WAC 197-11-970 Determination of Nonsignificance (DNS)

DETERMINATION OF NON-SIGNIFICANCE

Description: **Lake City Community Center Demolition** – Seattle Parks and Recreation is proposing to demolish the existing Lake City Community Center. The approximately 12,000 sq.ft. wood and concrete building was heavily damaged by an arson fire in early 2023 and has been unused since that incident. Demolition of the existing structure includes footings, stem walls, slab on grade and all appurtenances associated with building except an existing retaining wall that predates the original construction of the community center and is incorporated into a section of the exterior wall. This existing wall will be retained and reinforced to ensure its structural viability. A vinyl coated chain-link fence will be installed on top of the retaining wall for fall protection. Existing utilities will be capped below grade. The finished site will be graded (level) and hydroseeded.

Proponent: **Seattle Parks and Recreation**

Location: **Lake City Community Center, 12531 28th Ave NE, Seattle, WA 98125**

Lead agency: **Seattle Parks and Recreation**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of publication (September 14, 2023).

Written comments must be submitted by **September 28, 2023**.

Responsible official: Mike Schwindeller, PLA
Position/title: Deputy Superintendent, Planning & Capital Development Branch, Seattle Parks and Recreation
e-mail: mike.schwindeller@seattle.gov
Address: 300 Elliott Avenue West, Suite 100, Seattle, WA 98119

Date: 09/08/2023 Signature: _____

Please contact: David Graves, Strategic Advisor, Seattle Parks and Recreation if you have questions or written comments about this determination. **Phone:** (206) 684-7048; **Fax:** (206) 233-3949; or, **e-mail:** david.graves@seattle.gov.

You may appeal this determination to **Office of the Hearing Examiner** at **PO Box 94729, Seattle, WA 98124-4729** or 700 Fifth Avenue, Suite 4000, Seattle, WA 98104 no later than **5:00 pm** on **October 5, 2023** by **Appeal Letter** and **$85.00 fee**. You should be prepared to make specific factual objection. Contact the Seattle Examiner to read or ask about the procedures for SEPA appeals.

City of Seattle

ANALYSIS AND DECISION OF
SEATTLE PARKS AND RECREATION

Proposal Name: **Lake City Community Center Demolition**

Address of Proposal: **Lake City Community Center, 12531 28th Ave NE, Seattle, WA 98125**

SUMMARY OF PROPOSED ACTION

Seattle Parks and Recreation is proposing to demolish the existing Lake City Community Center. The approximately 12,000 sq.ft. wood and concrete building was heavily damaged by an arson fire in early 2023 and has been unused since that incident. Demolition of the existing structure includes footings, stem walls, slab on grade and all appurtenances associated with building except an existing retaining wall that predates the original construction of the community center and is incorporated into a section of the exterior wall. This existing wall will be retained and reinforced to ensure its structural viability. A vinyl coated chain-link fence will be installed on top of the retaining wall for fall protection. Existing utilities will be capped below grade. The finished site will be graded (level) and hydroseeded.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

BACKGROUND

Seattle Parks and Recreation (SPR) owns and operates the Lake City Community Center. The community center is located in the heart of the Lake City neighborhood in Northeast Seattle. The structure was formerly owned and operated by the Lake City Lions Club. The building is located adjacent to Albert Davis Park, a public park with a children's' play area. The Lake City Branch of the Seattle Public Library is located to the south of the site. In April 2023, the community center was damaged by a deliberately set fire. The fire damage is such that the public is not restorable, and the structure needs to be demolished for public safety reasons.

There are no identified Environmentally Critical Area (ECA) on or adjacent to the subject site, as indicated on the City of Seattle's GIS database.

PROPOSAL DESCRIPTION

As noted above, SPR is proposing to demolish the existing Lake City Community Center. The approximately 12,000 sq.ft. masonry building was heavily damaged by an arson fire in early 2023 and has been unused since that incident. Demolition of the existing structure includes footings, stem walls, slab on grade and all appurtenances associated with building except an existing

retaining wall that predates the original construction of the community center and is incorporated into a section of the exterior wall. This existing wall will be retained and reinforced to ensure its structural viability. A vinyl coated chain-link fence will be installed on top of the retaining wall for fall protection. Existing utilities will be capped below grade. The finished site will be graded (level), hydroseeded and potentially available for use by the general public for informal recreational activities once the existing building is demolished and until such time as construction starts on a new community center. The replacement of the community center is in the planning phase and there will be a future construction project with a separate permitting and environmental review process. All the applicable BMP's for construction site management will be applied to the area(s0 where the work will take place.

ANALYSIS – SEPA

Initial disclosure of potential impacts from this project was made in the applicant's environmental checklist, dated September 5, 2023. The basis for this analysis and decision is formed from information in the checklist and demolition plan, the lead agency's familiarity with the site and experience with review of similar projects.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "[w]here City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short Term Impacts

The following temporary or construction-related impacts are expected: hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities; potential soil erosion and disturbance to subsurface soils during site work; increased noise and traffic from construction equipment and personnel.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code requires that soil erosion control techniques be initiated for the duration of construction. Erosion will be prevented by implementation of a required Temporary Erosion Control and Sedimentation Plan. Best Management Practices, such as mulching and seeding will be implemented at the site to minimize erosion during construction. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. The Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these codes and/or ordinances will lessen the environmental impacts of the proposed project.

The impacts associated with the construction are expected to be minor and of relatively short duration. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts from construction traffic and construction noise warrant further discussion.

Construction Traffic

There are adequate area(s) on-site and on the adjacent street right-of-way for the construction crews and equipment. The site is in close proximity to arterial streets which provide convenient truck access consistent with the requirements of the Street Use Ordinance. There will be limited construction traffic beyond materials, equipment and construction workers entering and leaving the site. The site is less than a block from NE 125th Street, a City arterial and freight route. Given the proximity of a City arterial, construction access and materials hauling can be accommodated consistent with City requirements and with little or no impacts to the industrial/commercial/residential neighborhood to the north. As such, traffic impacts associated with the project construction are not anticipated to be significant and thus no conditioning is necessary or warranted.

Noise

Construction activities will be confined to weekdays. Hours of construction are limited by the Seattle Noise Ordinance, SMC ch. 25.08, to 7:00 a.m. and ten 10:00 p.m. on weekdays (SMC 25.08.425). The reality of the local construction industry is that contractors typically work from 7 a.m. to 4 p.m.; the likelihood that any construction activities will occur up to 10 p.m. is slight. The Noise Ordinance also regulates the loudness (dB) of construction activities, measured fifty (50) feet from the subject activity or device. The City has dedicated noise inspectors to monitor construction activities and respond to construction complaints. Compliance with the City's Noise Ordinance will prevent any significant adverse short-term noise impacts and thus no further conditioning is necessary or warranted.

Compliance with applicable codes, ordinances and regulations will be adequate to achieve sufficient mitigation.

Long Term Impacts

Recreation

Having the community center closed as a result of the fire had an impact on the community. SPR has been working to continue to provide services to the community. SPR supported support planned summer community special events in 2023. Sound Generations, a service provider for seniors that operated out of the community center, relocated their programs to a nearby church. SPR hosted Summer Food Service/Summer Playground program at Little Brook Park. Mobile Recreation will continue weekly visits to Virgil Flaim (Lake City Farmers Market), Lake City Court/Seattle Housing Authority and Childrens Home Society. Finally, SPR is exploring

opportunities to creatively serve the community's recreation needs with the support of nearby facilities and through expanded outdoor activations and programs.

In the long term, a new community center will be constructed on the site to serve the community. No significant long-term adverse recreation impacts associated with the demolition of the fire-damaged and closed community center are anticipated, and no mitigation is warranted or necessary.

Upon completion of the project, no long term adverse environmental impacts are anticipated and thus no conditioning is necessary or warranted.

DECISION

This decision was made after the responsible official, on behalf of the lead agency, reviewed a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and final decision on application of SEPA's substantive authority and mitigation provisions. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

(**X**) Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

( ) Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. AN EIS is required under RCW 43.21C.030(2)(C).

Signature: _____

David Graves, AICP
Strategic Advisor, Planning, Development & Facilities Division
Seattle Parks and Recreation

Date: September 8, 2023

1 SITE DEMOLITION PLAN

Scale: 1/16" = 1' - 0"

N

NOTE:
1. PHOTOS BELOW ARE COURTESY OF PARKS ARBORIST .
2. THE REMOVAL OF 3 CYPRESS TREES WAS APPROVED AND DIRECTED BY SEATTLE PARKS AND RECREATION ARBORIST.

PRESERVE (E) ROW OF JAPANESE MAPLE ACER PALMATUM. INSTALL TREE PROTECTION (TYP)

PRESERVE (E) ENGLISH YEW TAXUS BACCATA. INSTALL TREE PROTECTION (TYP)

4 PHOTO DETAIL

Scale: N.T.S

5 PHOTO DETAIL

Scale: N.T.S

REMOVE 3 LEYLAND CYPRESS CUPROCYPARIS LEYLANDII TREES AND STUMPS

6 PHOTO DETAIL

Scale: N.T.S

EXCEPTIONAL TREE TO BE PRESERVED ALONG WITH THE ROW OF TREES, ADD TREE PROTECTION, TYP

7 PHOTO DETAIL

Scale: N.T.S

LEGEND

- NEW 4'-0" HIGH CHAIN LINK FENCING AT TOP OF (E) RETAINING WALL, RE 3/A1.1
- LIMIT OF AREA OF WORK
- INSTALL STRAW WATTLES CONTINUOUS ALONG STREET ROW
- QAURRY SPALLS AND/OR WHEEL WASH
- (E) RETAINING WALL TO REMAIN W/ NEW STRUCTURAL MODIFICATIONS RE A1.1

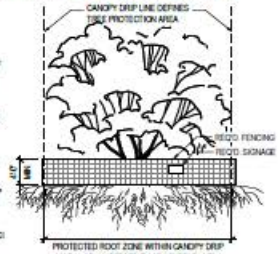
SITE DEMOLITION NOTES

1. ALL EXISTING UTILITIES ARE TO BE CAPPED. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK.

UTILITIES TO CAP	LOCATION
POWER	REMOVE BACK TO UTILITY POLE. COORDINATE W/ SEATTLE CITY LIGHT
SIDE SEWER	CAP AT PROPERTY LINE
WATER	CAP AT PROPERTY LINE
GAS	CAP AT PROPERTY LINE - COORDINATE WITH PSE

2. CONTACT NECESSARY UTILITIES TO COORDINATE UTILITY SHUTOFFS AND REMOVALS. VERIFY THAT APPROPRIATE SERVICES HAVE BEEN DISCONNECTED.
3. DEMOLISH ABOVE-GROUND STRUCTURES, FOUNDATIONS, FOOTING - EXCEPT AS INDICATED TO REMAIN.
4. CITY STREETS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
5. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
6. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED AT COMPLETION OF THE PROJECT. SEATTLE PARKS AND REC TO INSTALL 6" TOP SOIL AND HYDRO SEED UNDER SEPERATE CONTRACT.
7. SAVE AND PROTECT ANY TREES OR OTHER OBJECTS SELECTED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, AS INDICATED ON PLANS AND AS DIRECTED BY THE PROJECT MANAGER. PROVIDE CONSTRUCTION FENCING TO SECURE THE SITE.

