lunch.<sup>96</sup>

### 4.3 Building History

The subject site first housed a school starting in 1918, when a six-room wooden Liberty Building was erected as a stopgap measure due to overcrowding at the York School, located less than one mile to the east. The school was known as Robert Fulton School, and was officially an annex to the Beacon Hill School. Plans fell through for a 250-unit apartment building in the neighborhood, and partially due to this, Fulton only operated until June 1922. The Liberty Building was demolished in 1932. From 1946 until 1969, the site was leased to the Parks Department, and was known as the Roland H. Denny Playfield.<sup>97</sup>

In 1960, the site was again used as an annex to the Beacon Hill School, consisting of eight portable buildings. By the following year three more classroom portables had been added, along with a double portable serving as lunchroom and auditorium, and an additional portable serving as school office. By 1963 enrollment was at 300 students, and the annex became an independent school.<sup>98</sup>

The newly-independent school was named Captain George W. Kimball Elementary School. Kimball was a captain in the Seattle Police Department who developed the Junior Safety Patrol,

<sup>91</sup> Seattle Public Schools, "2018-2019: All District Schools," map, <https://www.seattleschools.org/common/pages/UserFile.aspx?fileId=26914835> (accessed January 2019).

<sup>92</sup> Seattle Public Schools, Capital Projects and Planning, "Luke: Wing Luke Elementary Replacement Project," <https://www.seattleschools.org/cms/One.aspx?portalId=627&pageId=87944513> (accessed May 2020).

<sup>93</sup> Seattle Public Schools, "Cleveland STEM High School, School Report for 2017-2018 School Year," [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/REA/school\\_reports/current/Cleveland.PDF](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/REA/school_reports/current/Cleveland.PDF) (accessed February 2019).

<sup>94</sup> Seattle Public Schools, "Kimball Elementary, School Report for 2017-2018 School Year," [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/REA/school\\_reports/current/Kimball.PDF](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/REA/school_reports/current/Kimball.PDF) (accessed September 2019).

<sup>95</sup> Seattle Public Schools, "Maple Elementary, School Report for 2017-2018 School Year," [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/REA/school\\_reports/current/Maple.PDF](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/REA/school_reports/current/Maple.PDF) (accessed February 2019).

<sup>96</sup> Seattle Public Schools, "Van Asselt Elementary, School Report for 2017-2018 School Year," [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/REA/school\\_reports/current/VanAsselt.PDF](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/REA/school_reports/current/VanAsselt.PDF) (accessed September 2019).

<sup>97</sup> Thompson & Marr, "Kimball."

<sup>98</sup> Ibid.

which consisted of older students serving as crossing guards and "safety officers" for younger students. The program became a movement that went on to spread throughout the country. Kimball was the director of the Seattle program from 1928 until his death in 1961.<sup>99</sup>

By 1967, Kimball was one of two elementary schools in the city that was entirely portable buildings (the other being South Van Asselt).<sup>100</sup> On April 21, 1968, one portable classroom was destroyed when someone threw a fire bomb through a window. Two days later, the portable building used as an office was damaged in an<sup>101</sup> arson fire. No one was hurt in either fire. Damages came to \$8,000 for the first fire and \$9,000 for the second. In the aftermath, the fourth-grade class that had lost their room moved into the library portable, and the offices were moved to the auditorium building.<sup>102</sup>

In August 1968, the school board approved the purchase of eight parcels of land for a permanent school building for Kimball, at a cost of \$97,300, and acquired two additional parcels for the site in the autumn of that year.<sup>103</sup> The school district terminated parks department's lease of the site was vacated in 1969, with plans to construct a dedicated "open concept" building for Kimball.<sup>104</sup>

In 1969 the school district hired the firm of Durham, Anderson & Freed to design three new schools on Beacon Hill: Kimball, Maple, and Beacon Hill. On the decision to have a single architecture firm design three buildings the same year, the *Seattle Times* reported:

"[School Board president Philip] Swain said that having one architect design three buildings is a departure for the district, but in this case the district decided it was 'the best approach' to getting good facilities and effecting economies.

"Each school is designed for about 400 pupils in kindergarten through fourth grade/ Fifth- and sixth-graders will be housed in old structures at the sites of in portables until added funds are available to expand the buildings or until the older pupils are sent to possible future middle schools."<sup>105</sup>

At the time construction began, the cost of the new school was estimated at \$1,086,200.<sup>106</sup>

Because the new building had not been completed by the start of the 1970-1970 school year, a portion of the school's student body and teachers were housed at Beacon Hill school. Kimball officially opened on February 23, 1971. Two weeks later, the new Beacon Hill school opened and, being smaller than its predecessor, 150 students and eight teachers were transferred to Kimball.<sup>107</sup> Kimball was dedicated on May 12, 1971.<sup>108</sup>

Kimball was originally intended to house kindergarten through fourth grades, because the school district's desegregation plan had determined that fifth and sixth grades would be moved into

<sup>99</sup> MOHAI, "Police captain George Kimball, August 1931," *Seattle Post-Intelligencer* Staff Photographer, image no. 1986.5G.1352.2, <https://digitalcollections.lib.washington.edu/digital/collection/imlsmohai/id/1303/> (accessed September 2019).

<sup>100</sup> Constantine Angelos, "South Seattle Parents Seek End of All-Portable School," *Seattle Times*, July 27, 1967, p. 59.

<sup>101</sup> *Seattle Times*, "3 Youths Sought in Fires at School," April 24, 1968, p. 10.

<sup>102</sup> Barbara Ann Likens, "Wonderful Public-School People," *Seattle Times*, May 10, 1968, p. 12.

<sup>103</sup> Angelos, "4 Negroes Named as Administrators in Seattle Schools," *Seattle Times*, August 29, 1968, p. 24.

<sup>104</sup> Thompson & Marr, "Kimball."

<sup>105</sup> Constantine Angelos, "Bottomly to Meet with Council," *Seattle Times*, April 10, 1969, p. 87.

<sup>106</sup> *Seattle Times*, "Groundbreaking Tomorrow For New Kimball School," February 25, 1970, p. 11.

<sup>107</sup> *Seattle Times*, "Out of the old, and into the new," March 6, 1971, p. 9.

<sup>108</sup> *Seattle Times*, "Maple School will be dedicated," May 4m 1971, p. 25.

middle schools. This plan was scuttled, however, meaning the fifth and sixth grades were housed in portable buildings on the lower portion of the site through summer 1974.<sup>109</sup>

Kimball was a success story vis-a-vis the district's voluntary transfer program, with several dozen white students from West Seattle transferring to Kimball in the 1972-73 school year, and ten racial minority students transferring from Kimball to Fauntleroy in West Seattle and Viewlands in north Ballard. In May 1977 the school had 74 voluntary transfer applicants for its open-concept magnet program, nearly triple its planned 25 transfers.<sup>110</sup>

In 1977, 47.1% of the student body at Kimball was Asian or Asian American, one of three schools in the district (along with Cleveland and Beacon Hill) with Asian students as the largest single racial demographic group.<sup>111</sup>

In 1991, Kimball was granted \$6,280 from Partners in Public Education (PIPE) for a program to increase involvement of non-English-speaking students and family members with their children's academics and the school as a whole. The program hired bilingual staffers to assist Chinese, Filipino, Vietnamese, and Samoan families.<sup>112</sup> That same year, Jan Perry, a teacher at Kimball, was named a Christa McAuliffe Educator, honoring her work in "developing a nationwide computer network that helps researchers, educators and parents share ideas about school restructuring."<sup>113</sup>

In 1992 the *Seattle Times* profiled Kimball as a successful example of an open concept school. Over the preceding six years, the school restructured its curriculum in a manner that "chipped away at invisible barriers that have traditionally separated teachers from parents, science from social studies, and students from each other." This included bilingual teachers making home visits to non-English-speaking households, outreach for low-income students and their families, and efforts to close the achievement gap between white students and students of color. The restructuring also included pairing accelerated readers with less-advanced or bilingual readers. At that time, Kimball had a student body of 487. Of those, 18% spoke limited English and 28% received federally-subsidized breakfast and lunch.<sup>114</sup>

In 1997, then-Superintendent John Stanford proposed to end cross-town busing for alternative schools, part of a larger move to terminate busing-based desegregation and focus on attendance at neighborhood schools. Although Kimball was not an alternative school, it was allowed to bus students from West Seattle and the Central District. This proposal was met with resistance and opposition from parents, on the grounds that the plan would reduce choice and options for students seeking alternative school programs.<sup>115</sup>

A 1998 addition to Kimball added four classrooms and an art and science room. The \$1.7 million for the addition was provided by a levy approved by Seattle voters in 1995.<sup>116</sup>

In the summer of 1998, Kimball held a six-week intensive summer school program—referred to as "academic boot camp"—for 175 fifth-graders. The program was taught by Seattle teachers but developed by education consulting business Morningside Learning Systems. Of the 175 students, thirty-seven had been held back from advancing to middle school—a result of new and

<sup>109</sup> Thompson & Marr, "Kimball."

<sup>110</sup> Mary Elayne Dunphy, "Boom-or-bust for magnet school programs," *Seattle Times*, May 31, 1977, p. 24.

<sup>111</sup> Constantine Angelos, "Seattle minority students shifting southeast," *Seattle Times*, March 5, 1977, p. 25.

<sup>112</sup> *Seattle Times*, "City School to Draft Multilingual Program," April 4, 1991, p. C3.

<sup>113</sup> *Seattle Times*, "Elementary Teacher Wins National Honor for Computer Network," October 18, 1991, p. C3.

<sup>114</sup> Paula Bock, "Reaching Out to Learning—Barriers Fall, Successes Rise in 'Open' School," *Seattle Times*, May 18, 1992, p. A1.

<sup>115</sup> Dick Lilly, "Parents Oppose plan to Cut Back Busing to Alternative Schools," *Seattle Times*, October 30, 1997, p. B1.

<sup>116</sup> *Seattle Times*, "Money OK'd in Levy Being Put to Good Use in Variety of Projects," June 15, 1997, B2.

more stringent exit standards.<sup>117</sup> Many students showed marked improvement, with 106 making at least eight months' worth of progress in their weakest subjects.<sup>118</sup> However, of the 37 students who had been held back in fifth grade, only two met the standards to advance to sixth, and the "boot camp" program was discontinued after a single summer.<sup>119</sup>

On October 10, 1999, then-presidential candidate George W. Bush made a campaign stop at Kimball, accompanied by the late House Representative Jennifer Dunn.<sup>120</sup>

In the 2017-2018 school year, Kimball had 443 students and 24 teachers. The student body was 28% Asian/Pacific Islander, 27% white, 19% African American, 14% Hispanic, 12% multiracial or unknown. 47% of the student body qualified for free or reduced lunch, approximately 30% higher than the district average. 30% are English language learners, and 11% are special education students.<sup>121</sup> **See figures 80-99.**

## 4.4 Historical Architectural Context

### 4.4.1 Late Modernism<sup>122</sup>

Kimball Elementary School cannot be classified stylistically as either International or Brutalist, but may have been influenced by some characteristics exhibited in Northwest Modernism and the early Postmodern movement, which evolved from those previous movements. The low-slope roofs and wide overhangs with exposed rafter tails point to a regional design influence departing from conventional Modernist flat roofs.

Architectural design in Seattle went through a radical transformation during the 1940s and 1950s, as it adapted these international styles to a regional idiom. The progressive enthusiasm of the war years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism—first Art Deco style and eventually the International style—evolving here into what is now termed Northwest Modernism. This style was used extensively in the many institutional buildings built to accommodate an expanding postwar population in Seattle and nearby suburbs. J. Lister Holmes (1891-1986), George Stoddard (1896-1967), William Bain (1896-1985), and Paul Thiry (1904-1993) were among those local architects who successfully made that mid-career leap and were rewarded with major commissions during the immediate post-war period, such as Thiry's Washington State Library in Olympia (1954-59). Holmes's Rainier Vista School (completed in 1943), and Catharine Blaine Junior High School (now Catharine Blaine K-8, completed in 1952), were prototypes of the new style adapted to school use, using low horizontal compositions of brick and horizontally grouped windows.

In the mid 1960s, architects began to push back against the strictures of the Modern movement. In 1966 Robert Venturi wrote *Complexity and Contradiction in Architecture*, decrying the Modernist idea of "purity" in architecture. In 1972 Venturi and Denise Scott Brown wrote *Learning From Las Vegas*, in which he described architecture as either a "decorated shed" with applied ornament, or a "duck," where the form of the building is itself a symbol. At the same time,

<sup>117</sup> Tamra Fitzpatrick, "Not All Fifth-Graders Made the Grade," *Seattle Times*, June 24, 1998, p. B1.

<sup>118</sup> Jolayne Houtz, "Summer Program Results Mixed," *Seattle Times*, September 28, 1998, p. B1.

<sup>119</sup> Houtz, "Summer School Boot Camp Axed," *Seattle Times*, April 12, 1999, p. B1.

<sup>120</sup> Robert T. Nelson & Susan Gilmore, "Bush Cuts Swath Across Washington," *Seattle Times*, October 16, 1999, p. A1.

<sup>121</sup> Seattle Public Schools, "Kimball Elementary, School Report for 2017-18 School Year," [https://www.seattleschools.org/UserFiles/Servers/Server\\_543/File/District/Departments/REA/school\\_reports/current/Kimball.PDF](https://www.seattleschools.org/UserFiles/Servers/Server_543/File/District/Departments/REA/school_reports/current/Kimball.PDF) (accessed September 2019).

<sup>122</sup> This text was excerpted and modified from the Landmark Nomination Report for Wing Luke Elementary School (never submitted to DON), The Johnson Partnership, June 2016.

postwar suburbanization had become an entrenched way of life, and rapid suburban development meant that many architects were looking for economical solutions and maximum profitability for large-scale commercial and institutional buildings, such as John Graham, Jr.'s shopping center developments. As architects designed functional buildings to serve new program types, the Modernist values for lack of ornamentation and functionality remained entrenched, while ideas of purity and honesty of the Modernists were discarded. West Coast regionalism—as exhibited in 1965 by Joseph Esherick and Charles Moore, Turnbull, Lyndon, and Whitaker (ML/TW) at the rural Sea Ranch along the Sonoma County coast in Northern California—was often identified as the “Shed Style.” Early Postmodern design can be seen at University of California at Santa Cruz’s Kresge College, designed by Charles Moore and built in 1971. *See figure 100-103.*

The construction of Kimball Elementary School exhibits sturdy materials formed with some of the evolving ideas of the Postmodern movement.

#### 4.4.2 Open Classroom Schools, 1960s & 1970s <sup>123</sup>

Kimball Elementary School was built with an “open classroom” concept. The idea of the open classroom, or “open plan,” in school architecture expressed itself almost exclusively in the floor plan, and was influenced by pedagogical theories originating from Maria Montessori's work and developed further in postwar England. The Montessori theory revolved around child-driven education, including child-sized learning environments, and blended grade levels.<sup>124</sup> The 1956 Finmere School in Oxfordshire, England was the first school built with an open plan concept. Several open plan schools were built in Oxfordshire before Canada and the United States adopted the style in the late 1960s and early 1970s. By the 1970s when the Open Education movement became popular in the United States, the theory was implemented to promote creativity and teacher flexibility, rather than child-driven education.<sup>125</sup> The open classroom was widely embraced, but for only a short while. By the mid 1970s, many educators had decided the open classroom concept failed to promote creativity and self-directed learning in the way developers had originally hoped, and began to abandon the concept. By the early 1980s, public schools were once again being built with individual, grade-specific classrooms.<sup>126</sup> *See figures 104-105.*

In Seattle, the open plan schools have individual architectural expressions that are seemingly unrelated. Sanislo Elementary (1970, Maurice Sullam) is a product of the Modernist movement with monumental masonry walls, flat roofs, and innovative clerestory windows. Durham, Anderson & Freed's three nearly identical schools from 1971—Kimball (subject building), Maple, and Beacon Hill—express an almost Brutalist influence with monumental masonry walls, windows protected by perpendicular masonry fin walls, and short expressed metal roofs. The interior of all three schools share a similar, softer architectural language in comparison with the exterior Brutalist influences. The interiors are detailed with peeled log columns in the hallways and circulation spaces. Manson Bennett's Green Lake School (1970) and Bassetti's Wing Luke (1971, demolished) and Dearborn Park (1971) schools hew much more closely to a late Pacific

<sup>123</sup> This text was excerpted and modified from the Landmark Nomination Report for Wing Luke Elementary School (never submitted to DON), The Johnson Partnership, June 2016.

<sup>124</sup> Daily Montessori, "Montessori Theory," <http://www.dailymontessori.com/montessori-theory/> (accessed September 2019).

<sup>125</sup> Steve Drummons, "Open Schools' Made Noise in the '70s; Now They're Just Noisy," All Things Considered, NPR, March 27, 2017, <https://www.npr.org/sections/ed/2017/03/27/520953343/open-schools-made-noise-in-the-70s-now-theyre-just-noisy> (accessed September 2019).

<sup>126</sup> Larry Cuban, "The Open Classroom," *Education Next*, Spring 2004, vol. 4, no. 2, <https://www.educationnext.org/theopenclassroom/> (accessed September 2019).

Northwest transitional style with masonry walls and sloping roofs. The architectural expression of South Shore (1973, demolished) was directly influenced by the Modernist movement, but expressed with a wooden structure. Of all of the open plan schools built in Seattle in the 1970s, Sanislo is the only one still committed to the open plan concept in its curriculum and philosophy, and has not partitioned rooms the way the other schools have. Of all of the open plan schools built in Seattle in the 1970s, Sanislo is the only one still committed to the open plan concept in its curriculum and philosophy, and has not partitioned rooms the way the other schools have. While the original design of Kimball has not been permanently altered by constructing walls or reconfiguring spaces, partitions divide the classrooms pods into more conventional, individual classrooms, and low panels and display boards separate the classrooms from the hallway. *See figures 106-113.*

#### 4.5 Building Owner, Seattle School District No. 1: History, General Historic & Building Context<sup>127</sup>

*For the complete context of the Seattle School District No. 1 please see Appendix 3 to this report.*

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

After the mid-1960s and throughout the 1970s, the district suffered from declining enrollment and revenue. Repeated leadership changes in the district resulted from the short tenures of three superintendents between 1965 and 1981. Forbes Bottomly was appointed district superintendent in 1965, after Frank Campbell retired. Bottomly resigned in 1973, and was replaced by J. Loren Troxel, who had previously served as assistant superintendent. In 1976 he was replaced by David Moberly, formerly a school superintendent from Evanston, Illinois. Donald Steel, who had previously served as superintendent in Toledo, Ohio, succeeded Moberly in 1981. During this period overall enrollment in the district also declined, from over 93,000 in 1965 to approximately 43,500 in 1984.<sup>128</sup>

The district attempted to address racial desegregation in 1963 with a volunteer transfer program, and multiracial readers that were tried on an experimental basis in 1965.<sup>129</sup>

In 1966, a new type of school was designed based on pedagogical theories of team teaching, open space and synergy. Seven new elementary schools and one middle school were designed and built with an “open concept,” and other schools were remodeled with the removal of walls and the addition of learning resource centers. New programs for Head Start, Title 1 remedial, Special Education and Transitional Bilingual were added. *See figures 106-113.*

Open concept schools built by the district include:

School	Year	Address	Designer	Notes
Green Lake School	1970	6415 First Avenue NE	Manson Bennett	Altered
Capt. Steven E. Sanislo School	1970	812 SW Myrtle Street	Sullam, Smith & Associates	Altered

<sup>127</sup> Prepared by Larry E. Johnson, AIA, principal of the Johnson Partnership, May 2013. Additional input was received from Susan Boyle, AIA, of BOLA Architecture + Planning. Note: This general historical survey does not provide a comprehensive list of every school built or operated by Seattle Public Schools from the district’s founding in 1882 to the present day.

<sup>128</sup> Paul Hoerlein, “Introduction,” *Building for Learning: Seattle Public School Histories, 1862- 2000*, Nile Thompson & Carolyn J. Marr (Seattle, WA: Seattle Public Schools, 2002), p. xiii.

<sup>129</sup> Ibid., xiv.

Beacon Hill School	1971	2025 14th Avenue S	Durham, Anderson & Freed	Altered
Dearborn Park	1971	2820 S Orcas Street	Fred Bassetti & Company	Altered
Kimball School	1971	3200 23rd Avenue S	Durham, Anderson & Freed	Altered
Wing Luke School	1971	3701 S Kenyon Street	Fred Bassetti & Company	Demolished
Maple School	1971	4925 Corson Avenue S	Durham, Anderson & Freed	Altered
South Shore Middle School	1973	4800 S Henderson St	NBBJ	Demolished

By 1977, the Seattle School Board instigated a sweeping desegregation plan that included bussing approximately 12,000 students, with over half of Seattle's schools involved. As a result, public school enrollment dropped by half from the 1960s, and private school enrollment throughout the city grew. The school board was forced to enact a school closure plan. By 1984, the district had closed two high schools, seven junior high schools, and twenty elementary schools. Mandatory busing eased in the late 1980s, in response to litigation by community groups in north end neighborhoods and court rulings.<sup>130</sup>

#### 4.6 Original Building Architects: Durham, Anderson & Freed<sup>131</sup>

The Seattle architectural firm of Durham, Anderson and Freed prepared drawings for the original 1971 Kimball Elementary School Building. Robert Lewis Durham (1912-1998) was the founding principal of Durham, Anderson and Freed.

Robert Durham was born on April 28, 1912, in Seattle. He grew up in Tacoma, attending and graduating from Lincoln High School, where he studied architectural drawing. In 1936 he received his B. Arch., cum laude, from the University of Washington. After graduation Durham worked for a short time for the City of Seattle Building Department, and then briefly for architect David J. Myers, before becoming a draftsman for architect Bertram Dudley Stuart. Between 1938 and 1941, Durham was an architect and cost estimator for the Federal Housing Administration (FHA).<sup>132</sup>

Stuart, as a principal of the architectural firm of Stuart & Wheatley, designed many of Seattle's apartment houses and hotels in the 1920s. Stuart & Wheatley dissolved at the onset of the Great Depression of the 1930s, leaving Stuart as a sole practitioner. In 1941, Stuart formed a

<sup>130</sup> Hoerlein, pp. xiii-xiv. *Seattle Times*, "Seattle schools and race: a history," June 1, 2008, n. p.

<sup>131</sup> This text is excerpted and revised from the Landmark Nomination Report for 1920 Eastlake Avenue E, The Johnson Partnership, March 2016.

<sup>132</sup> Carole Beers, "Robert Durham, 86, Was Architect Known For Churches He Designed," *Seattle Times*, August 1, 1998, <http://community.seattletimes.nwsources.com/archive/?date=19980801&slug=2764141> (accessed February 18, 2013).



partnership with the younger Robert L. Durham and Paul Hayden Kirk (1914-1995).<sup>133</sup> Most of their initial work was designing war housing. Kirk left the firm in 1944 to join architect James J. Chiarelli in partnership, while Durham remained with Stuart.<sup>134</sup> Stuart and Durham's partnership lasted until 1952, when Stuart went into semi-retirement.<sup>135</sup> The firm was reorganized as Durham, Anderson & Freed after Stuart retired in 1954.

Durham's firm is thought to have designed more than 200 church projects throughout Washington, Idaho, and Alaska. One of the firm's first church projects was the Fauntleroy Community Church (1952, 9140 California Avenue SW, City of Seattle Landmark) in West Seattle, where Durham installed a large window wall behind the altar. The Fauntleroy church received a 1952 national AIA Honor Award for Institutional Buildings. The firm's First Methodist Church in Mount Vernon won the same award in 1961, and the Highland Covenant Church of Bellevue placed first in the 1964 Church Awards Competition of the National Association of Evangelicals. Additional notable churches include St. Elizabeth's Episcopal (1956) in Burien, St. James Presbyterian (1957) in Bellingham, Congregation Ezra Bessaroth Synagogue (1969) in Columbia City, and the sanctuary at Mount Zion Baptist Church (1975, City of Seattle Landmark) in Seattle, a collaborative design with Rev. Dr. Samuel B. McKinney.<sup>136</sup> **See figures 114-117.**

Durham's firm completed a vast number of projects in the Northwest including schools, banks, residences, and civic projects. Seattle Fire Station No. 5 (1963, City of Seattle Landmark) is one of the firm's better-known buildings, an all-concrete building with a sixty-foot hose tower on the Seattle waterfront. It received a citation in 1964 from the Pre-stressed Concrete Institute. Other significant projects include the Association of General Contractors' (AGC) Seattle Headquarters Building (1965), the Southwest Branch of the Seattle Library (1961, demolished), the Atmospheric Sciences Building on the University of Washington campus (1970), the master plan for the U.S. Naval Base in Bangor, Maine (1978), master plans for the Evergreen State College and its library (1971), the Horizon Retirement Home in Seattle (1971), the Main Library (1970) in Richland, and several projects on the Seattle Pacific University Campus.<sup>137</sup> **See figures 118-119.**

Durham was active, both locally and nationally, within the architectural professional community. He served as president of the Seattle Chapter AIA, going on to head the Washington State Chapter in 1954, and in 1961 the Northwest Region AIA elected him to the national AIA Board of Directors. He was inducted into the National AIA College of Fellows in 1959. In 1966 Durham was elected First Vice President/President-elect, and in 1967-68, he served as the AIA National's forty-fourth President.<sup>138</sup>

Durham retired in 1975, merging his firm with the Omaha-based firm of Henningson Durham & Richardson. He remained active in the AIA, serving as Chancellor of the National AIA College of Fellows in 1980, and in 1981 received the prestigious Edward Kemper Award for outstanding service to the institute—becoming the only person in the AIA's 141-year history to have served as President and Chancellor, and receive the Kemper Award. In 1985, he received

<sup>133</sup> Pacific Coast Architecture Database, Architects, "Stuart, Bertram, ID: 2210, Biographical Information, Work History," <https://digital.lib.washington.edu/architect/architects/2210/> (accessed February 18, 2013).

<sup>134</sup> Ibid.

<sup>135</sup> Ibid.

<sup>136</sup> Michael Houser, "Robert L. Durham," Washington State Department of Archaeology and Historic Preservation, [http://www.docomomo-wewa.org/architects\\_detail.php?id=23](http://www.docomomo-wewa.org/architects_detail.php?id=23), accessed January 18, 2013.

<sup>137</sup> Ibid.

<sup>138</sup> Ibid.

the AIA Seattle Metal, the highest local honor to an architect, recognizing outstanding lifetime achievement.<sup>139</sup>

Durham was also active in community service, serving on the Seattle Municipal Arts Commission, the Seattle Building Code Advisory Committee, the Municipal League Board, Seattle World's Fair Cultural Arts Committee, and the Guild for Religious Architecture, and many more.

Durham traveled widely throughout Europe and became a noted watercolorist. Durham died on July 25, 1998, at age 86, at his home in West Seattle.<sup>140</sup>

Notable buildings designed by the firm include:

- Fauntleroy Community Church, Seattle (1952, Washington State AIA Honor Award, City of Seattle Landmark)
- Forest Lawn Mausoleum, Seattle (1954, Washington State AIA Honor Award)
- Skyline House, Seattle (1956, Washington State AIA Honor Award)
- Bothell Methodist Church, Bothell (1959, Washington State AIA Honor Award)
- Port of Seattle Shilshole Bay Marina Administration Building, Seattle (1961, demolished)
- Southwest Branch, Seattle Public Library (1963, Washington State AIA Honor Award, demolished)
- Fire Station No. 5, Seattle (1964, City of Seattle Landmark)
- Atmospheric Sciences Building, University of Washington, Seattle (1970)
- Horizon House Retirement Home, Seattle (1971)
- Daniel J. Evans Library, Evergreen State College, Olympia (1971)
- Mount Zion Baptist Church, Seattle (1975, City of Seattle Landmark), collaborative design with Rev. Dr. Samuel B. McKinney

## 4.7 Subsequent Building Architects

### 4.7.1 Architects Kubota/Kato

The designer of the subject building's 1998 addition was the firm Architects Kubota/Kato. The addition included the construction of classroom area E, a multipurpose room, a connection hallway, and other smaller spaces.

The professional service corporation was formed in 1989 by Kenneth Kubota and Charles Kato. In 1998 the firm merged with Scott Chin's Geometrix, becoming Architects Kubota Kato Chin. Architects KKC was a small firm with three principal architects and between eight and ten employees. Projects included community centers, airport facilities, multi-family housing, offices, retail spaces, transit, police, and fire stations, detention facilities and educational facilities. Other Seattle Public Schools educational facilities by Architects Kubota Kato Chin include the 2004 addition at Graham Hill Elementary.<sup>141</sup> The firm closed in 2013.

<sup>139</sup> Ibid.

<sup>140</sup> Beers, n.p.

<sup>141</sup> Architects Kubota Kato Chin, "Recent Work," <http://www.architectsskbc.com> (accessed September 2019).

Kenneth Kubota received his bachelor of Environmental Design and Architecture in 1970 from the University of Washington. In 1974 he received his Master of Architecture from UC Berkeley. He was a principal of Kubota / Kato and subsequently of Kubota Kato Chin from 1988 until 2007. From 2007 until 2018, he worked as a project manager at the University of Washington. He retired in 2018.<sup>142</sup>

Charles Kato attended Washington State University for Architectural Engineering, Design & Building Manipulation. He was a principal of Kubota / Kato and subsequently of Kubota Kato Chin from 1989 until 2010. He was a (satellite) principal at TCA Architecture/Planning from 2008 through 2010. Between 2007 and 2017 he was an architect for the University of Washington Capital Projects/ Design Services. He is currently principal of CK Architect, which he uses for personal experimentation.<sup>143</sup>

Scott Chin was the principal of Geometric Architects before joining Kubota Kato to become Kubota Kato Chin in 1998.<sup>144</sup>

#### **4.7.2 Waldron Pomeroy Smith Foote & Akira, Waldron Akira Architecture**

The firm of Waldron Pomeroy Smith Foote & Akira was responsible for the 1999 remodeling project for Kimball Elementary School. This included reroofing, improvements to structural, heating, ventilation, and electrical systems, and ADA improvements.

Lawrence Waldron received his Bachelor of Architecture from the University of Washington in 1936, and in 1947 founded a residential practice before partnering with Robert H. Dietz in 1952. The most notable structures from their partnership include Chinook Junior High School in SeaTac (demolished), houses in Magnolia (1956), the Port of Seattle Ferry Terminal, and the Machenheimer Building in the Cascade neighborhood (1959, demolished).<sup>145</sup>

Gerald Pomeroy attended the University of Washington and graduated in 1954, after which he joined Waldron & Dietz, eventually becoming a senior partner.<sup>146</sup> In 1982, the firm adopted the name Waldron Pomeroy Smith Foote & Akira, and is now Waldron Akira.<sup>147</sup> Notable projects by the firm include Schmitz Hall at the University of Washington, the Bell Telephone building in Seattle, and two churches on Mercer Island—the Emmanuel Episcopal Church and the Mercer Island Covenant Church.<sup>148</sup>

#### **4.7.3 Rolluda Architects Inc.**

Rolluda Architects Inc. (RAI) were the architects for the 2005 Kimball Elementary School library upgrade. This included removing and construction of walls, floor replacement, and new wall openings. In 2016, the firm returned to provide voluntary seismic upgrades to the school and partially remove a covered play area to grade.

<sup>142</sup> Ken Kubota, LinkedIn.com, <https://www.linkedin.com/in/ken-kubota-89005330/> (accessed September 2019).

<sup>143</sup> Charlie Kato, <https://www.linkedin.com/in/charlie-kato-a401aa31/> (accessed September 2019).

<sup>144</sup> Pacific Coast Architecture Database (PCAD), "Scott Chin," <http://pcad.lib.washington.edu/person/5031/> (accessed September 2019).

<sup>145</sup> Jeffrey Karl Ochsner, *Shaping Seattle Architecture: A Historical Guide to the Architects*, second edition (Seattle, WA: University of Washington Press, 2014), p. 342. Pacific Coast Architectural Database, "Waldron & Dietz, Architects (Partnership)," <http://pcad.lib.washington.edu/firm/1765/> (accessed September 2019). Seattle Department of Neighborhoods "Historical Sites Summary for 230 Fairview AVE," <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=148663405> (accessed October 2014).

<sup>146</sup> *Seattle Times*, "Gerald Charles Pomeroy," obituary, May 23, 2012.

<sup>147</sup> AIA Seattle, "Honors Archive: Lawrence Waldron FAIA," November 2010, [http://www.aiaSeattle.org/archive\\_honors\\_fellows\\_waldron.htm](http://www.aiaSeattle.org/archive_honors_fellows_waldron.htm) (accessed October 2014).

<sup>148</sup> *Seattle Times*, "Gerald Charles Pomeroy," obituary, May 23, 2012.

Alex Rolluda was born in Seattle and attended the University of Santo Tomas in Manila to study Architecture. He completed his Bachelor of Architecture in 1987 and received his Masters degree in 1989. His partnership Rolluda + Scott Architects lasted from 1996 until 2001, after which he founded Rolluda Architects in 2002. The firm specializes in a variety of project types, including residential, mixed-use, educational, community, and government buildings.

Other Seattle Public Schools projects by Rolluda Architects include work on Hamilton International Middle School, Rainier Beach High School, Orca K-8 School, Ingraham High School, and the African American Academy.<sup>149</sup>

#### 4.7.4 S. M. Stemper Architects

In 2008 S. M. Stemper Architects provided designs for interior alterations of Kimball Elementary School that included the installation of ADA ramps.

Scott Stemper graduated with a Bachelor of Architecture from the University of Oregon in 1977. He founded S. M. Stemper Architects, PLLC in 1988.<sup>150</sup> Now known as Stemper Architecture Collaborative, firm projects concentrate on civic, commercial, educational, and residential work.<sup>151</sup>

#### 4.8 Building Engineer: Macdonald-McLaren-Hammond, Structural Engineers

The firm of Macdonald-McLaren-Hammond, Structural Engineers provided engineering for the 1971 construction of Kimball Elementary School. Macdonald-McLaren-Hammond formed in 1968, providing engineering for a wide variety of new and renovation projects for government, educational, residential, condominiums, offices, restaurants, and medical buildings.<sup>152</sup>

Other works engineered by Macdonald-McLaren-Hammond include retrofitting precast concrete panels on Mount Rainier High School and Pacific Junior High, the Beach Drive condominium, the All Fab Inc machining center in Everett, the psychiatric hospital at Eastern State hospital, and Block's Queen Anne restaurant. <sup>153, 154, 155, 156, 157</sup>

Thomas E. Hammond was the signature engineer for Kimball Elementary School's original 1971 building. Hammond received a Bachelor of Science in Civil Engineering (BSCE) from the University of Washington in 1958. He became a principal in 1968 with Mcdonald-McLaren-Hammond and later worked as a principal with Harvey Dodd & Associates until 1995. He then established Thomas E. Hammond, PE. Inc, and retired. <sup>158</sup>

Other significant works by Thomas E Hammond include: Nathan Hale High School in Seattle; Anchorage Daily News building in Anchorage; City Bible Church in Portland; and University of Alaska facilities in Anchorage, Juneau, Nome, and Sitka.

<sup>149</sup> Rolluda Architects, "About Us," <http://www.rolludaarchitects.com> (accessed August 2019).

<sup>150</sup> Scott Stemper, LinkedIn, <https://www.linkedin.com/in/scott-stemper-711bbb18/> (accessed August 2019).

<sup>151</sup> Stemper Architecture Collaborative, PLLC, <http://stemperac.com> , (accessed August 2019).

<sup>152</sup> *Seattle Times*, "New Firm," August 31, 1969, p. 37.

<sup>153</sup> *Seattle Times*, "Use of precast-concrete panels draws praise," June 28, 1981, p. 131.

<sup>154</sup> *Seattle Times*, "Luxury condo in W. Seattle," January 8, 1984, p. 44.

<sup>155</sup> *Seattle Times*, "Briefly," September 21, 1980, p. 111.

<sup>156</sup> *Seattle Times*, "State seeks bids for psychiatric hospital," June 1, 1980, p. 108.

<sup>157</sup> *Seattle Times*, "Restaurant to open next Sunday," July 25, 1976, p. 37.

<sup>158</sup> Structural Engineers Association of Washington, "Thomas E. Hammond, Life Member 1998," <https://sites.google.com/site/sehalloffame/life-members/thomas-e-hammond> (accessed August 2019)

#### 4.9 Subsequent Building Engineer: I. L. Gross, Structural Engineers<sup>159</sup>

The engineer for the 1998 addition to Kimball Elementary School was I. L. Gross, Structural Engineers. The signature engineer for the project was Ira L. Gross. Other projects by the firm include Stevens Elementary School, the Siegel boathouse on Bainbridge Island, and renovation and modernization of the Fort Lawton homes near Discovery Park.<sup>160, 161, 162</sup>

#### 4.10 Building Contractor: Wick Construction Co. (1953-2018)

The building contractor for the original 1971 building was the Wick Construction Company.<sup>163</sup> The bid was awarded in 1970 for all three schools designed by Durham Anderson & Freed: Beacon Hill, Maple, and Kimball.<sup>164</sup> The three buildings were each built for between \$24.05 and \$24.50 per square foot, with Kimball the most Beacon Hill the least expensive.<sup>165</sup> (Adjusted for inflation this is equivalent to \$162 per square foot in 2019.<sup>166</sup>)

Although there is evidence that the Wick Construction Co. was in business by 1951, the firm formally incorporated in 1953, and by 2018 had been administratively dissolved.<sup>167</sup> Wick Construction was founded by Peter D. Wick, Sr. (1892-1988) who had previously been a partner in the firm Wick & Dahlgren. Wick was born in Norway, and had immigrated to Seattle by 1900. His nephew, Andrew P. Wick (1920-2001), and son, Peter D. Wick, Jr. (1930-1993) joined the new firm of Wick Construction.<sup>168</sup> Peter D. Wick III took over the firm from his father before dissolving the company in 2018.

(The Wick Construction Company that was founded by Peter D. Wick Sr., specializing in commercial, educational, multifamily, and industrial construction, is not to be confused with a different, unrelated company also called Wick Construction Co, which was founded by one Douglas Wick, specializing in residential projects. Both were in business in Seattle in the 1960s and both were active in professional construction trade organizations.<sup>169</sup>)

Wick Construction was responsible for many projects in the Puget Sound region, especially in the Seattle area. These includes a large number of educational projects, including the following:

- May Valley Elementary School, Issaquah School District, 1955, architect Ralph Burkhard<sup>170</sup>
- Addition to Helen Bush Parkside School (now the Bush School), 1956, architect John T. Jacobsen with Jones, Lovegren, Helms & Jones<sup>171</sup>
- Marcus Whitman Junior High School (working name Northwest Junior High School), Seattle, 1959, architects Mallis & DeHart<sup>172</sup>

<sup>159</sup> Seattle Public School Archives, record no. 2880083.

<sup>160</sup> *Seattle Times*, "Renovated school won't pass earthquake test, district says," May 16, 2001, p. A1.

<sup>161</sup> Rebecca Teagarden, "Coming Home – A boathouse is the beachhead for a family's return," *Pacific Northwest Magazine, Seattle Times*, May 2, 2010, p. 18.

<sup>162</sup> *Seattle Times*, "Renovated Fort Lawton homes," September 25, 2015, p. A14.

<sup>163</sup> *Seattle Times*, August 30, 1970, p. 21.

<sup>164</sup> Constantine Angelos, "Board OK's Bids for Buildings," *Seattle Times*, February 12, 1970, p. 58.

<sup>165</sup> *Seattle Times*, "\$24 Million In New School Facilities On The Way in County," August 30, 1970, p. 47.

<sup>166</sup> <https://www.usinflationcalculator.com>

<sup>167</sup> Washington Secretary of State, <https://ccfs.sos.wa.gov/#/BusinessSearch/BusinessInformation> (accessed September 2019).