1. TREE FENCING SHALL BE 4'-0" MIN. HIGH ORANGE POLYETHYLENE LAMINAR SAFETY NETTING.
2. INSTALL FENCING PRIOR TO DEMOLITION.
3. KEPT IN PLACE FOR THE DURATION OF DEMOLITION.
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
5. IF ROOTS GREATER THAN 2 INCHES FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEPT MOIST.
6. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.
7. MODIFICATION OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY.



2 TREE PROTECTION

Scale: N.T.S

INSTRUCTIONS

1. DOWNLOAD THE REQUIRED SIGNAGE FROM WWW.SEATTLE.GOV/DOCUMENTS/DEPARTMENTS/SDCI/CODES/TREEPROTECTIONAREASIGN.PDF
2. FILL IN APPROVED BUILDING PERMIT NUMBER ON THE FRONT SIDE.
3. PLASTIC LAMINATE THIS SIGN FOR WEATHER RESISTANCE.
4. AFFIX THE FILLED-IN AND LAMINATED SIGN TO THE TREE PROTECTION FENCING USING ZIP OR TWIST TIES, WIRE, OR TWINE AT THE DASHED ATTACHMENT CIRCLES SHOWN IN THE CORNERS.
5. PLACE SIGN ON FENCING SO IT IS VISIBLE TO CONSTRUCTION PERSONNEL AND, TO THE GREATEST EXTENT POSSIBLE, FROM THE STREET.
6. KEEP THE SIGN IN READABLE CONDITION FOR THE ENTIRE DURATION OF THE PROJECT.
7. FOR INFORMATION ON THESE REQUIREMENTS CONTACT THE SDCI PROJECT PLANNER AT 684-8850.

3 TREE PROTECTION SIGNAGE

Scale: N.T.S

SDCI STAMP

reserve this space for permit stamps (if applicable)

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!
WWW.CALL811.COM

Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

NO.	REVISION - AS BUILT	DATE
3		
2		
1		

APPROVED:
PARK ENGINEER DATE

all work done in accordance with the city of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

OAI
1011 SW Klickitat Way, Ste 208
Seattle, WA 98134
206.681.5442 | oaipe.com

PERMIT SUBMITTAL

Seattle Parks & Recreation

LAKE CITY COMMUNITY CENTER

DEMOLITION AND SITE RESTORATION

SITE DEMOLITION PLAN

DESIGNED	DATE 15 JUNE 2023
DRAWN MD	SHEET 3 OF 22
CHECKED DD	
ORDINANCE NO.	D1.1
SPECIFICATION NO.	
SCALE AS NOTED	

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:** Lake City Community Center Demolition

2. **Name of applicant:** Stephen Levengood, Senior Capital Projects Coordinator

3. **Address and phone number of applicant and contact person:** Stephen Levengood, Seattle Parks and Recreation, 300 Elliott Avenue West, Suite 100, Seattle, WA 98119

4. **Date checklist prepared:** September 5, 2023

5. **Agency requesting checklist:** Seattle Parks and Recreation

6. **Proposed timing or schedule (including phasing, if applicable):** Seattle Parks and Recreation would like to commence demolition of the community center as soon as possible. The building was damaged by arson beyond safe occupancy or cost effective rehabilitation and there is concern of itinerant people inhabiting the space.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** Seattle Parks and Recreation will likely replace the community center at some future date. There are no current planned additions, expansion or related activity other than to remove the building, grade the site level, and hydroseed.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** There has been a good faith survey of asbestos containing materials; and the identified asbestos containing materials have been abated and disposed of properly.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain**. No other governmental approvals pending or anticipated.

10. **List any government approvals or permits that will be needed for your proposal, if known.** City of Seattle Department of Construction and Inspections (SDCI) Demolition Permit; SDCI permit for retaining wall modifications

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** Demolition of the existing Lake City Community Center including footings, stem walls, slab on grade and all appurtenances associated with building except an existing retaining wall that predates the original construction of the community center and is incorporated into a section of the exterior wall. This retaining wall will be retained and

reinforced to ensure its structural viability. A vinyl coated chain-link fence will be installed on top of the retaining wall for fall protection. Existing utilities will be capped below grade. The finished site will be graded (level) and hydroseeded.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.** The address is 12531 28th Ave NE, Seattle, WA 98125, located adjacent to Albert Davis Park.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? There are no slopes; there is an existing retaining wall that is being retained. The height of the retaining wall is approximately 6'

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. We are not removing any native soils. We are removing the slab and under-slab gravel base. The excavation will be filled with imported top soils and hydroseeded.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Approximately 8" of excavation where slab and gravel are removed; the excavation will be filled with imported top soil from local source. Total areas of disturbance is 12,067 feet.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. No. The adjacent park play area(s) will be covered to prevent dust and/or debris from encroaching. Nearby trees will be protected in accordance with City of Seattle standards. The playground which is at a higher elevation will be maintained by the existing retaining wall that is being retained and reinforced.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The existing community center site is 100% impervious surfaces; building and paving/hardscape. About 15% of the existing site is asphalt parking located on the north side of the building; this existing asphalt will not be removed. There will be no new impervious surfaces added with the building demolition.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Site will be sprinklered during demolition to control dust. Adjacent play areas will be covered to protect from debris. Temporary erosion control waddles will be in place to prevent run-off into the storm water conveyance systems.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Some construction dust from demolition activities; mitigated by keeping the work areas wet from by watering during demolition activities. No pollution after demolition project has been

completed

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any. Spinklering to control dust.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** No

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** None

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** No

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** No

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** No

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.** No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** No waste material discharge associated with this project.

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** The existing impervious surfaces slated to remain (asphalt parking area) drains into the city storm water system; this conveyance will be retained. The existing building will be removed and

the concrete slab replaced with topsoil and hydroseeding.

b) Could waste materials enter ground or surface waters? If so, generally describe. No. (Catch basins will be protected (socked).

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. Existing conveyance systems maintained, impervious areas removed and replaced with topsoil and hydroseeding

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other:** Japanese Maple *Acer palmatum* (7 total)
☒ **evergreen tree: fir, cedar, pine, other:** Leyland Cypress *Cuprocyparis leylandii*(3 total)and English Yew *Taxus baccata* (1 total)
☐ **shrubs**
☐ **grass**
☐ **pasture**
☐ **crop or grain**
☐ **orchards, vineyards, or other permanent crops.**
☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
☐ **water plants: water lily, eelgrass, milfoil, other**
☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered? Three trees, directly adjacent to the building, will be removed at direction of the Seattle Parks and Recreation arborist.

c. List threatened and endangered species known to be on or near the site. None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. The area left from the building demolition will be hydroseeded.

e. List all noxious weeds and invasive species known to be on or near the site. None know

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. None observed

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.** None known

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any. Hardscape of building replaced with grass.

e. List any invasive animal species known to be on or near the site. None known

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** No energy consumed with this project (project is for demolition only)

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** NA (project is demolition)

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. No. Note asbestos containing materials have been removed

1. **Describe any known or possible contamination at the site from present or past uses.** No known current or past contamination at this site.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.** None known

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** None known. None used during demolition.

4. **Describe special emergency services that might be required.** Standard emergency services used by public

5. **Proposed measures to reduce or control environmental health hazards, if any.** Asbestos containing materials have been removed and disposed of properly prior to the demolition.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** None known

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?** Construction noise during demolition; anticipated for about 3 weeks.

3. **Proposed measures to reduce or control noise impacts, if any.** Compliance with the City of Seattle Noise Ordinance which includes work hour restrictions to avoid impact to adjacent apartment building

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** Current site is a community center that is directly adjacent to a public park. The park is to the west, public library to the south, apartment building to the north, and light industrial businesses across 28th Ave NE. Proposal will have no negative affect on the adjacent properties; positive affects include better site visibility (no building to screen unwanted activities)

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? None

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?** No

c. Describe any structures on the site. Existing community center (that is being demolished); existing retaining wall that will be reinforced and maintained

d. **Will any structures be demolished? If so, what?** The Lake City Community Center that is indefinitely closed due to an arson fire

e. What is the current zoning classification of the site? Neighborhood Commercial 3 with a 75-foot height limit (NC3-75 (M))

f. **What is the current comprehensive plan designation of the site?** Hub Urban Village

g. If applicable, what is the current shoreline master program designation of the site? NA

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No

i. **Approximately how many people would reside or work in the completed project?** None

j. **Approximately how many people would the completed project displace?** None

k. **Proposed measures to avoid or reduce displacement impacts, if any.** NA

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** This project only for demolition and site restoration.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** NA

9. Housing Find help answering housing questions

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None

c. **Proposed measures to reduce or control housing impacts, if any.** NA

10. Aesthetics Find help answering aesthetics questions

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** Highest structure will be a retained concrete retaining wall (approximately 6' high) with a 4' high, vinyl-coated chain-fencing installed on top of it

b. **What views in the immediate vicinity would be altered or obstructed?** No view would be obstructed. View of Albert Davis Park improved.

c. **Proposed measures to reduce or control aesthetic impacts, if any.** NA

11. Light and Glare Find help answering light and glare questions

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** None

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No

c. **What existing off-site sources of light or glare may affect your proposal?** None

d. **Proposed measures to reduce or control light and glare impacts, if any.** No measures required

12. Recreation Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?** City Park activities; site is adjacent to Albert Davis Park

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** The demolished site will be available for recreational use.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. The Lake City Community Center is over 45 years old. However, any significant historical features have been compromised by the fire on 4/18/2023, which requires the building to be demolished in the interest of public safety.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Known Landmarks in the vicinity Lake City Library & Lake City School (See attached). SPR is not aware of native or historic use or occupation of the site. There is a reported precontact archaeological site a half mile to the west and there are several place with Lushootseed names in the vicinity – Haller Lake, Bitter Lake, Licton Springs, Thornton Creek, and some others on the shore of Lake Washington.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Researched the City database for Landmarks (attached), also consulted with SPR staff and King County Historic Preservation Program staff.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A Demolition Permit and Construction Permit are required for the demolition of the fire damaged slab-on-grade building, and stabilization of a retaining wall, respectively. There will be no excavation below building subgrade. The proposed demolition of the Lake City Community Center will not disturb adjacent properties.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The project site is just off 125th Ave NE, which is a major arterial. There is no transportation alterations due to this proposal.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** Yes, this site is serviced by transit. There is a transit stop adjacent to the site

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Zero

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

g. **Proposed measures to reduce or control transportation impacts, if any.** NA

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

b. **Proposed measures to reduce or control direct impacts on public services, if any.** NA

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. All existing utilities will be capped with the building demolition

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Type name of signee: Stephen R. Levengood

Position and agency/organization: Capital Projects Coordinator, Senior/City of Seattle,

Department of Parks and Recreation

Date submitted: 9/7/2023

The City of Seattle

Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

REPORT ON DESIGNATION LPB 216/01

Name and Address of Property: **Lake City Library**
12501 28th Ave. NE

Legal Description:

Kenwood Division No. 2, Block 7, Lots 6,7,8,9 and 10

At the public meeting held on June 6, 2001, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Lake City Library as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25. 12.350:

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

E. It is an outstanding work of a designer or builder

STATEMENT OF SIGNIFICANCE

Note: An overview of the public library movement and the role of that institution in the United States, a brief history of the Seattle Public Library, and a summary of the economic, social and political history of the city in the 1960s are provided in the landmark nomination of the Central Library. An overview of Modern architecture in Seattle is also reviewed in that document. As the Central Library and the branches, such as the Lake City Library, are individual buildings and elements in a system, they share this history.