<sup>168</sup> *Seattle Times*, "Wick, Meet Wick — Both Builders, Presidents," January 14, 1968, p. 98.

<sup>169</sup> Ibid.

<sup>170</sup> *Seattle Times*, "Coalfield School Features New Building Ideas," July 31, 1955, p. 27.

<sup>171</sup> *Seattle Times*, "\$250,000 Unit Begun at Helen Bush," June 10, 1956, p. 36.

<sup>172</sup> *Seattle Times*, "Contracts for Junior High School Let," February 8, 1958, p. 3.

- University of Washington Business Administration Building and Engineering Building, 1958<sup>173</sup>
- Lakota High, Federal Way School District, 1959<sup>174</sup>
- Shorecrest High School, Shoreline, WA 1961, architects Mallis & DeHart<sup>175</sup>
- Elisha P. Ferry Junior High School/Worth McClure Junior High School (working title Queen Anne Junior High School, now McClure Middle School), 1962, architect Edward Mahlum<sup>176</sup>
- Cleveland High School gymnasium addition, 1969<sup>177</sup>
- Student housing at Central Washington University, Ellensburg, 1969<sup>178</sup>
- Beacon Hill, Maple, and Kimball Elementary Schools, 1971, architect Durham Anderson & Freed<sup>179</sup>
- Lindbergh High School, Renton WA, 1970, architect Fred Bassetti & Co.<sup>180</sup>

Wick also specialized in the construction of multifamily retirement homes such as the Norse Home, located at Greenwood Ave and N 53<sup>rd</sup> Street (1956, architect Edward K. Mahlum),<sup>181</sup> the Hearthstone Lutheran Retirement Home (1964, architect Edward Mahlum),<sup>182</sup> and an addition to Foss Sunset Retirement Home (1969, architect Ayer & Lamping ).<sup>183</sup>

A significant mid-century project constructed by Wick included the 1963 conversion of the Washington State Coliseum to a sports arena, with architect Paul Thiry.<sup>184</sup> Wick was cited in the 1965 Architectural Award of Excellence given by the American Institute of Steel Construction, along with the original contractor Howard S. Wright, engineer Peter Hostmark, and architect Paul Thiry.<sup>185</sup> Another significant mid-century project included the Medgar Evers Pool in 1970, with architect John Morse.<sup>186</sup>

Among numerous other commercial projects, Wick was responsible for the 1967 construction of the Southcenter Shopping Center in Tukwila, WA, with architects John Graham & Co.<sup>187</sup>

Wick Construction had a long association with the Associated General Contractors of America (AGC), with both Andrew and Peter Wick, Jr. holding positions in the Seattle and national chapters of the AGC. In 1953 Wick Construction Co. was one of four construction companies that won a safety award from the Seattle Chapter of the AGC.<sup>188</sup>

Andrew Wick served as the Vice President of the Seattle chapter of the AGC, starting in 1958.<sup>189</sup> Later that year he was named to the education committee of the national organization of the

<sup>173</sup> *Seattle Times*, "3 Building Contracts Let at U. W." December 20, 1958, p. 2.

<sup>174</sup> *Seattle Times*, "\$1,091,381 Bid on Lakota high Accepted," August 27, 1959, p. 42.

<sup>175</sup> *Seattle Times*, "Contracts," June 7, 1960, p. 22; "\$2,250,000 High School For Shoreline," September 4, 1960, p. 22.

<sup>176</sup> *Seattle Times*, "Contracts Let To Build New Senior High School," May 3, 1962, p. 7. Thompson & Marr, "McClure."

<sup>177</sup> *Seattle Times*, "Buildings," April 10, 1969, p. 87.

<sup>178</sup> *Seattle Times*, "Seattle Firms Get Contracts," November 2, 1969, p. 109.

<sup>179</sup> Constantine Angelos, "Board OK's Bids for Buildings" *Seattle Times*, February 12, 1970, p. 58.

<sup>180</sup> *Seattle Times*, "\$24 Million In New School Facilities On The Way in County," August 30, 1970, p. 47.

<sup>181</sup> *Seattle Times*, "Norse Home for Elderly 60 Per Cent Completed," September 9, 1956, p. 125.

<sup>182</sup> *Seattle Times*, "Lutherans Believe New Home Will Fulfill Social Ministry," April 20, 1963, p. 5.

<sup>183</sup> *Seattle Times*, "Nursing Home to Double in Size," October 19, 1969, p. 104.

<sup>184</sup> *Seattle Times*, "Conversion Work on Coliseum Pushed," September 2, 1963, p. 36.

<sup>185</sup> *Seattle Times*, "Award Given Thiry's Design Of Coliseum," July 5, 1965, p. 29.

<sup>186</sup> Don Hannula, "Date for Completion of Garfield Swimming Pool moved from June to September," *Seattle Times*, March 6, 1969, p. 38.

<sup>187</sup> *Seattle Times*, "\$8 Million in Southcenter Work Awarded," January 15, 1967, p. 36.

<sup>188</sup> *Seattle Times*, "Safety Awards Given," June 3, 1953, p. 26.

<sup>189</sup> *Seattle Times*, "Officers Named," January 10, 1958, p. 16.

AGC.<sup>190</sup> In 1959 Andrew Wick, at age 38, was elected president of the Seattle chapter of AGC, one of the youngest presidents at time.<sup>191</sup> Wick continued to serve on national AGC committees, including the provisions committee and the joint committee with the council of Mechanical Specialty Contracting Industries.<sup>192</sup> By 1965, Andrew Wick was serving his fifth term as a national AGC director.<sup>193</sup> In 1966, he was the national committee chairman of both the subcontracting procedures and provisions committee.<sup>194</sup> In 1969 he was the vice chairman of the building division of the national AGC.<sup>195</sup>

Peter Wick, Jr. had joined the AGC by 1964.<sup>196</sup> He was named to the apprenticeship committee of the Seattle Chapter of the AGC in 1965, the same year the Andrew Wick was appointed the chair of the AIA-AGC committee.<sup>197</sup> By 1968 Peter Wick, Jr. was elected as president of the Seattle Chapter of the AGC.<sup>198</sup>

In 1965, Wick Construction successfully argued in the Washington State Supreme Court that contractors should not be subject to payment of sales tax on items used up on a single construction job, such as single-use formwork and sandpaper, as this resulted in double taxation.<sup>199</sup> Other legal matters involving Wick Construction included judgments against them for collapsed ironwork at a gas station project, poor quality concrete installed at Seattle Public Schools projects (Kimball was not one of the schools involved in this issue), and a lawsuit by Wick against the cement worker's union for a 1966 strike at the Valley Memorial Hospital construction site.<sup>200</sup>

In 1966, the offices of Wick Construction were located at 720 N 35<sup>th</sup> Street, Seattle. <sup>201</sup>

#### 4.11 Subsequent Building Contractor: MJ Takisaki, Inc.<sup>202</sup>

The building contractor for the 1998 addition was MJ Takisaki, Inc. The construction company was founded in 1962 by Jim Takisaki. In 1984 his son Mark purchased the firm. The company focuses on public works construction contracts.<sup>203</sup>

<sup>190</sup> *Seattle Times*, "6 Builders on National Committees," May 11, 1958, p. 25.

<sup>191</sup> *Seattle Times*, "Andrew Wick New head of Contractors," February 1, 1959, p. 30.

<sup>192</sup> *Seattle Times*, "N. W. Members on National Contractors' Committees," June 9, 1963, p. 50.

<sup>193</sup> *Seattle Times*, "Real Estate," May 9, 1965, p. 43.

<sup>194</sup> *Seattle Times*, "Two Seattleites Appointed by Contractors," May 15, 1966, p. 52.

<sup>195</sup> *Seattle Times*, "Council Meets Wednesday," April 13, 1969, p. 98.

<sup>196</sup> *Seattle Times*, "Contractors Will Convene in Las Vegas," February 23, 1964, p. 33.

<sup>197</sup> *Seattle Times*, "Contractors Name New Committee Chairmen," February 14, 1965, p. 30.

<sup>198</sup> *Seattle Times*, "President," January 7, 1968, p. 96.

<sup>199</sup> *Seattle Times*, "Ruling Upheld on Tax Refund for Contractor," February 18, 1965, p. 34.

<sup>200</sup> The strike also affected the construction schedule of the I-5 freeway in Seattle. *Seattle Times*, "Cement Union Sued by Builder," May 6, 1966, p. 27.

<sup>201</sup> *Seattle Times*, advertisement for Hearthstone retirement home, April 22, 1966, p. 15.

<sup>202</sup> Seattle Public Schools, "Mechanical Operations & Maintenance Manual Kimball Elementary School Addition," record no. 288.0M.0002A, 1998.

<sup>203</sup> MJ Takisaki, "About," <http://takisaki.com> (accessed August 2019).

Prepared by:  
Katherine V. Jaeger, MFA  
Larry E. Johnson, AIA  
Ellen F. C. Mirro, AIA  
Audrey N. Reda, MArch  
The Johnson Partnership  
1212 NE 65<sup>th</sup> Street  
Seattle, WA 98115  
[www.tjp.us](http://www.tjp.us)



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## Appendix 2

### Figures

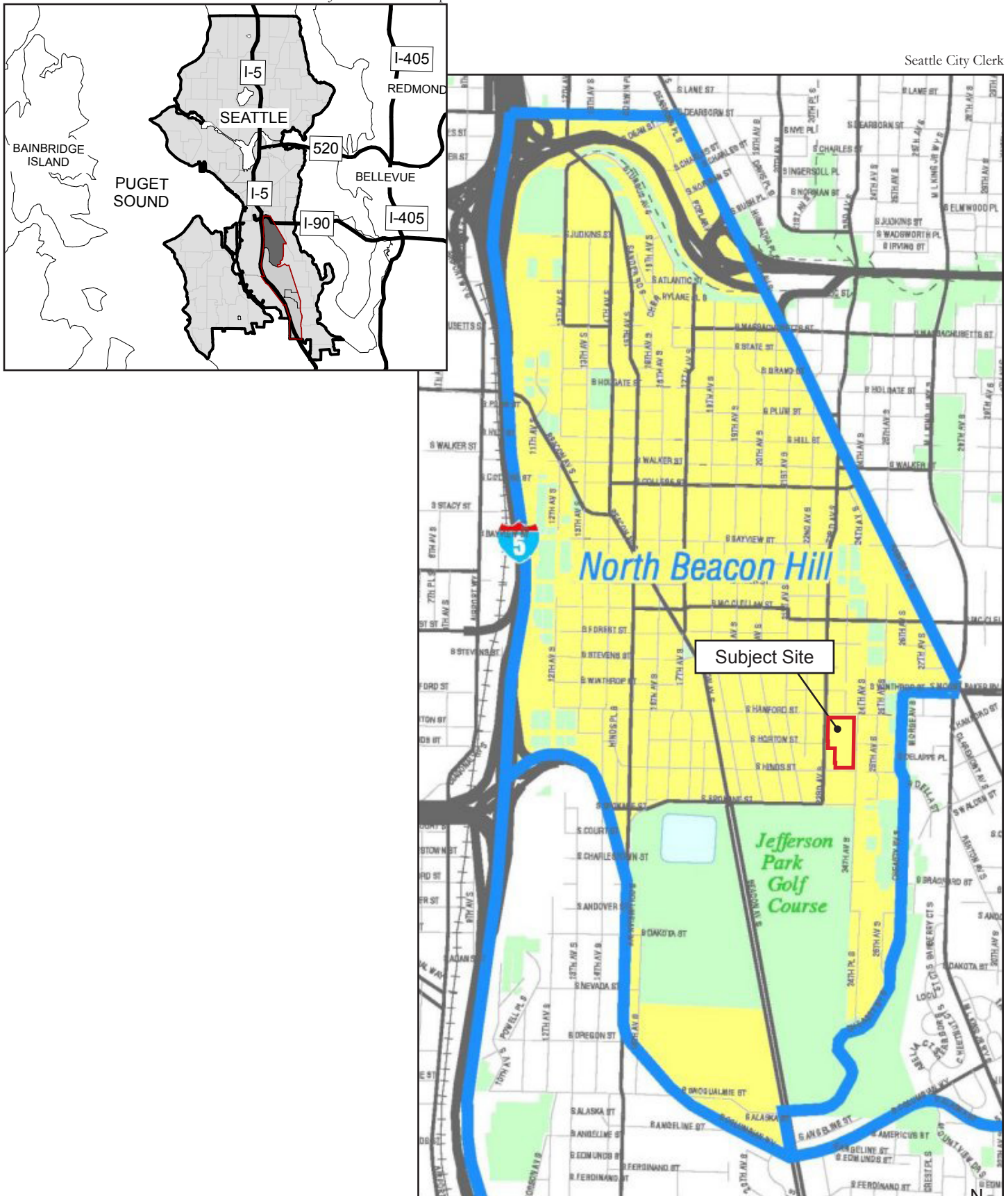


Figure 1 • Location Maps



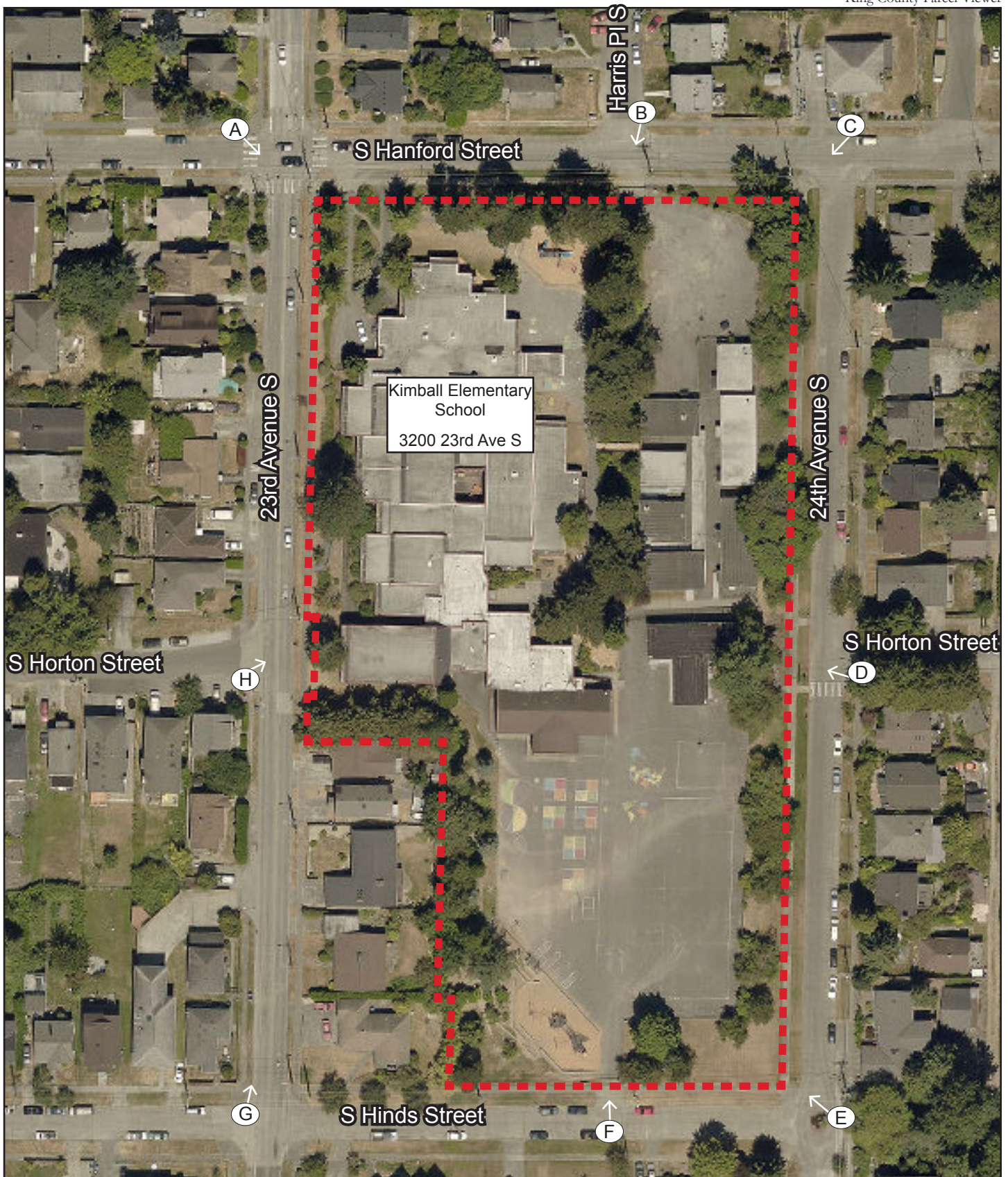
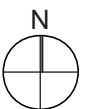


Figure 2 • Aerial View



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Figure 3 • View A - Viewing southeast from the corner of S Hanford Street and 23rd Ave S



Figure 4 • View B - Viewing south towards the corner of S Hanford Street and Harris Place S





Figure 5 • View C - Viewing southwest towards S Hanford Street and 24th Ave S intersection



Figure 6 • View D - Viewing northwest from S Horton Street and 24th Ave S intersection





Figure 7 • View E - Viewing northwest from the intersection of S Hinds Street and 24th Ave S



Figure 8 • View F - Viewing north from S Hinds Street





Figure 9 • View G - Viewing north from the corner of S Hinds Street and 23rd Avenue S



Figure 10 • View H - Viewing northeast from the corner of S Horton Street and 23th Ave S



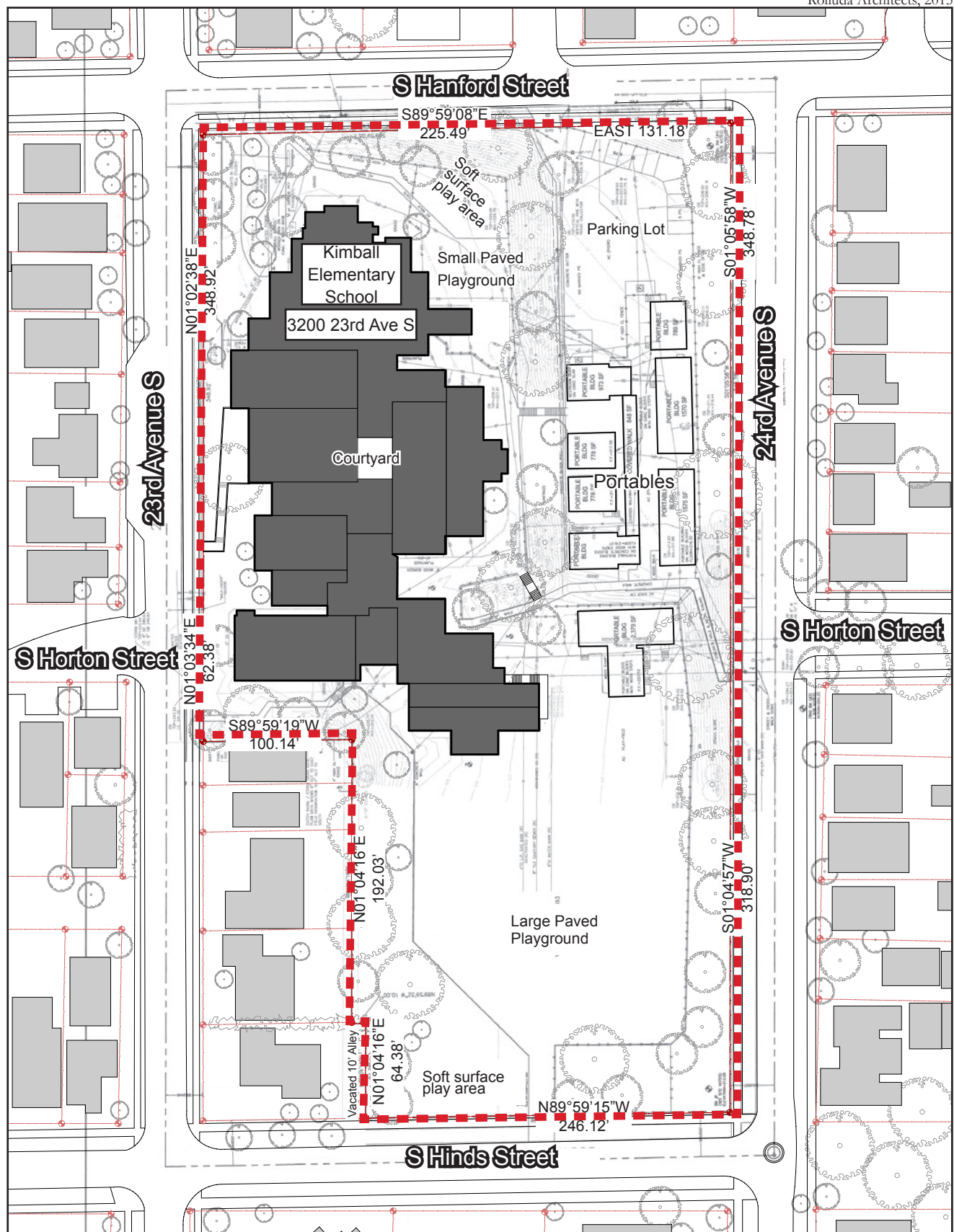


Figure 11 • Site Plan





Figure 12 • Kimball Elementary, northern side, pathway to main entry



Figure 13 • Kimball Elementary, northeastern side, small playground





Figure 14 • Kimball Elementary, eastern side, teachers' parking lot



Figure 15 • Kimball Elementary, eastern side, wooden stairway to portables





Figure 16 • Kimball Elementary, eastern side, concrete stairway to portables



Figure 17 • Kimball Elementary, eastern side, paved slope to portables





Figure 18 • Kimball Elementary, eastern side, view of portables looking north



Figure 19 • Kimball Elementary, eastern side, view of portables looking south





Figure 20 • Kimball Elementary, southeastern side, view behind portables looking north



Figure 21 • Kimball Elementary, southern side, view of large playground looking south





Figure 22 • Kimball Elementary, southern side, view of large playground looking southwest



Figure 23 • Kimball Elementary, southern side, detail of root damage to asphalt





Figure 24 • Kimball Elementary, southern side, detail of water leak area above retaining wall



Figure 25 • Kimball Elementary, western side





Figure 26 • Kimball Elementary, original 1971 building, northern façade nearest S Hanford Street



Figure 27 • Kimball Elementary, original 1971 building, eastern façade, northern end





Figure 28 • Kimball Elementary, original 1971 building, eastern façade, canopy detail



Figure 29 • Kimball Elementary, original 1971 building, eastern façade, central location looking north





Figure 30 • Kimball Elementary, original 1971 building, eastern façade, central location looking west



Figure 31 • Kimball Elementary, original 1971 building and 1998 addition, eastern façade, central location





Figure 32 • Kimball Elementary, 1998 addition, eastern façade, southern end



Figure 33 • Kimball Elementary, 1998 addition, eastern façade, detail of metal, entry stair





Figure 34 • Kimball Elementary, 1998 addition, southeastern corner



Figure 35 • Kimball Elementary, 1998 addition, southern façade





Figure 36 • Kimball Elementary, 1998 addition, southern façade, west side view



Figure 37 • Kimball Elementary, original 1971 building, southern façade, central location





Figure 38 • Kimball Elementary, original 1971 building, southern facade, west end



Figure 39 • Kimball Elementary, original 1971 building, western facade, gymnasium, south end





Figure 40 • Kimball Elementary, original 1971 building, western façade, gymnasium, south end facing north



Figure 41 • Kimball Elementary, original 1971 building, western façade, central location with exit stairs





Figure 42 • Kimball Elementary, original 1971 building, western façade, roof detail



Figure 43 • Kimball Elementary, original 1971 building, western façade, northern view looking south





Figure 44 • Kimball Elementary, original 1971 building, western façade, loading area, northern end



Figure 45 • Kimball Elementary, original 1971 building, western façade, view of main entry



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Figure 47 • Main entry and lobby space with peeled log columns



Figure 48 • Administrative offices





Figure 49 • Original 1971 building, typical classroom with shelf partitions



Figure 50 • Original 1971 building, typical classroom with shelf and cabinet partitions





Figure 51 • Original 1971 building, typical classroom looking northeast



Figure 52 • Original 1971 building, main hallway with panels between columns, looking south





Figure 53 • Original 1971 building, main hallway by LRC, looking south



Figure 54 • 1998 addition, main hallway looking north





Figure 55 • Original 1971 building, LRC, looking north



Figure 56 • Original 1971 building, sitting room in LRC, looking north





Figure 57 • Original 1971 building, inner courtyard, looking northeast



Figure 58 • Original 1971 building, inner courtyard, looking southwest





Figure 59 • Original 1971 building, gymnasium, looking southwest



Figure 60 • Original 1971 building, gymnasium, looking southeast





Figure 61 • 1998 addition, multipurpose room



Figure 62 • 1998 addition, classroom looking south





Figure 63 • 1998 addition, classroom looking west



Figure 64 • 1998 addition, classroom looking east at seperated classroom spaces



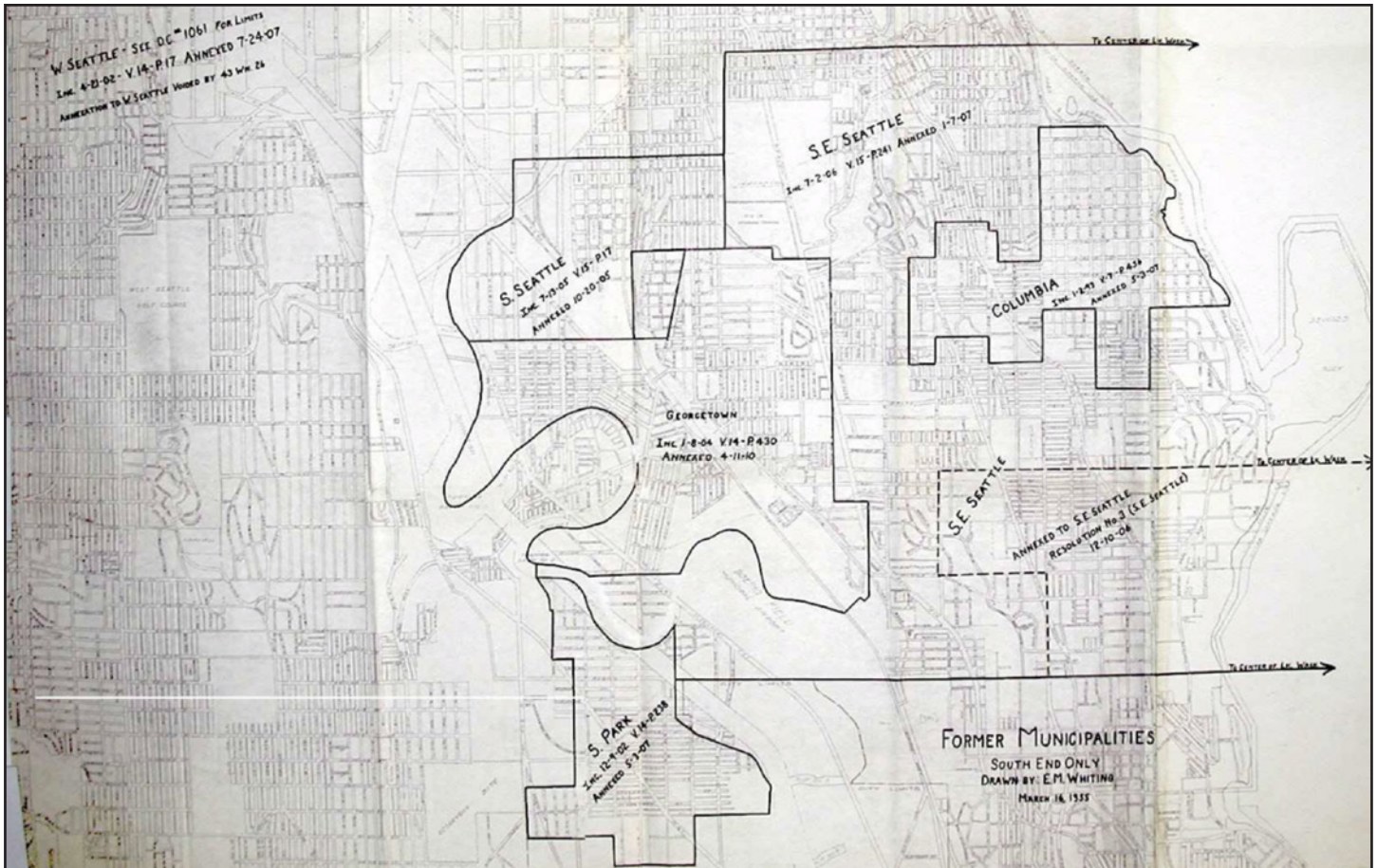


Figure 65 • Map of South Seattle Annexations, 1955

MOHAI



Figure 66 • Duwamish tidal flats and Beacon Hill, ca. 1904





Figure 67 • Sluicing on Beacon Hill using hydraulic giants, n.d.

MOHAI 1983.10.7940.1



Figure 68 • Beacon Hill farms, now Jefferson Park, 1911





Figure 69 • US Marine Hospital, now Pacific Tower (1933, Bebb & Gould, City of Seattle Landmark, National Register of Historic Places)

University of Washington Special Collections SEA1440

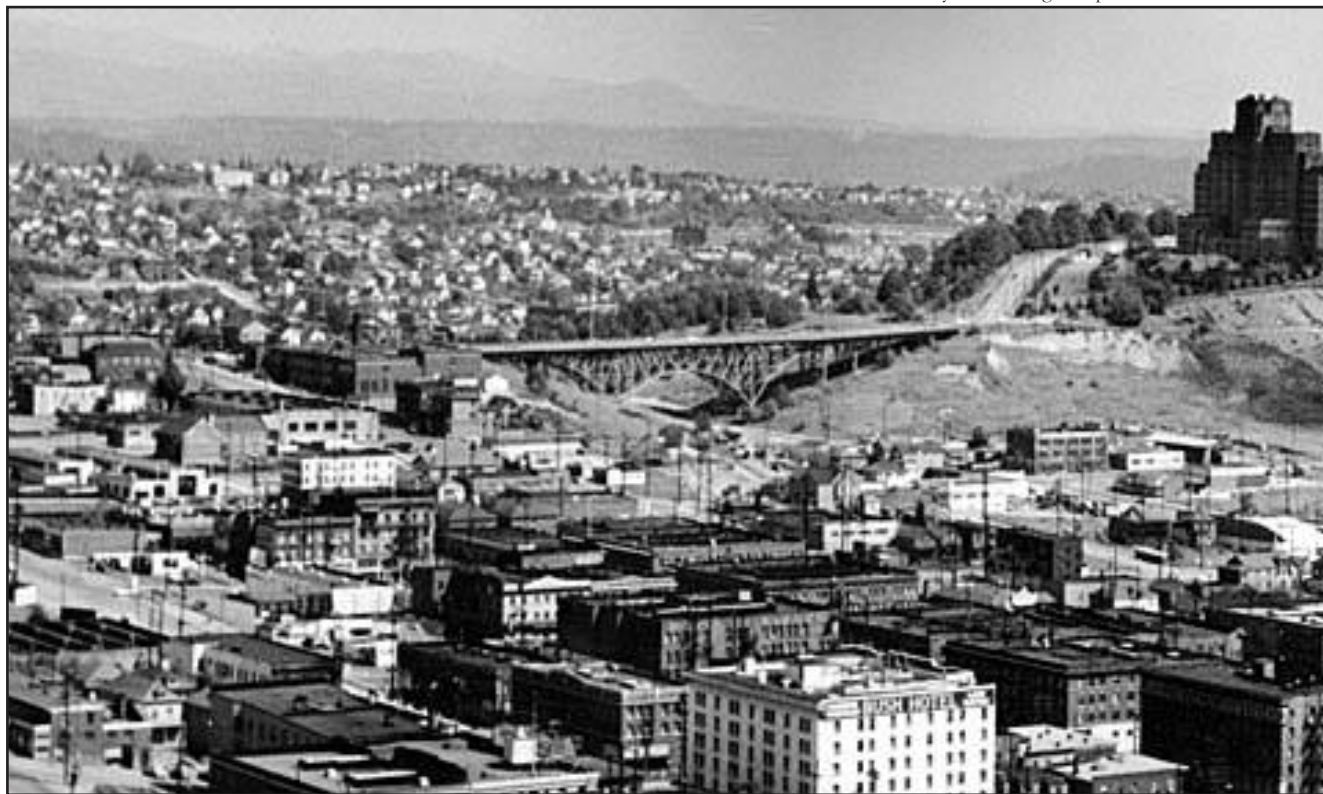
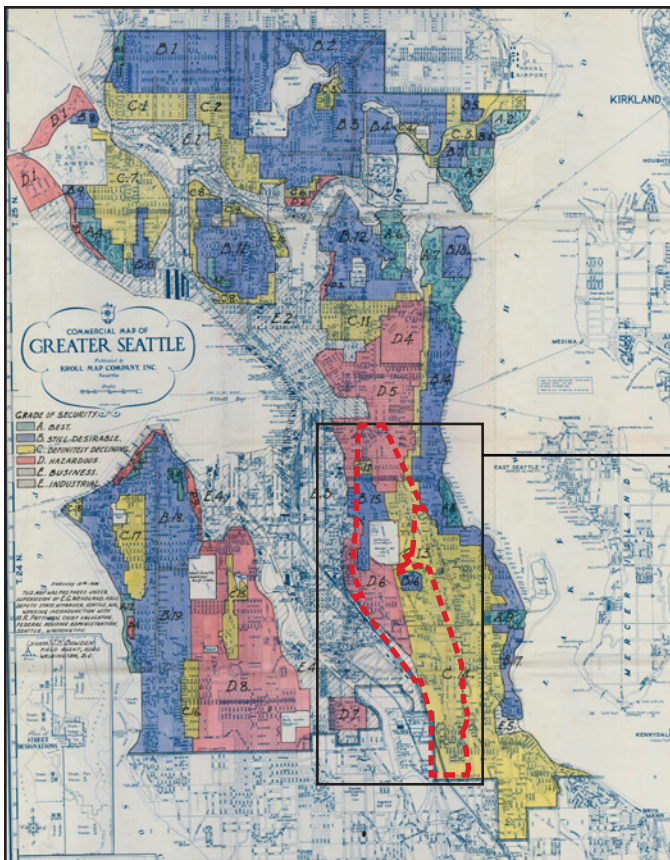
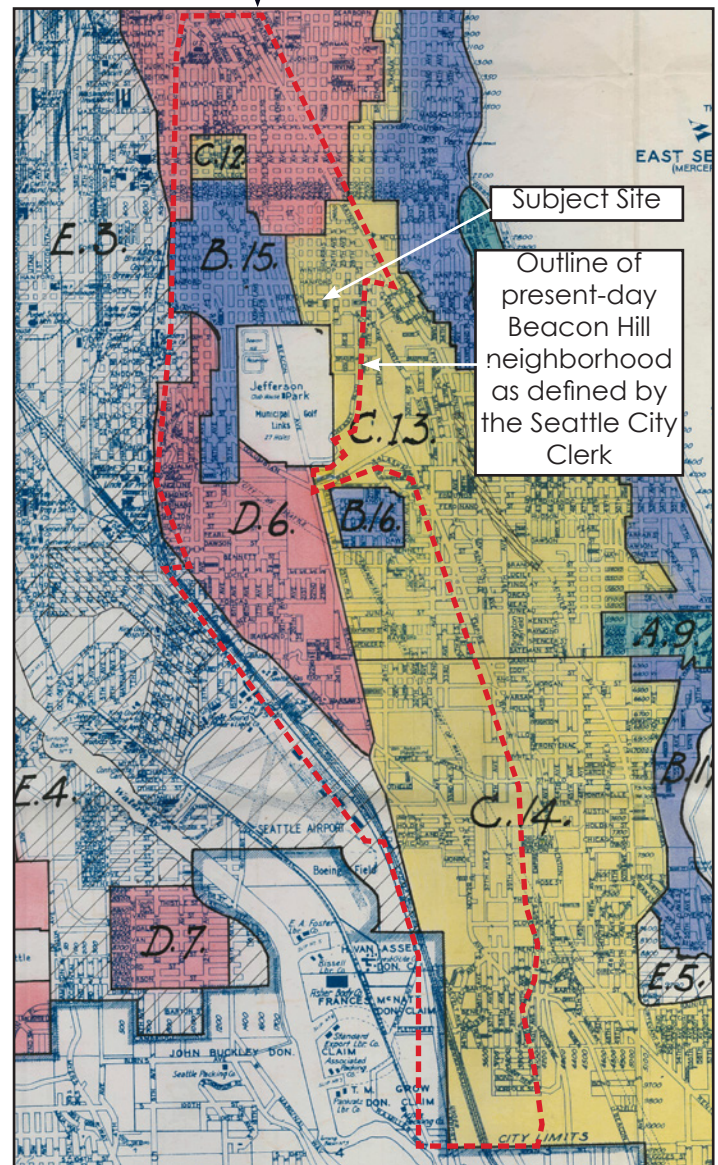


Figure 70 • Northern Beacon Hill, 1952





Area of inset



#### Transcribed corresponding notes:

C13: "Very spotted residential district composed of people of various nationalities. No typical price range for residential improvements. No typical price range for residential improvements - shacks to modern dwellings in this area. There is a mixture of old and new houses in this area. There is generally an excessive annual assessment burdern in this area. Also has a transportation problem."

B15: "This locality is on the top of Beacon Hill and adjoins the Jefferson Golf Links. Property is occupied by people of moderate means. A few orientals live in this area but they are of the socially elite and professional type. The residences vary in age from 10 to 25 years old and are generally in good condition. Many new residences were built in this area prior to the depression."

Figure 71 • City of Seattle Redline map. "Prepared under the supervision of E. G. Wendland, H.O.L.C., Deputy State Appraiser, Seattle, WN., working in conjunction with M. R. Pattison, Chief Valuator, Federal Housing Administration, Seattle Washington [...] January 10th, 1936." Overlaid on a 1935 Kroll Map.