Historic Context of Lake City

Lake City is a large area of northeast Seattle that developed primarily after World War II during the auto-oriented suburban expansion of the City. The 4.5 square mile area is bounded by Lake Washington on the east, 15th Avenue Northeast on the west, and on the north by the City limits along Northeast 145th Street (State Highway No. SR523). The southern city limit line of Shoreline, which was incorporated in 1995, lies just north of Lake City.

The Lake City Library is located on 28th Avenue Northeast, two blocks west of Lake City Way Northeast, the strip-like, seven lane commercial street which serves as both State Highway No. SR522 and the central vehicle access through the neighborhood. In the two blocks north and south of 125th, on Lake City Way there is a core of pedestrian-related, one-story commercial buildings. This area is the commercial center of the neighborhood, and has been defined by the City Zoning Code as the Lake City Urban Village.

The area is generally flat, with topography that rises steeply along Lake Washington and along a hill two blocks to the west of the Library. It contains a major watershed and a ravine. Buildings in the area of the library include commercial ones, such as a bank, located to the east across 28th, and two to five story multi-family residences. Lake City's single family homes are typically located off the arterial streets, several blocks form the library; most of these are west of Lake City Way.

Developed as it was, primarily after the 1950s, the neighborhood seems very auto-oriented. With the exception of its pedestrian-related commercial core at 125th and Lake City Way, most of the contemporary commercial and multi-family buildings have easily accessed parking lots and building entries directly related to parking. The library itself sits on a 39,144 square foot lot, approximately 300' by 130' with a 33-stall parking lot to the north. It shares a block with the small Davis Park, which includes the Lake City Community Center, and a four-story, brick-clad, ca. 1970 era apartment building.

Lake City is a district presently made up of several residential areas, including Olympic Hills, Pinehurst, Victory Heights, Meadowbrook, Cedar Park.. Many of these are named for their nearby school, playground or park. The Thornton Creek Watershed is located within the Lake City area. To the east, along Lake Washington, are the high-end single family residential areas of Inverness and Matthews Beach.

The district originated with a village known as Pontiac, a settlement located around a brick yard on the northwest shore of Lake Washington. Farms and residential settlement grew away from the lake shore to upland properties along an early road between Ballard and Seattle and Bothell through what was known as Cedar Park. Seattle's city limits moved northward in a series of steps as it added residential neighborhoods to its jurisdiction. In 1907 it annexed Ballard, and by 1940 it included northern neighborhoods up to Northwest 85th to Northeast 65th Streets. Thus Lake City remained unincorporated and sparsely developed until after World War II.

In part because of its relatively late development, there are no designated landmarks in Lake City. The older Cedar Park School, at 135th and 37th Avenue Northeast has been adapted for use as the Cedar Park Arts Center/Artwood Studios, a rental live/work co-op for artist. One of the older churches in the area is the Lake City Presbyterian Church, at Northeast 123rd and 40th Northeast. These two buildings may be identified by some in the community as ad hoc landmarks. The Sand Point Naval Station, located between Northeast 80th and 65th Streets, about 3 miles southeast of the library, includes portions determined eligible for the National Register as a historic district. Its buildings and site recall much of Seattle's military past. Northgate, located 2.5 miles southwest from the library, is credited with having been the first internal shopping mall in the nation after its construction in 1950. The Jackson Park Golf Course is 1.5 miles northwest of the library.

Properties in Lake City that have architectural significance may include the primary facade remnants of a bank building, located at the southwest corner of Lake City Way and NE 125th Street, which has been incorporated as a gateway into the design of the small, urban Lake City Park. Several early Modern styled buildings cited by Victor Steinbrueck, in A Guide to Seattle, 1850 – 1953, include two houses designed by James Chiarelli, located at 843-847 (North)east 100th Street (1949, one of which remains), and the Lake City Clinic, designed by Paul Hayden Kirk, at Northeast 125th Street and 32nd Avenue Northeast (1952).

As with many close-in Seattle suburban neighborhoods, this area exemplifies a pattern of post war growth. Private automobiles and single family residences were preferred by the middle class by the 1940s. As a result, the neighborhoods of Lake City are defined by streets and arterials, and by larger lots that contrast with Seattle's older "streetcar" suburbs. Because of the linear prominence of Lake City Way, and the neighborhoods indistinct edges, Lake City may seem difficult to identify as a discrete place. The topography is a series of relatively flat plateaus, and the man-made environment is strong. However, natural systems in Lake City include Thornton Creek, which originates north of 193rd at Ronald Bog and outlets into Lake Washington at Matthews Beach.

The area of Seattle designated as the Northeast District, was home to 23,673 people in 1990. 15% of its residents are over 65, and 18%, or 4,322, are 17 or under. 28% of residents have bachelor or graduate degrees. Statistics of median household size and income (2.3 people and $32,696), average age (35.5 years), and work status (81% of those 17 to 65 years old) suggest that area residents are relatively youthful, middle and working-class. About 65% live in owned housing units. The median age of all housing units is 41 years: 30% were built before 1950, and 66% between 1950 and 1979. According to the 1999 Neighborhood Plan, about 50% of residents have moved into the district in the last 15 years; many of these are immigrants who come from outside the U. S.

Overview of the City's Branch Libraries

The area in which the Lake City Library is located was annexed into the City of Seattle in 1954. However, city residents living in northeast Seattle received their first municipal library services long before this date. In March 1906 the University Branch opened in the University Pharmacy which was located at the entrance to the University of Washington campus. That same year the Library System established a separate Branch Department. The first deposit stations followed in 1907.

In 1908 the City received a grant of $105,000 for construction of three branches including Greenlake, West Seattle and the University Branch. (Two additional branches – Fremont and Yesler/Douglass-Truth Libraries -- were funded by a $70,000 Carnegie Grant in 1911.)

By 1913 library patrons throughout the city were served from 495 distribution points: the Central Library, six drugstore deposit stations, seven branch libraries, six playgrounds, eight special deposit stations, 24 fire engine houses, library station facilities, and 443 separate schoolrooms. The system's Schools Division, called the "Teachers Room," opened under the supervision of the Children's Department in 1910. A Stations Division opened in 1921. In the late 1920s, responsibility for library service to school children shifted, and the Library System and Seattle Public Schools created the first model school library in Hamilton Intermediate School in Wallingford.

In 1930 the Library published a Ten Year Program which included studies of the population and collection growth; library revenues and endowment funds; school, municipal reference and county services; and expansion of the Central Library. Circulation during the 1920s and early 1930s grew along with the city's literate population. Circulation reached a highpoint in 1932 by which time the library's collection had exceeded 450,000 volumes and the number of borrowers surpassed 100,000. With the Depression and cutbacks in municipal funds, this all changed, and for a full decade many services were curtailed. Library hours were restricted, extension services eliminated, and in 1933 all branch departments were abolished. All deposit stations were closed and book mobile services ceased. Only ten branches remained active.

A History of the Lake City Library

In 1935 a small group of philanthropic-minded Lake City women – Mrs. Charles Lyons, Jr., Mrs. Wise and Mrs. Robert Musser -- organized the community's first public library under the sponsorship of the local Pacific Improvement Club. The small library collection was located in the basement of the old Lake City School, a building dating from ca. 1910 which was located on the site of the present library building, and was open one day a week.

Seattle's population boomed during World War II and its library system expanded in response. In 1941 free library services were given to all soldiers and sailors in the Puget Sound region regardless of their residency; in 1942 these services were granted to all war workers in the area. Between 1942 and 1948, 25 library stations were established including one at Sand Point; it operated from January 1943 to October 1945. During the war, Seattle's head librarian, John Richards, had already begun planning for the city's post-war era. In an effort to expand services immediately following the war, the City's library services were extended to the Children's Orthopedic Hospital on Sand Point Way in February 1946.

In 1942 King County residents in unincorporated areas, which included Lake City, approved a tax to establish a county library, and in January 1943 the King County Library System was created. King County contracted with the Seattle Public Library for services, including those for Lake City. Until 1944, however, the Lake City Library was staffed by community volunteers; by that year the collection had grown to 2,600 volumes.

In 1949 King County established a public library in a firehouse at 12534 – 30th Avenue Northeast (Station No. 39). By 1954 circulation had risen to 57,500 home loans. In 1955, the library was moved from the Fire Station into 2,200 square feet of temporary space in a newer building, Shoreline Savings and Loan, located across 28th Street Northeast, due east of the present library.

Expansion of post war library services continued in the 1950s in both Seattle and King County. Seattle's library expanded its services in the 1950s to include chamber concerts, teas, book clubs, and annual classroom visits to 150 public schools. In 1955 the cooperative plan for public school library administration by SPL and the Seattle Public Schools came to a close, and the library ceased cataloging books for schools. Classroom collections in elementary schools were discontinued in 1958.

Two library bond issues were presented to the citizens of Seattle to fund a new Central Library and additional branch libraries, in 1950 and 1952. Both bonds failed, largely due to the unstable economy,

influenced by inflationary prices, limited materials, and the onset of the Korean War. In response to the bond failure, the City Council allotted funds from the city's Cumulative Reserve Fund for three new branch libraries and a new vehicle for Mobile Services. North East, Greenwood, and Henry Libraries all finished construction in 1954.

In 1954 Seattle annexed nearly 15 square miles, including the Lake City and Northgate areas, increasing its population by 54,000. Two branch libraries were transferred to Seattle -- the County's Lake City Library, and the Oakview Branch at 525 North 105th Street and North Evanston in the Bitter Lake neighborhood. Library services for Lake City residents were provided by these libraries, and also by the more distant Greenwood and North East Branch Libraries (opened respectively in January and June 1954) and SPL's Book Mobile services, which were restarted after the war in 1957.

In 1956, a $5 million library bond issue passed, the bulk of which was designated to fund a new downtown Central Library. The remaining funds were allotted for construction of three additional new branch libraries (Southwest, Ballard and Magnolia), and the purchase of a library site in Lake City.

The Lake City Lions Club, which was established in 1940, was instrumental in the site acquisition. Through its fundraising efforts the club had secured two acres adjacent to the present library site, in 1944 - 1947, and acquired a small, 18' x 30' portable building for use by the Federated Boys Club as a recreation center.

Eventually this temporary facility was replaced by a one-story, 5,000 square foot Youth Center, which was opened in October 1957. The Lions Club envisioned a park with a playground, tennis court, library, cultural center and pool. The Lions Club property was deeded to Seattle's Department of Parks and Recreation Department (DOPAR), and is presently known as Albert Davis Park. In 1958, DOPAR acquired the present library site, which was then the site of the old Lake City School, for $19,500. At that time the Lake City Lions Club began planning a two-story 14,000 square foot expansion of the Youth Center to include a new pubic library. By 1963, the group's plans were changed, and a 4,000 square foot addition, designed by Architect A. V. Peterson, was eventually constructed. Meanwhile, the demand for library services in the community had grown. Circulation in the decade after annexation, 1954 – 1964, increased 320%. The site adjacent to the Youth Center was acquired by SPL in 1963.

SPL records indicate that a 30,000 square foot library site was acquired for $50,000, using up the last of the City's 1956 Bond funds. (As the Lions Club gave the property to the City, this sum was used instead to assist in construction of the Youth Center addition.) The City contributed an additional $68,000 for books and $73,000 for expanding the building fund for this library.

Community support was essential in the development of the present library as it was in creation of the original public library in Lake City. As was noted by Roman Mostar in a November 1965 address to the Chamber of Commerce, the history of the library in Lake City was "A classic example of the grassroots movement in starting a library." Construction of the new branch library may have been of particular interest to then mayor, Dorm Braman, as he was then a former businessman in Lake City, and owner of a local lumber yard. Regardless, Lake City residents still characterize their

community as “a community that’s always done for itself,” according to long-time resident, Claire Chamberlain, and this spirit is reflected in the history of their public library.

The Lake City Library was designed by architect John Morse, and constructed by the Bordner Construction Company, general contractor. It was dedicated in November 1965, one and a half years after the opening of the Magnolia Library. Thus the Lake City Library was the last of Seattle’s seven Modern-era libraries constructed in the 1950s and 1960s.

The cost of the new library totaled $344,522. The construction cost for the building with built-in equipment was approximately $222,406, or $23.47/square foot. When it opened the library contained open shelf capacity for 40,400 volumes and 3,600 closed stack capacity, for a total of 44,000. The reported cost of the art gates, designed and fabricated by sculptor George Tsutakawa, was $5,500.

After its opening, the library design was recognized at local and national levels with design awards from the Seattle chapter and national American Institute of Architects. It was honored by an architectural award of excellence, given by the American Library Association in 1966. The *Library Journal* of December of that year described the challenges of the site and building design:

> Because the best site available for the Lake City Branch was in a confused and commercially cluttered area, distinguished only by its nonentity, the library building was designed to command attention by its strong lines and unusual design. An inward looking building, the branch is unaggressively contemporary in design, characterized by low semi-circular windows and matching gateway . . . The strength of the design lies in the use of large expanses of red brick, rounded corners and enclosed courtyard . . . A quality of openness and freedom is achieved within the library by a total absence of supporting columns.

In 1967 the building was published in *Architectural Record*, where it was recognized for “the strong architectural treatment of the brick walls and. . . low arched openings,” and the “restful and inviting” and flexible interior space which permitted “a variety of arrangements to delineate special areas: adult reading, children’s section, even a browsing area.” The publication concluded that the building design made it “an appropriately dignified and distinctive civic building, and minimized the impact on it of the unattractive commercial area in which it is located.”

Locally the Lake City Library was received with surprise and compliments. “It was a revolutionary design. . . John Morse took the unspectacular non-view site of the Old Lake City School and transformed it into a readers paradise.” The library’s impact, in terms of patronage, was immediate, and by 1967 its circulation accounted for 10% of the entire Seattle Public Library system. Local residents still remark on the building’s beauty due to its “unique design.”

The Architect, John M. Morse

John M. (Jack) Morse, was born in Brookline, Massachusetts on August 23, 1911 and died in Seattle July 26, 2000. During his 60+ year career he designed many well recognized public and

educational buildings in the Seattle area. Morse, who could be characterized as a structural rationalist, was devoted to clarity in architectural expression and was an advocate of urban design.

John Morse was educated at the Milton Academy, Harvard University where he graduated with a Bachelors degree in 1934. For the next three years he taught school in Loomis, Massachusetts. He then returned to Harvard where he graduated with a Masters in Architecture from the Graduate School of Design in 1940. In Boston he worked as a designer for Harvard architect-professor Walter Bogner and as construction superintendent for C. B. Ross Company, a general contractor in 1941-1942.

In 1942 John Morse came to Seattle. He worked for the Boeing Company in its Engineering Department in 1943 –1944, and as designer for the architecture firm of Chiarelli and Kirk in 1945. He formed his own architectural firm in 1945, which was succeeded by the firm of Bassetti and Morse from January 1947 to April 1962. According to interviews with John Morse and Fred Bassetti in a 1952 issue of *House and Home*, their practice "was devoted largely to residential design, from custom homes to development and public housing projects."

The firm's work expanded beyond the residential market in the ensuing decade. Bassetti and Morse ended the partnership under amicable conditions in April 1962. During its fifteen years, the firm's projects included schools for Mercer Island, Highline and Seattle School Districts, and educational buildings at Western Washington College in Bellingham, at Central Washington College in Ellensburg and at the University of Washington's Seattle campus; housing for the military, the administrative and hangar buildings for the King County Airport, and entrance gates for Seattle's Century 21 Fairgrounds.

Morse was an active participant in the AIA, having joined the organization in 1947. He was elected president of the State Chapter in 1953, and made an AIA Fellow (FAIA) in 1968, joining only fifteen other men so-recognized in Seattle. He was very civic-minded, and was appointed to the Greater Seattle Housing Council in 1958. He was a member of the King County Planning Commission 1962 – 1967, a juror for the 1968 National Awards, and a member of the Seattle Urban Design Advisory Board. In 1969, he worked with Paul Kirk and Kirk Wallace McKinley on the Pike Place Market Urban Renewal project. During his career John Morse became an articulate proponent of urban design and civic initiatives in urban planning.

The commission for designing the new Lake City Library was given to Morse in the early 1960s. His reputation as a Modern designer was established by that time by previous work. Bassetti and Morse were recognized nationally by three design awards for residences by 1952. The firm received one of five National AIA merit awards in 1953, for the Marshall Forrest home in Bellingham. Two similar awards were given for the Lakeview Elementary School on Mercer Island and Gerald Martin Residence in 1954. Victor Steinbrueck cited four buildings designed by Morse and Bassetti in A Guide to Seattle Architecture 1850 -1953. These were the William James House located at 7721 – 31st Northeast (1951), the Gamma Rho Apartments at 4400 Fremont Avenue North (by Bassetti & Morse with Wendell Lovett Associates, 1950) and both Morse's and Bassetti's own homes in the Hilltop Community, southeast of Bellevue (1950 – 1953).

Morse was awarded a Seattle AIA Chapter Medal in 1966 for the design of the Lake City Library. Other noteworthy projects of his included the Lake Hills and Bothell Libraries for King County; the Swimming Pool and Gym at Garfield High School; the Zoology Building, Kincaid Hall and School of Social Work at UW; the East Shore Unitarian Church in Bellevue, the Federal Way Clinic for Group Health, the Glacier Bay Lodge for the National Park Service and private residences in Bellevue's Hilltop Community and Seattle.

The design for the library was unusual because of its response to the site and the resulting introverted building layout. As with other Modern-era libraries, John Morse created a clear relationship between the building's interior and a landscaped exterior setting, but with enclosed courtyards. He selected brick as the primary exterior material because of its enduring appearance and structural bearing quality. The bearing brick perimeter walls consisted of concrete within two, unclad single wythes at both the exterior and interior. While the plan basically consisted of rectangular forms that made up a "T' shape, the outer corners of the perimeter walls and the back courtyard wall were shaped with a 5' radius. The curves further emphasized the monolithic horizontal plane of the exterior walls, and the plasticity of interior space. This radius shape of the walls is reflected also in the long, curvilinear circulation desk.

Morse's use of radius walls, simple arched openings, and soldier courses of brick provided the only details in the monolithic brick walls of the library. These design features are similar to those found in the award-winning Pine Street Substation, Seattle ca. 1966, which was designed by Fred Bassetti.

The expressive facade and bearing masonry structure of the perimeter walls of the library design places Morse in the architectural tradition of "structural-rationalists." The building finds a formal context in the work of such architects as Alvar Aalto (Baker Housing Student Dorm at MIT, 1947 – 1948), Lou Kahn (in the inward-looking Yale University Art Gallery of 1951, and Richards Medical Labs, 1957 – 1965; the archetypal "typeforms" at the Phillips Exeter Academy Library, 1965 – 1971, and the Institute of Management in Ahmadabad, 1962 – 1974); and even Robert Venturi (with the reductivist design of the Guild House in Philadelphia, 1962 –1966).

The original Lake City Library building design, along with the simple planting beds and the walled interior courtyards, designed with landscape architect Glen Hunt, appear to fully embody Morse's vision of an inward-centered, serene and contained interior. Within its thick, muscular masonry walls the library interior is protected from the auto-intense exterior setting of Lake City.

Morse articulated his rationalist, environmental approach to design in a 1968 jury critique of the profession that he helped write: "The profession has too obviously become the visual connection with the affluent sector of our society . . . In terms of esthetics, (it) is . . . imbued with the tricky and voguish. Architecture has become almost an art of fashion in which esthetic norms, such as primary geometry, structural exposure, or opulence, become the dominant replacement for environmental design. As in art . . . architecture in a la mode esthetics are not done with conviction but with opulence."

A retrospective view of the public buildings designed by John Morse suggest their solidity, functionality and simplicity. They appear typically as background buildings. In some specific cases, such as the Lake City Library or Garfield High School Pool, materials and structural details provide

an expressive and tectonic character. The modesty of many of his designs was intended. As noted in remarks by the 1968 National AIA Jury on which Morse served, "Some buildings should stand out but they should be public buildings which serve our highest needs."

Artwork in the Lake City Library

By the time the Lake City Library was built, the tradition of public artwork in the public library had been well established. This tradition began initially with private funding of specific pieces for the Henry Library in 1954, and with public funding of integrated artwork, such as the George Tsutakawa fountain, screens by James FitzGerald and Glen Alps and the figurative sculpture by Ray Jensen in the Central Library in 1960.

George Tsutakawa was commissioned to design and fabricate the bronze entry gate that fills the largest of the three arched openings on the east facade of the building. The gate, consists of two doors and curved side panels, and a 4.5' tall, arched top panel, that fill together the approximately 9' x 16.5' opening. Coated with silicon to provide a natural metallic appearance, the gate is made up of 1/8" bronze sheets, and 2" square welded tubes to form the hollow frame. Welded sheets were used to create a series of full or partial circles and disks, 8" to 14" in diameter. The design is lighter and more transparent than many of his contemporary fountains and sculptures. (On the inside, lower left corner the gates are marked with the letters "T-U-B" for Tsutakawa, and engineer Jack Uchida, with whom he often collaborated, and Paul Billingsley, a student assistant who worked on the project.)

The gate is somewhat similar to that created for the UW Arboretum in 1976, and its imagery similar to some of Tsustakawa's other work such as his *obos*, ritually stacked rock structures, the "Radiation Series" of sumi and gansai paintings, 1969 –1970, and the sculptures made up of flat disks such as the 1981 hanging fountain for KING Broadcasting. Each of these represents the artist's abstraction of organic forms.

George Tsutakawa was born in Seattle in 1910. As a child he lived in and received much of his pre-college education in Japan, from 1917 – 1927. He finished high school in Seattle and attended the University of Washington. Tsustakawa was interned during the early 1940s, and served in the U.S. forces after 1942. Upon returning to Seattle he enrolled at the University again, graduating and then entering the Art School faculty in 1947. He became a well known regional painter, sculptor and teacher by the mid-1950s, and went on to become internationally renowned for his fountains. He became a faculty member in 1945, and later a professor in the University of Washington's Art School. He retired form teaching in 1980.

Tsutakawa executed over 60 commissions in metal between 1960 and 1969, including the "Fountain of Wisdom," located at the Downtown Library in 1960. He designed many fountains for corporations, but more for municipalities, libraries, universities and schools, hospitals and parks. George Tsutakawa's works are found throughout the Puget Sound region and the nation, and in Canada and Japan. He designed medals for the 1962 Seattle World's Fair, and for the 1976 Spokane Exposition.

The gates for the Lake City Library were the first ones created by Tsutakawa. He created them after touring Europe where he was impressed by the many historic gates.