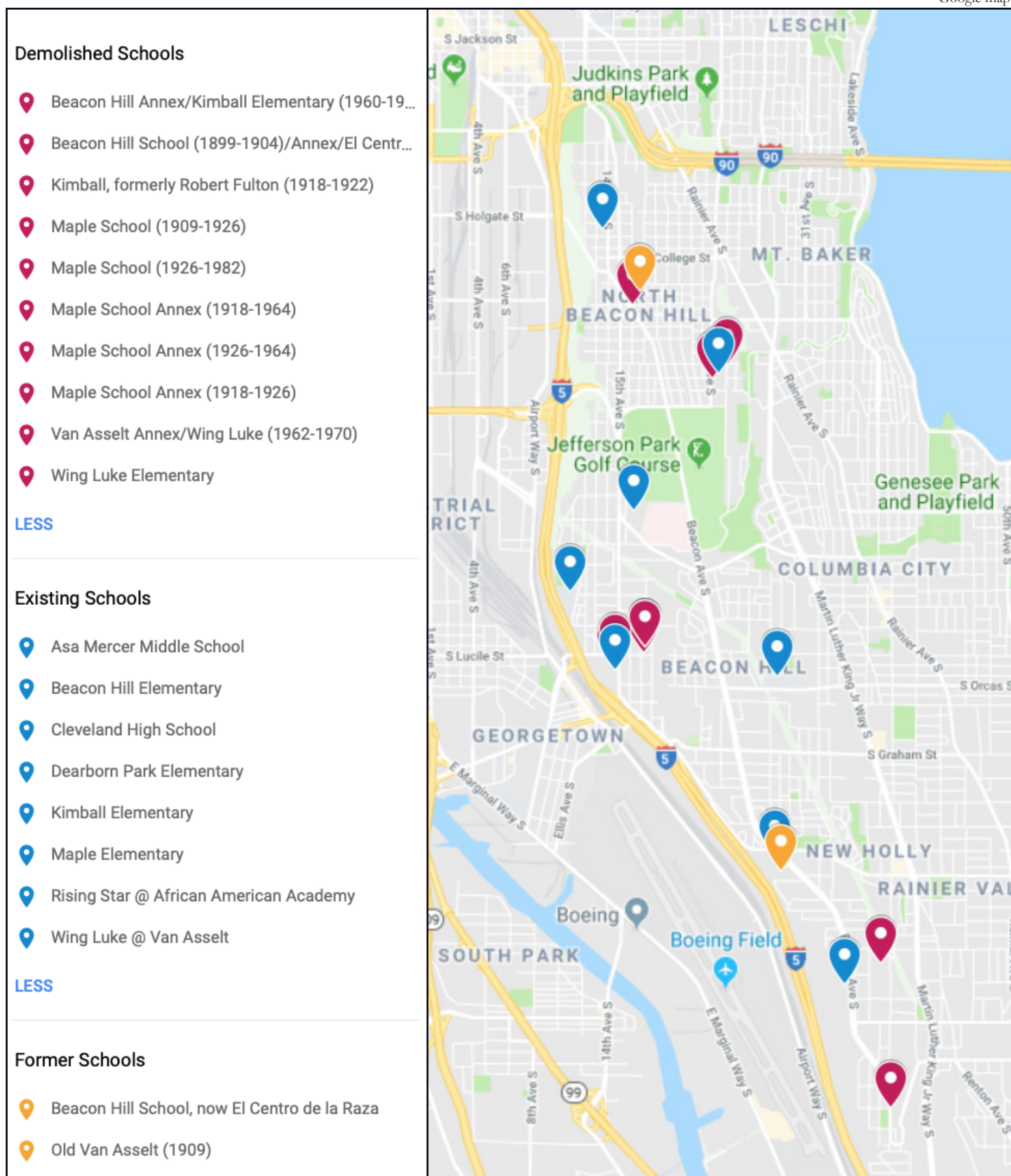


Figure 72 • Map of Schools in Beacon Hill



Figure 73 • Addition at Van Asselt Elementary (1950, Jones and Bindon)

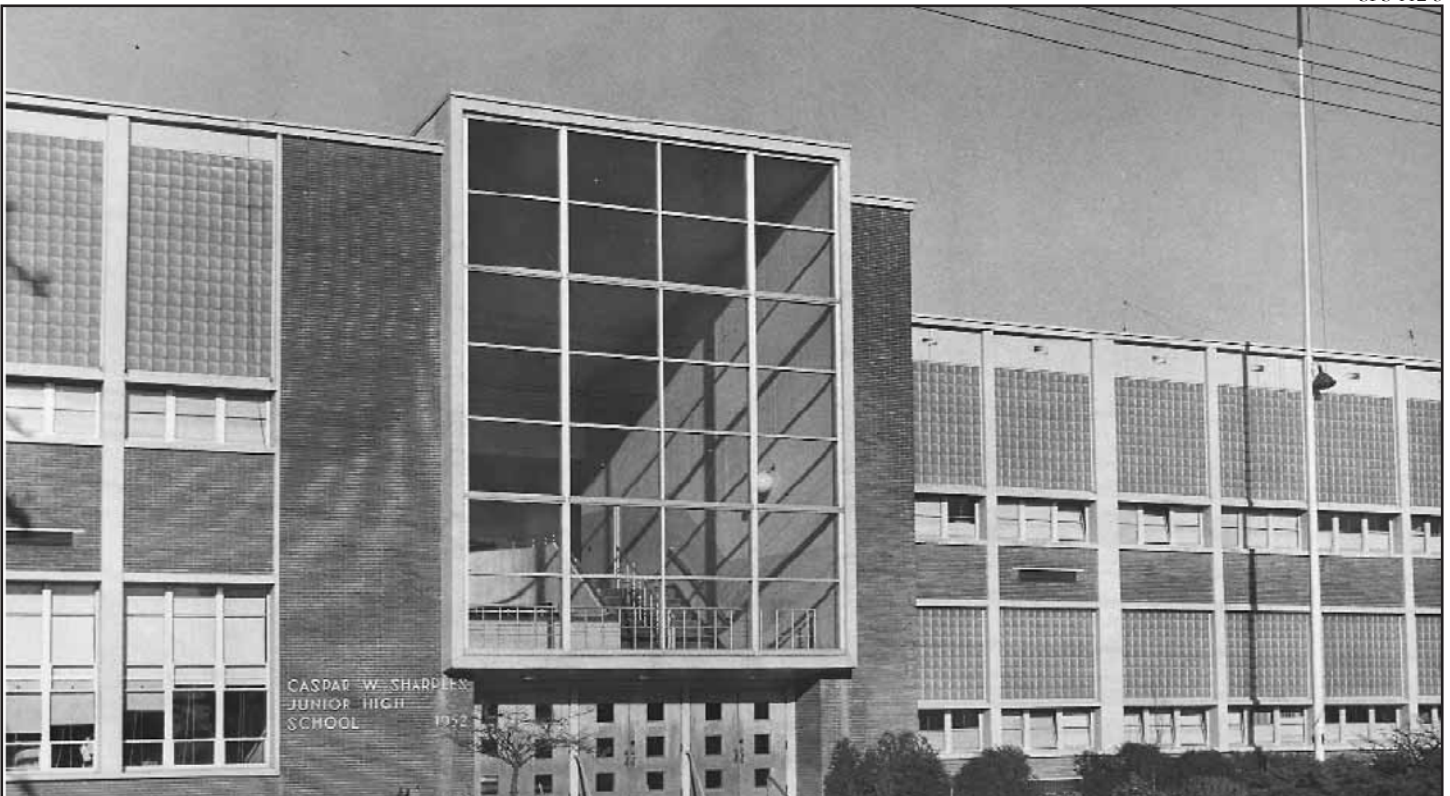


Figure 74 • Sharples Middle School, 3928 S Graham Street (now Aki Kurose, 1952, William Mallis)





Figure 75 • Asa Mercer Middle School 1600 Columbian Way (1957, John W. Maloney)

Mary Randlett, SPS 286-1



Figure 76 • Wing Luke Elementary, 3701 S Kenyon Street (1971, Fred Bassetti & Co., demolished)



Figure 77 • Dearborn Park Elementary, 2820 S Orcas Street (1971, Fred Bassetti & Co.)



Figure 78 • Beacon Hill Elementary, 2025 14th Ave S (1971, Durham, Anderson & Freed)





Figure 79 • Maple Elementary, 4925 Corson Ave S (1971, Durham, Anderson & Freed)

King County Parcel Viewer



Figure 80 • Aerial view of subject site and neighborhood, 1936



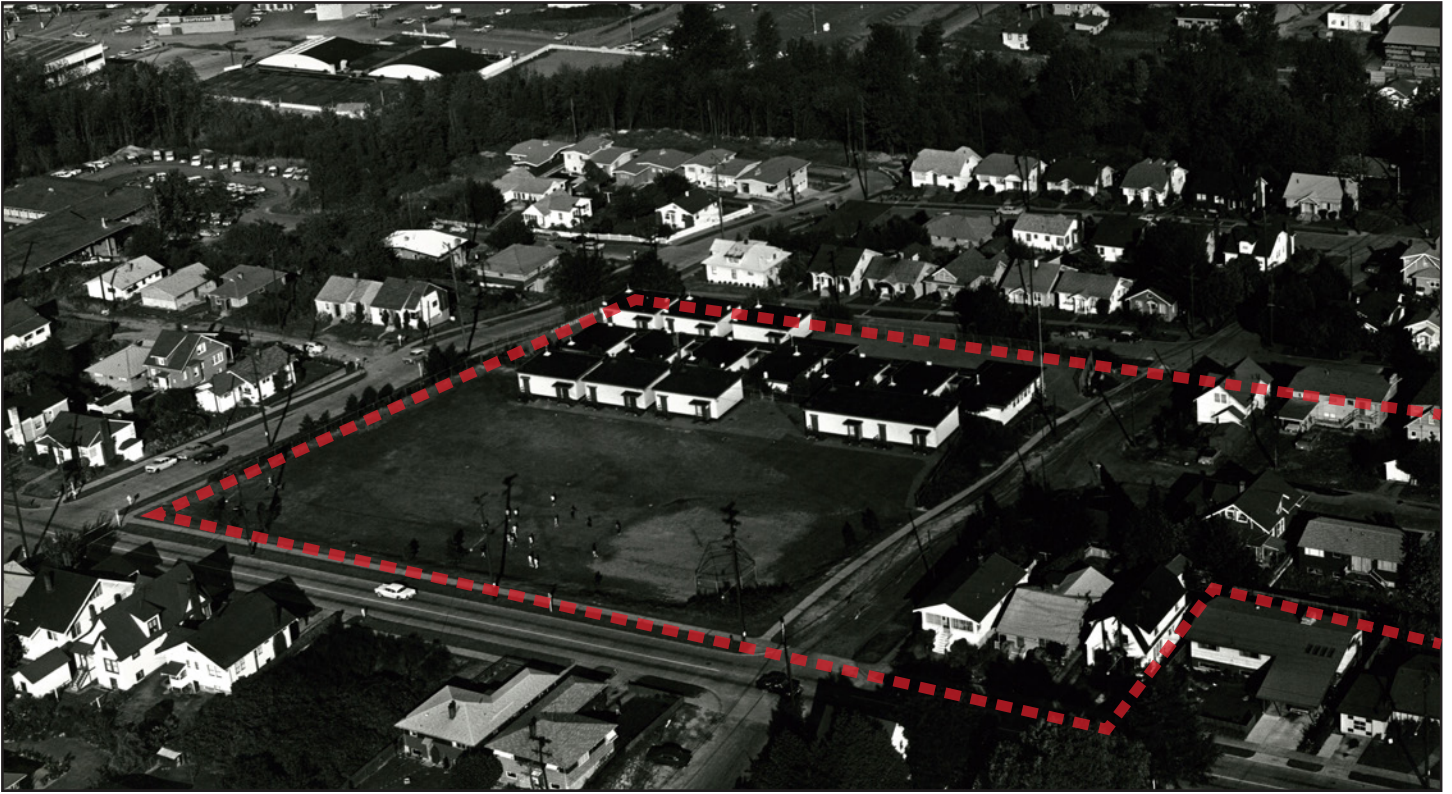


Figure 81 • Aerial view of Beacon Hill Annex, 1960s



Figure 82 • Beacon Hill Annex portables, 1961





Figure 83 • Members of the Junior Safety Patrol from Kimball Elementary, *Seattle Times*, March 1, 1964

SPS Archives, 288-18



Figure 84 • Architect's rendering of Kimball Elementary, 1970



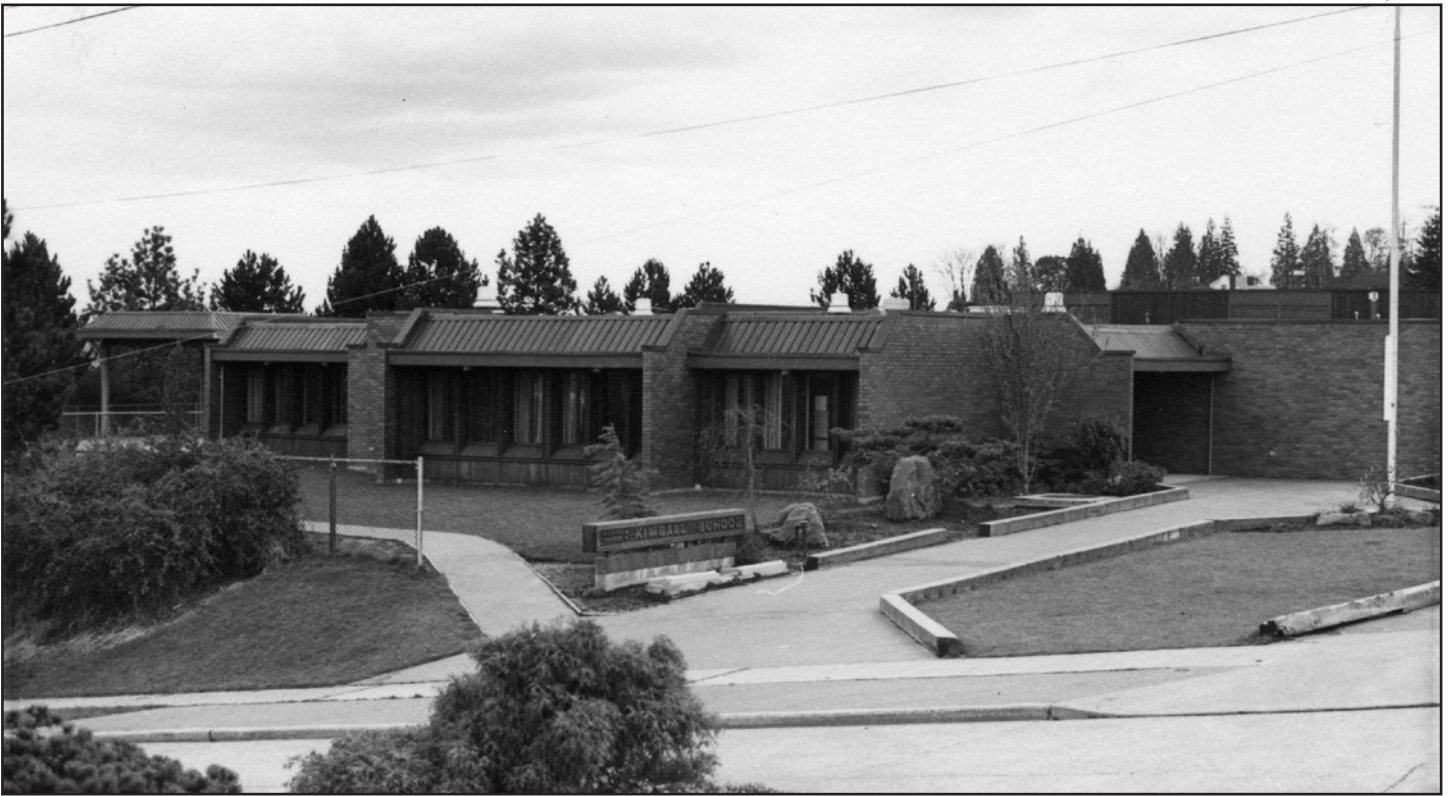


Figure 85 • Kimball Elementary, front of school, 1970



Figure 86 • Kimball Elementary, exterior, side and rear, 1970





Figure 87 • Superintendent Troxel, architect Aaron Freed inside new Kimball elementary school, 1971



Figure 88 • Superintendent Troxel and architect Aaron Freed on construction site for Kimball Elementary School, 1971

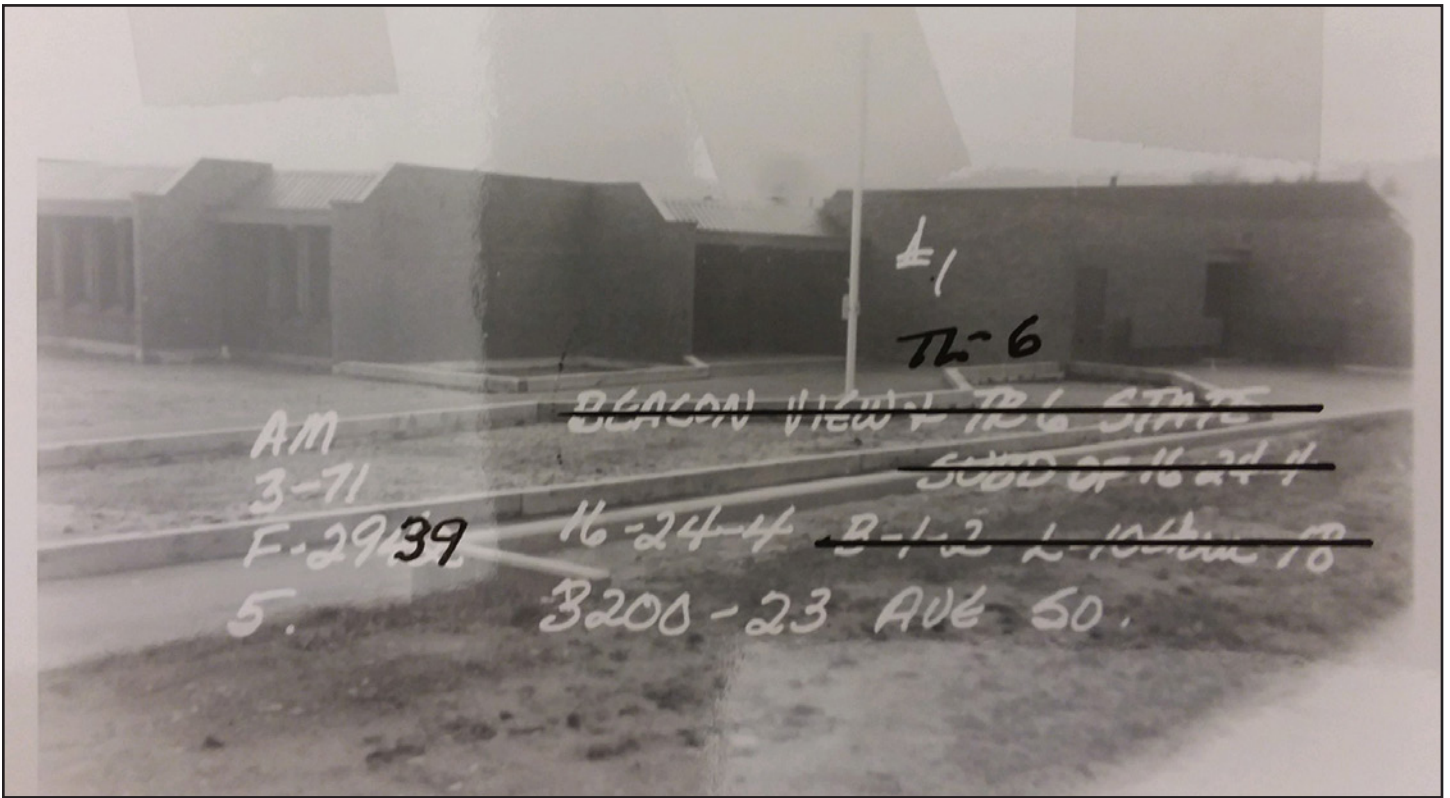


Figure 89 • Tax Assessor photograph, Kimball Elementary School, main entry, 1971

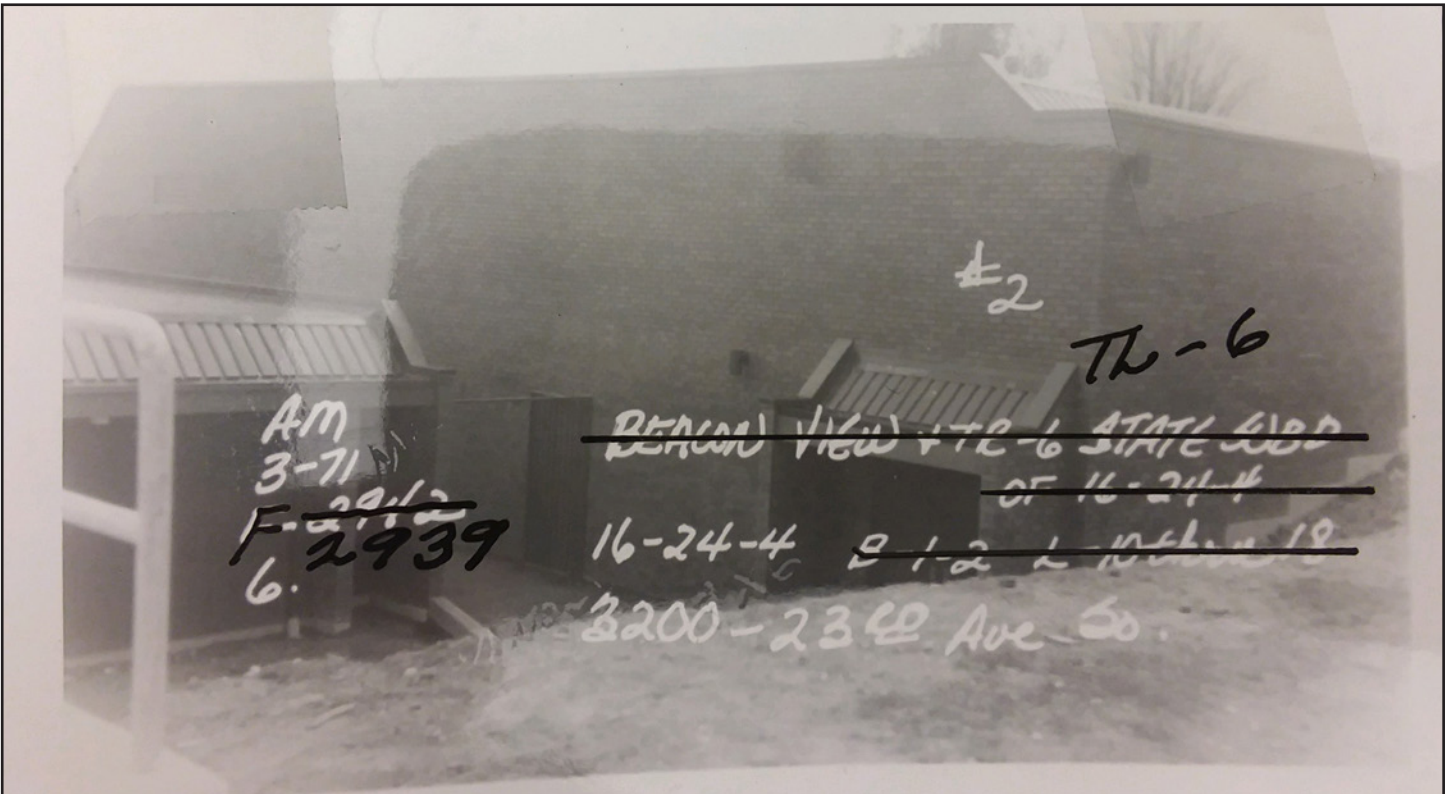


Figure 90 • Tax Assessor photograph, Kimball Elementary School, northern side of gymnasium, 1971



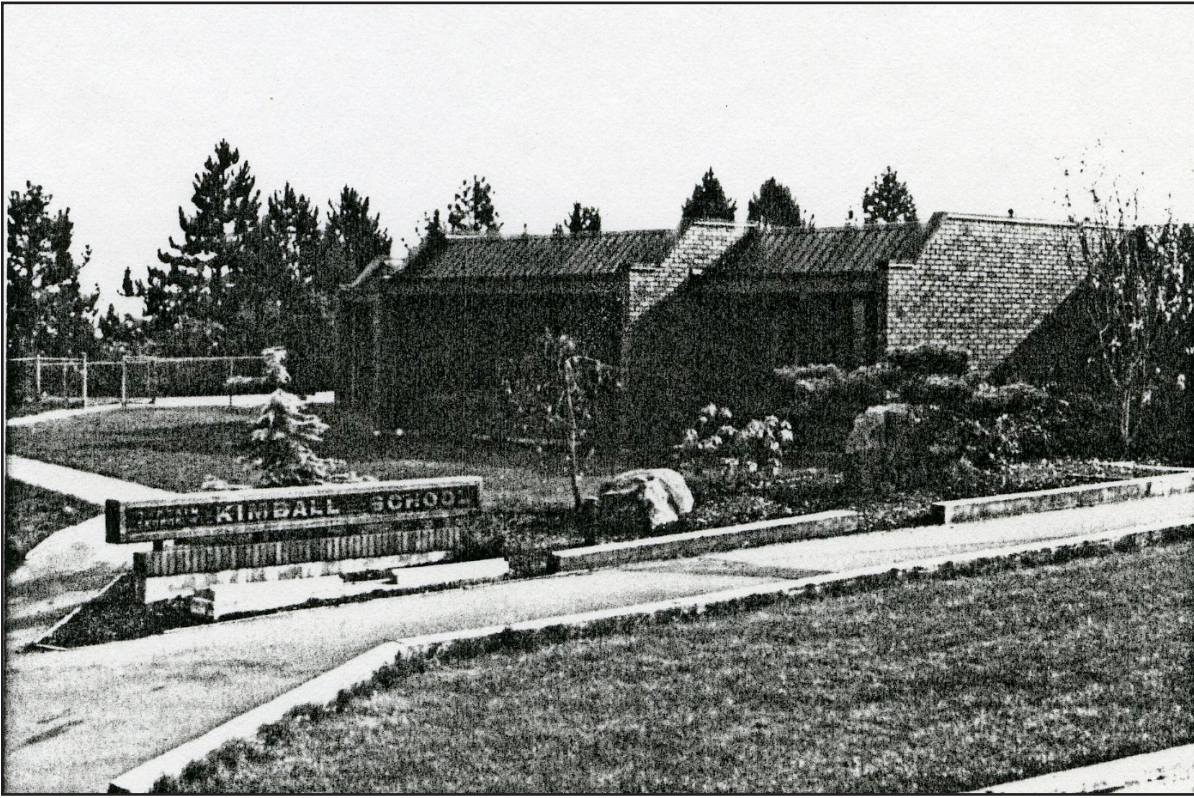


Figure 91 • Kimball Elementary School with sign, 1977

Hugh Stratford, UW Libraries, Modern Photographers Collection, MPH3431



Figure 92 • Kimball Elementary School, 1973



Figure 93 • Kimball Elementary School, 1973



Figure 94 • Kimball Elementary School, 1973



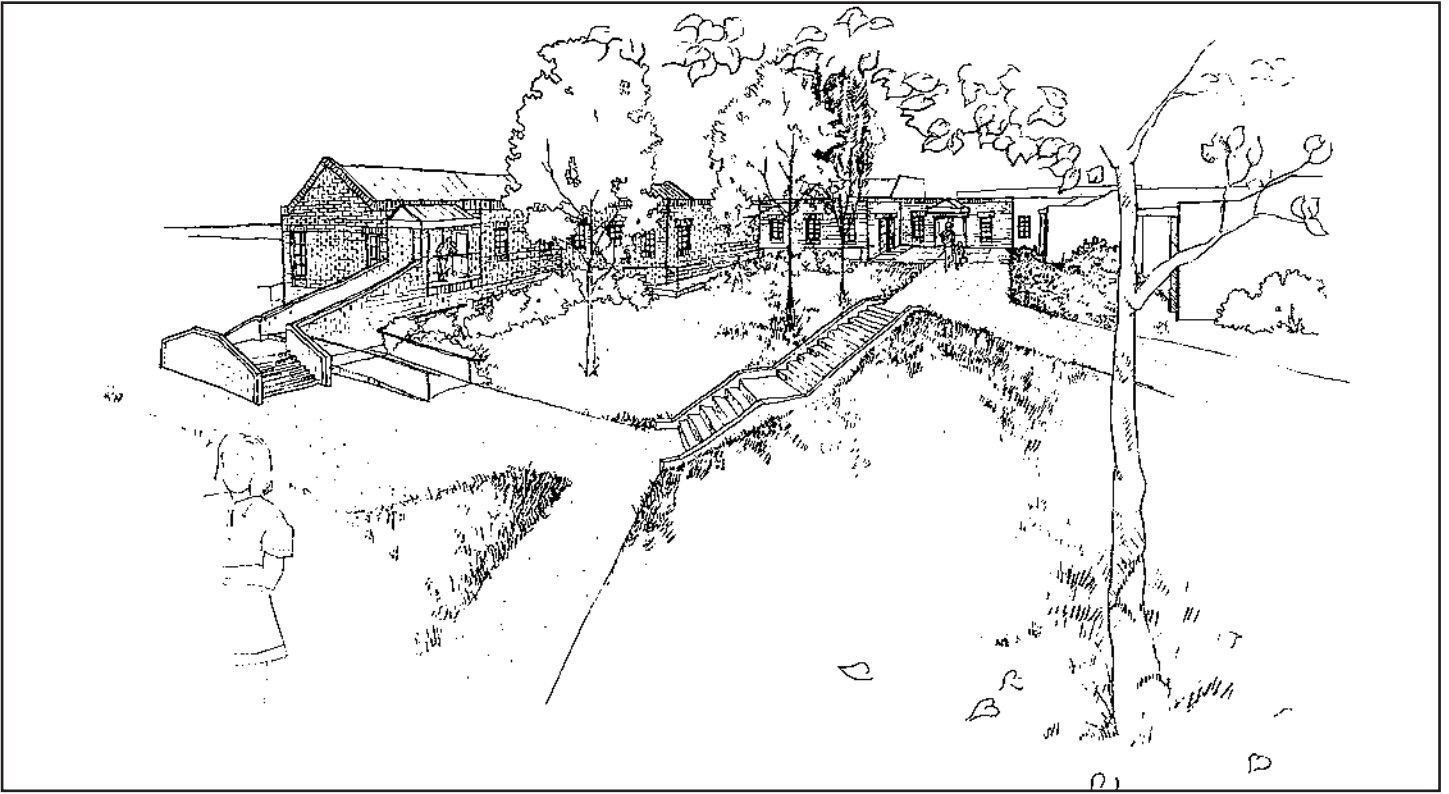


Figure 95 • Rendering of 1998 addition by Architects Kubota / Kato

SPS Archives, 288-025c



Figure 96 • View of interior remodeling, classroom, 1998

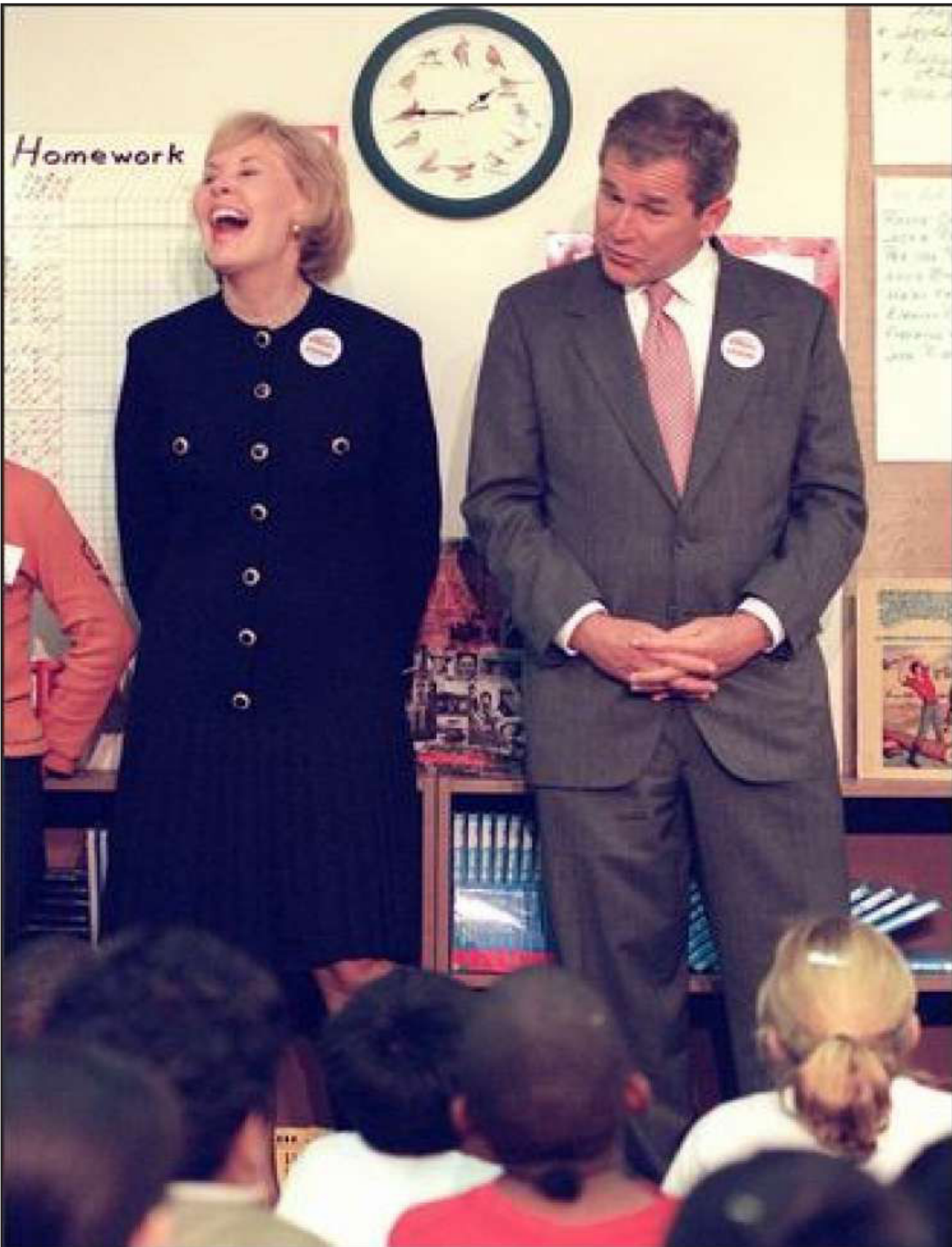


Figure 97 • Rep. Jennifer Dunn and candidate George W. Bush at Kimball Elementary, October 10, 1999





Figure 98 • Kimball exterior, northern façade, 2000



Figure 99 • Kimball exterior, southern façade, 2000





Figure 100 • Washington State Library, Olympia (1954-59, Paul Thiry)



Figure 101 • Catharine Blaine Junior High School, Seattle (1952, J. Lister Holmes)





Figure 102 • Sea Ranch condominium complex, Sonoma County, CA (Moore Lyndon Turnbull Whitaker, ca. 1965)

University of Washington Digital Collections, DMA2665



Figure 103 • Kresge College, University of California at Santa Cruz (Charles Moore, 1971)



Figure 104 • Finmere School, Oxfordshire, England (Ministry of Education Architects, David & Mary Medd with Pat Tindale, 1959)

[http://shelswellparishes.info/finmere/finmerehistory/history/schools/new\\_school.htm](http://shelswellparishes.info/finmere/finmerehistory/history/schools/new_school.htm)

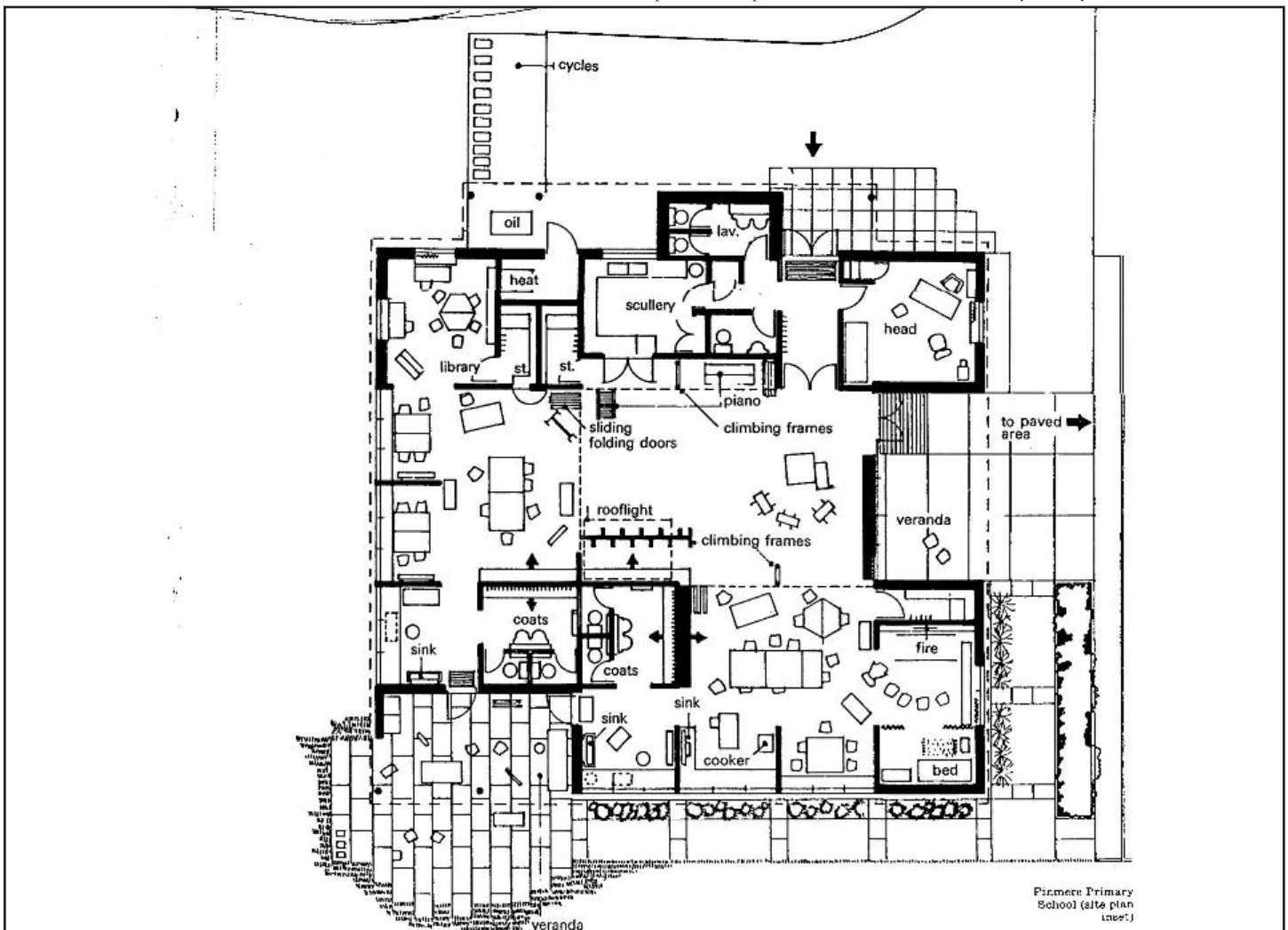


Figure 105 • Finmere School Plan, Oxfordshire, England (Ministry of Education Architects, David & Mary Medd with Pat Tindale, 1959)





Figure 106 • Green Lake School (Manson Bennett, 1970)

The Johnson Partnership, 4/26/13



Figure 107 • Captain Stephen Sanislo School (Sullam, Smith & Associates, 1970)





Figure 108 • Captain George W. Kimball Elementary (Durham, Anderson & Freed, 1971)



Figure 109 • Maple Elementary School (Durham, Anderson & Freed, 1971)





Figure 110 • Maple Elemenatry School hallway and office with peeled log column details, 1971

The Johnson Partnership, 4/26/13



Figure 111 • Beacon Hill School (Durham, Anderson & Freed, 1971)





Figure 112 • Beacon Hill School enclosed hallway with peeled log columns, 2004-2008

The Johnson Partnership, 4/26/13



Figure 113 • Wing Luke Elementary School (Fred Bassetti & Co., 1971, demolished)





Figure 114 • Dearborn Park School (Fred Bassetti & Co., 1971)

SPS Archives, 130-11



Figure 115 • South Shore Elementary (NBBJ, 1973, demolished)





Figure 116 • Fauntleroy Community Church, 9140 California Avenue SW (Durham, Anderson & Freed, 1952, Seattle Landmark)

[www.roadsidearchitecture.com](http://www.roadsidearchitecture.com)



Figure 117 • St. James Presbyterian Church, Bellingham, WA (Durham, Anderson & Freed, 1957)





Figure 118 • Congregation Ezra Bessaroth Synagogue, 5217 S Brandon Street (Durham, Anderson & Freed, 1969)

sacred-destinations.com



Figure 119 • Mount Zion Baptist Church 1634 19th Avenue (Durham, Anderson & Freed, with Rev. Dr. Samuel B McKinney, 1975, City of Seattle Landmark)



Figure 120 • Seattle Fire Station No. 5, 925 Alaskan Way (Durham, Anderson & Freed, 1963, City of Seattle Landmark)



Figure 121 • Evergreen State College Library (Durham, Anderson & Freed, 1971)