In the 1960s, in addition to the Lake City Library Gates Tsutakawa also produced metal fountains for the Lloyd Center in Portland (1961), the Northgate Shopping Mall (1962); Commerce Tower in Kansas City, and the Pacific First Federal Savings bank in Tacoma (1964), the University YMCA (1964), the Washington State Ferry Terminal at Pier 41 in Seattle (1966), the UW School of Business and Naramore Park in Seattle and the Hobart Research Center in Troy, Ohio (1967). In 1968 he created the East Cloister Garth Fountain at the National Cathedral in Washington, D.C.

The gates at the Lake City Library remain in the collection of the Seattle Public Library. Their creation and installation, along with the public art in the city's other libraries, helped establish Seattle's 1% for Art Program and the extensive public art collection managed by the Seattle Art Commission.

ARCHITECTURAL DESCRIPTION

The Site

The Lake City Library is located at the northwest corner of 28th Avenue Northeast and Northeast 125th Street. The library property is within the boundaries of the Lake City Urban Village. Its immediate neighbors include multi-story apartments and commercial buildings.

The library is located near the southern edge of a rectangular site, along 125th Street. Red brick is used as a distinguishing sidewalk curb to identify the library property. The building's perimeter is set within 40' wide and 20' wide landscaped plantings on the south and east elevations respectively.

Originally there were two mature Silver Leaf Maple trees along the south which dated from the era of the Lake City School and predated the building's construction. (The trees were planted originally as a World War I memorial, and the community expressed considerable concern in 1992 when one of the trees fell and the other was removed because of safety issues.) Although these original trees no longer remain, there are mature 40' tall Red Oak trees along both sides of the block of 28th Avenue Northeast in front of the library. 18+' planting beds are placed along the back or west side. The beds contain evergreen ground cover plants. Those on the south and east were graded down from the sidewalk curbs to reveal 1.75+' of the building's perimeter concrete foundations and the spring-line of arched openings in the brick walls.

The site is approximately 130' by 299' with an area of approximately 39,000 square feet. A 32-stall, 12,430 square foot, asphalt paved parking lot, landscaped also with Red Oaks, is located to the north. The library's service entry and loading dock, located at the northwest corner of the building, are accessed directly from the lot, while the pedestrian public entry to the building is on the east facade through a single half-round arched opening and walled courtyard.

The entry arch is protected by a pair of 9' by 12' iron gates, designed by artist George Tsutakawa. A fully-enclosed, brick and concrete paved courtyard serves as an exterior vestibule to the building entry. Another landscaped courtyard is located on the west side where it is accessible from both the

children's reading area and staff lounge. This courtyard is visible also through windows behind the main circulation desk.

The Plan, Structure, and Exterior Features

The building is a single story with a combination of flat and sloped roofs. The roofs are held behind a raised parapet. Thus the horizontal mass is primarily composed of the 14.75' tall brick perimeter walls. The overall T-shaped building is 134' long by 91' wide, and contains 9,545 square feet. It includes a southern mass with a 66' by 91' footprint and a more narrow, 68' by 52' northern mass. A fully enclosed 15' by 43' courtyard is provided at the west side, and a 23' x 45' courtyard at the east. The eastern courtyard is part of the building's public entry.

The roof, set 15' above grade and 13' above the floor, includes two raised portions, characterized by their mansard forms. These sections are clad with dark-stained cedar shingles with a 5.5" exposure, a treatment consistent with the original roofing material. Roof-top mounted HVAC units are concealed within the northernmost mansard roof form. Six rectangular clerestory windows are placed along each face of the southern mansard roof, illuminating the 50' x 75' space below. The interior ceiling plan reflects the roof form with a grid of lighting panels set within the same area.

The building rests on a 4" concrete slab with exposed concrete foundation walls that project 1.75' above the surrounding grade on the primary east and south facades. The roof structure consists of welded steel trusses, set at 8.2' on center, that span up to 80' in width, topped by 4x6 wood decking.

The concrete foundation walls are expressed as a design element in the concrete and brick exterior walls. These are unusual brick bearing walls, made up by simultaneously laid-up interior and exterior brick walls, with the interior cavity then filled by reinforced concrete. The primacy of the brick walls is emphasized by the 5' radius treatment of the outer building corners, and the band of soldier courses that mark the first floor, the cap, and the arched window and entry door openings. The simple building sign, consisting of cast stone and bronze letters set on a cast concrete panel, is located in the southeast planting bed.

The south and east elevations are the primary facades. Primary facade walls are punctuated also by 13.5' half-round arched openings that spring directly from the floor line. One of these on the south facade, and three on the east provide for large, 13.5' by 5' tall window openings. A fourth and larger arched opening on the east facade serves as the main building entry. Clerestory and window glazing is typically clear, single paned glass; at windows it is set into black-colored aluminum frames. Each of the arched window frames is divided by tripartite vertical divisions.

There is an impression that the arched window openings were intended to provide punctured natural light to the reading room interior rather than views out from it, due to their limited number, unusual form, and placement at floor level. A strong sense of introversion results, because of the room's spatial proportions, with 10' floor-to-ceiling heights, and 5' arched window head heights. Additional natural light is provided by the clerestory windows above the reading room.

The main entry to the library is provided through bronze gates and the east courtyard. Within the main doors there is a vestibule with pairs of wood-framed glazed doors set into an aluminum

storefront frame with sidelights. This sequence naturally results in an inward-orientation; the library patron experiences a separation from the exterior public realm arriving within the serene interior.

The interior plan is open, with the circulation desk directly west of the entry, the staff and processing rooms to the northwest, stacks and reading areas to the south. Ceiling heights of 8' and 10' respectively help to differentiate the smaller entry and staff areas from the open, larger room which provides for public reading and stack areas.

Originally there were open interior spaces in front of the four large arched windows in the reading room, furnished with upholstered chairs and tables for reading. Because of expanded collections, metal book stacks have been placed perpendicular to the single south perimeter window, and one of the four east windows. The children's area to the west is separated by low bookcases, providing direct access to and views of the west courtyard.

The north facade, facing the parking lot, and the west facade, which faces the fenced west property line, are secondary. A staff entry off the northwest loading dock is through an arched opening which leads to a door and the processing/workroom. The staff core includes a separate book storage and processing space to the south of the circulation desk, and the staff lounge and the open processing room to the north of it. The lounge looks into the west courtyard. A small, semi-private, partially glazed office is provided for the librarian. Located between the circulation desk and reading room, and designed with partition walls but no ceiling, it provides very little visual or acoustic privacy for the librarian.

Service spaces include public restrooms, a janitor closet, and the telephone/electrical rooms in the northeast portion of the building. The mechanical units are all roof-top mounted and located within the northern roof enclosure. There is no public meeting room in the Lake City Library because of the nearby location of the Lake City Youth Center/Community Center, which contained a widely used meeting room for public, cultural and community functions.

The plan of the Lake City Library provided the library patron with specific and controlled views and interaction with the exterior environment. The entry passes through the east courtyard which was paved and provided with several cast stone planters and a single specimen tree within a brick curb. The west courtyard is an enclosed garden space surrounded by 14.75' tall brick walls. Though it was designed to be landscaped with native plants, presently it is rather barren with only a single small tree in an integrated planter. Several linear benches are placed below a roof overhang, facing west to the blank brick wall.

Interior Features

The building's roof structure, consisting of 80' long trusses, resulted in a completely open space and flat ceilings. The reading room and stack area contains 6.5' tall, black metal perimeter stacks, and newer 7.5' tall, beige colored steel free-standing, linear stacks. These, and lower book and periodical stacks are set below the 10' ceiling, and by their placement define the adult reading area, computer tables and children's area.

The book shelving is made of painted steel. Original building finishes included the unpainted brick masonry perimeter walls, painted gypsum wallboard at walls, soffits and ceilings, and vinyl asbestos floor tiles.

Originally the library featured dark-stained oak wood casework and upholstered Modern-styled furniture finished in bright accent colors of yellow and orange. The original furnishings, including the card catalogue, were raised on thin central and perimeter legs, giving the resilient flooring a monolithic reflective appearance that complemented the white grid of ceiling fluorescent light fixtures. It is reported that the architect, John Morse, originally argued for carpeted floors, but area rugs were installed instead – a circular one below the catalogue drawers and rectangular ones in the Children's Area and south Reading Room.

Ample artificial lighting is provided by fluorescent panels with plastic diffusers which were set into a strong geometric ceiling grid. The original lighting has been enhanced by linear fluorescent fixtures set at the sill level of the clerestory windows, and by lamping changes that were made in the 1980s. The ceiling grid is treated with stained wood trim and custom, translucent, pyramidal acrylic reflectors.

Doors throughout are dark stained oak, with flush and glazed types. The glass in the glazed doors is held within trimmed openings with radius corners, a detail that recalls the radius corners of the building form.

Changes to the Building

Modifications to the Lake City Library have had little impact on the architectural design or the physical integrity of the building. According to permit records DCLU changes have included the following:

- electrical service and lighting changes, noted in a permit dated May 23, 1969
- general alterations of the plan, by SPL architect Ron Bills, Sept. 30, 1982
- seismic upgrading of book stacks, by structural engineer Gary Swenson, Sept. 27, 1982
- replacement of light fixtures, addition electrical outlets, replacement of plumbing fixtures and addition of a security system, April 17 and April 21, 1985
- replacement of the air conditioning system, Dec. 11, 1986
- replacement of wood cedar roofing, addition of copper flashing and roof-top mechanical units, and masonry cleaning, by architect Morse and Stafford, Sept. 6, 1984
- ADA tenant improvements including public restrooms, by Gleason Assoc. Architects, Jan. 1, 1994
- changes to door exit hardware, June 26, 1994
- roof replacement and drainage modifications and addition of roof insulation by Van Horne & Van Horne Architects, June 30, 1998

SPL records note a fireproof book drop was installed in the original book drop location in 1978. (Book drops throughout the SPL system were closed in 1976 due to vandalism.) TVs and cable

hookups were installed in 1979 along with installations in the West Seattle, Rainier Beach and Queen Anne Libraries.

Under the direction of architect Elaine Day LaTourelle, an interior remodel was completed by SPL in the mid-1990s. Public areas of the library were emptied, the vinyl flooring encapsulated and carpeted, and new shelving installed. Existing book stacks were rearranged, and computer networking was provided by new floor outlets and conduit in trenches below the concrete slab. Several of the original, pyramidal-shaped acrylic panels on the ceiling lights were replaced with flat units.

Comprehensive accessibility and ADA barrier-free improvements included changes to casework. Other incremental modifications of the interior have occurred, including changes to librarian and information desks. The original German-made card catalogue stands have been replaced by the library's computerized system. The original long, wood-paneled, curvilinear circulation desk has been retained.

The features of the Landmark to be preserved, include:

The site, the exterior of the building, and the interior of the building excluding movable furniture.

Issued: June 19, 2001

Karen Gordon
City Historic Preservation Officer

cc:
`
Deborah Jacobs, SPL
Alex Harris, SPL
Frank Coulter, SPL
David Kunselman, SPL
Susan Boyle
Lorne McConachie, Chair, LPB
Richard Krochalis, DCLU
Cheryl Mosteller, DCLU
Jess Harris, DCLU
Ken Mar, DCLU

Seattle Department of Neighborhoods (neighborhoods)

Landmarks Map

Seattle Landmarks and Historic Districts

Find address or place

Legend

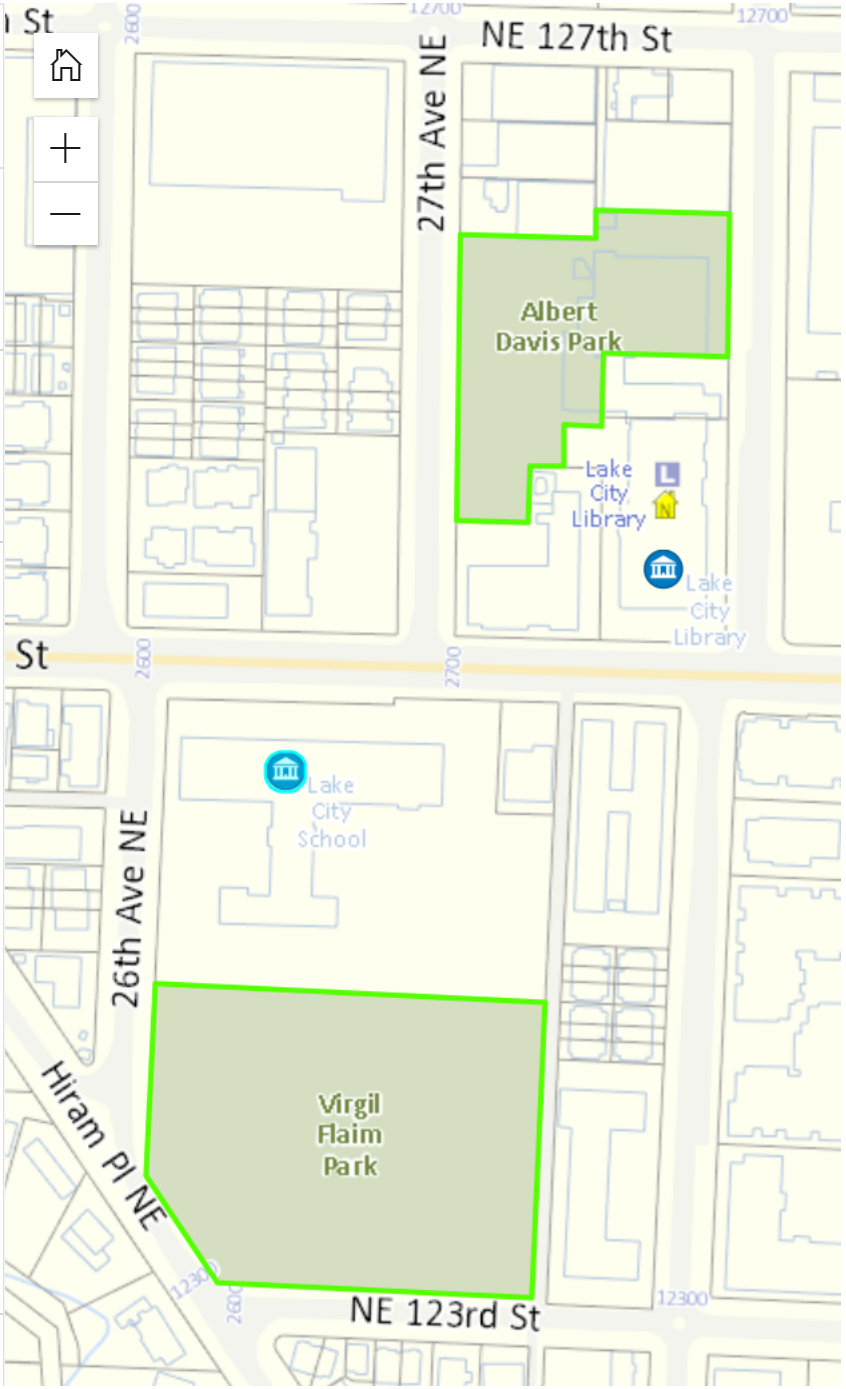
Landmarks

Park Boundary

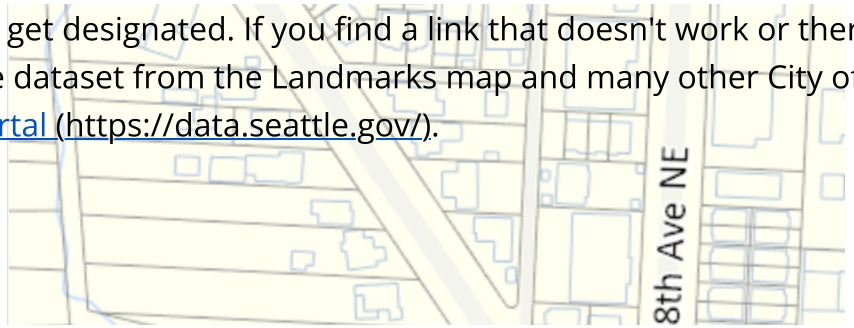
Historic Districts

- Ballard Avenue Landmark District
- Columbia City Landmark District
- Fort Lawton Landmark District
- Harvard-Belmont Landmark District
- Pike Place Market Historical District
- Pioneer Square Preservation District
- Sand Point Naval Air Station Landmark District

International Special Review



We add landmarks to this map as they get designated. If you find a link that doesn't work or there is something missing, please email Melinda.Bloom@seattle.gov. The dataset from the Landmarks map and many other City of Seattle datasets are available to the public at the Seattle Open Data Portal (https://data.seattle.gov/).



About Us (neighborhoods/about-us)

Staff Contacts (neighborhoods/about-us/staff-contacts)

Meet the Director (neighborhoods/about-us/meet-the-director)

Neighborhoods

Jenifer Chao, Interim Director
Address: 600 4th Avenue, 4th Floor, Seattle, WA , 98104 (https://www.google.com/maps/place/600 4th Avenue, 4th Floor, Seattle, WA , 98104)
Mailing Address: PO Box 94649, Seattle, WA, 98124-4649
Phone: (206) 684-0464 (tel: +1 (206) 684-0464)
Fax: (206) 233-5142 (fax: +1 (206) 233-5142)
Email: seattleneighborhoods@seattle.gov (mailto:seattleneighborhoods@seattle.gov)

(http://www.facebook.com/pages/Seattle-Department-of-Neighborhoods/144330328965411)
(http://twitter.com/SEAneighborhood) (https://www.instagram.com/seattle_neighborhoods/)
(https://www.youtube.com/channel/UCVKPB8pg-m7AgyZesvE-xDg)
(http://www.flickr.com/photos/seattleneighborhoods/) (http://frontporch.seattle.gov/)
(http://frontporch.seattle.gov/feed/)

Newsletter Updates

Subscribe (https://public.govdelivery.com/accounts/WASEATTLE/subscriber/topics?qsp=WASEATTLE_1)

Sign up for the latest updates from Neighborhoods

City-Wide Information

Elected Officials (elected-officials)

Open Data Portal (https://data.seattle.gov/)

Public Records (public-records)

City News Feed (//news.seattle.gov)

City Event Calendar (event-calendar)

Top Requests

1. Get funding for your community project. (neighborhoods/community-grants)
2. Become a community leader. (neighborhoods/public-participation/peoples-academy-for-community-engagement)

All City Newsletters (https://public.govdelivery.com/accounts/WASEATTLE/subscriber/topics?qsp=CODE_RED)

View the Departments & Agencies List (departments)

3. Find a P-Patch community garden. (neighborhoods/p-patch-gardening/map-of-gardens)
4. Find a landmark. (neighborhoods/historic-preservation/city-landmarks)
5. Sign up for emergency alerts. (//alert.seattle.gov/)

Seattle Department of Neighborhoods provides resources and opportunities for community members to build strong communities and improve their quality of life.

The City of Seattle

Landmarks Preservation Board

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

REPORT ON DESIGNATION LPB 163/09

Name and Address of Property: Lake City School
2611 NE 125th St.

Legal Description: Part 1 of Seattle Short Subdivision #8603362 recorded as #8610271211. All that portion of the unplatted northeast quarter of Section 28, Township 26 North, Range 4 East, W.M., known as Tracts B, C & D as excepted from Homewood Park, according to the plat thereof recorded in volume 22 of Plats, page 73, records of King County, Washington, and of that portion of 27th Avenue NE vacated under King County Commissioners' record No. 40-192 adjoining said Tracts B and C, and of that portion of alley vacated under King County Commissioners' record No. 31-255 adjoining said Tracts C and D, which lies north of a line which begins at a point on the centerline of 26th Avenue NE lying S 2° 36' 59" west 342.00 feet from the platted centerline of NE 125th Street, said intersection being marked with a brass disc in a 3" pipe, and runs thence S 88° 25' 50" parallel with said centerline of NE 125th Street to its easterly terminus on the east line of said tract B; Except the east 60 feet of the north 120 feet of said tract B; and Except those portions thereof conveyed for NE 125th Street by deeds recorded under King County Auditor's File Nos. 3042097 and 6498542.

At the public meeting held on March 18, 2009, the City of Seattle's Landmarks Preservation board voted to approve designation of the Lake City School at 2611 NE 125th Street as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political or economic heritage of the community, City, state or nation; and

D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction; and

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

OVERVIEW

The Lake City School was built in 1931 in what was then the semi-rural community of Lake City, in unincorporated King County north of Seattle. No building permit or original plans have been located; the building was outside the city limits at the time of its construction, and was constructed by a school district that no longer exists.

The two-story masonry building was a major feature of the community and the neighborhood's social center developed around it. The school was expanded twice, in 1939 and 1945. It was incorporated into the Shoreline School District in 1944 and into the Seattle School District in 1954. As more schools were built to accommodate the rapidly-increasing post-war population, Lake City's student enrollment dropped and the school was closed in 1981. In 1986 the school district entered into a long-term lease with Lake City Center Partnership, who converted the building into professional offices. At that time the exterior of the original classroom section was renovated, while the interior was gutted, the gymnasium wing was significantly altered and a new wing was added on the south end.

BUILDING DESCRIPTION

Setting

The former Lake City School is located near the heart of Lake City, on the south side of NE 125th Street, approximately three blocks west of Lake City Way NE (SR 522). The surrounding area is developed primarily with small-scale institutional and multifamily buildings as well as some older single-family homes and duplexes.

Directly across NE 125th Street is 27th Avenue NE, which dead-ends at the school. West of this street is Our Savior Lutheran Church, a sprawling complex with a large parking lot. Farther to the west and northwest are single-family homes and duplexes from the 1940s-1960s and small apartment buildings. Along NE 125th Street, to the east, are larger apartment and condominium buildings. Northeast of the school, at the corner of 28th Avenue NE, is the Lake City branch of the Seattle Public Library, a Modernist brick building (John Morse and Associates, 1965), with the community center and several parking lots behind it. To the east of this is the beginning of the business district, which is a strip about two blocks wide along Lake City Way NE.

South of the school is the Lake City Playground (2.6 acres), owned by the Seattle Department of Parks and Recreation. This was originally the school playfield. Toward the south and southwest the surroundings are largely single-family homes and duplexes, with many of the early 1940s-60s houses sitting among tall evergreens.

Site

Lake City School sits on a 2.68 acre site, with parking lots (a total of 138 spaces) to the east and south (rear) of the building (see the site plan, Appendix A). The site is roughly rectangular, except for a cut-out parcel (60 by 120 feet deep) at the northeast corner, which is occupied by a small office building. At the front of the building are a parking lot (15 diagonal spaces), a narrow lawn and landscaping, including a hedge of trimmed hollies. The entry from the sidewalk is marked by four columns topped with globe fixtures and staggered pavers that recall the original semi-circular walkway visible in older photographs.