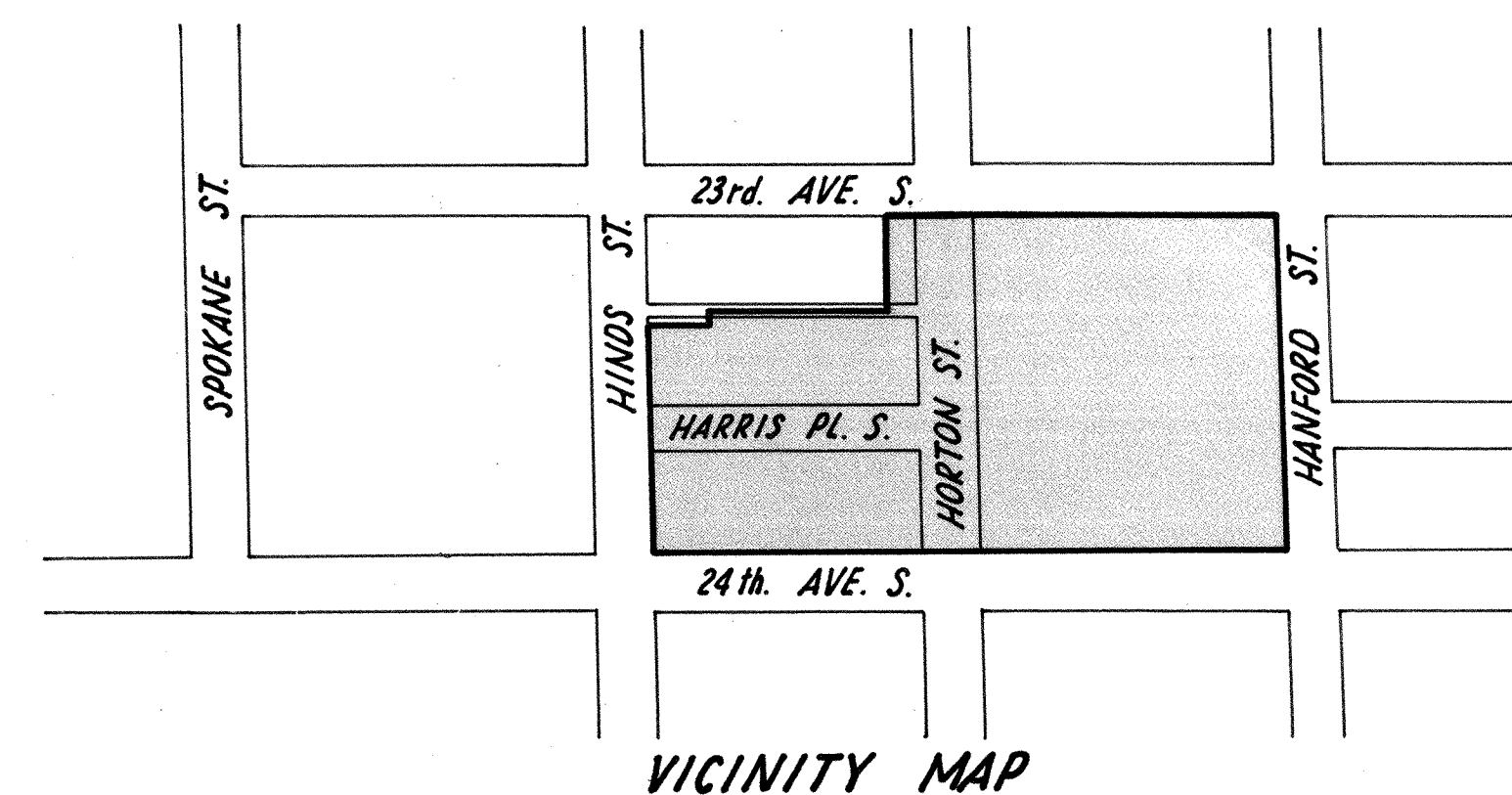
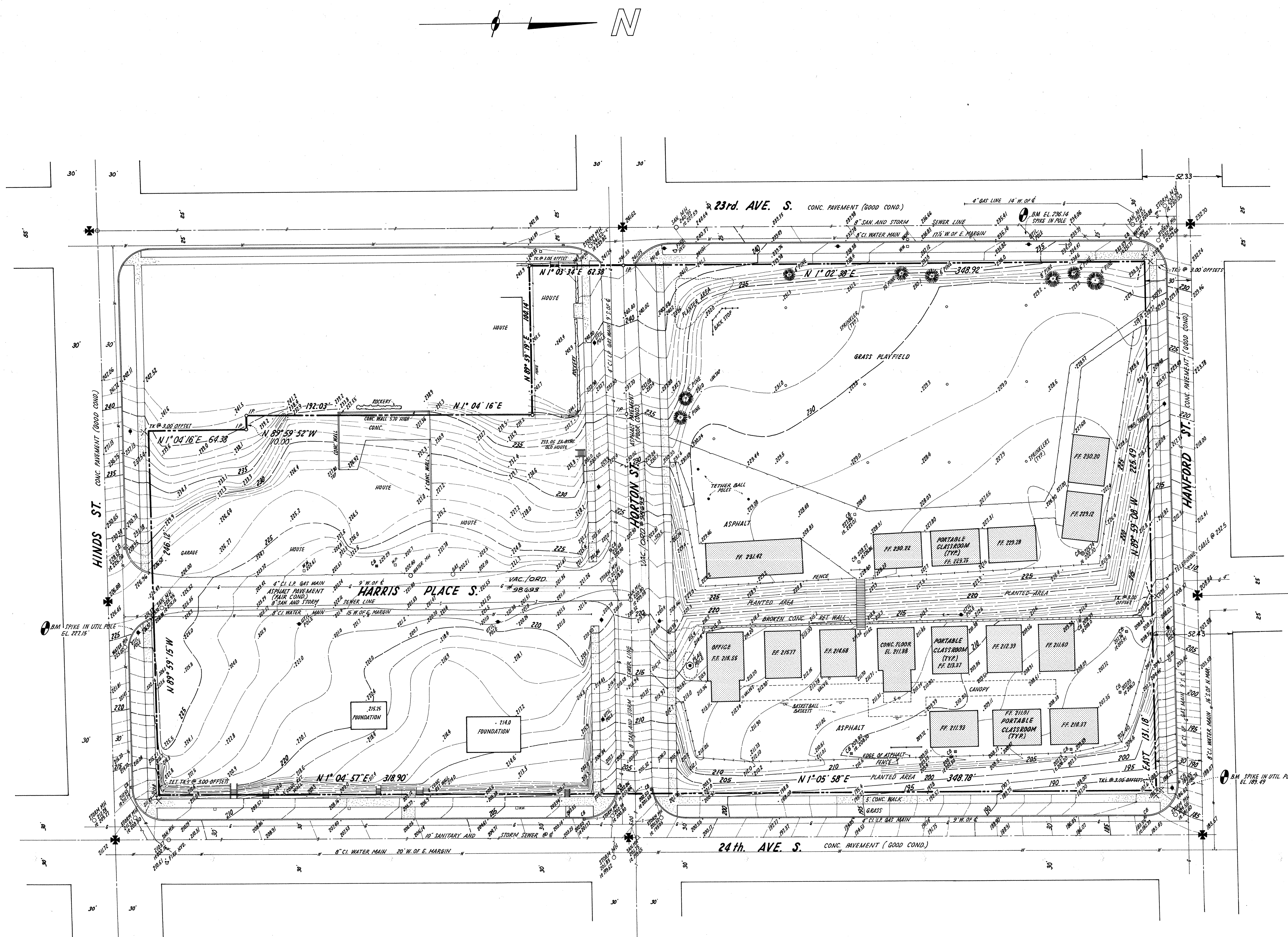
# Kimball Elementary School City of Seattle Landmark Nomination Report

September 2019/  
Revised June 2020



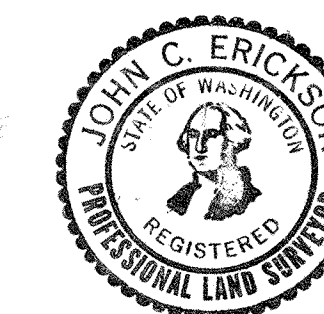
## Appendix 3

### Architectural Drawings



**DESCRIPTION:**  
 Tract 6 State Subdivision of Sec. 16, T24N, R4E, W1M, as recorded in Volume 24 of Plats, page 7, records of King County, Washington, except the W. 25 ft. for 23rd Ave. S., together with vacated S. Horton St. adjoining Block 2 and lot 1 and 10 thereof, Block 1, Beacon View Addn., as recorded in Vol. 14 of Plats, page 8, records of said county, except the W. 500 ft. of lots 10 and 11 said Block 1; together with vacated S. Horton St. and vacated S. Harris Pl. adjoining; and together with that portion of vacated alley adjoining.  
 Situated in the City of Seattle, King County, Washington.  
 Containing 4.857 acres.

**NOTES:**  
 Datum: Vertical - City of Seattle. Horiz. - Assumed.  
 Underground utilities located per records of applicable utilities.



REV.	NO.	DATE	DESCRIPTION	MADE BY	CHECKED
2	10-24-49		ADDITIONAL RIGHT OF WAY MARGINS	A.R.B.	R.C.T.
1	7-14-49		ADDITIONAL TOPOG. AND CONTOURS SHOWN	L.N.L.	R.C.T.

DRAWN: L.N.L.		JOHN C. ERICKSON	
DATE: 10-24-49		HUGH G. GOLDSMITH	
SCALE: 1"=30'		CIVIL ENGINEERS AND LAND SURVEYORS	
APPROVED: [Signature]		312 LYON BLDG., SEATTLE 4, WASH. MAIN 2-1080	

SURVEY and TOPOGRAPHY for SEATTLE SCHOOL DISTRICT KIMBALL ELEMENTARY SCHOOL		JOB NO. 68182
Hugh G. Goldsmith & Associates		SHEET 7
P. N. 929		PAGE 50

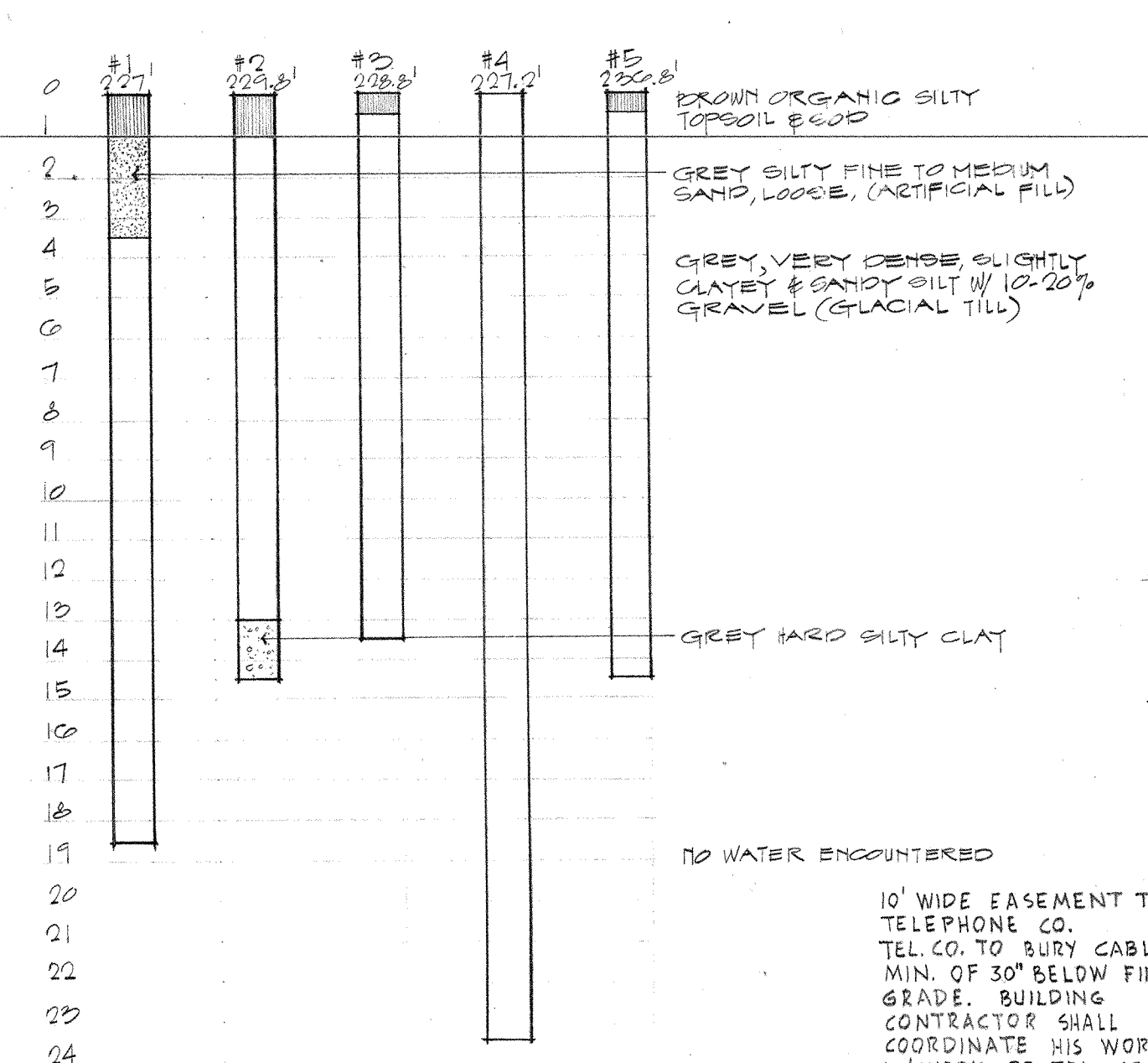


NON-SCHOOL PROPERTY SCHOOL PROPERTY

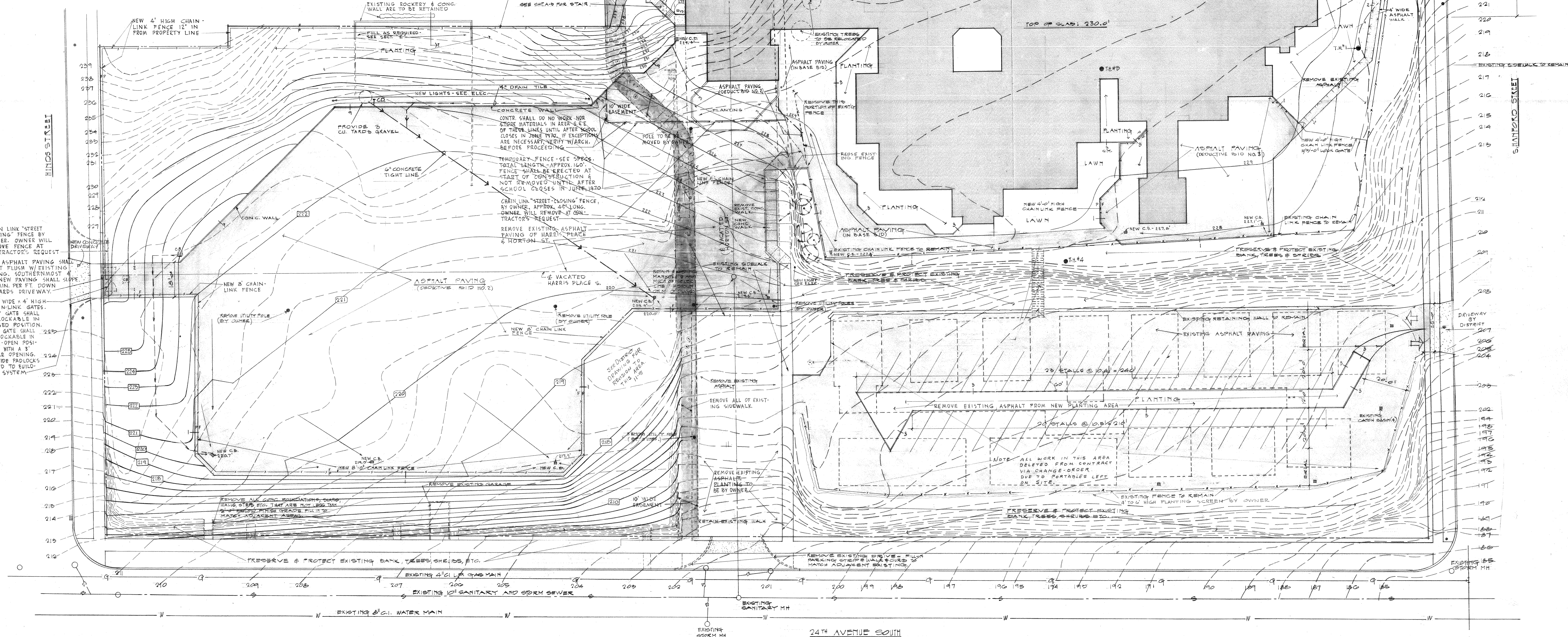
PROPERTY LINE  
EXISTING FENCE TO BE RETAINED  
EXISTING BROKEN CONCRETE "ROCKERY" TO BE RETAINED  
EXISTING CONC. WING WALL (SIM. WALL AT SOUTH END OF RETAINING WALL)  
CUT WING WALLS DOWN TO 6" BELOW FINISH GRADE. TAKE CARE NOT TO BREAK JOINT BETWEEN WING WALL & RETAINING WALL. IF EFFECTIVE BRACING ACTION OF WING WALL IS LESSENED DURING WORK, REMOVE WING WALL & REPLACE WITH NEW CONC. WALL OF STRENGTH EQUAL TO EXISTING. AGE QUARTLY BRACING RETAINING WALL WHILE DOING SO.

NOTE: CONTRACTOR SHALL VERIFY EXISTING GRADES IN VICINITY OF RETAINING WALL BEFORE PROCEEDING & SHALL CONSULT WITH ARCHITECT IF DISCREPANCIES EXIST.  
NEW 4" CHAIN-LINK FENCE-SEE SPECS.  
FINISH GRADE: FILL AGAINST EXISTING CONC. RETAINING WALL & BOTH SIDES OF BOTH WING WALLS. FILL SHALL BE MACHINE COMPACTED. SLOPE OF FINISH GRADE SHALL NOT EXCEED 1:3. FINISH GRADE IN VICINITY OF RETAINING WALLS SHALL BLEND SMOOTHLY INTO ADJACENT EXISTING AND/OR NEW GRADES.  
EXISTING CONC. RETAINING WALL TO BE RETAINED.  
EXISTING CONC. SLAB. REMOVE ONLY THAT PORTION LESS THAN 2" BELOW FINISH GRADE.

SECTION "E"-EXISTING RETAINING WALL 1/8"=10'



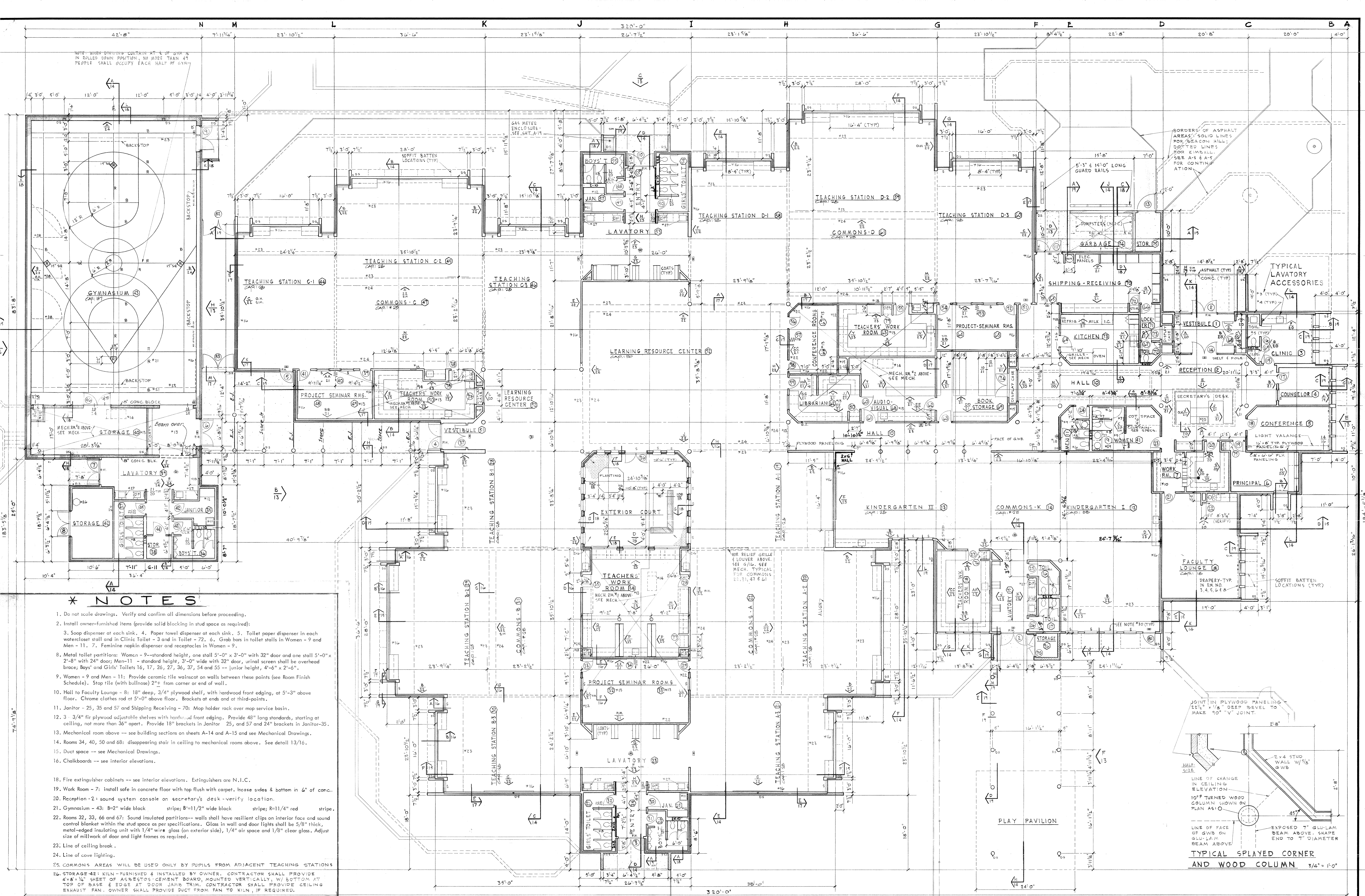
TEST HOLE DATA  
BASED ON PACIFIC TESTING LABORATORIES  
REPORT # 014-59, DATED 5-7-61.  
REPORT IS AVAILABLE FOR INSPECTION AT THE ARCHITECT'S OFFICE.



CHAIN LINK "STREET CLOSING" FENCE BY OWNER. OWNER WILL REMOVE FENCE AT CONTRACTOR'S REQUEST.  
NEW ASPHALT PAVING SHALL MEET FLUSH W/ EXISTING PAVING. SOUTHERNMOST OF NEW PAVING SHALL SLOPE 1/4" MIN. PER FT. DOWN TOWARDS DRIVEWAY.  
2'-6" WIDE x 4" HIGH CHAIN-LINK GATES. WEST GATE SHALL BE LOCKABLE IN CLOSED POSITION. EAST GATE SHALL BE LOCKABLE IN SEMI-OPEN POSITION WITH A 3' CLEAR OPENING. PROVIDE PADLOCKS KEYS TO BUILDING SYSTEM.

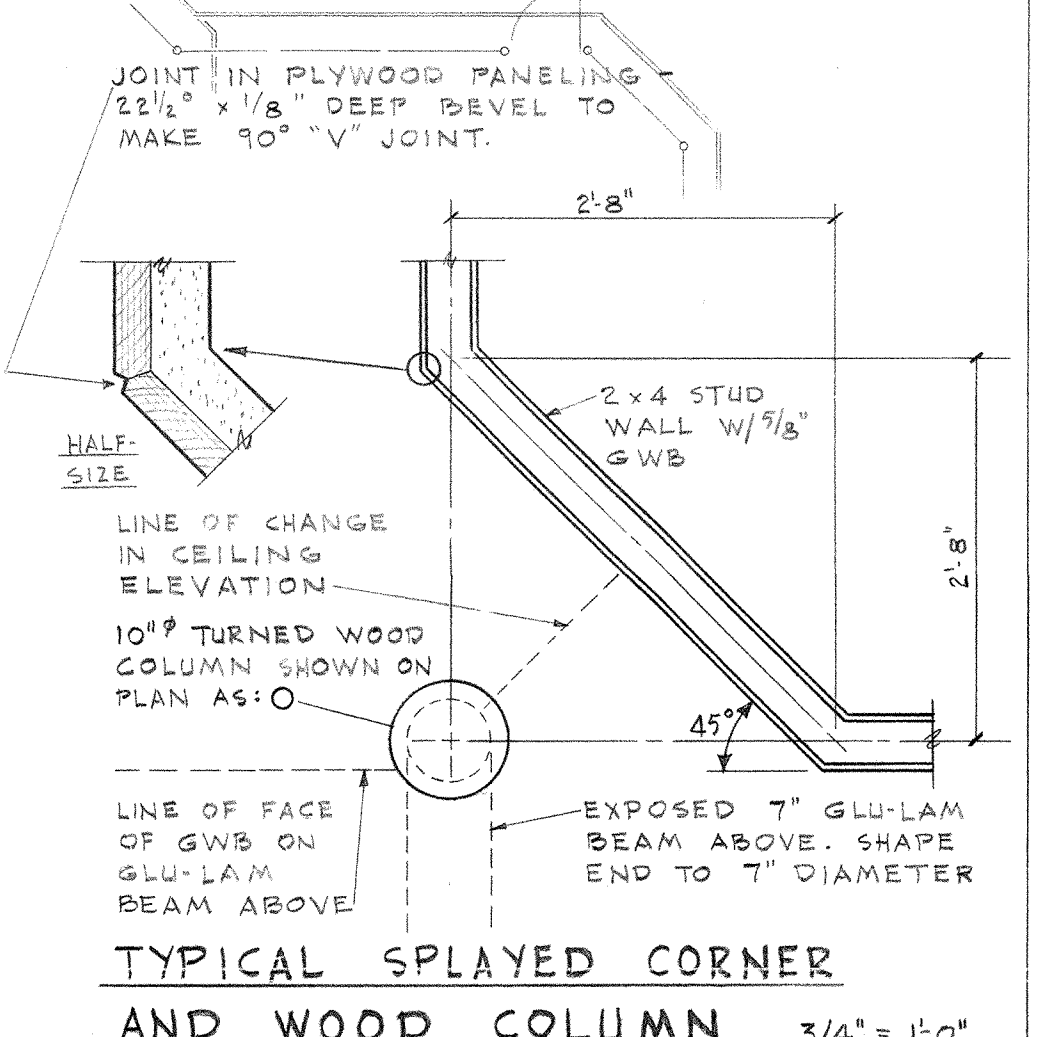
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31	SEA DIST	1
32	SEA DIST	1
33	SEA DIST	1
34	SEA DIST	1
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38	SEA DIST	1
39	SEA DIST	1
40	SEA DIST	1
41	SEA DIST	1
42	SEA DIST	1
43	SEA DIST	1
44	SEA DIST	1
45	SEA DIST	1
46	SEA DIST	1
47	SEA DIST	1
48	SEA DIST	1
49	SEA DIST	1
50	SEA DIST	1



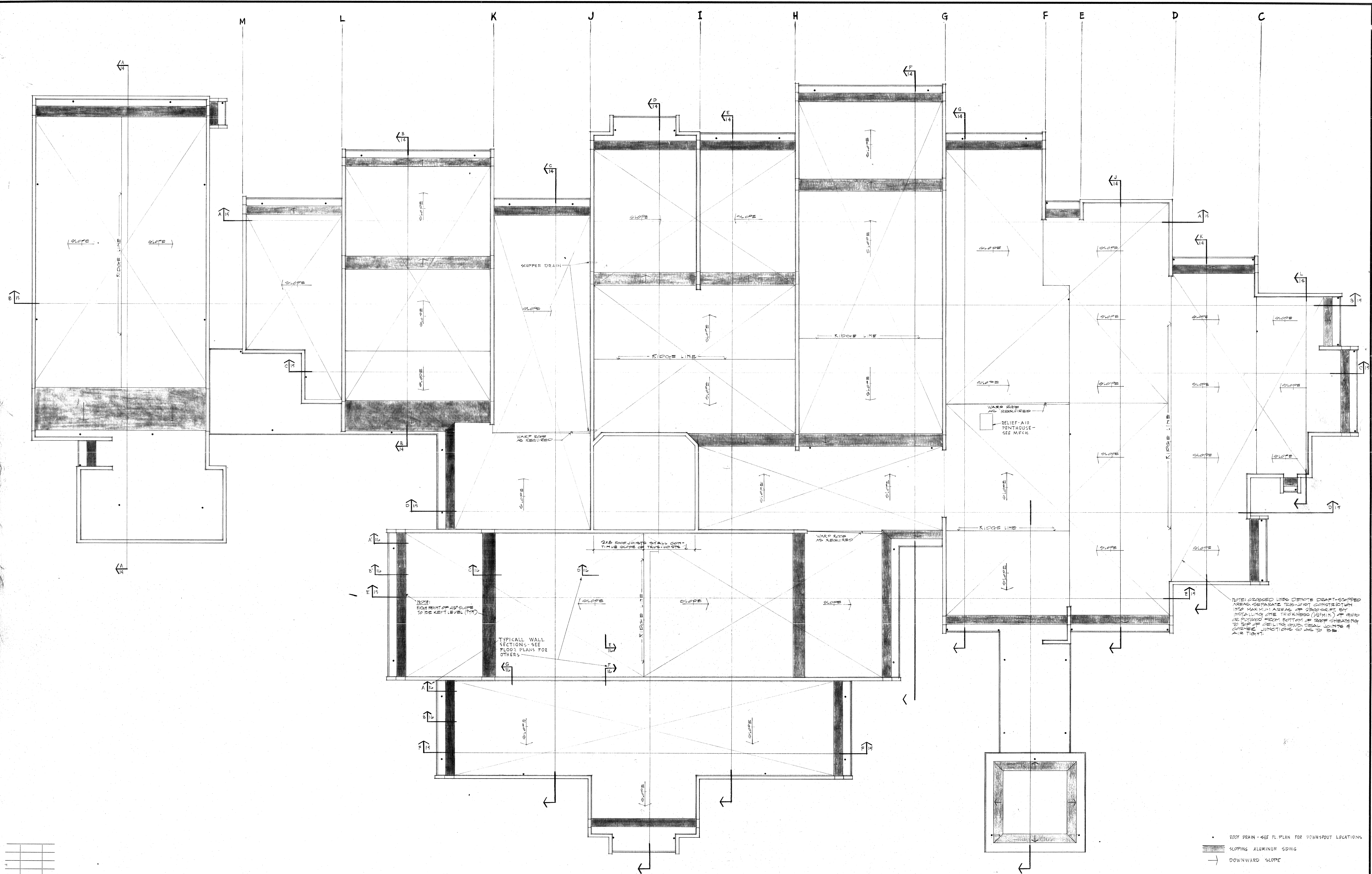


**\* NOTES**

1. Do not scale drawings. Verify and confirm all dimensions before proceeding.
2. Install owner-furnished items (provide solid blocking in stud space as required):
  3. Soap dispenser at each sink. 4. Paper towel dispenser at each sink. 5. Toilet paper dispenser in each water closet stall and in Clinic Toilet - 3 and in Toilet - 72. 6. Grab bars in toilet stalls in Women - 9 and Men - 11. 7. Feminine napkin dispenser and receptacles in Women - 9.
  8. Metal toilet partitions: Women - 9 - standard height, one stall 5'-0" x 3'-0" with 32" door and one stall 5'-0" x 2'-8" with 24" door; Men - 11 - standard height, 3'-0" wide with 32" door, urinal screen shall be overhead brace; Boys' and Girls' Toilets 16, 17, 26, 27, 36, 37, 54 and 55 - junior height, 4'-6" x 2'-6".
  9. Women - 9 and Men - 11: Provide ceramic tile wainscot on walls between these points (see Room Finish Schedule). Stop tile (with bullnose) 2" from corner or end of wall.
  10. Hall to Faculty Lounge - 8: 18" deep, 3/4" plywood shelf, with hardwood front edging, at 5'-3" above floor. Chrome clothes rod at 5'-0" above floor. Brackets at ends and at third-points.
  11. Janitor - 25, 35 and 57 and Shipping Receiving - 70: Mop holder rack over mop service basin.
  12. 3 - 3/4" fir plywood adjustable shelves with hardwood front edging. Provide 48" long standards, starting at ceiling, not more than 36" apart. Provide 18" brackets in Janitor - 25, and 57 and 24" brackets in Janitor-35.
  13. Mechanical room above - see building sections on sheets A-14 and A-15 and see Mechanical Drawings.
  14. Rooms 34, 40, 50 and 68: disappearing stair in ceiling to mechanical rooms above. See detail 13/16.
  15. Duct space - see Mechanical Drawings.
  16. Chalkboards - see interior elevations.
17. Fire extinguisher cabinets - see interior elevations. Extinguishers are N.I.C.
18. Work Room - 7: Install safe in concrete floor with top flush with carpet. In case sides & bottom in 6" of conc.
19. Reception - 2: sound system console on secretary's desk - verify location.
20. Gymnasium - 43: B=2" wide black stripe; B=11/2" wide black stripe; R=11/4" red stripe.
21. Rooms 32, 33, 66 and 67: Sound insulated partitions - walls shall have resilient clips on interior face and sound control blanket within the stud space as per specifications. Glass in wall and door lights shall be 5/8" thick, metal-edged insulating unit with 1/4" wire glass (on exterior side), 1/4" air space and 1/8" clear glass. Adjust size of millwork of door and light frames as required.
22. Line of ceiling break.
23. Line of cove lighting.
24. COMMONS AREAS WILL BE USED ONLY BY PUPILS FROM ADJACENT TEACHING STATIONS
25. STORAGE 42: KILN - FURNISHED & INSTALLED BY OWNER. CONTRACTOR SHALL PROVIDE 4'x8'x1/2" SHEET OF ASBESTOS CEMENT BOARD, MOUNTED VERTICALLY, W/ BOTTOM AT TOP OF BASE & EDGE AT DOOR JAMB TRIM. CONTRACTOR SHALL PROVIDE CEILING EXHAUST FAN. OWNER SHALL PROVIDE DUCT FROM FAN TO KILN, IF REQUIRED.
26. VANITY-COUNTER SUPPORTS - SEE DET. 16/20. LOCATE (GENERALLY) AT WALLS & AT EDGE OF SINKS.
27. GYMNASIUM-43: AGILITY APPARATUS - SEE SPECS. CENTER ON WALL.
28. WOMEN-9: 24" WIDE MIRROR FROM LINE OF BOTTOM OF TOILET PARTITION TO TOP OF CERAMIC TILE. ALIGN EDGE W/ CORNER OF TOILET PARTITION. SIM. TO DET. 16/20
29. 5" AT WINDOW, RELITE OR DOOR DENOTES WINDOW SHADE.
30. CONTRACTOR SHALL FURNISH OWNER W/ACCURATE RECORD OF EXACT LOCATIONS OF CONCEALED BLOCKING FOR ITEMS IN NOTES 3, 4, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.





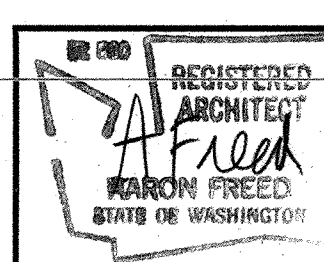


NOTE: DRAFT-STOPPED AREAS SEPARATE TRUSSES CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS, BUT INSTALLING ONE THICKNESS (20 MIN.) OF GUTS OR STYROFOAM FROM BOTTOM OF ROOF SHEATHING TO TOP OF CEILING GUTS. SEAL JOINTS & OTHER JOINTS TO BE AIR TIGHT.

NOTE: SHEETS A-1 THROUGH A-24 ARE DRAWN AS FOR BEACON HILL AND KIMBALL, MAPLE DISTRICT NO. 1.

• ROOF DRAIN - SEE FL PLAN FOR DOWNSPOUT LOCATIONS  
 ▬ SLOPING ALUMINUM SIDING  
 → DOWNWARD SLOPE

1-13	GEN. DIST.	1
7-24	BASE DIST.	2
7-24	SKY DIST.	2
9-13	STX.	1
9-10	GEN. DIST.	1
7-9	MECH.	1
8-8	MECH. DIST.	1
8-5	MECH.	1
DATE	TO	NO.



DATE: 1-9-70  
 DRAWN: JCK  
 REVISED: \_\_\_\_\_  
 CHECKED: JEB

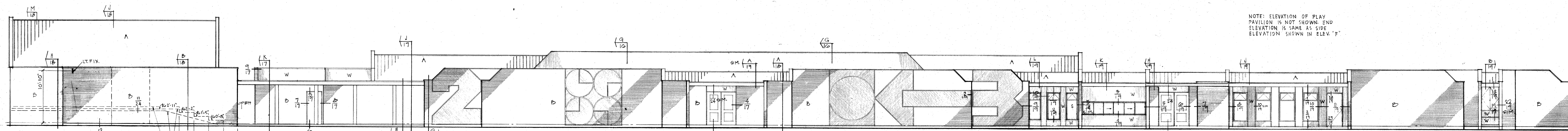
DURHAM · ANDERSON · FREED · AIA · ARCHITECTS  
 1100 DENNY WAY • SEATTLE, WASHINGTON 98109 • MAIN 3-0963  
 PARTNERS: ROBERT L. DURHAM AIA • DAVID R. ANDERSON AIA • AARON FREED AIA • RICHARD V. PETERSON AIA • HAROLD K. ROE SE CE



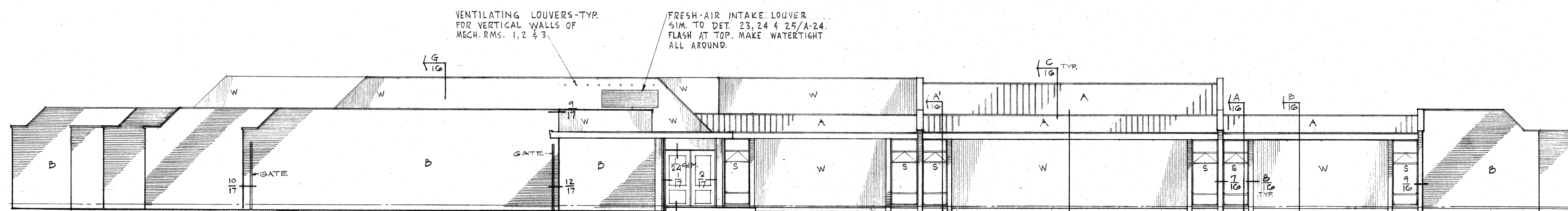
BEACON HILL CAPTAIN GEORGE W. KIMBALL MAPLE  
 ELEMENTARY SCHOOLS  
 SEATTLE SCHOOL DISTRICT NO. 1 SEATTLE, WASHINGTON  
 ROOF PLAN 1/8" = 1'-0"

JOB NUMBER: 712  
 SHEET NUMBER: A-11 OF 24

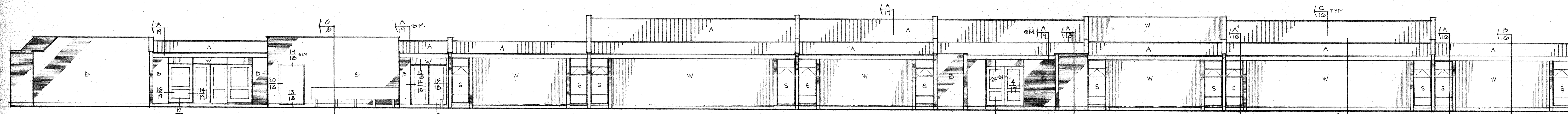




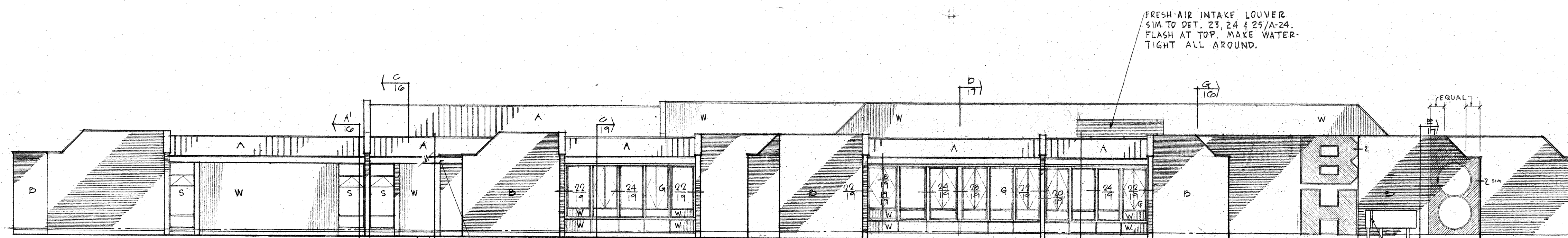
EAST ELEVATION.



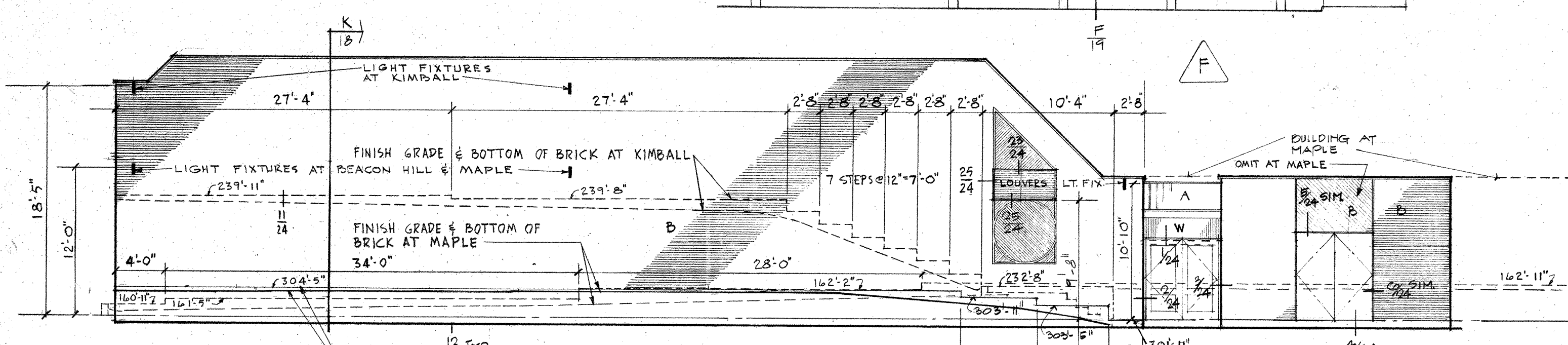
SOUTH ELEVATION



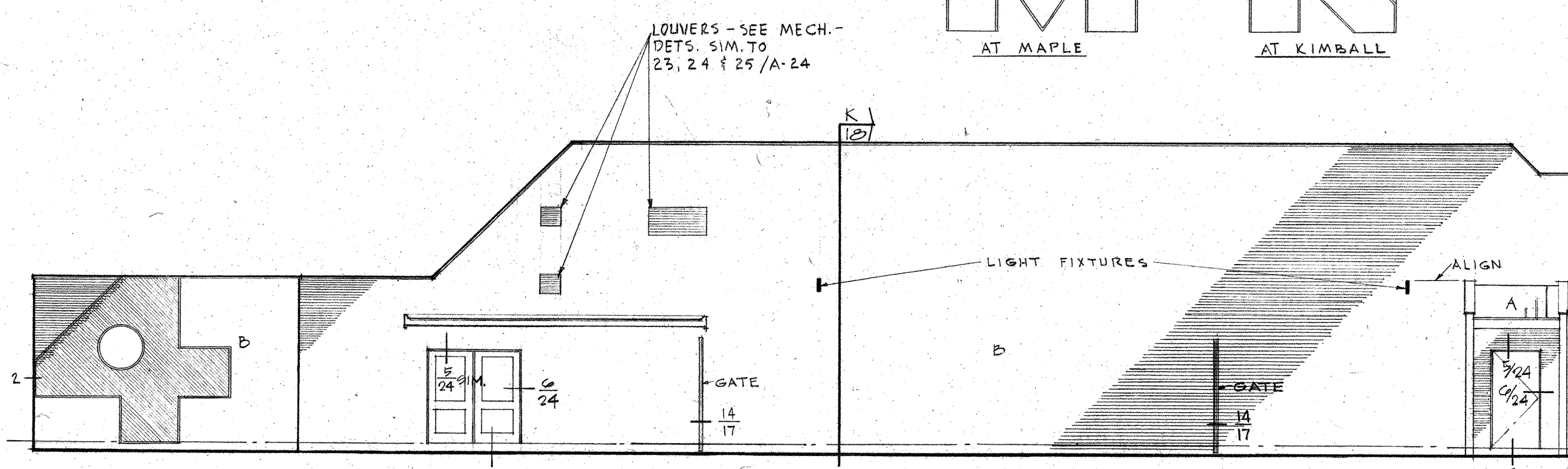
WEST ELEVATION



NORTH ELEVATION



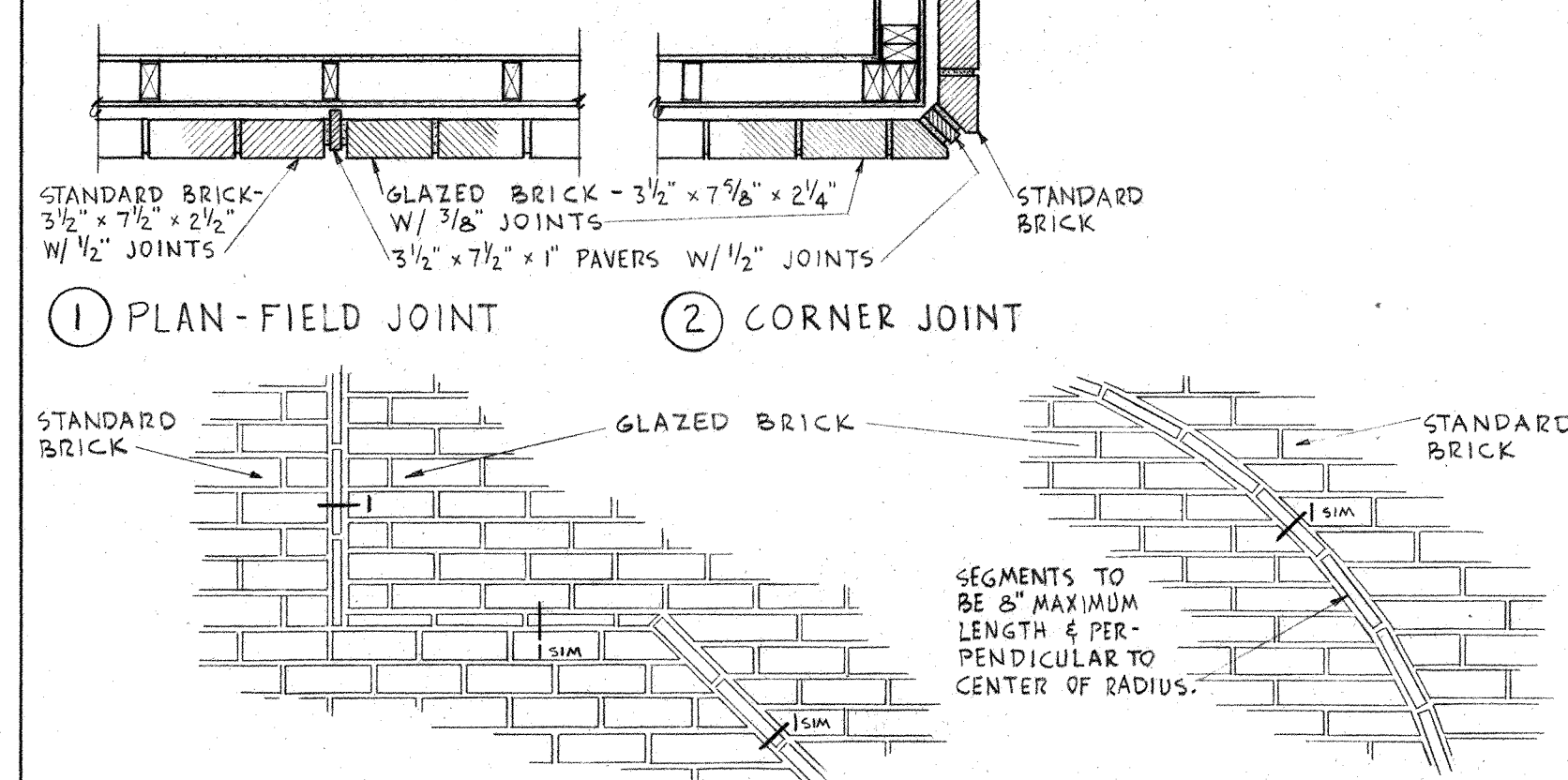
SOUTH ELEVATION



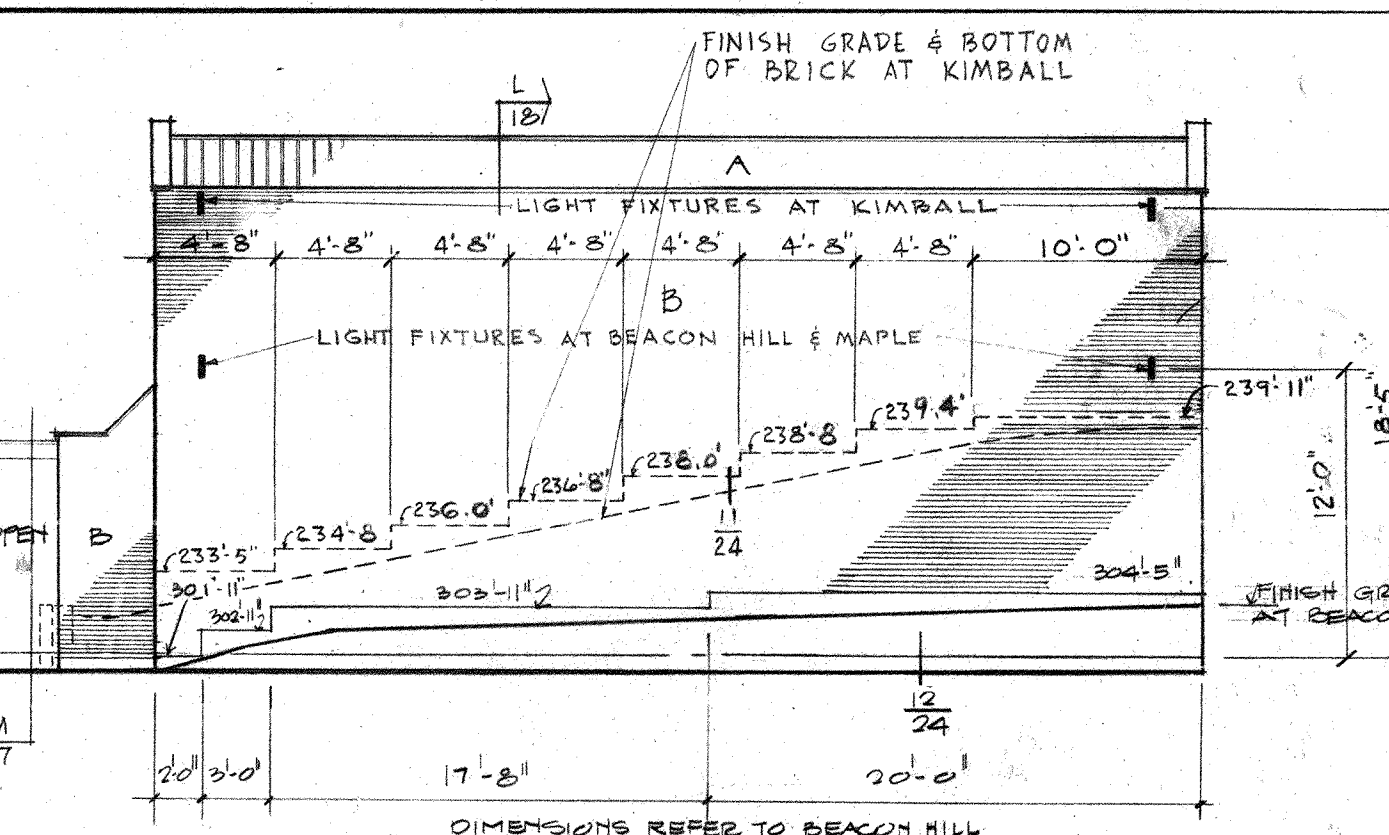
NORTH ELEVATION.

NOTE: ELEVATION OF PLAY  
PAVILION IS NOT SHOWN. END  
ELEVATION IS SAME AS SIDE  
ELEVATION SHOWN IN ELEV. "F"

CONTRACTOR SHALL SUBMIT LARGE SCALE (1/4"=1'-0" MIN.)  
LAYOUT DRAWING OF EACH FIGURE & RECEIVE ARCHITECT'S  
APPROVAL BEFORE PROCEEDING. BRICK SHALL BE CUT  
ACCURATELY TO REQUIRED SHAPES. ALL EXPOSED  
SURFACES OF GLAZED BRICK SHALL BE GLAZED  
AFTER CUTTING. NO BRICK SHALL BE LESS THAN  
4" LONG AFTER CUTTING (CUT FROM 12" LONG  
BRICK WHERE REQUIRED).



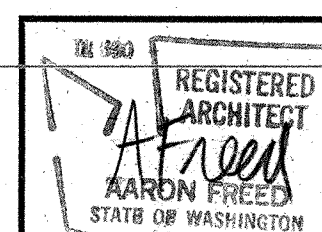
VERTICAL, HORIZONTAL & DIAGONAL OUTLINE  
ELEVATIONS  
GLAZED-BRICK GRAPHICS 3/4"=1'-0"



NOTE: GRAPHICS DELETED VIA BID ALTERNATE  
SEE SHEETS A-2 THRU A-7 FOR EXISTING & FINISH GRADES.  
SEE FOUNDATION PLANS FOR ELEVATIONS OF FOOTINGS.  
ALL WINDOWS IN BEACON HILL & KIMBALL SHALL BE GLAZED W/ POL. PL. GL.  
ALL WINDOWS IN MAPLE SHALL BE GLAZED W/ INSULATING GLASS.  
SEE SECT. A/1/L FOR HEIGHT OF AWNING VENTS.  
ALL SURFACES ON ELEVATIONS ARE NOT LABELED - SEE FLOOR PLANS &  
ADJACENT AREAS ON ELEVATIONS.  
LEGEND: A - COLOR ANODIZED RIBBED ALUMINUM SIDING.  
B - BRICK  
W - WOOD SIDING

NOTE: SHEETS A-11 THROUGH A-24 ARE DRAWN AS  
FOR BEACON HILL & KIMBALL. MAPLE IS  
OPPOSITE HAND.

BEACON HILL CAPTAIN GEORGE W. KIMBALL MAPLE  
ELEMENTARY SCHOOLS  
SEATTLE SCHOOL DISTRICT NO. 1 SEATTLE, WASHINGTON  
EXTERIOR ELEVATIONS 1411-1-01



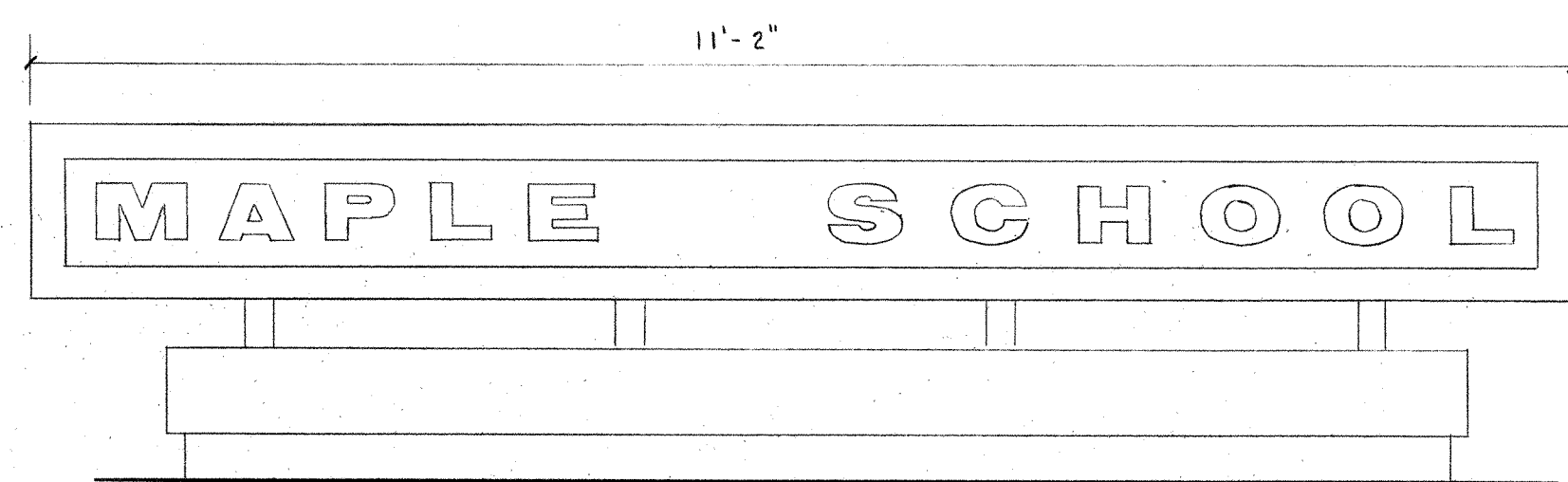
DATE: 1-9-72 DRAWN: RKS  
REVISED: CHECKED: JED

DURHAM ANDERSON FREED AIA ARCHITECTS  
1100 DENNY WAY SEATTLE, WASHINGTON 98109  
PARTNERS: ROBERT L. DURHAM FAIA DAVID R. ANDERSON AIA AARON FREED AIA  
RICHARD V. PETERSON AIA HAROLD K. ROE SE CE

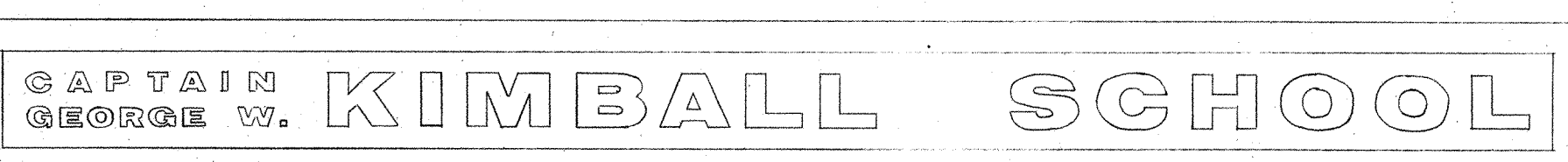


1-13	SEC. 5/11	1
1-4	STR.	1
7-24	BLOG DEPT.	2
7-24	SEA DIST.	2
7-12	STR.	1
7-10	SEA DIST.	1
7-5	STR.	1
7-5	SEA DIST.	1
7-5	STR.	1
7-21	SEA DIST.	1
7-18	SEA DIST.	1
7-7	SEA DIST.	1
7-12	SEA DIST.	1
7-12	SEA DIST.	1
DATE	TO	NO.

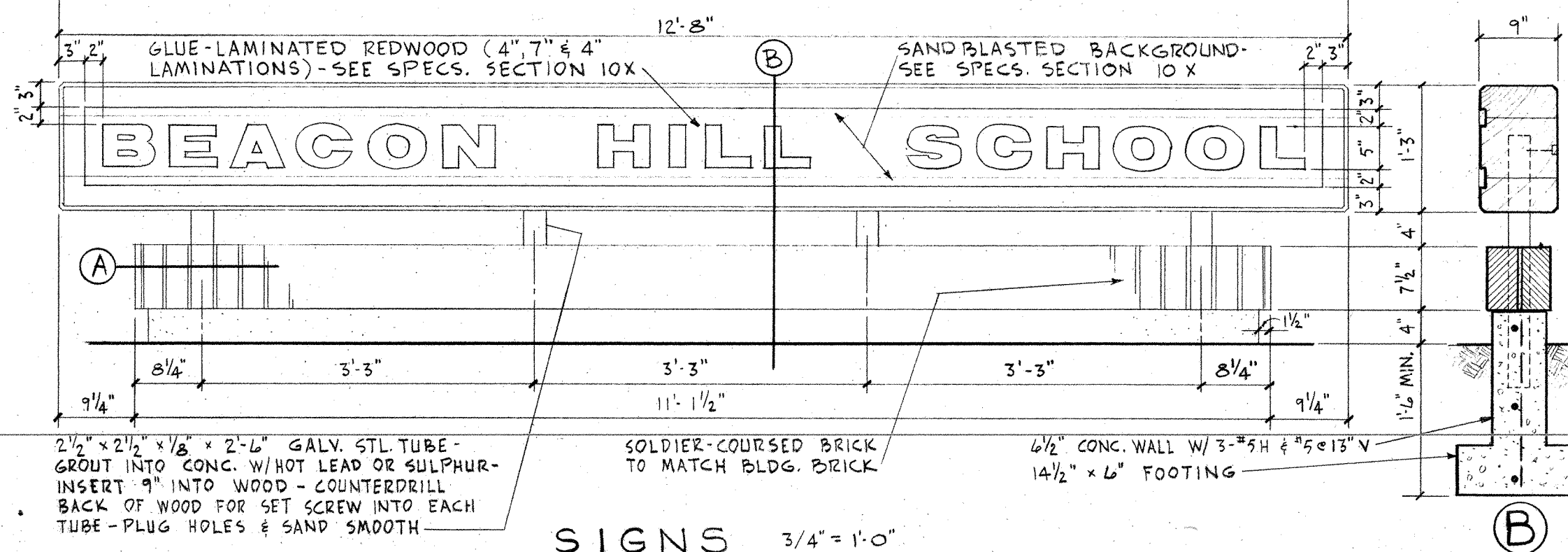




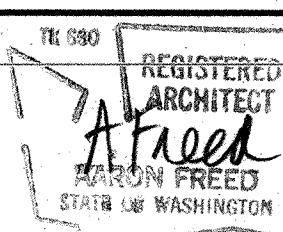
SEE "BEACON" SIGN FOR DETAILED DRAWING, DIMENSIONS & NOTES



NOTE: SUBMIT FULL-SIZE LAYOUT OF LETTERS & RECEIVE APPROVAL BEFORE PROCEEDING



NOTE: SHEETS A-11 THROUGH A-24 ARE DRAWN AS FOR BEACON HILL AND KIMBALL. MAPLE IS OPPOSITE HAND.



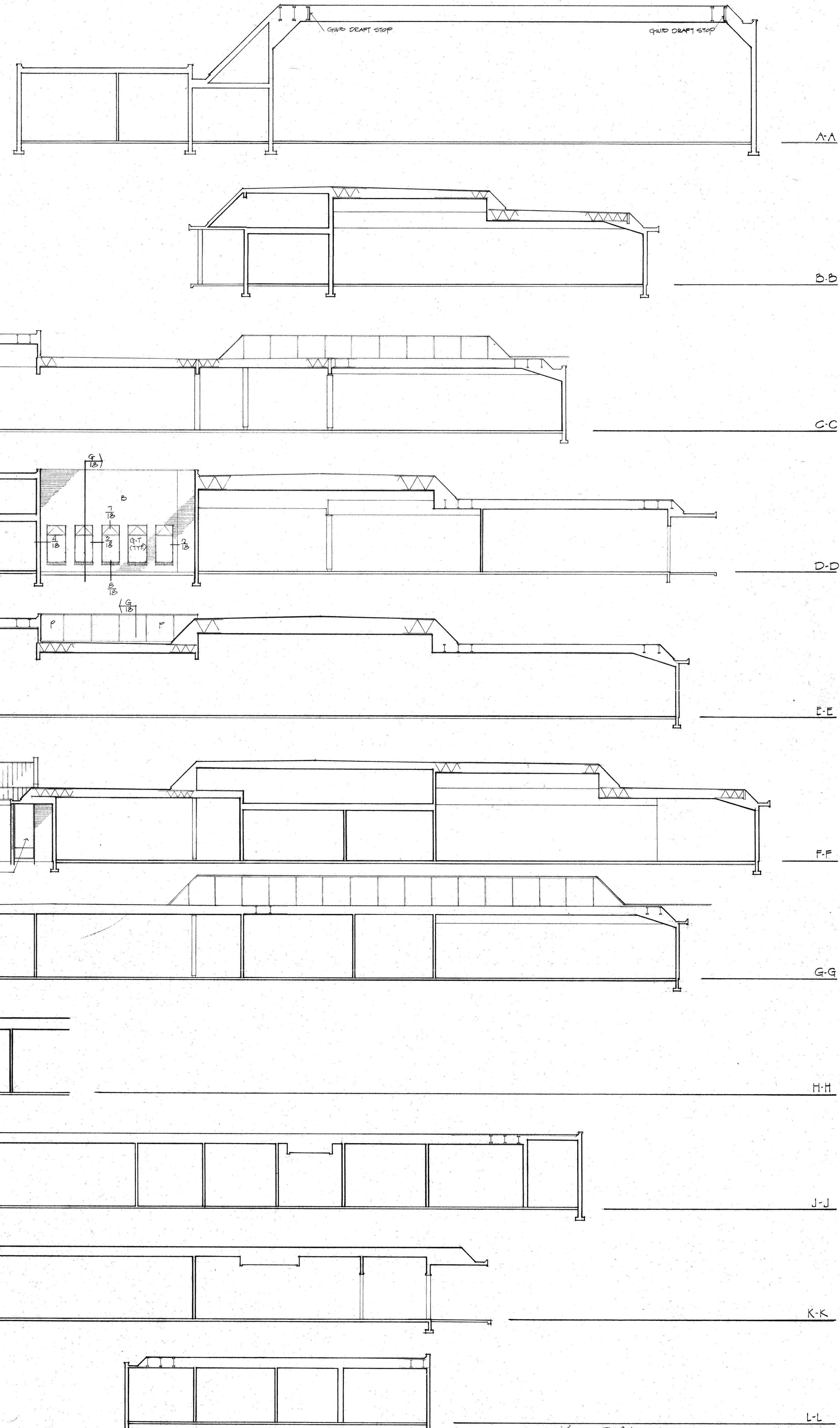
DATE: 12-14-70  
DRAWN: [Signature]  
REVISED: [Signature]  
CHECKED: [Signature]

**DURHAM • ANDERSON • FREED • AIA • ARCHITECTS**  
1100 DENNY WAY • SEATTLE, WASHINGTON 98109 • MAIN 3-0963  
PARTNERS: ROBERT L. DURHAM AIA • DAVID R. ANDERSON AIA • AARON FREED AIA • RICHARD V. PETERSON AIA • HAROLD K. ROE SE CE

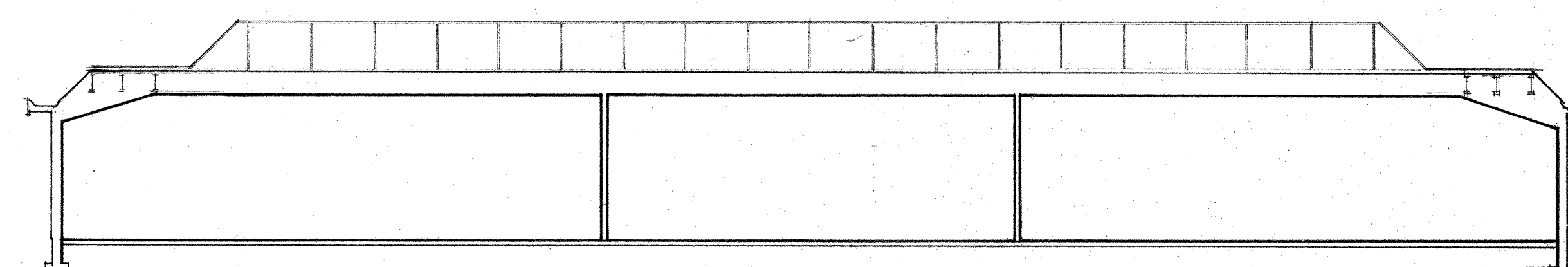
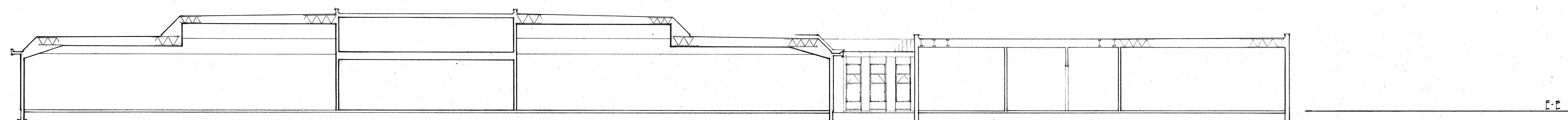
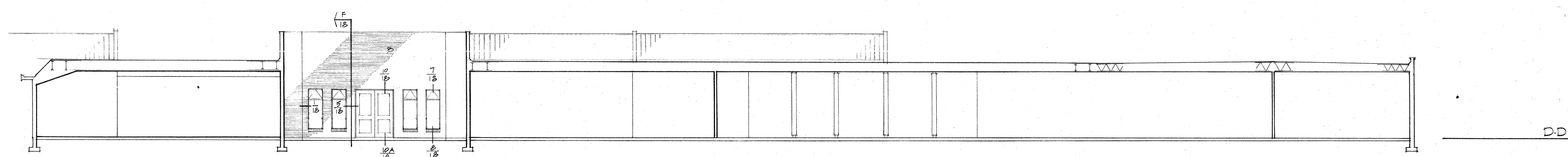
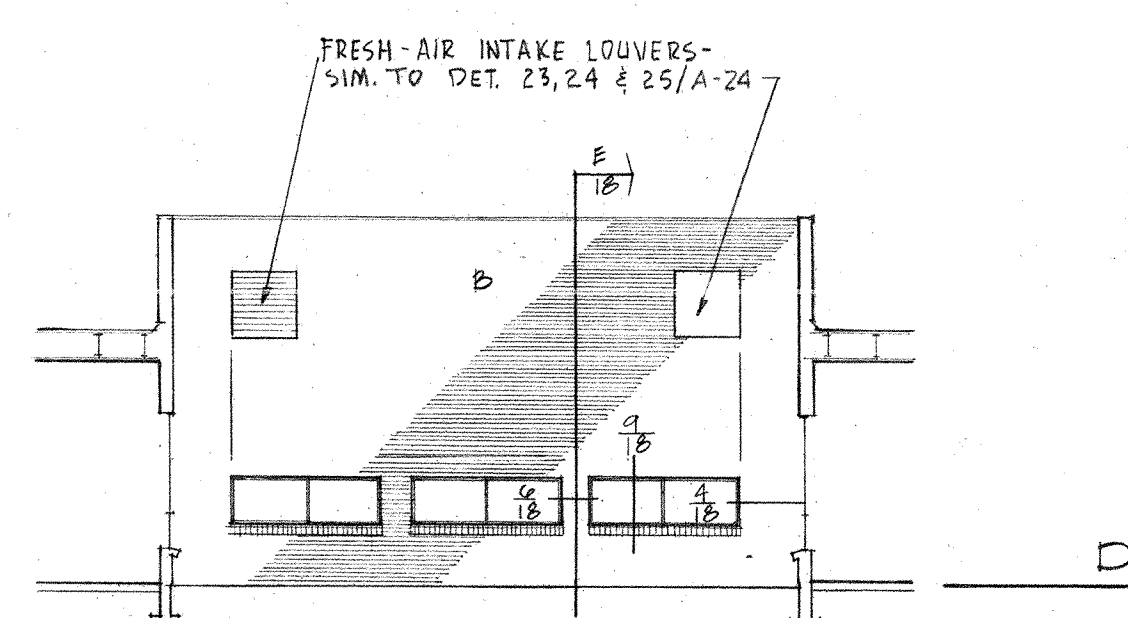
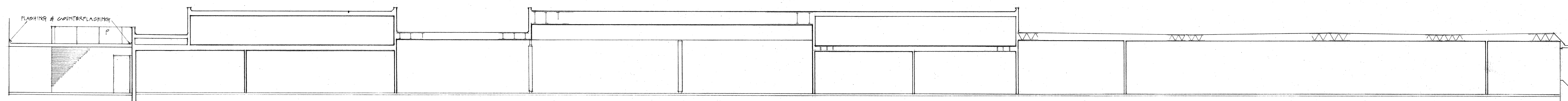
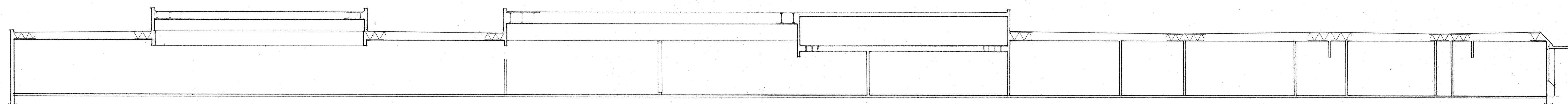
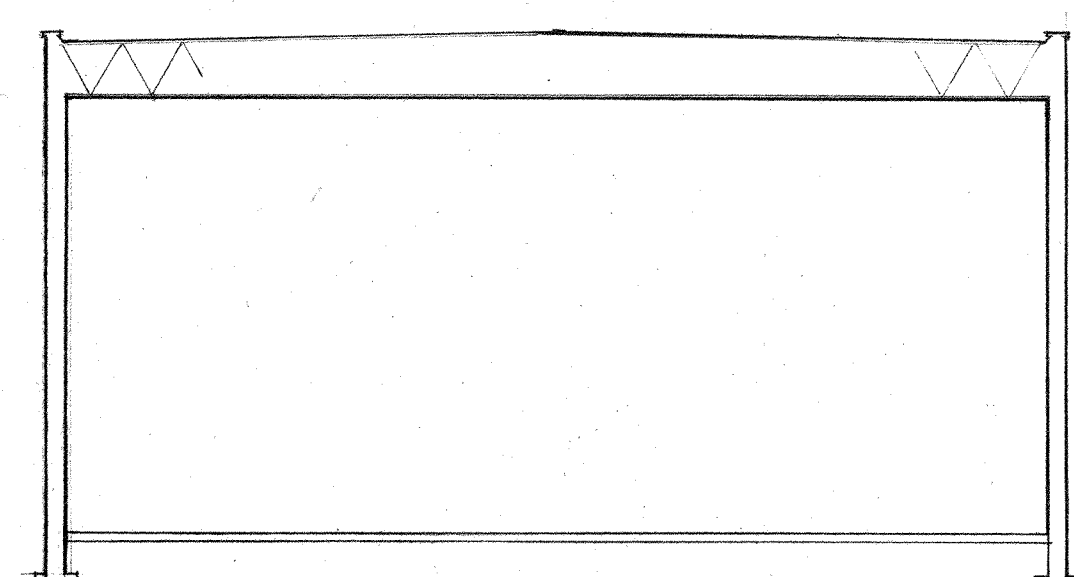


**BEACON HILL CAPTAIN GEORGE W. KIMBALL MAPLE  
ELEMENTARY SCHOOLS  
SEATTLE SCHOOL DISTRICT NO. 1 SEATTLE, WASHINGTON**  
BUILDING SECTIONS 10-11-01