The entire site is well landscaped with lawns and a wide variety of trees, shrubs, groundcovers, vines and annuals. The front of the building has foundation plantings of rhododendrons, azaleas, dogwoods and lilacs. The majority of the parking is to the east and south of the building. The parking lot is landscaped with four grass-covered planting beds, each with two oak trees, with additional oak trees along the edges. At the rear (south) boundary, a tall laurel hedge separates the property from the Lake City Playground (once part of the site). A similar hedge with maple trees is at the west edge. At the east, a chain link fence and a row of large cedars (primarily) separates the parking lot from the apartment complex next door. The narrow northeast parking lot, between the school and the adjacent small office building, has a denser screen, with laurel, oaks and evergreens.

Exterior description

The 37,500 square foot building is of masonry construction with concrete, brick and timber frame elements. It has 7 sections, based on their history and current treatment (shown on the site plan, Appendix A):

A. The original two-story classroom building (Stimson and McDonald, 1931);
B. The original gymnasium wing to the south (Stimson and McDonald, 1931);
C. A two-story addition at the west end (Works Progress Administration, 1939);
D. A narrow two-story addition on the east end (William Mallis, 1945);
E. A one-story addition on the east end (William Mallis, 1945);
F. A one-story addition south of the gymnasium (1986); and,
G. The Annex, a gabled addition at the southwest corner of the building (c. 1943 but largely rebuilt in 1986).

Section F replaced a group of portable classrooms and was built to connect the rebuilt Annex building to the rest of the complex.

The Classroom Building (Sections A, C, D)

The original building is a two-story building of masonry construction clad with multicolored bricks (predominantly dark red with ochre accents). Based on the 1937 Tax Assessor records, the original classroom section was generally rectangular in plan, measuring approximately 94 feet wide and 62 feet deep. Sections C and D, the two-story additions to the main building, are not easily distinguishable from the original building

The main building has a hipped roof with the gymnasium wing set into it at the rear. A tall cupola seen in early photos is long gone, perhaps removed after the 1949 earthquake. The roofs are clad with asphalt shingles, with a built-up roof on the flat-roofed section. The center entry is striking, with a Georgian-style broken curved pediment with an urn, flanked by fluted pilasters. The entry is recessed about four feet, with a pair of eight-light wood doors with tall four-light fixed transom windows and four-light sidelights. In the entry is a plaque noting the building's construction date (1931), architects (Stimson and McDonald) and the school directors at the time.

Windows on the main façade are unusually large, most measuring approximately nine feet tall and four feet wide. Above the entry is a three-part window consisting of a ten-over-ten sash flanked by four-over-four windows. On each side of the entry each floor has a large bank of five ten-over-ten windows. At the ends are single six-over-six (on the upper story) and six-over-three windows. All the windows have brick sills and lintels of soldier bricks.

The west façade (added in 1939) is relatively featureless, with a tall round-arched window at the center and a large multi-paned window on the ground floor. The Works Progress Administration plaque is to the left of the lower window. At the southwest corner, a chain link enclosure, screened with shrubs, contains HVAC equipment.

Windows on the south façade are similar to those on the front. The eastern section of the rear façade has two bays of eight –over eight windows on the second story, one with four windows and one with three. The first story has a bay of five windows, a single window and a plain wooden door, added in 1945. The western section has similar windows, with three bays of five windows on the second story. The first story has two bays of five windows each and a center bay with four windows and a secondary entry. This entry, probably added in 1939, reflects the Georgian style of the main entry but with Moderne influences; it has a plain wood door and a stylized canopy with oversized corbels and fluted pilasters.

The Gymnasium/Auditorium Wing (Section B)

The gymnasium/auditorium wing (Section B) forms an ell behind the west end of the classroom building It measures 42 feet wide and 77 feet long (north to south) and is set into the rear of the gabled roof of the main building. It originally was one story with a 20-foot ceiling, but a mezzanine and upper-level offices have been added. On the east and west facades two major entries have been added. These are Post-Modern reinterpretations of the Georgian entry on the main façade, with oversized pediments. Each entry has a pair of glazed wood doors topped by a tall round-arched multipaned window above an eight-light window. Other windows in the wing are newer one-over-one wood sash.

On the west side is a large U-shaped courtyard formed by this building, the west wing of the main building and the clapboard-clad Annex. The courtyard is extensively landscaped with trees, shrubs, groundcovers and annuals.

The 1945 Addition (Section E)

The one-story flat roofed 1945 addition is compatible with the 1931 building, with the same brick facing but less detail. Toward the east end of the main façade is a secondary entry with ornamentation that reflects that of the main entrance, but is smaller and simplified, with a broken pediment above a keystone and pilasters with simple capitals; the urn is missing. There is a concrete walkway and newer metal railing. It has a flush nine-light paneled door. East of this entry is one 8-over-8 window with a pair of similar windows to the west.

On the east façade the recessed center entry has a pair of original wood panel doors with four-light glazed upper sections. The entire entry is very simple, with a plain surround and a white painted concrete lintel. There is a single concrete step and a concrete walkway leading around to the front of the building. On each side of the entry are a small single pane window and a pair of 3-over-3 wood windows (40 inches wide by 60 inches high). This area has foundation plantings of rhododendrons and azaleas with dogwoods flanking the entry. The south side of the one-story addition has similar windows to those on the front, plus a shallow three-sided bay window where the kindergarten room was once located. There is a simple entry that provided direct access from the kindergarten to the covered play area that was originally at this corner.

South Annex (Sections F, G: These sections not included in the designation.)

At the southwest corner of the complex is a simple gabled building with clapboard cladding, known as the Annex. Its history is unclear but, based on photographic evidence it appears to have been placed on the site during World War II as a classroom annex. It is of simple frame construction and may have been moved from another location; it had no foundation. It has been substantially rebuilt, with a concrete foundation and new wood windows and cladding. The entry, in the center of the west side, is also new, with a simple glazed door with a multipaned transom and sidelights, and concrete steps with a metal railing. On each side of the entry are two tall, narrow six-over-six wood windows. The north and south sides of the building each have a pair of similar windows; those on the south side were added in 1986. To the east of this building is a new (1986) gable-roofed building that connects the Annex to the main building. This replaces an open garage area and a group of portables that were put in this location in the 1940s. It has clapboard cladding and one-over-one wood windows. At the east end is a tall recessed entry with an oversized fanlight. The west end is joined to the gabled Annex. The south façade has a center entry with a simple glazed door and newer wood windows. A wisteria-covered pergola extends the entire length of the south facade.

Interior Description

When the building was converted to office use in 1986, the interior was gutted and completely rebuilt in a new configuration that does not reflect the original school interior. No features or materials remain from the original interior.

The majority of the building (Sections A, C, D and E) is divided into individual office suites, as seen in a typical professional/medical office building. The main entry on the north opens

to a large foyer with a glass wall and double doors leading into a center hallway with a staircase on the left and an elevator on the right. Past this is the atrium described below.

Section B, the original gymnasium, is now a two-story atrium that forms a central reception area with primary entrances added on the east and west sides. Large skylights provide light into the interior. Hallways extend to the north and south. A reception counter is at the southwest corner. An open staircase at the southeast corner provides access to a mezzanine leading to numerous enclosed offices. Throughout the interior, wall finishes are primarily painted drywall, with flooring of tile or carpet. Most spaces other than the atrium have 10-12 foot dropped ceilings with acoustical tile.

Building Alterations

As described above, the exterior of the original 1931 classroom building remains largely intact, but the interior was extensively altered in the 1986-87 conversion to office use. This list notes the most significant alterations.

Exterior:

- Windows on the main building were retained and repaired. New, but compatible, wood windows and doors were installed in the gymnasium wing.
- On the gymnasium wing, two major entrances were added, one on each side.
- At the south end of the gymnasium, a new wing was constructed to replace the portable classrooms and connect the main building with the Annex, which was substantially rebuilt.

Interior:

- The interior was gutted and new office spaces constructed.
- The gymnasium wing of the original building was remodeled into a large atrium that serves as a central entry/reception area.
- A mezzanine and upper-level offices were added in the gymnasium.
- Two new staircases were added, one in the front lobby and one in the new atrium.
- Skylights were added to illuminate the atrium interior.
- The electrical and plumbing systems were replaced and the original boiler heating system was replaced with a heat pump.
- An elevator was added near the front entry.

Site:

- The narrow front lawn with a semicircular walkway was replaced by a row of parking spaces, with new landscaping.
- Extensive and varied foundation plantings were added around the entire building, as well as extensive landscaping in the courtyards of the new entries in the south wing.
- The large bare playground/parking lot was landscaped with planting beds with grass and oak trees.

Laurel hedges were planted along the south (rear) and west sides of the lot, separating the parking lot from the adjacent park and the street.

STATEMENT OF SIGNIFICANCE

Neighborhood Context: The Development of Lake City

Lake City is broadly defined as the area from NE 85th Street to the city boundary at NE 145th Street, between I-5 and Lake Washington. This vicinity developed as a residential area primarily in the automobile era following World War II. Thus, its development pattern differs from the streetcar grid found in older Seattle neighborhoods. The Lake City School is located near the historical social and commercial hub of the community, NE 125th Street and Lake City Way NE.

At the beginning of the 20th century, when Seattle was a bustling city, North King County remained heavily forested and sparsely populated. Thornton Creek and its tributaries crossed the area, emptying into Lake Washington near Mathews Beach (NE 90th Place), north of Sand Point. The lakeshore and numerous wetlands were appealing to the native Lake People of the Duwamish tribe for their winter villages and sites for fishing, hunting and the gathering of roots and other foods. There was at least one longhouse at the mouth of the creek.

Homesteaders filed scattered claims in the 1860s-70s, but many settlers were interested primarily in logging, and the Puget Mill Company, the developer of Port Gamble and a predecessor of Pope and Talbot, acquired much of what became Lake City. The company logged the land over the subsequent decades, selling cleared property for agricultural uses and residential plats.

Transportation

Early transportation in most of northern King County meant traveling by water or on horseback over rough trails. Richmond Beach, in northeast King County, was one of the first settlements (1889), as it was served by the Northern Pacific Railroad and Puget Sound steamers. On the east, Bothell was a significant port at the north end of Lake Washington, with steamboats going down the Snoqualmie River to the lake.

The opening of the Ballard locks in 1916 lowered the water level so that the river was no longer navigable. In 1888 the Seattle, Lake Shore and Eastern Railway was completed from Lake Union around the north end of Lake Washington and south to Issaquah. Its primary purpose was to carry logs and coal to Seattle for shipment. Passenger service was a secondary consideration and the line seems to have had relatively little influence on surrounding development. Its route along the lake is now the Burke-Gilman Trail, a major neighborhood amenity.

The first road north from Seattle was the Military-Telegraph Road, which had two branches through northern King County. One went directly north to what is now Mountlake Terrace in Snohomish County. The other went eastward around the north end of Lake Washington, past Bothell. This branch was completed through the future Lake City in 1879. It was scarcely a road, but rather a rough trail with telegraph lines strung from the trees.

Because of the lack of rail service and its steep topography, Lake City developed primarily along what is now called Lake City Way, the primary north-south route. Bothell's state legislator, Gerhardt Ericksen, was a member of the "Good Roads" movement and succeeded, in 1903, in having legislation passed to promote road construction. He petitioned in 1905 to have the wagon road upgraded; this was soon accomplished and it was subsequently named the Ericksen Road. By 1909 it had been graded as far as Lake Forest Park. By 1913 it was paved from Seattle's Ravenna Park to Lake Forest Park with macadam, and north from Lake Forest Park to Bothell with brick. Bothell leaders began calling it "Bothell Boulevard" or "Bothell Road." In 1924 it was named Victory Way to commemorate World War I. Road construction opened up access to the area for the first time and encouraged residential development.