JOB NUMBER: 10-11-01  
SHEET NUMBER: A-14





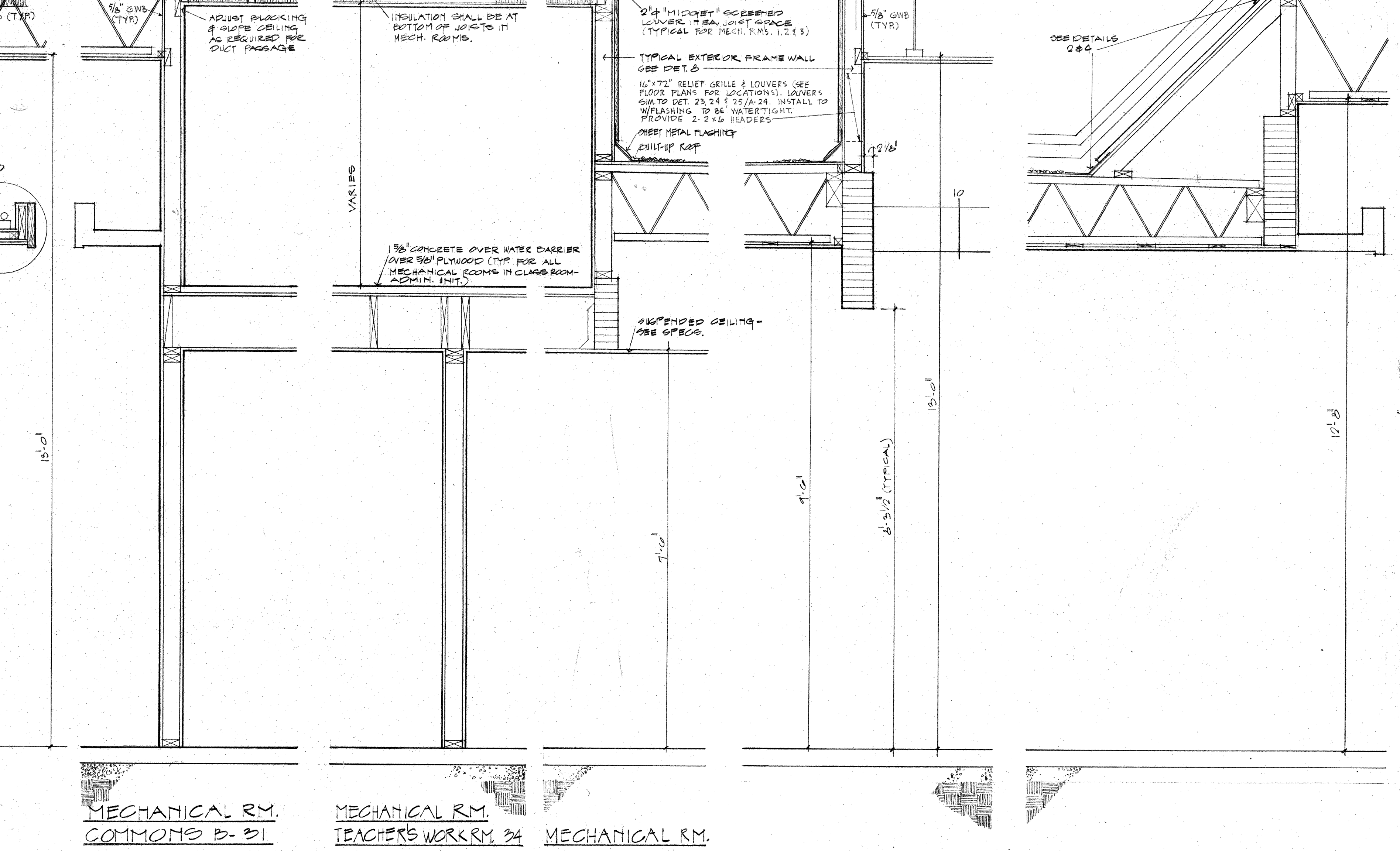
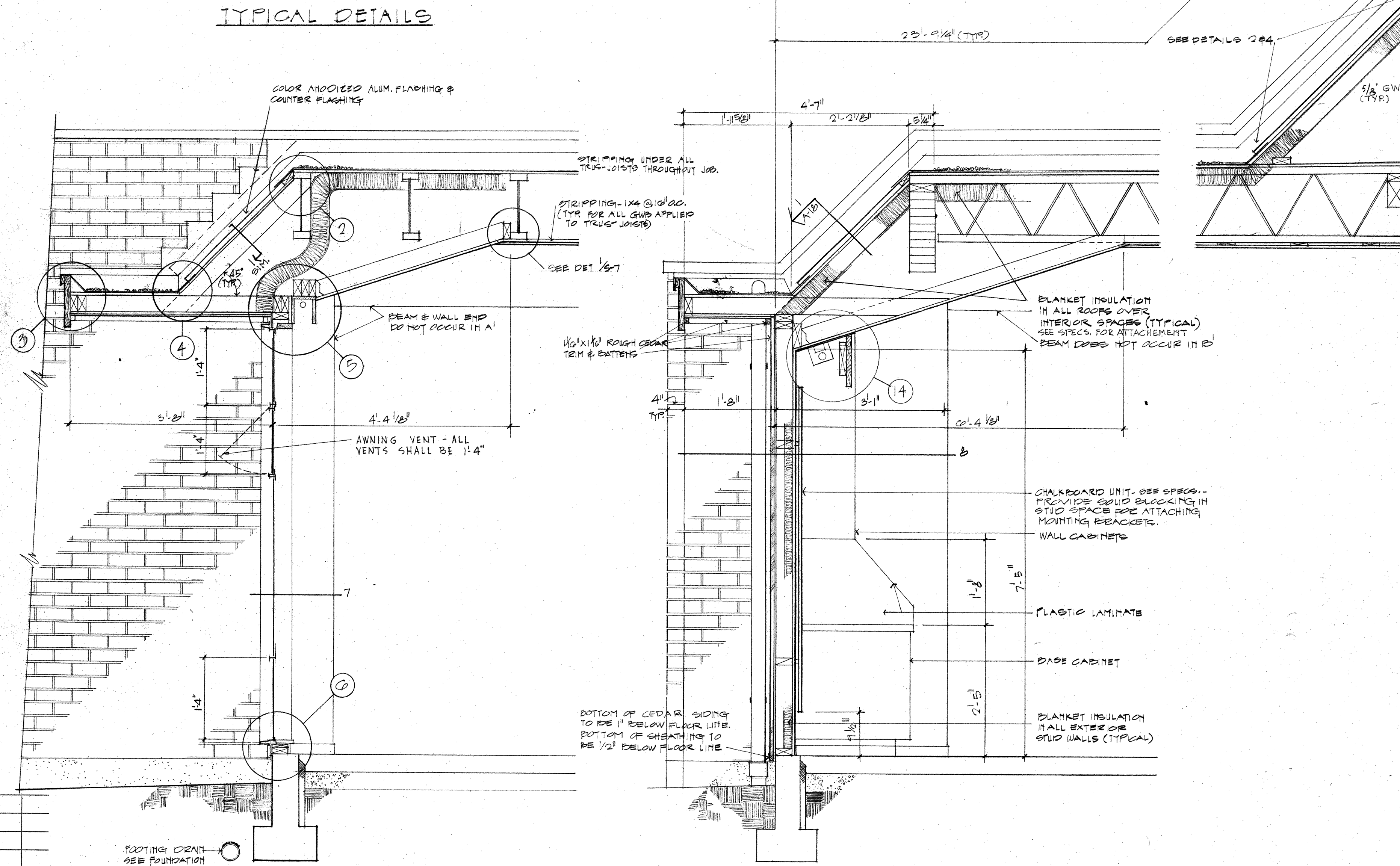
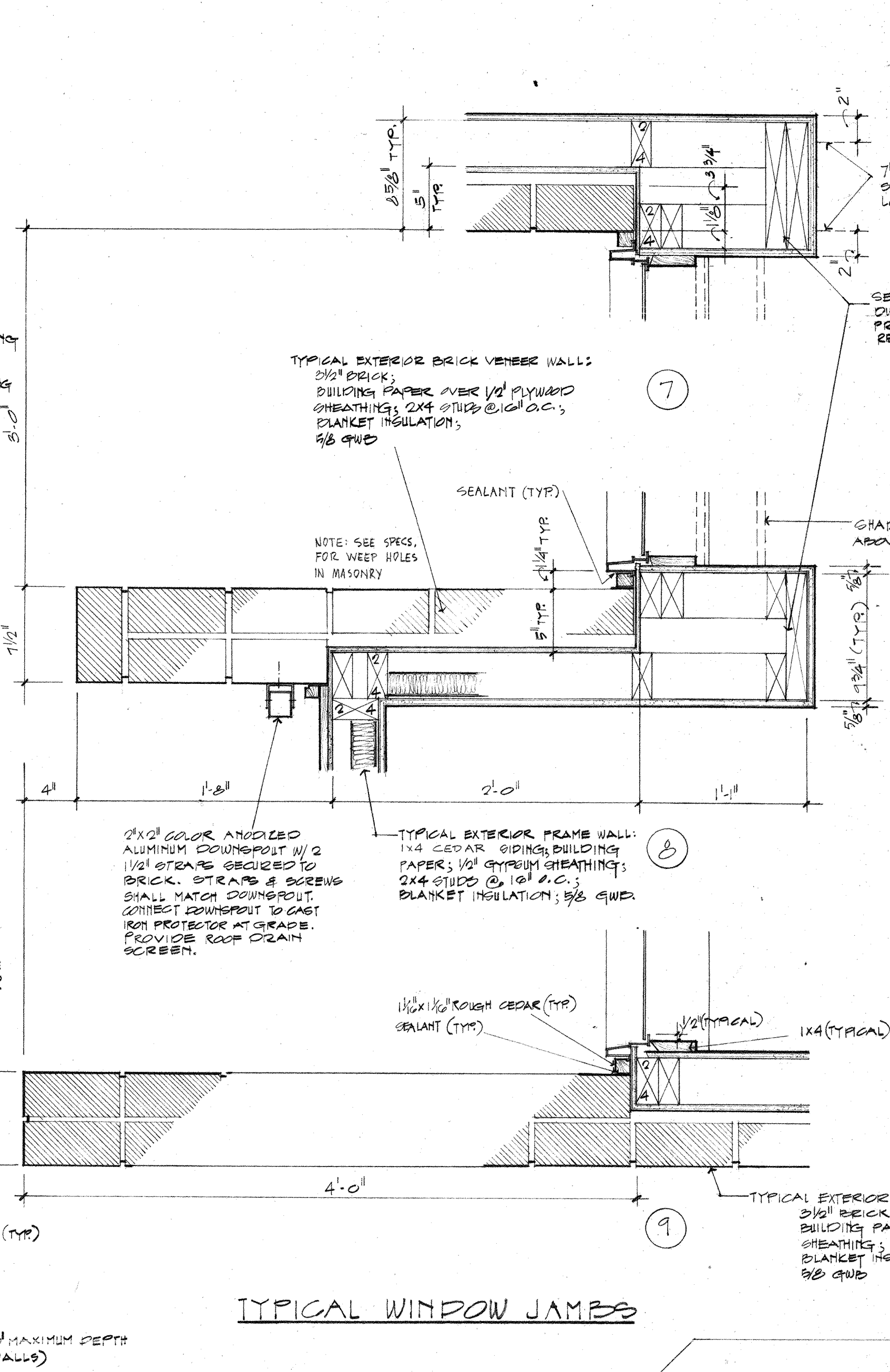


11-13	SCH 0157	1
9-24	BLOC. DIST.	2
9-24	SCH DIST.	2
9-10	SCH. DIST.	1
8-8	SCH. DIST.	1
7-31	ELEC MECH	1
7-7	SCH DIST.	1
JUN. 1968	TECHNICAL SURVEILLANCE	1
DATE	TO	NO.



NOTE: SHEETS A-11 THROUGH A-24 ARE DRAWN AS FOR DEACON HILL AND KIMBALL. MAPLE IS OPPOSITE HAND.





TEACHING STATION A-1-19: LRC 52

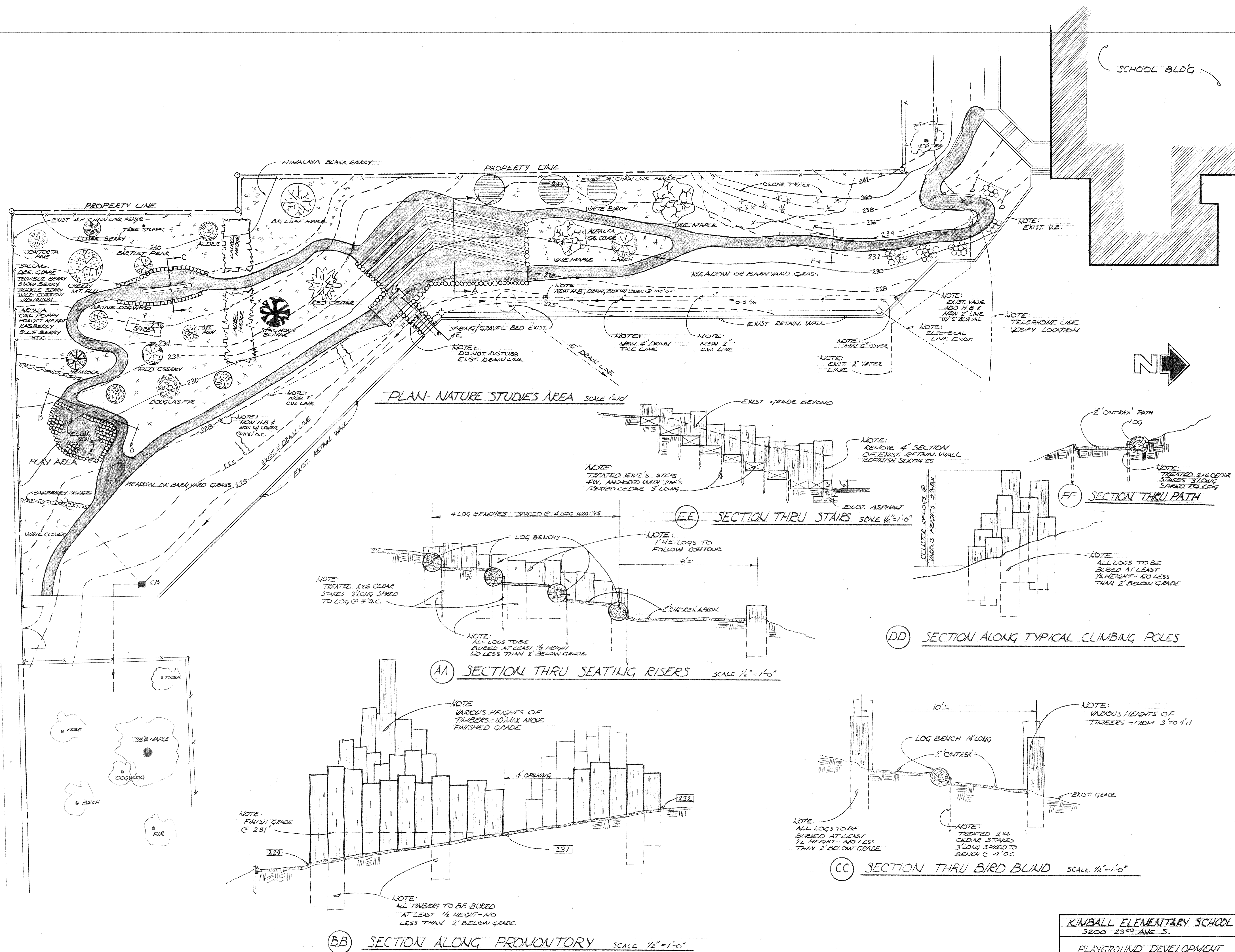
FOR NUMBER • 710

SHEET NUMBER

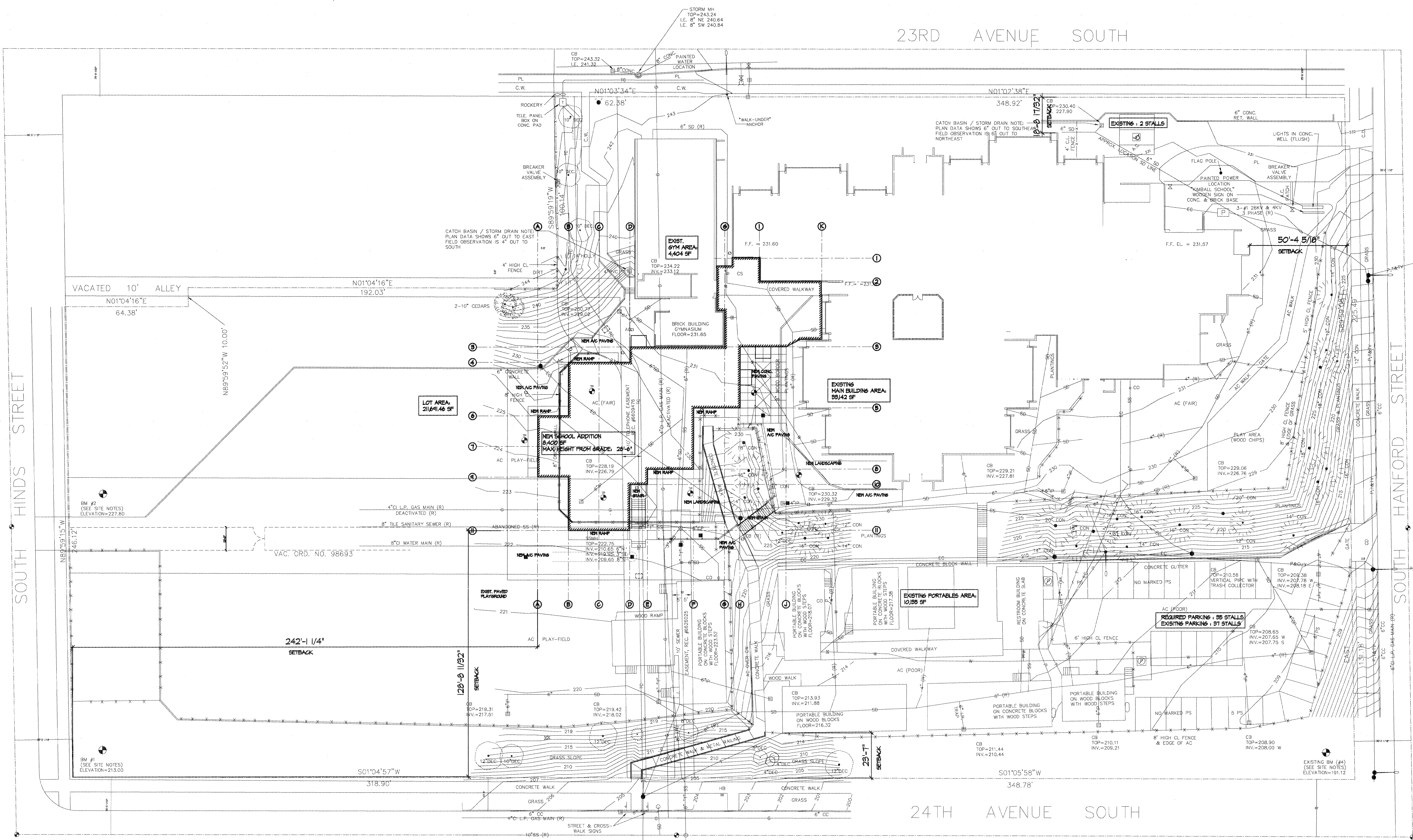
**A-16**



HINDS STREET







ARCHITECTS

KUBOTA KATO

INC., P.S.

307 - 6th Avenue South  
Suite B  
Seattle, Washington  
206-461-2712  
(206)623-9169 (206)623-9147 FAX

No.	REVISION	DATE
1	RECORD DRAWING	6/10
2		
3		
4		
5		
6		
7		

Registered  
Architect  
State of Washington

PROJECT NO.: 95045  
DRAWN BY: KK  
CHECKED BY: KK  
DATE: 4/16/97

PROJECT:  
Kimball Elementary  
School Addition  
3200 23rd Ave. S.  
Seattle, WA. 98144  
(206)281-6870

CAP BEX KIKI 8203

OWNER:  
Seattle  
Public Schools  
District No. 1  
Facilities Dept.  
4141 4th Ave. S.  
AP-360  
Seattle, WA. 98134  
(206)290-7700

HEERY Int'l.  
2203 Airport Way S.  
Suite 115  
Seattle, WA. 98134  
(206)682-7573

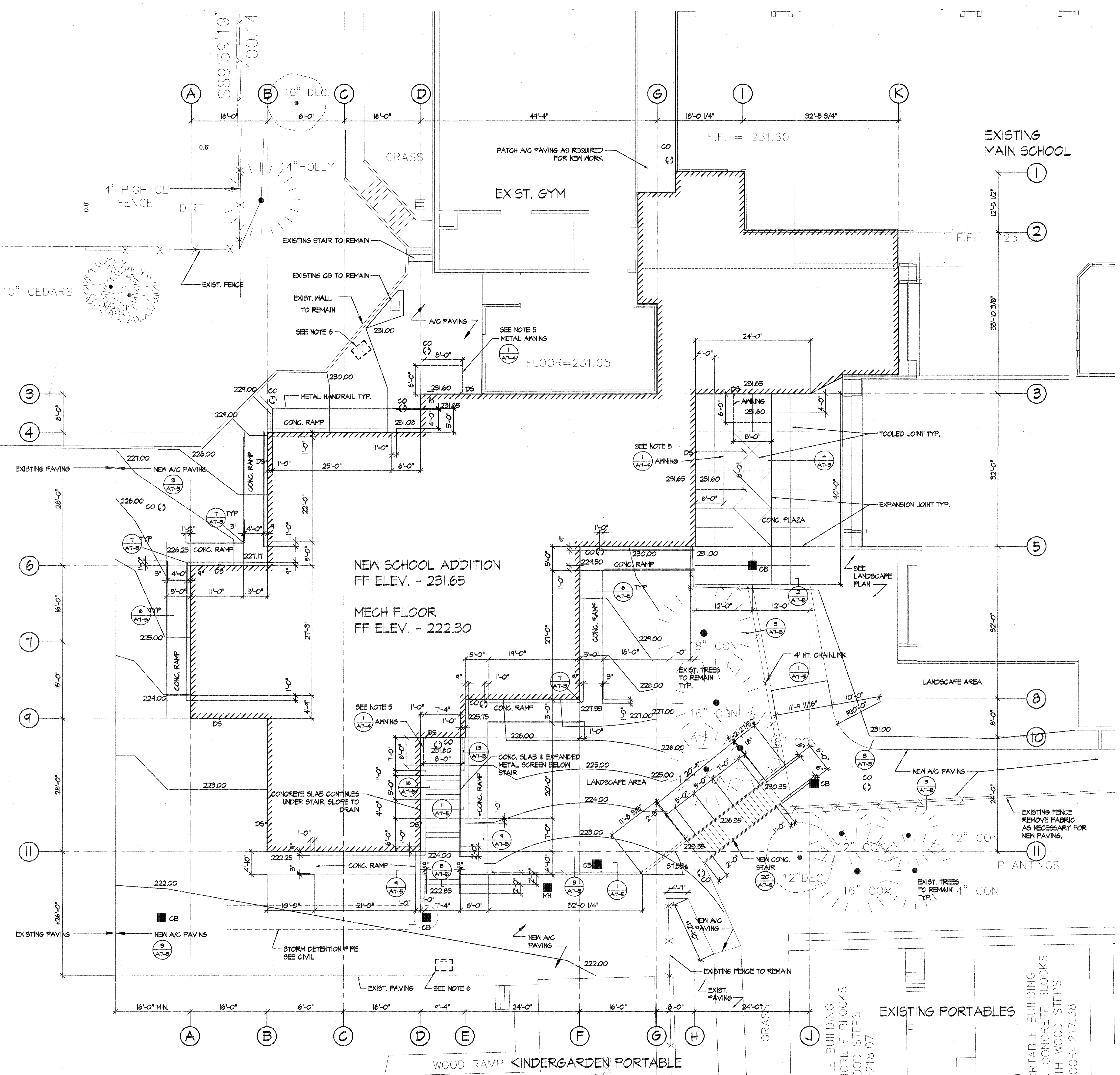
PLOT PLAN

IF SHORTER IS LESS THAN 30"x40"  
IT IS A REDUCTION.

A1-1

288-0059





- NOTES:
1. SEE SHEETS AT-5 AND AT-6 FOR STAIR AND RAMP HANDRAIL ELEVATIONS AND DETAILS.
  2. CONTRACTOR SHALL REPAIR EXISTING PAVING FROM ANY DAMAGE DUE TO CONTRACTOR'S OPERATIONS AND ACTIVITIES RELATED TO COMPLETING THE WORK. THE SOUTH AND EAST LIMITS OF THE PAVING SHALL BE EXPANDED AS NECESSARY TO ACCOMPLISH WORK SHOWN ON THE CIVIL AND ELECTRICAL DRAWINGS.
  3. NEW GRADES HAVE BEEN SHOWN FOR REFERENCE. REFER TO SHEET AT-2 FOR EXISTING AND NEW GRADING AND EXCAVATION.
  4. REFER TO CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL SHEETS FOR SITE RELATED WORK.
  5. ALTERNATE 4 - EXTERIOR. THE ALTERNATE ADDS 3 AWNINGS ABOVE DOORS NO. 1, 7, AND 12.
  6. ALTERNATE 1 - TELEPHONE. SEE ELECTRICAL FOR RELATED WORK FOR TELEPHONE HANDHOLES.

ARCHITECTS

**KUBOTA KATO**

INC., P.S.

307 - 8th Avenue South  
Suite B  
Seattle, Washington  
98104-2713  
(206)623-8169 (206)623-8147 FAX

No.	REVISION	DATE
1	RECORD DRAWING	6/99
2		
3		
4		
5		
6		
7		

PROJECT NO.: 95045

DRAWN BY: **kk**

CHECKED BY: **kk**

DATE: **4/16/97**

PROJECT:

Kimball Elementary  
School Addition  
3200 23rd Ave. S.  
Seattle, WA. 98144  
(206)281-6870

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Public Schools  
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Facilities Dept.  
4141 4th Ave. S.  
AF-360  
Seattle, WA. 98134  
(206)290-7700

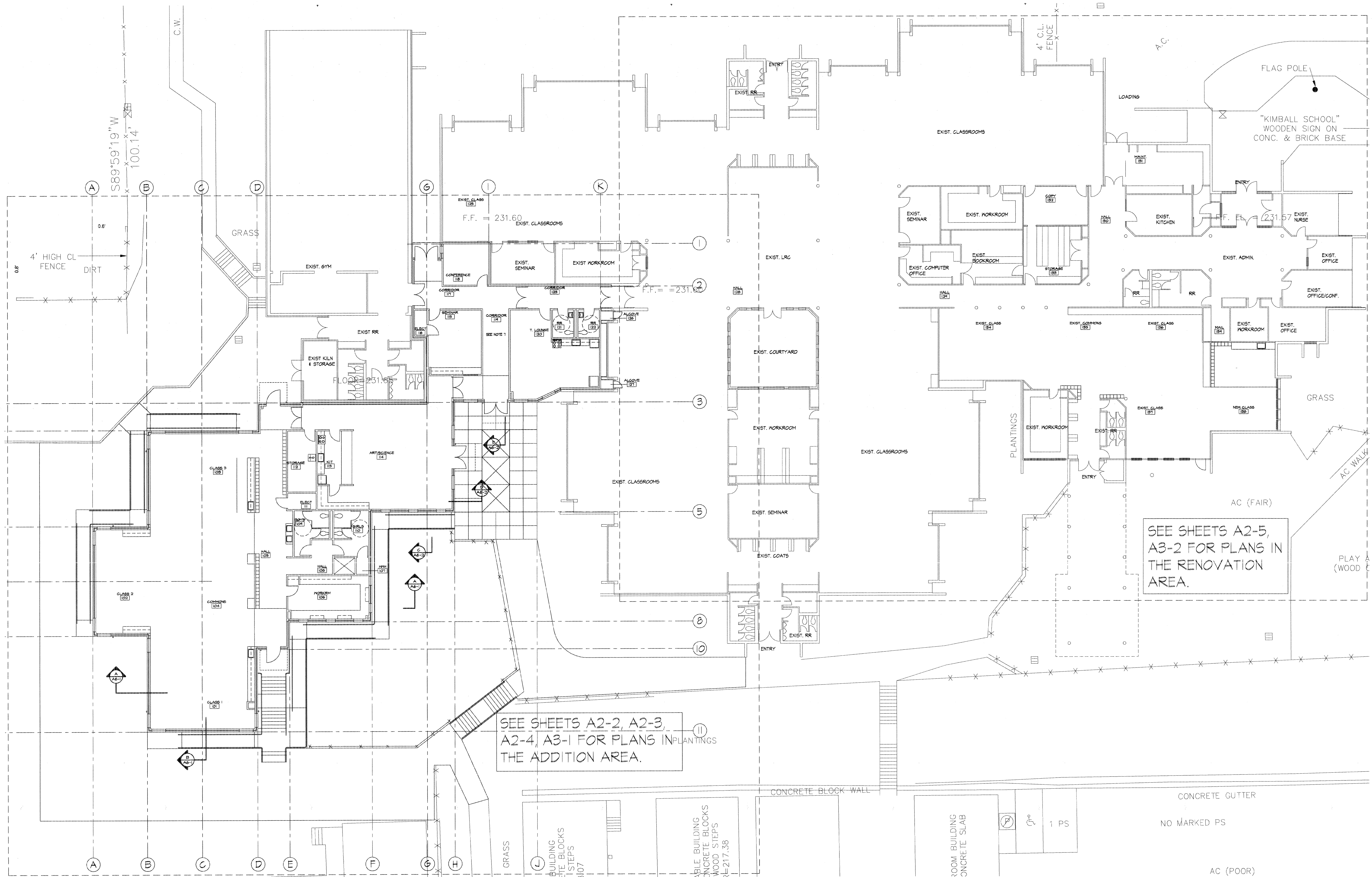
HEERY Int'l.  
2203 Airport Way S.  
Suite 115  
Seattle, WA. 98134  
(206)682-7573

SITE PLAN

IF SHEET IS LESS THAN 30"x42"  
IT IS A REDUCTION.

**A1-3**





**KEY PLAN**  
SCALE: 3/32"=1'-0"

**NOTES:**

1. THIS SHEET IS A REFERENCE DRAWING OF THE NEW ADDITION AND THE RENOVATION WORK WITHIN THE EXISTING MAIN SCHOOL BUILDING. REFER TO DRAWINGS INDICATED FOR SPECIFIC WORK WITHIN EACH SECTION.

2. PHASING: THE WORK IS SCHEDULED TO BEGIN DURING SUMMER BREAK WHEN THE SCHOOL WILL BE CLOSED. AT A MINIMUM THE FOLLOWING WORK IS REQUIRED TO BE COMPLETED BY THE START OF FALL SCHOOL YEAR:  
a. THE UTILITY CONNECTIONS RELATING TO THE STORM, SEWER, WATER, TELEPHONE, AND ELECTRICAL SYSTEMS FOR THE EXISTING SCHOOL BUILDING.  
b. ALL WORK REQUIRED WITHIN THE EXISTING MAIN SCHOOL BUILDING RELATING TO THE RENOVATION OF THE EXISTING TEACHER'S LOUNGE INTO A NEW CLASSROOM AND THE NEW COPY ROOM.

c. COMPLETE SITE RELATED ACCESS (EITHER FINISHED OR TEMPORARY) AROUND THE BUILDING ADDITION. SPECIFICALLY PROVIDE ACCESS: FROM THE WEST SITE ENTRANCE FROM 28RD AVENUE TO THE SOUTH GYM ENTRANCE AND TO THE PLAYGROUND; FROM THE KINDERGARTEN PORTABLE TO THE MAIN SCHOOL VIA THE NEW CONCRETE STAIR; FROM THE KINDERGARTEN PORTABLE TO THE 24TH AVENUE SITE ACCESS; AND TO MAINTAIN EXITS THAT PASS THROUGH THE NEW ADDITION ON AN EMERGENCY BASIS (NOT OPEN TO PUBLIC EXCEPT UNDER AN EMERGENCY).  
d. ANY OTHER WORK WITHIN THE MAIN SCHOOL BUILDING SHALL BE COMPLETED DURING NON SCHOOL OPERATING HOURS.

ARCHITECTS  
**KUBOTA  
KATO**  
INC., P.S.

307 - 8th Avenue South  
Suite 9  
Seattle, Washington  
20644-2713  
(206)281-9169 (206)281-9147 FAX

No.	REVISION	DATE
1	RECORD DRAWING	6/90
2		
3		
4		
5		
6		
7		

Registered  
Architect  
State of Washington

PROJECT NO.: 95045  
DRAWN BY: KK  
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HEERY Int'l.  
2203 Airport Way S.  
Suite 115  
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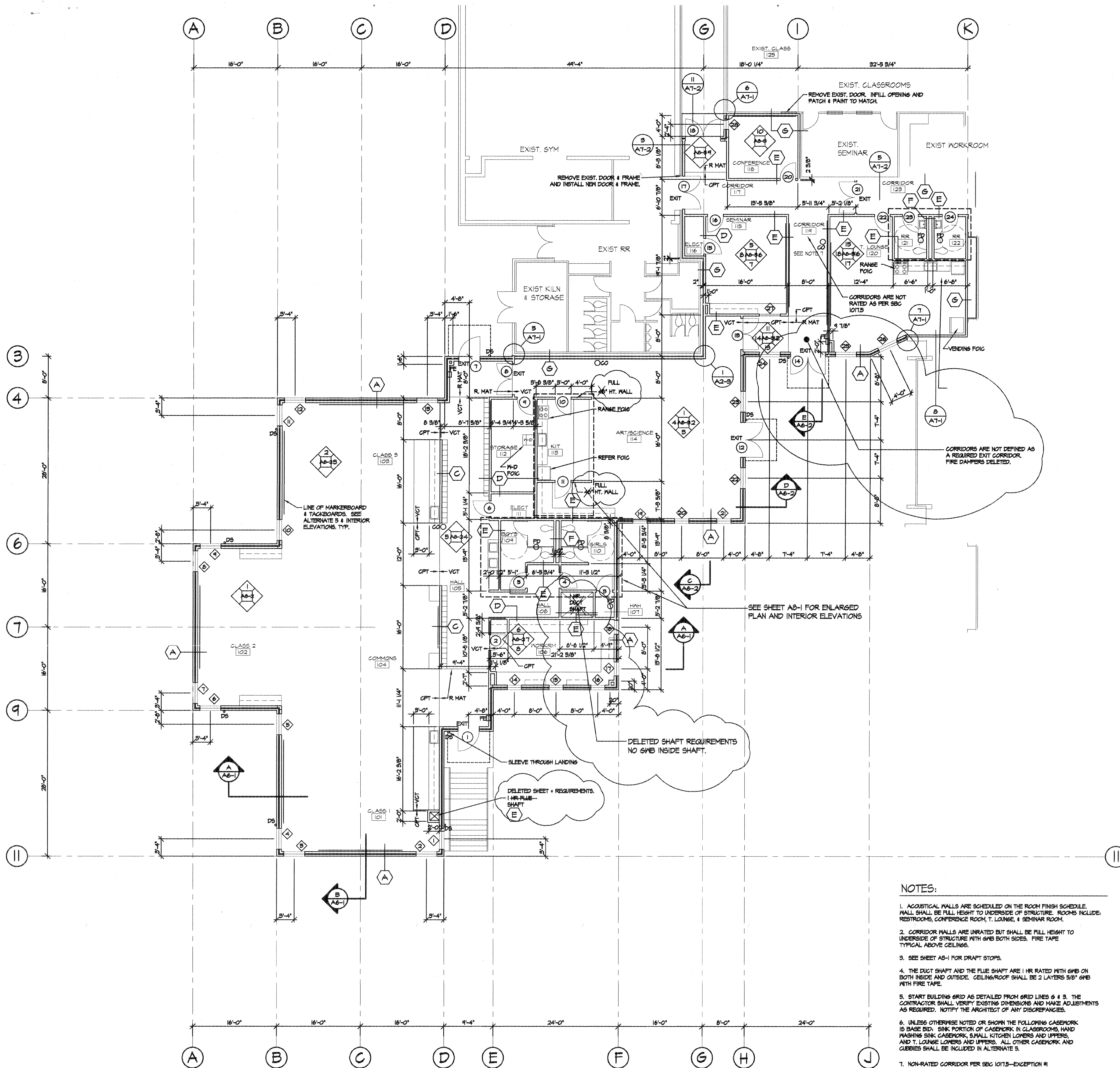
**KEY PLAN**

IF SHEET IS LESS THAN 30"x42"  
IT IS A REDUCTION.

**A2-1**

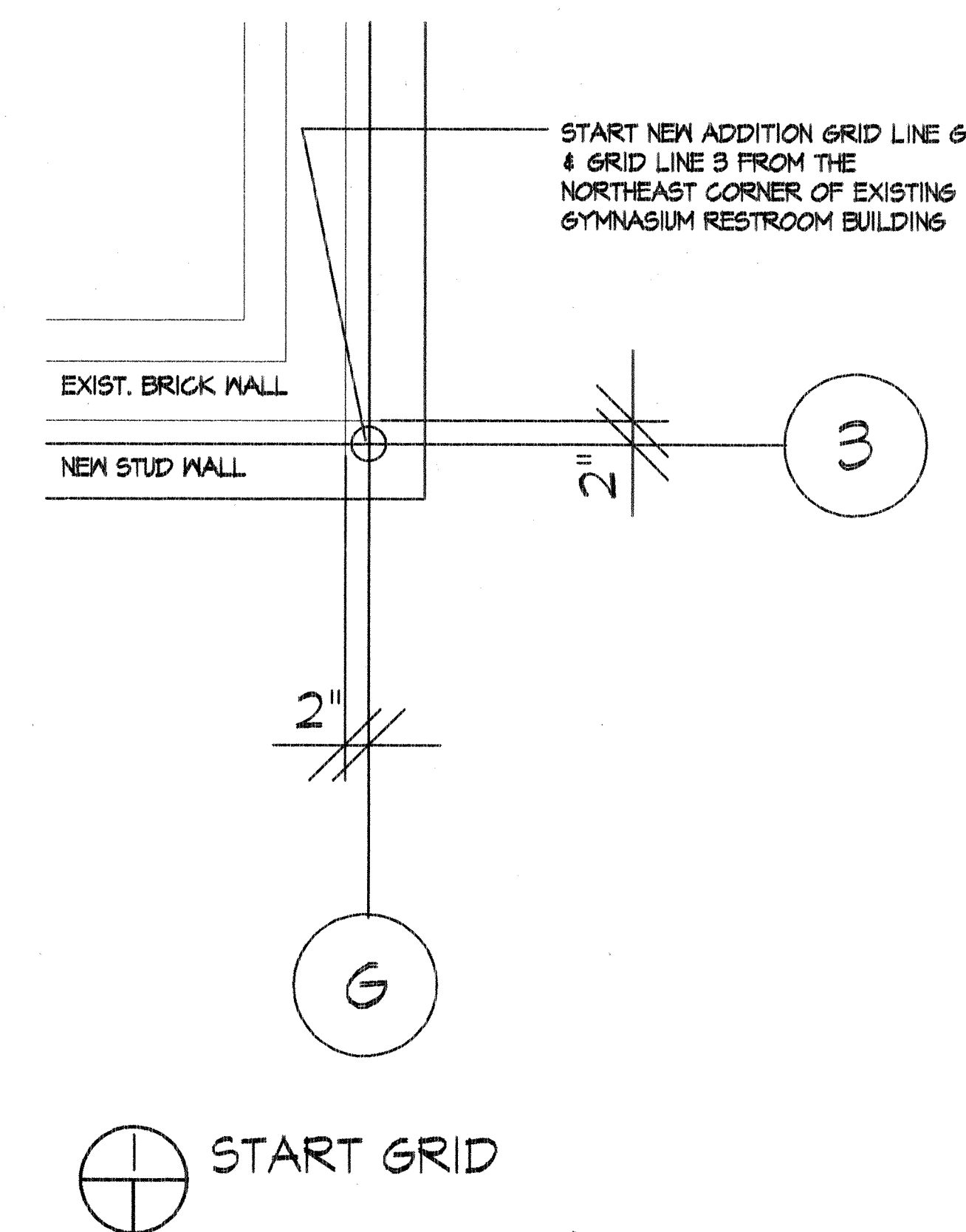
288-0062





# NOTES:

1. ACOUSTICAL WALLS ARE SCHEDULED ON THE ROOM FINISH SCHEDULE. WALL SHALL BE FULL HEIGHT TO UNDERSIDE OF STRUCTURE. ROOMS INCLUDE: RESTROOMS, CONFERENCE ROOM, T. LOUNGE, & SEMINAR ROOM.
2. CORRIDOR WALLS ARE UNRATED BUT SHALL BE FULL HEIGHT TO UNDERSIDE OF STRUCTURE WITH GMB BOTH SIDES. FIRE TAPE TYPICAL ABOVE CEILING.
3. SEE SHEET A8-1 FOR DRAFT STOPS.
4. THE DUCT SHAFT AND THE FLUE SHAFT ARE 1 HR. RATED WITH GMB ON BOTH INSIDE AND OUTSIDE. CEILING/ROOF SHALL BE 2 LAYERS 5/8" GMB WITH FIRE TAPE.
5. START BUILDING GRID AS DETAILED FROM GRID LINES 6 & 3. THE CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AND MAKE ADJUSTMENTS AS REQUIRED. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. UNLESS OTHERWISE NOTED OR SHOWN THE FOLLOWING CASEWORK IS BASE BID: SINK PORTION OF CASEWORK IN CLASSROOMS, HAND WASHING SINK CASEWORK, SMALL KITCHEN LOWERS AND UPPERS, AND T. LOUNGE LOWERS AND UPPERS. ALL OTHER CASEWORK AND CUBIES SHALL BE INCLUDED IN ALTERNATE 5.
7. NON-RATED CORRIDOR PER SEC 1015-EXCEPTION #1



## WALL TYPES

- |   |  |   |
|---|--|---|
| A | EXTERIOR CMU VENEER WALL                     | 4" CMU VENEER<br>2" AIR SPACE<br>BUILDING PAPER<br>1/2" PLYWD. SHEATH'S<br>2X4 WD. STUDS @ 16" O.C.<br>R-11 BATT INSULATION<br>5/8" GMB                             |
| B | EXTERIOR CMU BEARING WALL                    | SEE SHEET A2-2<br>8"-10" CMU FOUNDATION<br>R-11 RIGID INSUL.<br>@ MECH. RM ONLY   |
| C | SHEAR WALL                                   | 2X4 WD. STUDS @ 16" O.C.<br>1/2" CDX PLYWD. ONE SIDE<br>5/8" GMB BOTH SIDES<br>STOP GMB TO 3" ABOVE CEILING   |
| D | INTERIOR PARTITION PARTIAL HT.               | 2X4 WD. STUDS @ 16" O.C.<br>5/8" GMB ON EA. SIDE<br>STOP GMB 2" ABOVE CEILING   |
| E | INTERIOR PARTITION FULL HT.                  | 2X4 WD. STUDS @ 16" O.C.<br>5/8" GMB ON EA. SIDE<br>TO UNDERSIDE OF ROOF<br>FIRE TAPE ABOVE CEILING<br>AND AT 1 HR. SHAFT WALLS                                     |
| F | PLUMBING CHASE                               | DOUBLE 2X4 WD. STUDS @ 16" O.C.<br>5/8" GMB AND/OR<br>1/2" CEMENTITIOUS BACKING BOARD<br>CERAMIC TILE UP TO 6' HT.<br>OR PLASTIC LAMINATE WAINSCOT<br>AS SCHEDULED. |
| G | INTERIOR PARTITION ADJACENT TO EXIST'G WALLS | 2X4 WD. STUDS @ 16" O.C.<br>BUILDING PAPER<br>1/2" PLYWD. SHEATHING<br>5/8" GMB BOTH SIDES  |
| H | DRAFTSTOP PARTITION                          | 2X4 WD. STUDS @ 16" O.C.<br>5/8" GMB OR 1/2" PLYWD.<br>ON ONE SIDE UP TO ROOF.<br>WRAP GMB AT EXPOSED SOFFITS UP 3" ABOVE CEILING                                   |

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**KUBOTA  
KATO**  
INC., P.S.

307 - 6th Avenue South  
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1	RECORD DRAWING	6/9
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Registered  
Architect  
State of Washington

PROJECT NO.: 95045  
DRAWN BY: KK  
CHECKED BY: KK  
DATE: 4/16/97

PROJECT:  
Kimball Elementary  
School Addition  
3200 23rd Ave. S.  
Seattle, WA. 98144  
(206)281-6870

CAP BEX KIKI 8203

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District No. 1  
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(206)290-7700

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2203 Airport Way S.  
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FLOOR PLAN  
ADDITION

IF SHEET IS LESS THAN 30"x42"  
IT IS A REDUCTION.

A2-3

288-0064

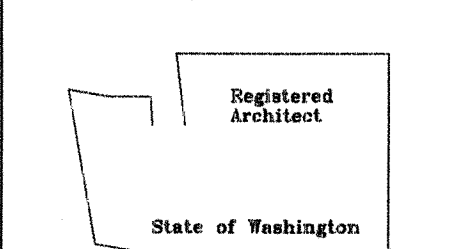








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PROJECT NO.: 95045  
 DRAWN BY: JK  
 CHECKED BY: KK  
 DATE: 4/16/97

PROJECT:  
 Kimball Elementary  
 School Addition  
 3200 23rd Ave. S.  
 Seattle, WA. 98144  
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CAP BEX KIKI 8203

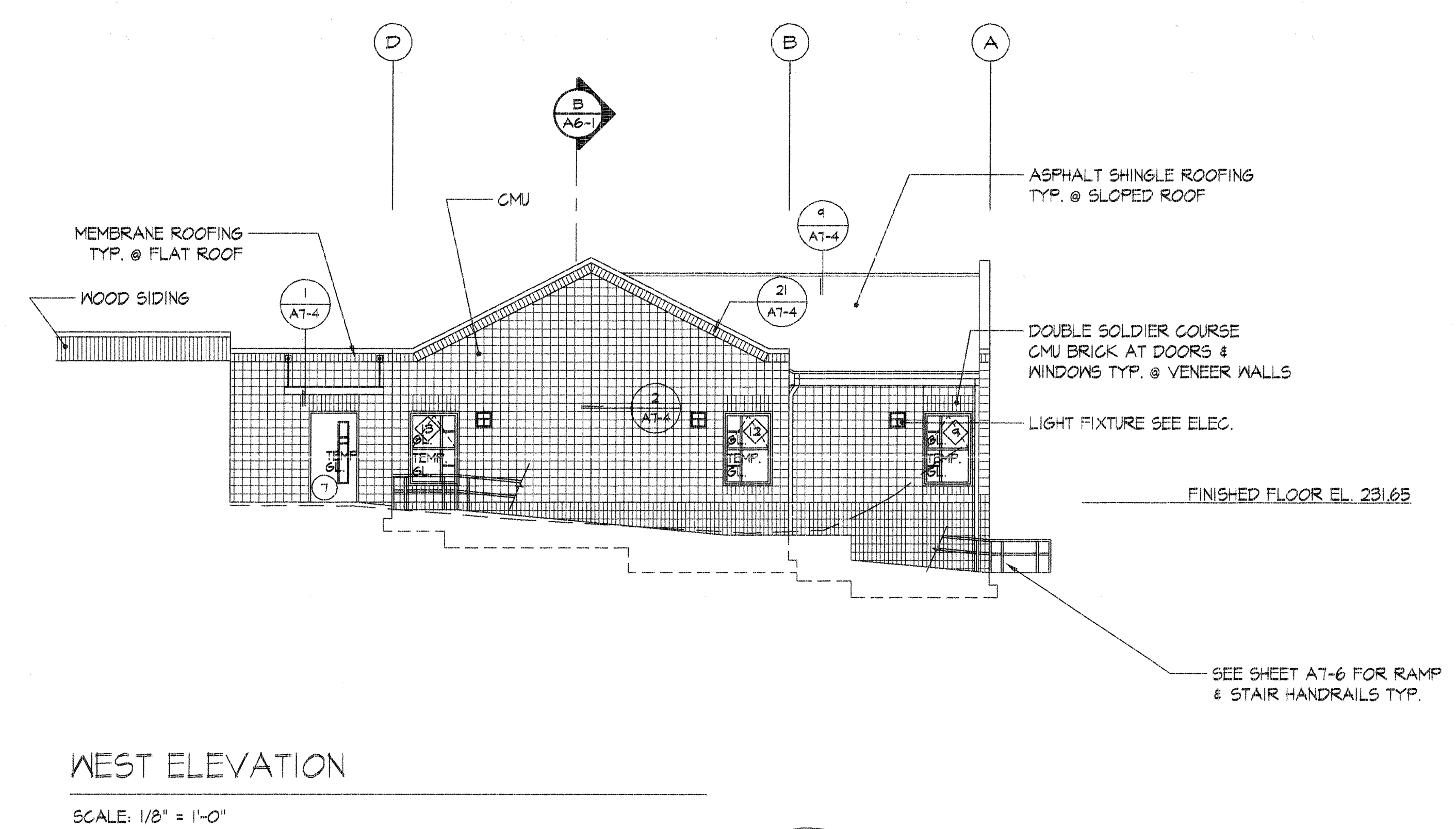
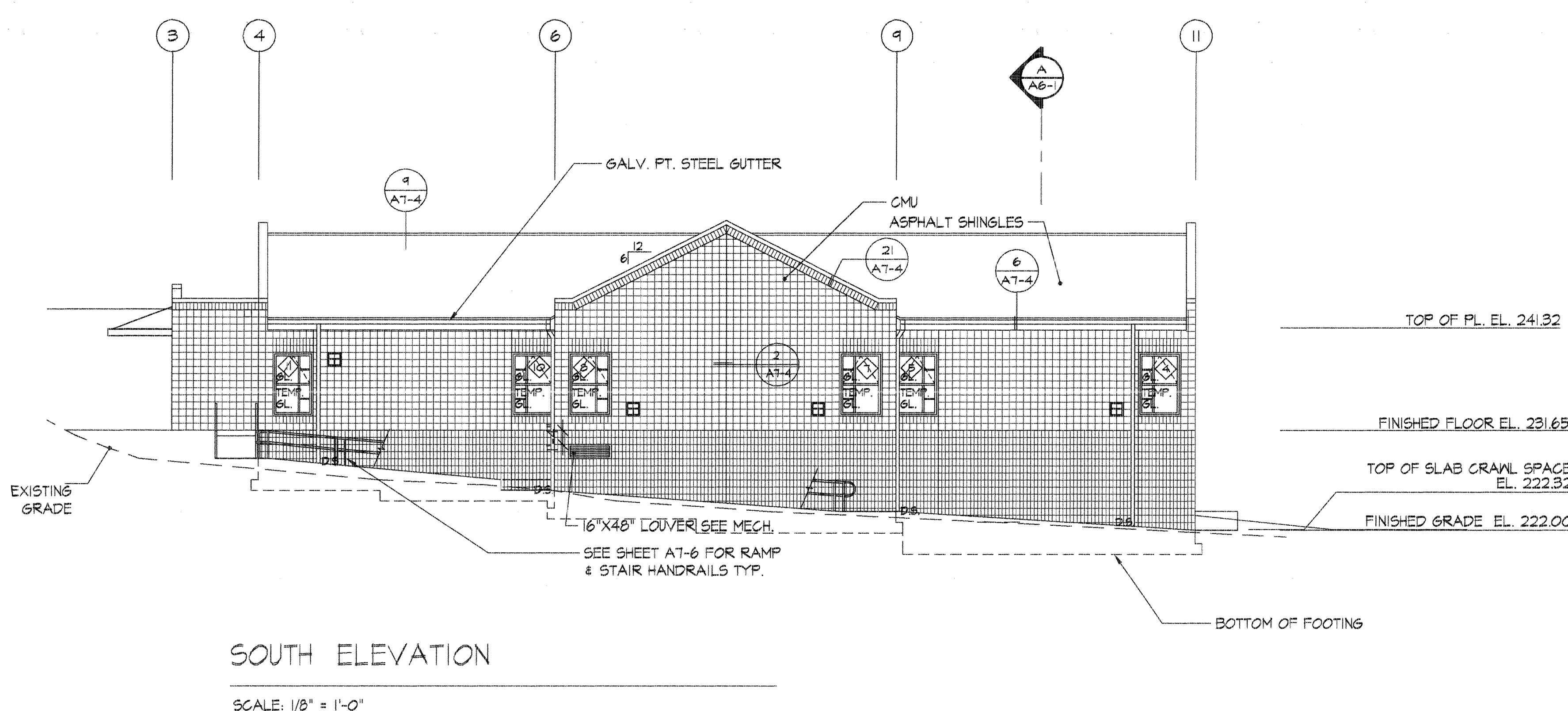
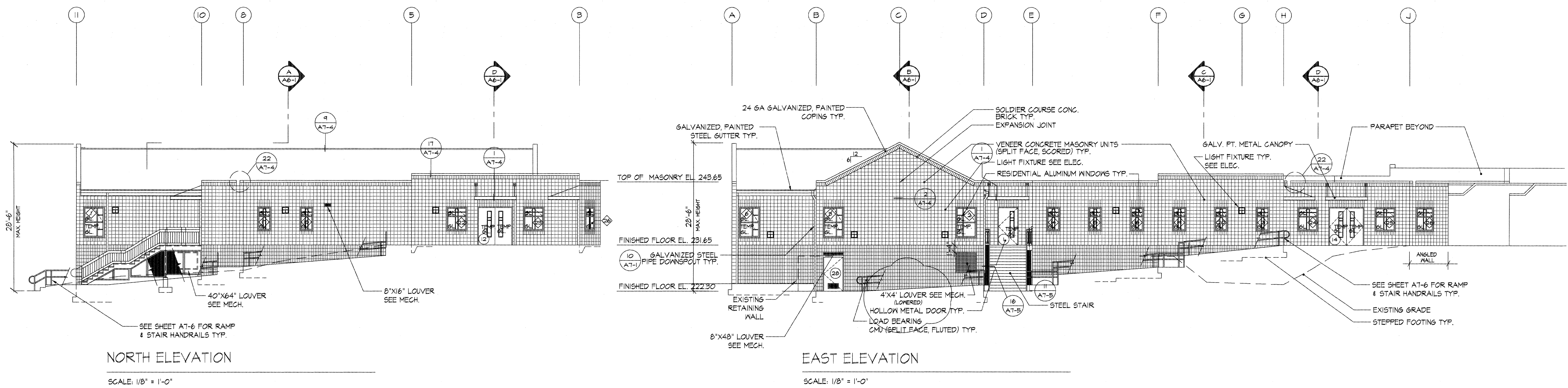
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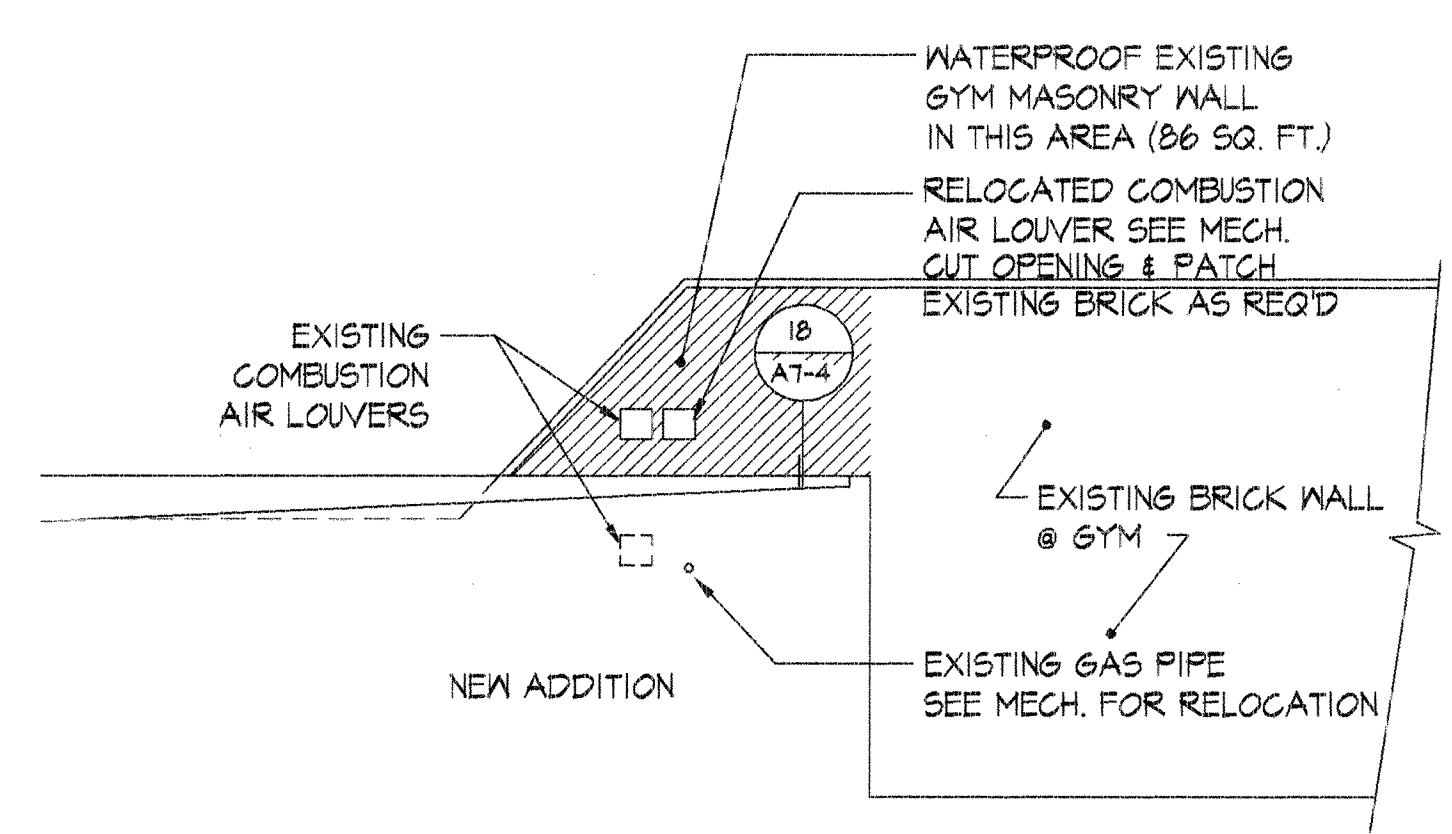
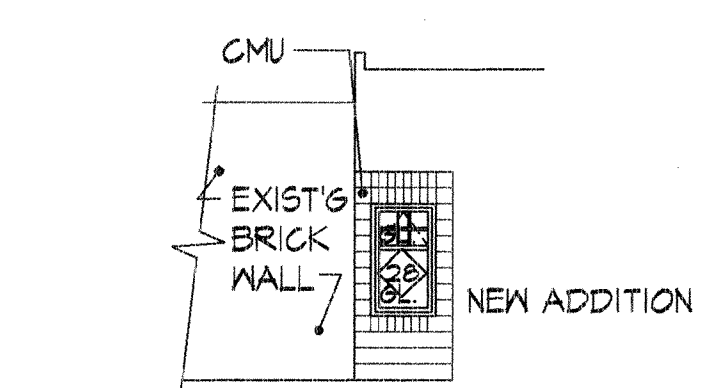
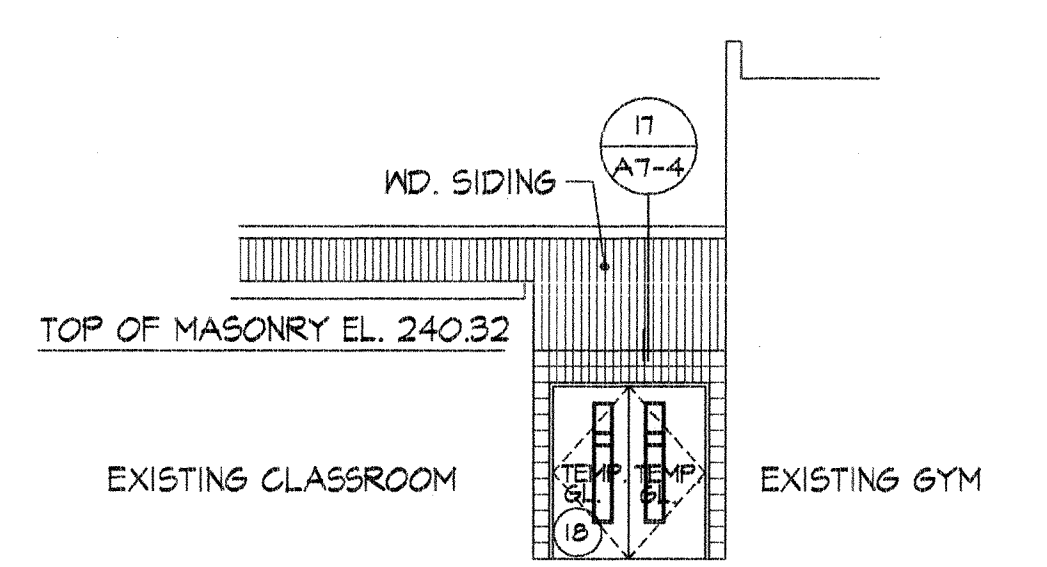
EXTERIOR  
 ELEVATIONS

IF SHEET IS LESS THAN 30"x42"  
 IT IS A REDUCTION.

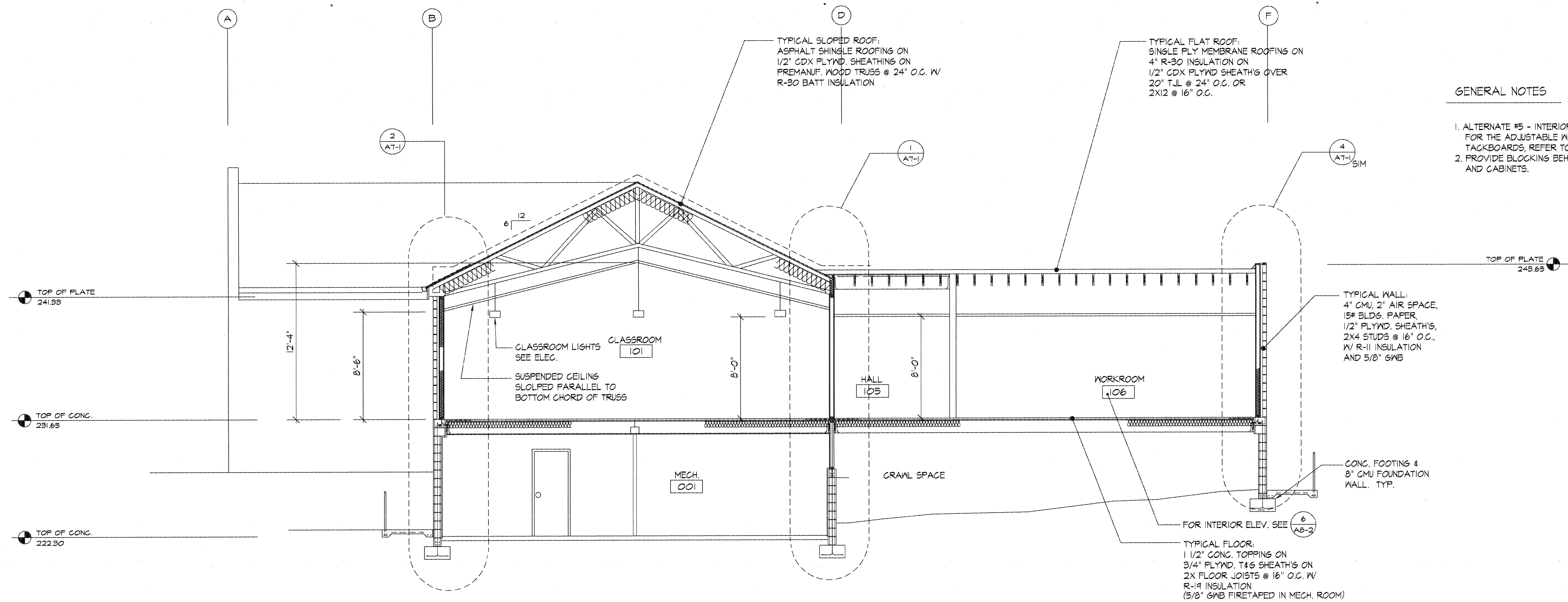
A5-1



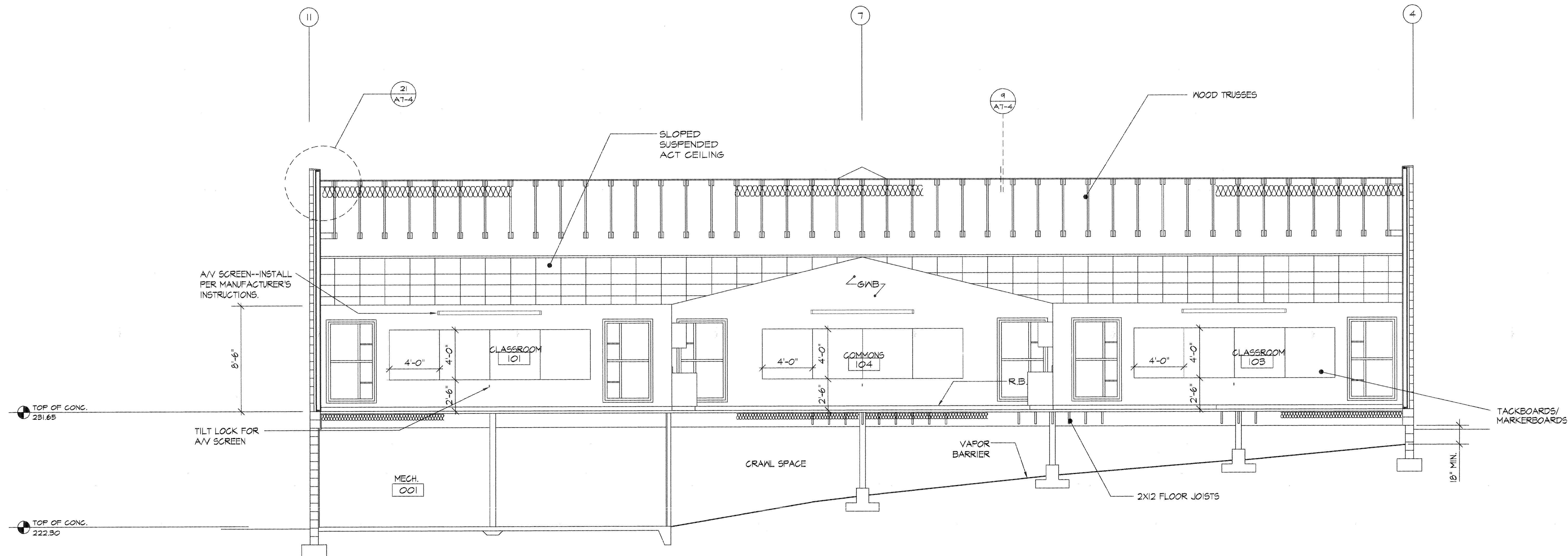
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**A** SECTION A  
SCALE: 1/8" = 1'-0"

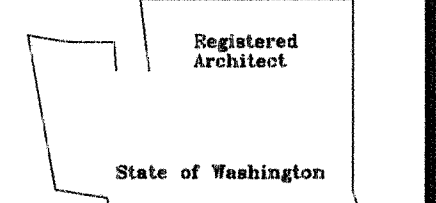


**B** SECTION B  
SCALE: 1/8" = 1'-0"

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PROJECT NO.: 95045  
DRAWN BY: JK  
CHECKED BY: KK  
DATE: 4/16/97

PROJECT:  
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BUILDING  
SECTIONS

IF SHIRT IS LESS THAN 30"x42"  
IT IS A REDUCTION.

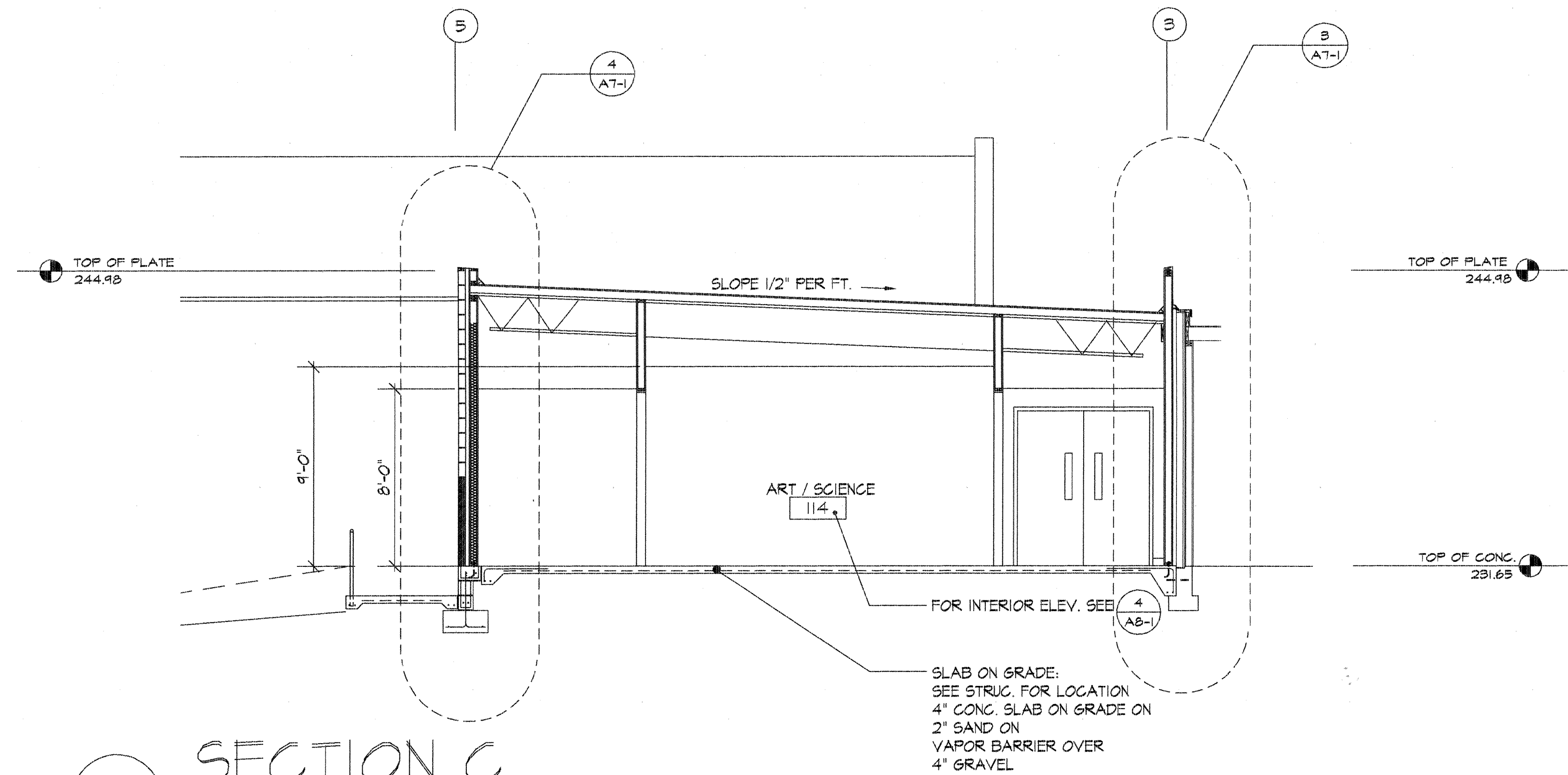
A6-1

288-0071

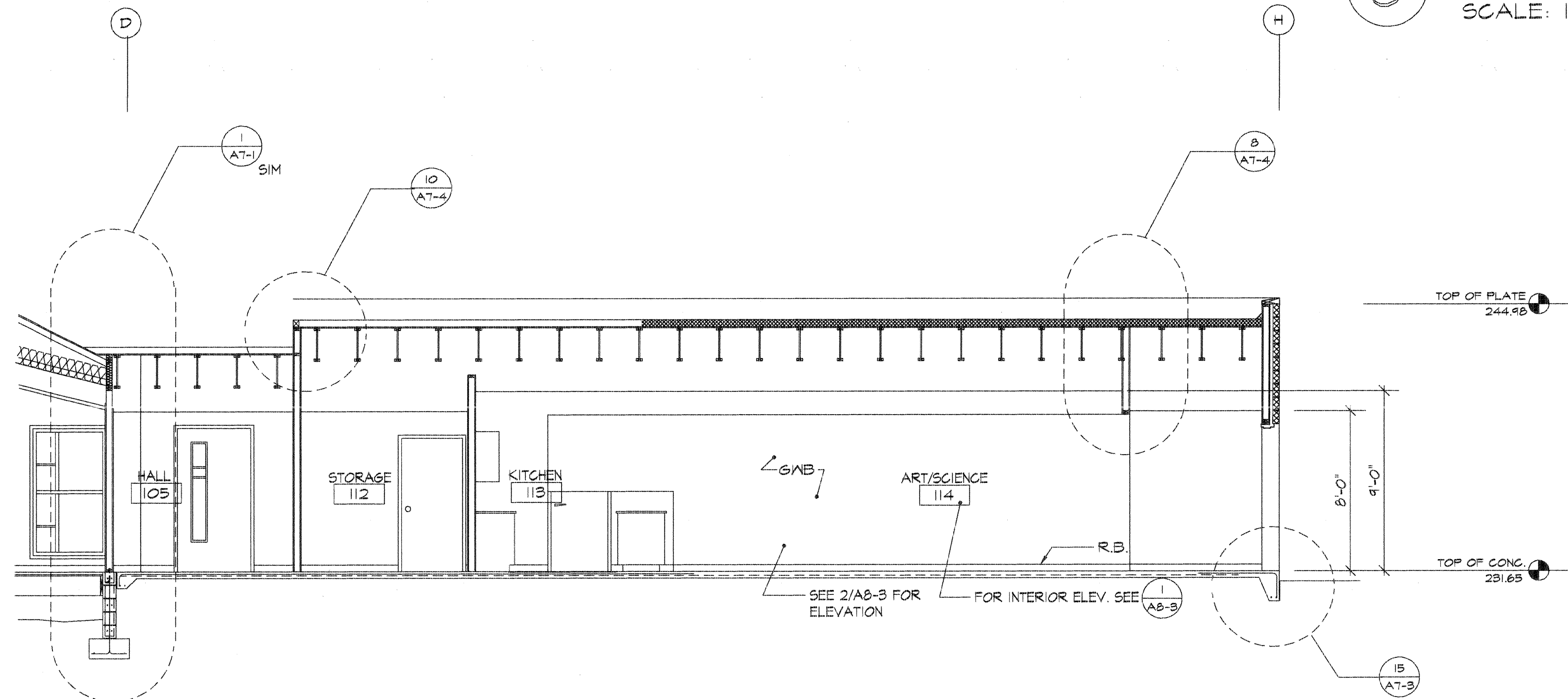


# GENERAL NOTES

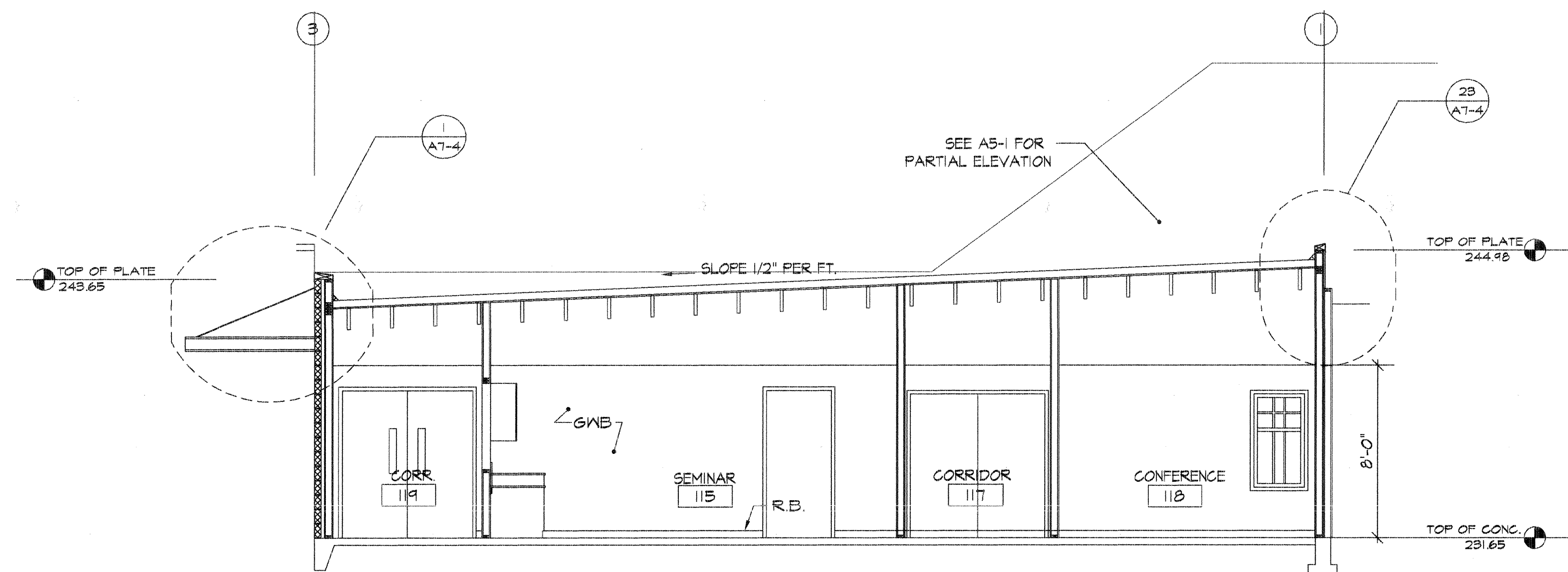
1. ALTERNATE #5 - INTERIOR FOR THE ADJUSTABLE WHITEBOARDS, AND TACKBOARDS, REFER TO SPECIFICATION SECTION 10105, SCHEDULE 3.04.
2. PROVIDE BLOCKING BEHIND TACKBOARDS, WHITEBOARDS, ACCESSORIES AND CABINETS.



**SECTION C**  
SCALE: 1/8" = 1'-0"



**SECTION D**  
SCALE: 1/8" = 1'-0"

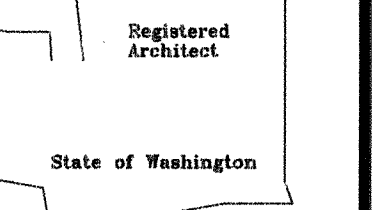


**SECTION E**  
SCALE: 1/8" = 1'-0"

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PROJECT NO.: 95045  
DRAWN BY: JK  
CHECKED BY: KK  
DATE: 4/16/97

**PROJECT:**  
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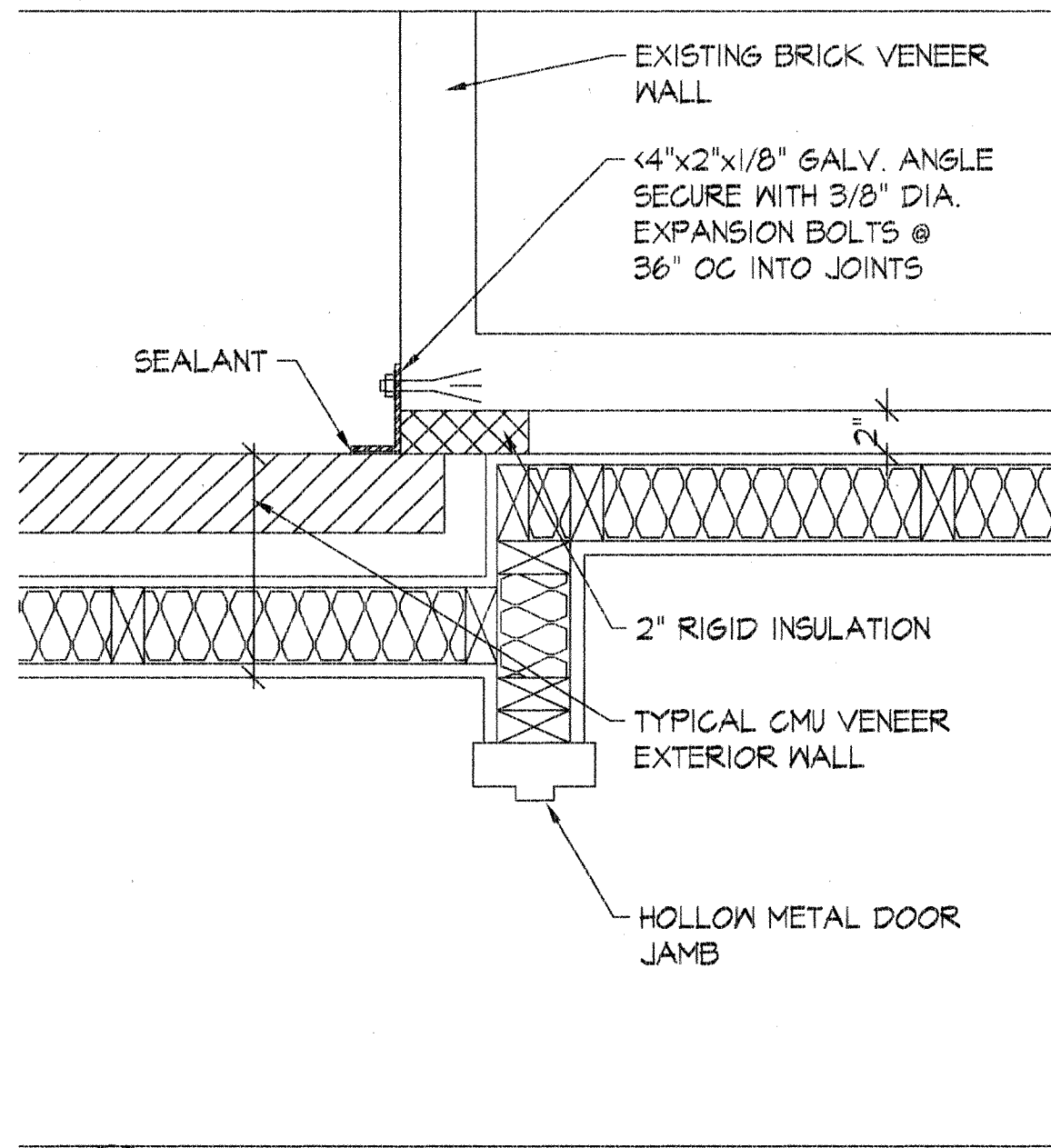
**BUILDING  
SECTIONS**

IF SHEET IS LESS THAN 30"x42"  
IT IS A REDUCTION.

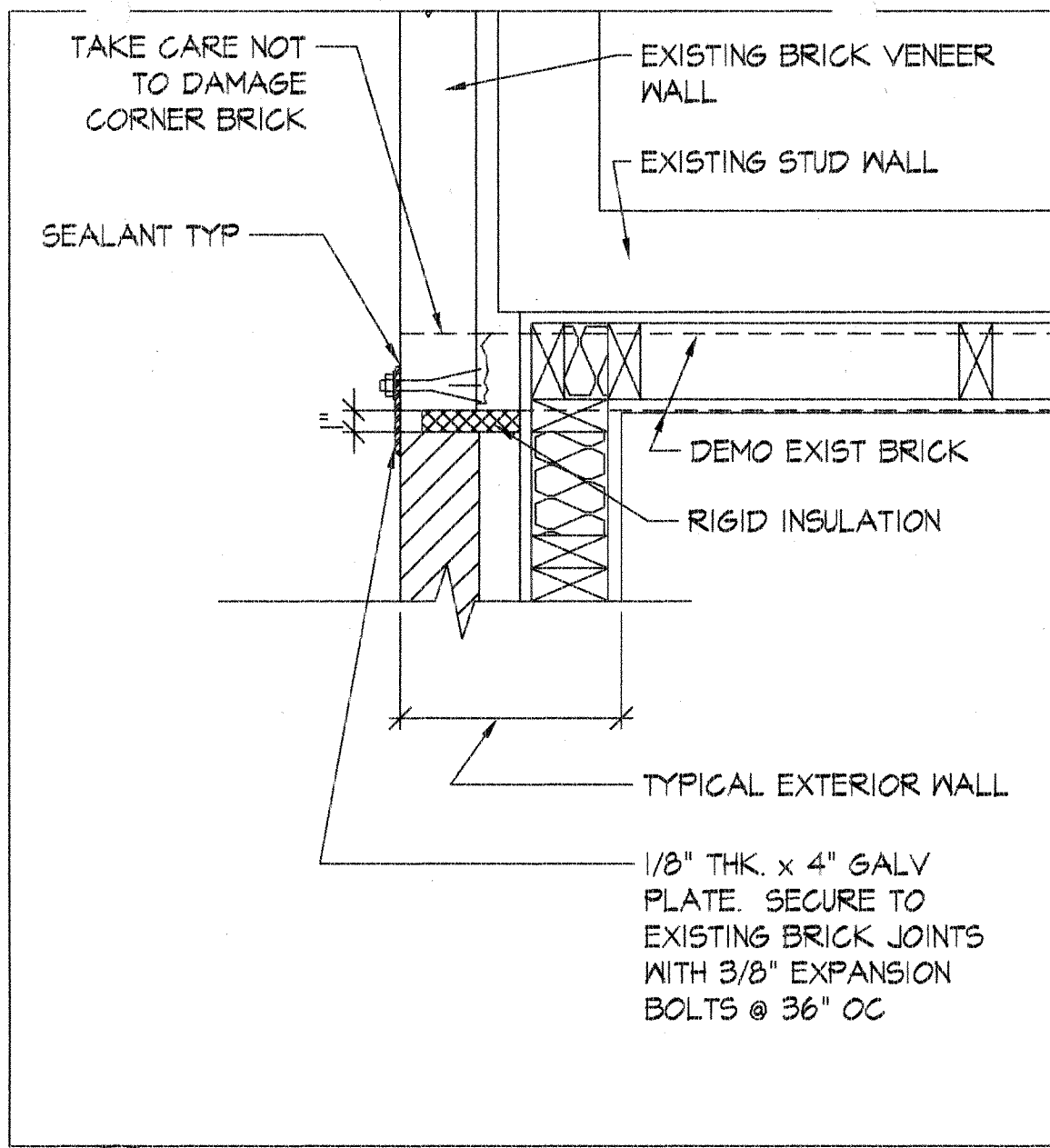
**A6-2**

288-0072

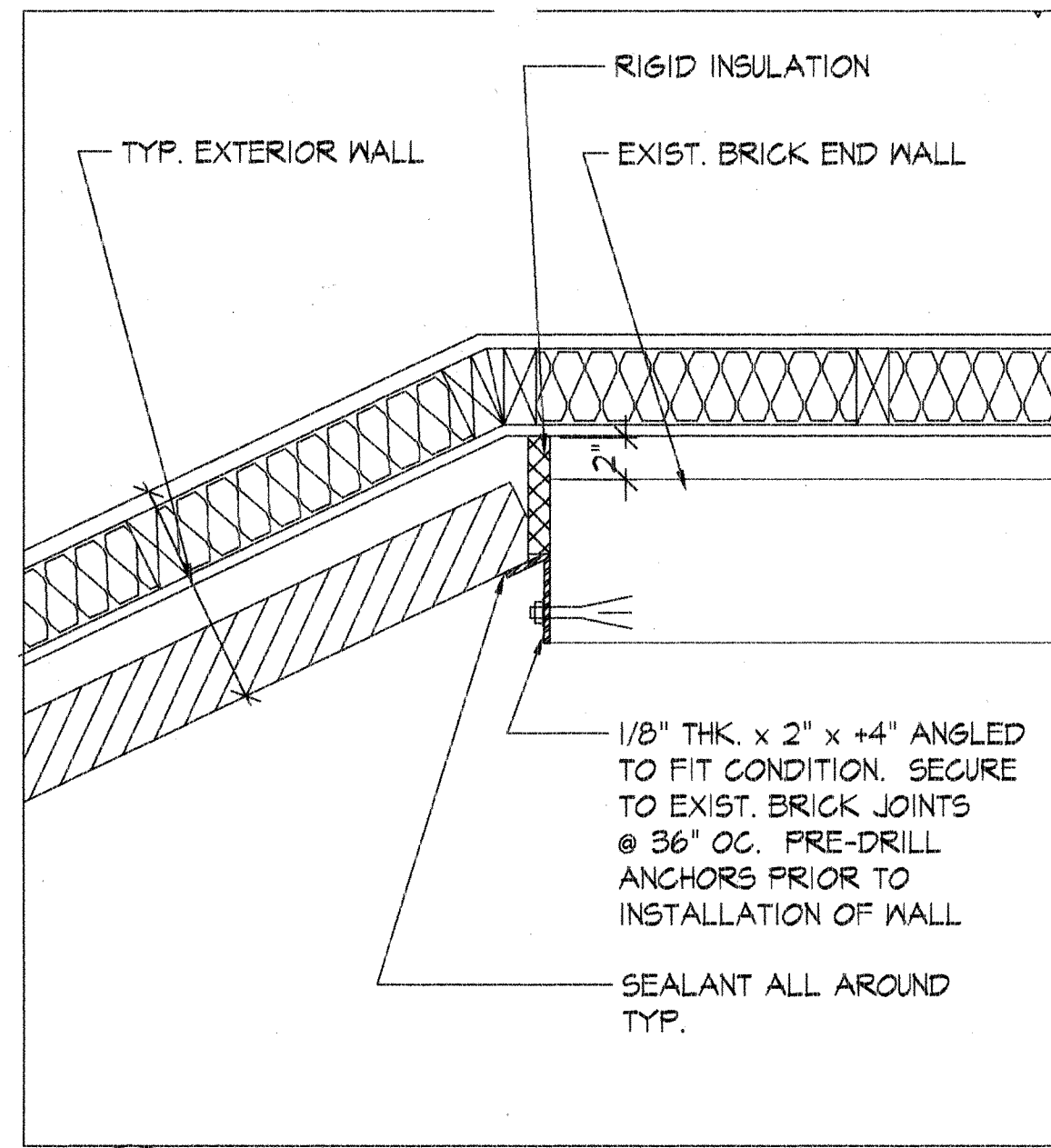




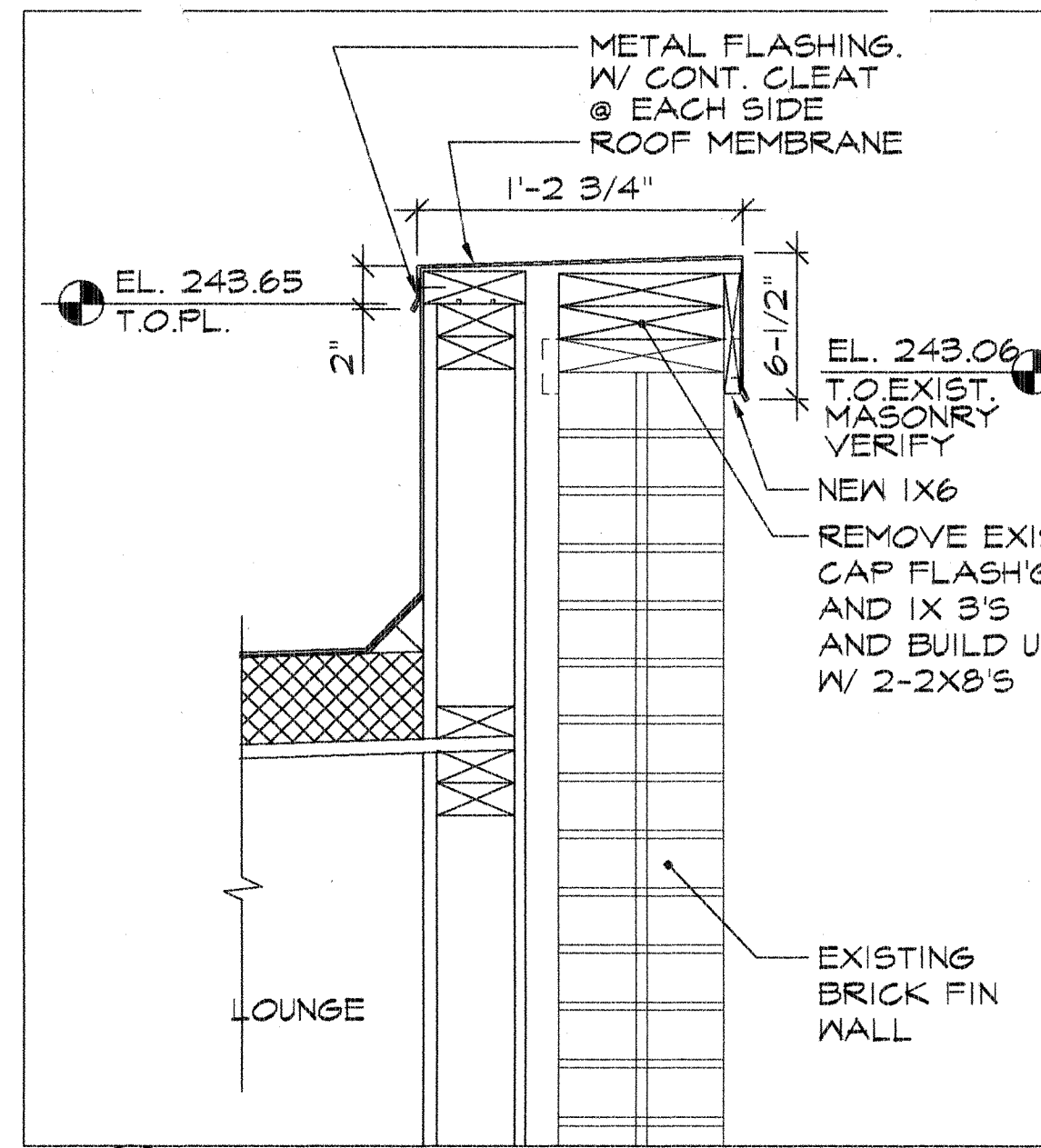
5 EXPANSION JOINT PLAN  
SCALE: 1 1/2" = 1'-0"



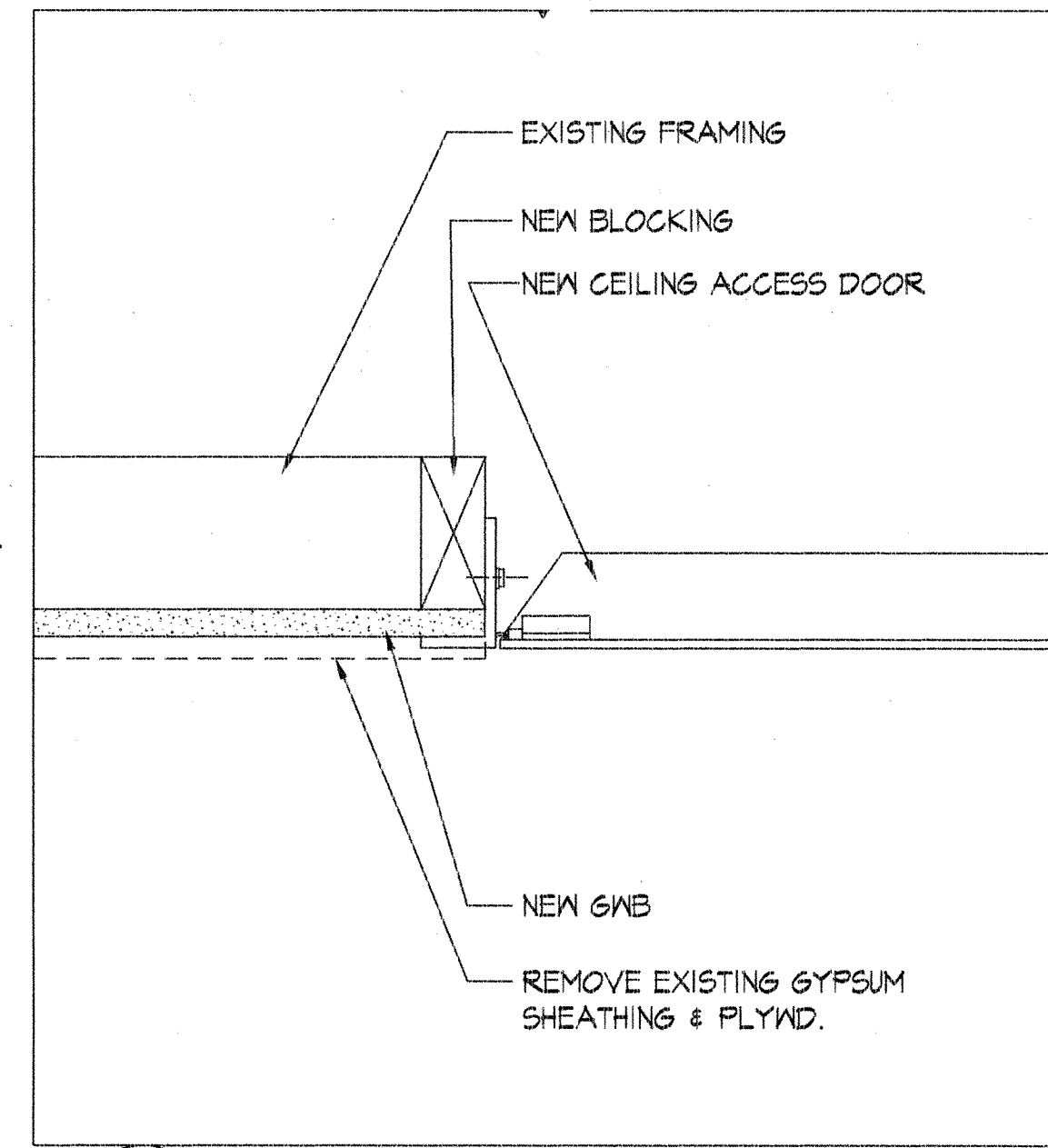
6 EXPANSION JOINT PLAN  
SCALE: 1 1/2" = 1'-0"



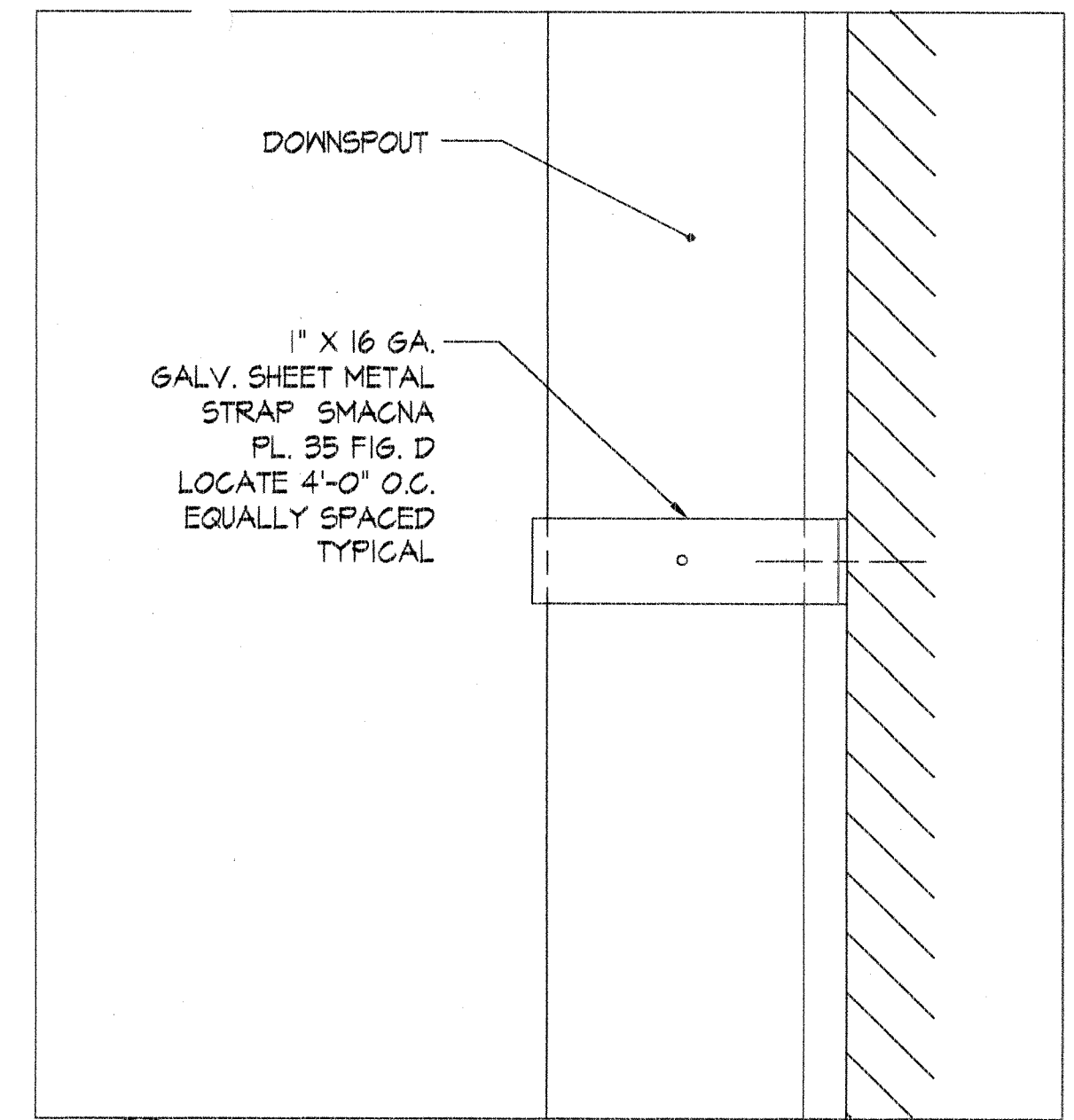
7 EXPANSION JOINT PLAN  
SCALE: 1 1/2" = 1'-0"



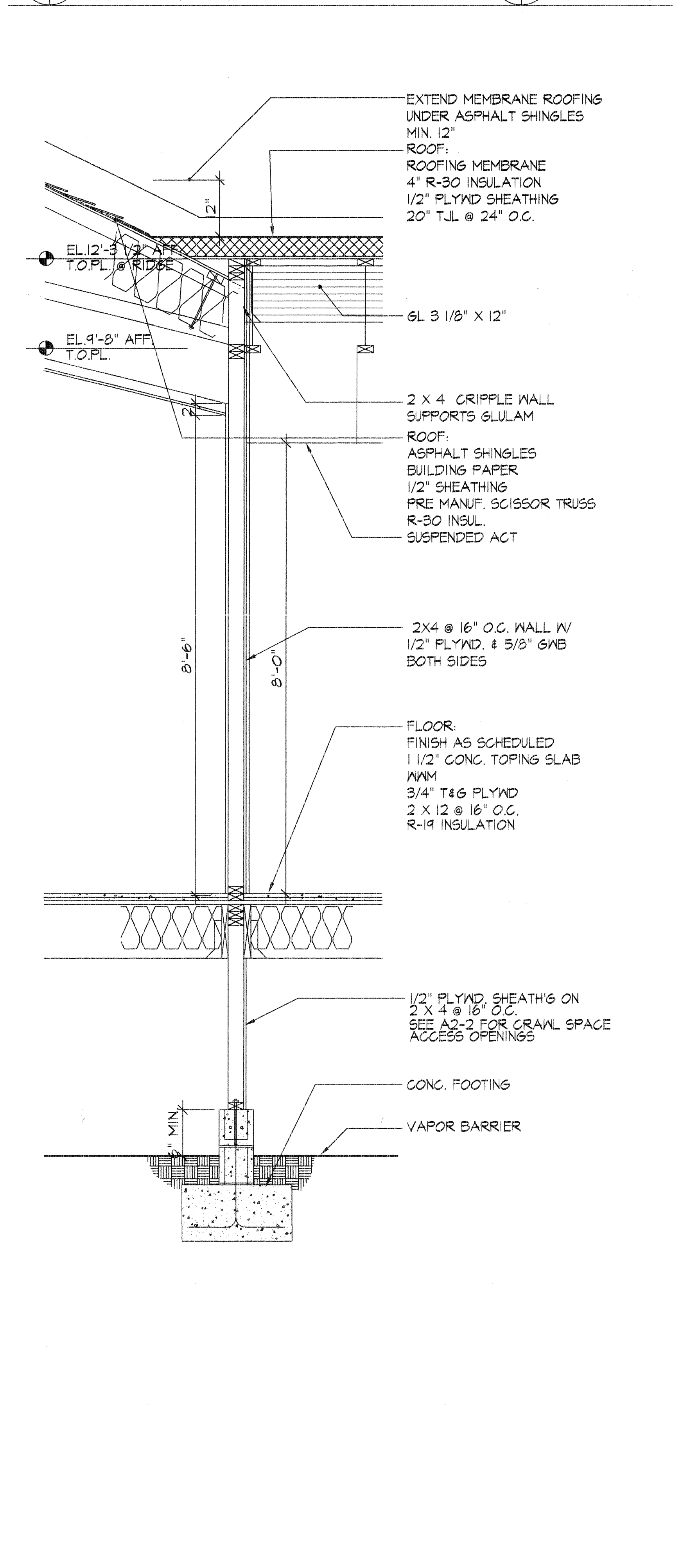
8 PARAPET @ EXIST. FIN WALL  
SCALE: 1 1/2" = 1'-0"



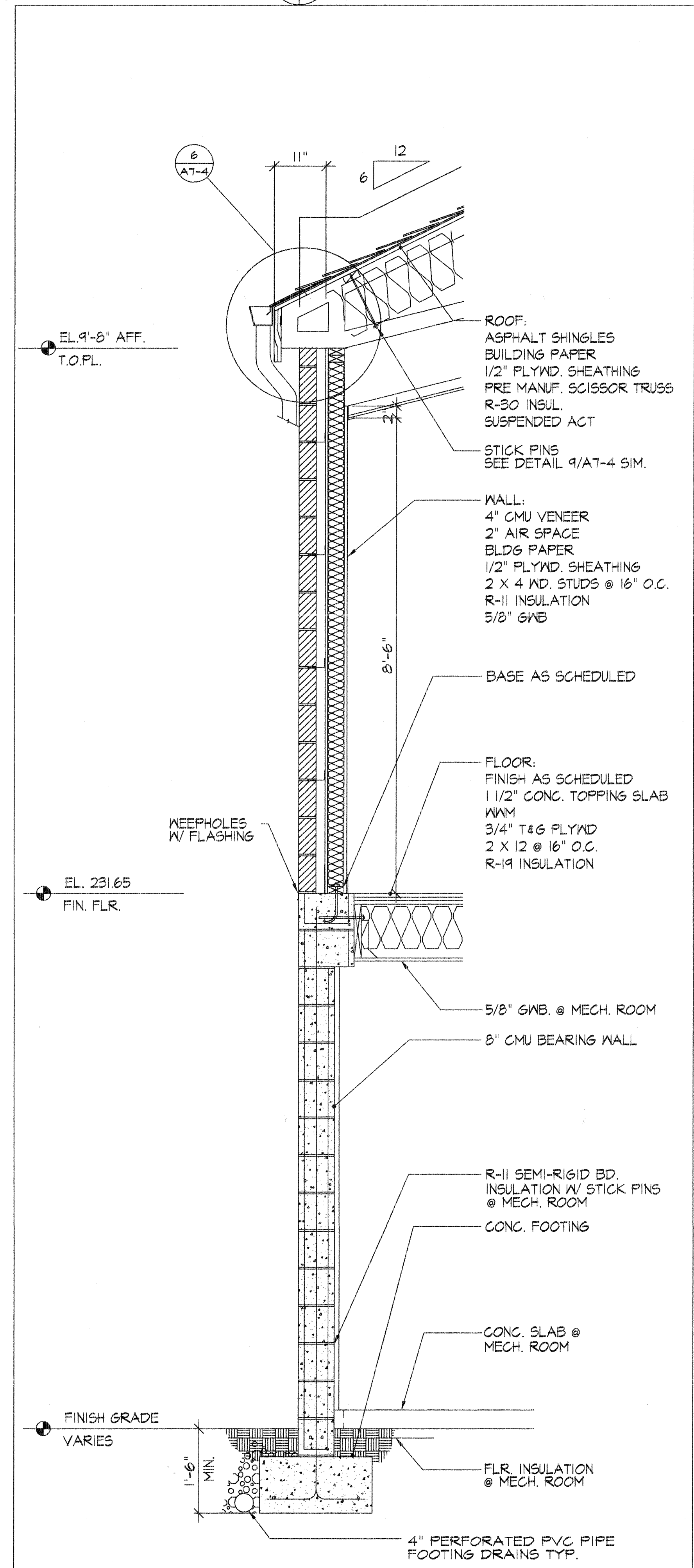
9 CEILING ACCESS PANEL  
SCALE: 3" = 1'-0"



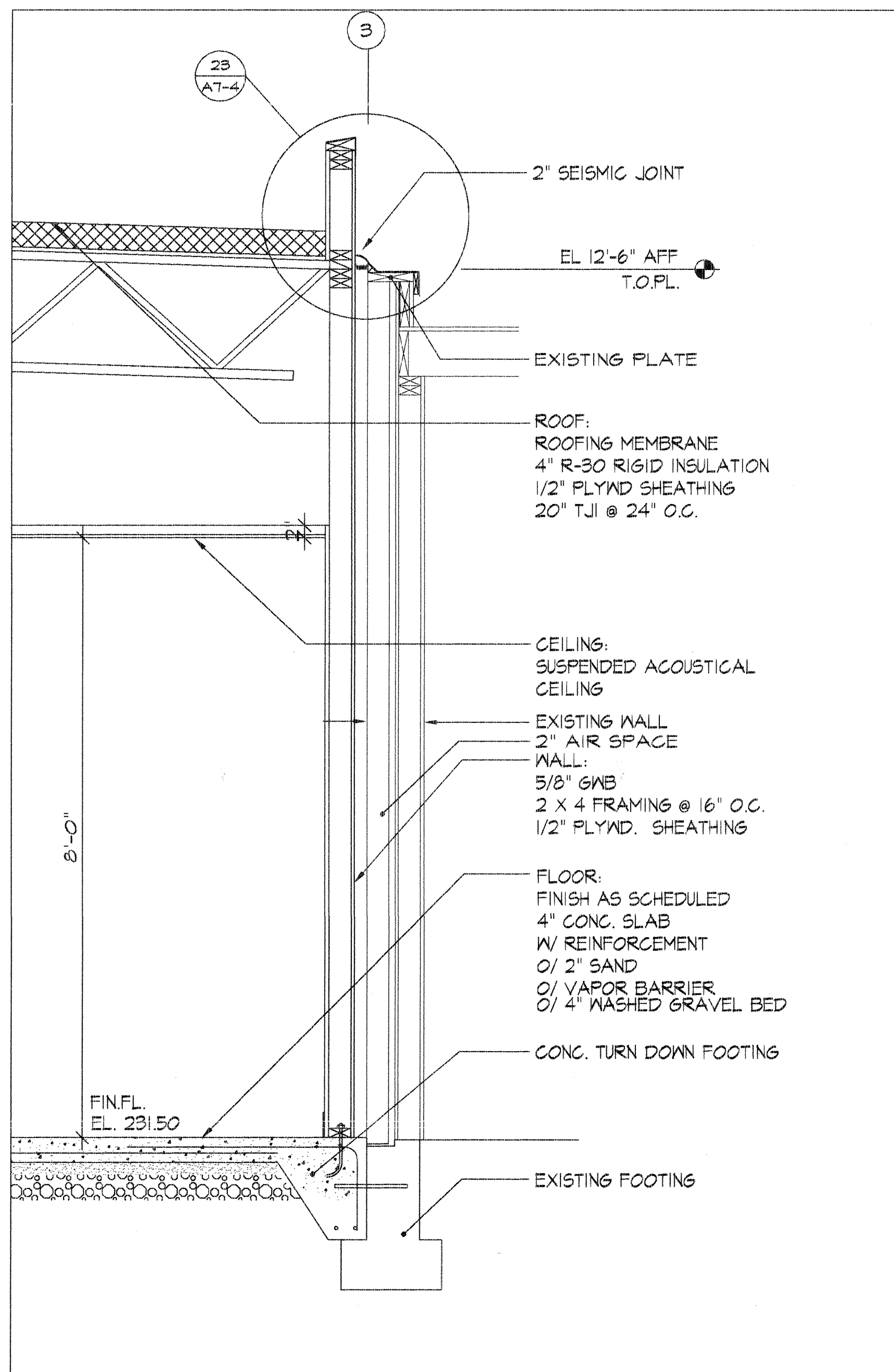
10 DOWNSPOUT CONNECTION  
SCALE: 3" = 1'-0"



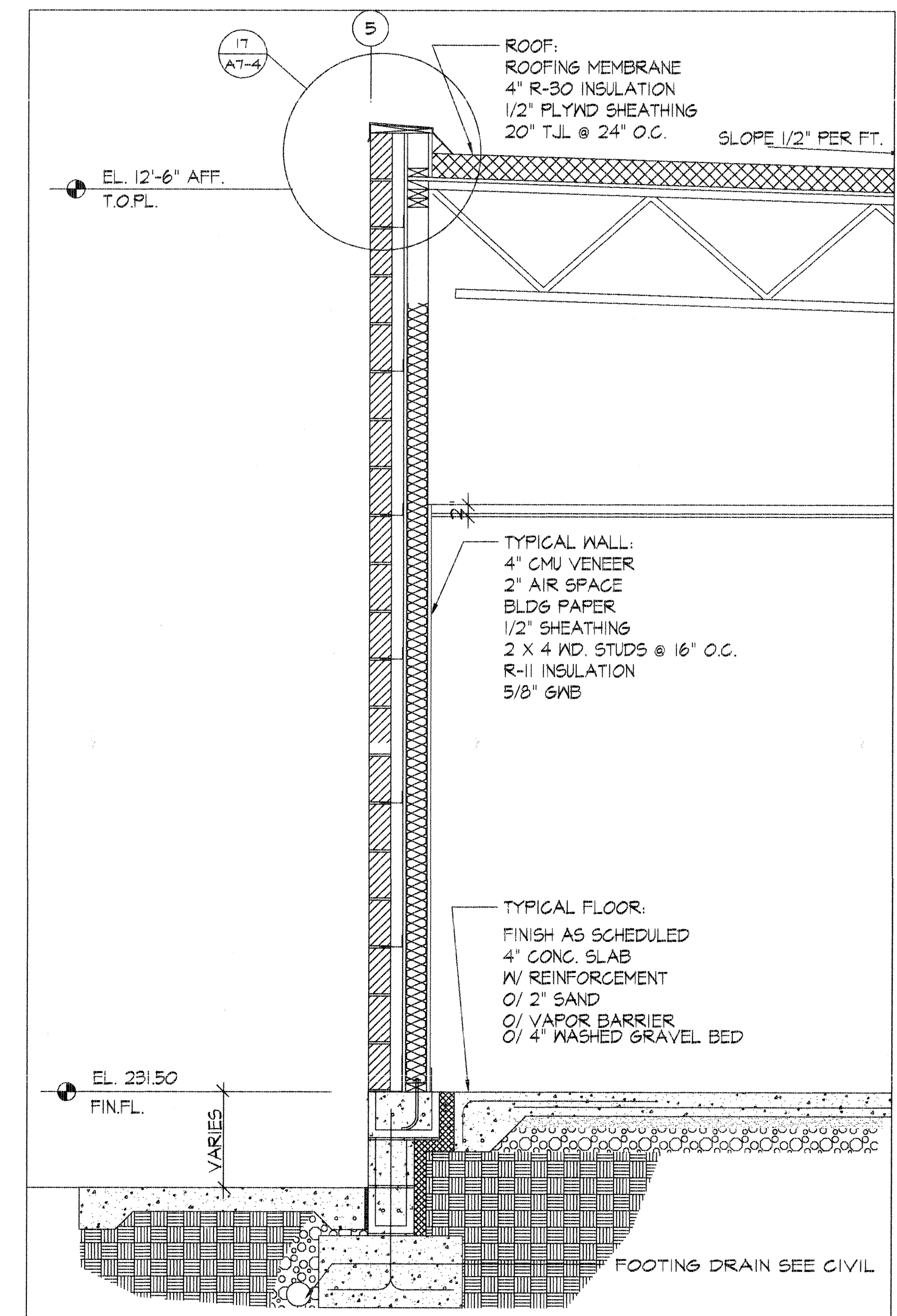
1 WALL SECTION  
SCALE: 3/4" = 1'-0"



2 WALL SECTION  
SCALE: 3/4" = 1'-0"



3 WALL SECTION  
SCALE: 3/4" = 1'-0"



4 WALL SECTION  
SCALE: 3/4" = 1'-0"

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State of Washington

PROJECT NO.: 95045  
DRAWN BY: AS/JK  
CHECKED BY: KK  
DATE: 4/16/96

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WALL SECTION

IF SHEET IS LESS THAN 30"x42"  
IT IS A REDUCTION.

A7-1



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No.	REVISION	DATE
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PROJECT NO.: 95045  
DRAWN BY: RDG  
CHECKED BY: EEE  
DATE: 04/16/97

PROJECT:  
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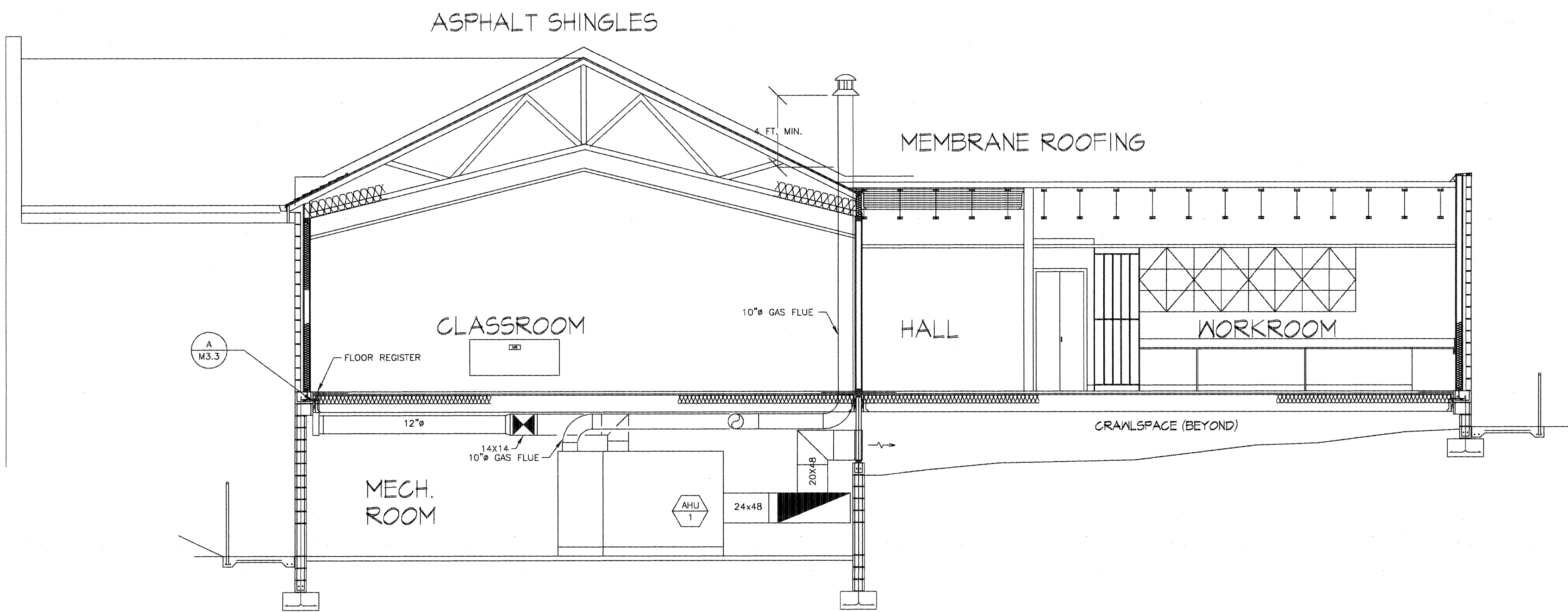
MECHANICAL  
SECTIONS

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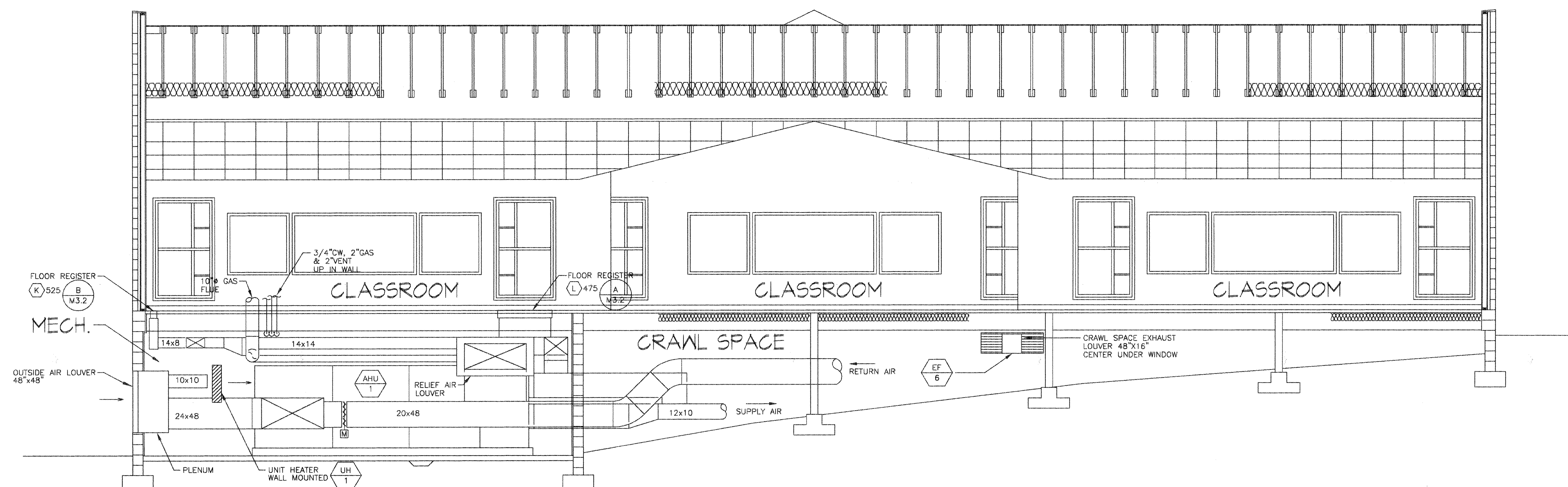
M3.1

**PATH** ENGINEERS INC.  
17928 BOTHELL EVERETT HWY SE, SUITE H  
BOTHELL, WASHINGTON 98012  
(206) 481-7735  
CONTACT: ED EDLIN FAX 481-7692

288-0097



A SECTION  
M3.1 SCALE: 1/4"=1'-0"



B SECTION  
M3.1 SCALE: 1/4"=1'-0"