Victory Way became a major thoroughfare during this era, being the major route to Everett and Snohomish County and carrying most of the traffic in northeast Seattle. It was known for its accident rate; as early as 1933 newspapers urged the installation of a stop sign at NE 125th Street. Finally, in 1928, it was paved with asphalt. Its name was changed back to Bothell Way and then to Lake City Way. Because of its importance to regional transportation, the road has long been a state highway, initially designated as Primary State Highway 2 (PSH 2) in 1951 and later as Secondary State Highway No. 1-J (1961). It is now SR 522.

Transportation and development progressed quite differently on the west side of northern King County. The primary impetus for development there was the interurban rail line, which ran until 1939 just west of Aurora Avenue N., more than a mile west of Lake City. The line was completed from Ballard to Hall's Lake-Richmond Highlands in 1906 and on to Everett in 1910. In 1912 Aurora Avenue (then known as the Grand Trunk Highway) was completed from Seattle to the Snohomish County line, and extended to Everett in 1927. With this more direct route, traffic declined in Lake City and businesses suffered. In 1930 NE 130th Street was cut through to provide an east-west connection to Aurora Avenue. The opening of Northgate Shopping Center south of Lake City in 1950 again drew customers away, and in the 1960s the completion of I-5 as the state's primary north-south route reduced traffic even further.

Early Settlement and Platting

About 1900 D. H. and R. H. Lee purchased a large amount of logged-off land from Puget Mill Company. In 1906 they platted the entire area from today's 35th Avenue NE to Lake Washington and from NE 117th Street north to NE 160th Street, giving it the name Lake City from the Seattle, Lake Shore and Eastern's passenger station near Sand Point. Despite the platting, settlement was slow. The first established settlement was Lake Forest Park, platted and promoted by developers/planners in 1909-1910. It is located on the northwest shore of Lake Washington about 2.5 miles north of the future site of Lake City School.

Much of the heart of Lake City, near NE 125 Street (then called College Street) and Lake City Way, was platted about the same time. To the southeast of the future school site was University Lake Shore Park, platted by Clyde and Grace Chittenden in 1910. On the north

was Kenwood (1913) and in 1918 the Dexter Horton Trust and Savings Bank platted the surrounding land to the east, west and south of the school site as Homewood Park. Cedar Park, farther to the east on Victory Way, was platted by the Puget Mill Company in 1923.

The Seattle city limit had been extended to 85th Street north of Green Lake in 1891, but all of northeast Seattle remained outside the city until 1910, when the boundary was extended to 65th Street, east of 20th Avenue NE. Victory Way, like many early automobile highways, developed with roadhouses and tourist cabins and motels. During Prohibition the route was a popular location for bootleggers, speakeasies and roadhouses, taking advantage of the county's laxer law enforcement. One of the best known roadhouses was the Jolly Roger (originally the China Castle), a designated Seattle landmark that burned down in 1989. Even the earliest businesses relied on customers arriving by automobile and many had their own parking lots (generally unpaved).

The Kroll map of 1930, about the time the Lake City School was constructed, shows scattered commercial development along the west side of Victory Way, with very little on the steeper east side. Most blocks in the platted area around the school had only two or three modest houses. To the south, development was more intense, with six to ten houses per block. However, land to the northeast was divided into larger acreages with few houses. The 1937 county tax assessor records show modest vernacular houses, mostly dating from the late 1920s; few were older than this. Post-and-pier foundations and board-and-batten siding were common.

Life in Early Lake City

Although most of Lake City was platted by the 1920s, actual development was scattered, and agriculture was a dominant use. Perhaps the major example was Ostrom Mushrooms, which had a cannery and a series of gabled growing sheds (each 50 feet wide and 124 feet long) on NE 125th Street almost across from the school site.

It operated at this location from about 1930 until 1970; the family-owned company is now based in Olympia. Many residents had large gardens and sizeable chicken houses (20 by 50 feet, for example). Chicken feed and other agricultural needs were prominently advertised in the local paper, the *Victory Way Reporter*. The area also had six riding academies and 600 horses. Farther to the south were dairies, truck farms and greenhouses. Jackson Park Golf Course, on NE 130th Street, opened in 1930. Lake City experienced slow but steady growth during the 1920s and through the Depression, with residents attracted by the freedom to build houses more cheaply than in the city and by the large lots where they could raise vegetables and chickens to supplement their diets and incomes.

Although close to Seattle, Lake City functioned much like a small town, with numerous clubs and organizations bringing the scattered residents together through activities. Without a city government, residents joined together to provide community amenities. The Lake City Commercial Club (now the Lake City Chamber of Commerce) formed in 1933 to promote Victory Way businesses.

The community's major public institutions were the school and the library, and the history of the two is intertwined. In 1935 the Pacific Improvement Club established a free public lending library, which shared a space in the school with the local Works Progress Administration office. This helped to identify the school vicinity as the social hub of Lake City. Two years later the library moved to its own room in the school. Although King County voters approved formation of a library system in 1942, construction of branch libraries was deferred until after World War II. The tiny Lake City branch, still located in the school, became the second branch in the county system, with a librarian and additional volumes provided by the county. The branch became part of the Seattle Public Library in 1955. After further sojourns in temporary quarters, a new library finally opened in 1965, located across the street on the site of the original Lake City School at NE 125th Street and 30th Avenue NE. The building, designed by John Morse and Associates, was designated a city landmark in 2001.

Another critical effort in the neighborhood's evolution was the acquisition of the nearby Lake City Community Center, built with funds raised by the community and staffed by volunteers. In 1941 the Lake City Lions Club began a long campaign to build a community center as a place for both recreation and governmental services. They teamed up with the Lake City Commercial Club to put on a summer festival (now known as Pioneer Days) as a fund raiser. By 1944 they purchased two acres near the old school for $1,900 and rented a portable building to the Boys Club. They then raised money to buy the adjacent land, which they deeded to King County for a park. When the county deemed it too small for a park, the Lions held a salmon bake to raise funds for additional property. The county conveyed the land back to the club, which then began planning for a new building. The Lions finally achieved their goal in 1957 with the opening of a new community center just north of Lake City School at NE 125th Street and 28th Avenue NE.

By this time, Lake City had been annexed into Seattle. The old Lake City School, adjacent to the new center, was purchased by the city in 1958 and its grounds used as a playground. In 1964 the Lions Club conveyed their property and recreation center to the city on the condition that the old school site be sold for library use and that the money be used to renovate the community center. The 1913 school building was demolished in 1965. In 1972 the old playground area (1.3 acres) was renamed Al Davis Park, for a prime mover behind development of the center. Thus, the vicinity of NE 125th Street and 28th Avenue NE developed into a hub of community activities, with a school, library, community center and park, just west of the business district.

Growth increased dramatically during and after World War II. Although Lake City was not close to the major Duwamish defense industries, it was convenient to Sand Point Naval Air Station, and some housing for defense workers was built. Following the war families flocked to new houses in suburbs like Lake City. With their new automobiles they were no longer dependent on streetcars or buses. By 1949, Lake City had approximately 40-43,000 people. Development changed to accommodate these new families. In the late 1940s-early 1950s small multifamily development was the common pattern, with numerous ranch-style duplexes or three-or-four unit buildings, often of concrete block or clad with Roman brick. Some owners built small groups of several similar buildings; evidence of this development

pattern is still apparent. By the late 1950s, however, larger multifamily buildings were seen in the school vicinity, close to Lake City Way.

Lake City's businesses had always accommodated the automobile, but in the 1950s auto dealerships became a major feature of the commercial strip. Seattle's auto dealerships initially located in the Pike/Pine corridor on Capitol Hill and later in the Denny Regrade. However, after World War II the general move to the suburbs and the need for larger showrooms and parking lots meant that most dealerships moved to the suburbs. The closest of these was Lake City, which had large areas of affordable land. Bill Pierre opened a dealership on Lake City Way in the 1950s and heavily promoted the community. The company has now expanded over several blocks.

In 1953 residents of north Seattle approved annexation by the City of Seattle. Voters were attracted by the fact that the city's larger tax basis would allow it to accommodate the area's rapid growth and needed infrastructure improvements with lower taxes and utility fees. In January 1954 the entire area up to 145th Street became part of the city. Dorm Braman (1901-1980), owner of McFarland's Lumber Yard on NE 125th Street and Lake City Way was elected to the city council and served as mayor from 1965-1969; some of the city's most turbulent years.

By the 1970s the Lake City Way commercial district had declined due to continued competition from Northgate Shopping Center and the ease of reaching downtown and other shopping areas by freeway. Post-war development had brought larger stores with ever larger parking lots, leading to a loss of some of the early community atmosphere. In 1976-77 the community, led by the Lake City Chamber of Commerce and sponsored by the City of Seattle, undertook a planning process to update the commercial district. The heart of the business district, two blocks east of Lake City School, was renovated with new plantings, sidewalks and other urban design elements. Sidewalks were a particularly important addition, as county regulations had not required them; they were finally installed in front of the school in 1965.

Lake City has been designated an urban hub village in the city's comprehensive plan, and extensive multifamily development has occurred in recent years. A new master plan for the NE 125th Street/Lake City Way area (now known as the Lake City Civic Core) was completed in 2001. Improvements that have been completed are the expansion of the library, community center and Al Davis Park, more sidewalks and a new public plaza just west of Lake City Way. Plans are underway for a new fire station to replace the 1949 building near the community center.

Education in North King County

North King County's first school district was in its oldest community, Richmond Beach, which formed a district in 1892. As transportation options and population increased, three more districts were established: Ronald (1910), Lake Forest Park (1912) and Lake City (1912). By the 1940s the area between the Seattle city limits and Snohomish County had six small school districts: Richmond Beach (No. 86); Ronald (No. 179); Lake Forest Park (No. 181); Oak Lake (No. 51), Maple Leaf (No. 164) and Lake City (No. 180). The Lake City

district encompassed approximately the area between 115th and 145th streets, from 15th Avenue NE to Lake Washington.

Each district had only one school, and discussion of consolidating the districts began as early as 1920. However, it was not until 1944 that they were consolidated, forming Shoreline School District No. 412. The new district had a population of about 35,000 people spread over approximately thirty square miles. Its boundaries extended from Bothell west to Puget Sound and from the Seattle city limits to the Snohomish County line. Although the city limits is generally described as being at N. 85th Street, the boundary was actually farther south in the northeastern part of the city, at NE 65th Street (east of 20th Avenue NE).

In 1946 the district had eight schools, of which Lake City was the largest:

Broadview	623 students	19 teachers
Haller Lake	399	12
Lake City	818	25
Lake Forest Park	621	21
Maple Leaf	698	22
Oak Lake	671	23
Richmond Beach	361	14
Ronald	375	13

The districts consolidated partially due to a state-wide effort led by the state Office of Public Instruction to encourage increased efficiency. However, another reason was the need for a high school, which was too expensive for any of the small districts to build alone. Lake City students attended Seattle high schools, primarily Roosevelt High School north of the University of Washington or Lincoln High School in Wallingford. Other Shoreline students attended Ballard or Bothell high schools. In 1949, the district opened its first junior high school, Jane Addams, to accommodate many seventh, eight and ninth graders. The first high school, Shoreline, was finally built in 1955, more than ten years after consolidation.

The Shoreline district's enrollment ballooned from 4,150 to 12,000 between 1945 and 1954. In the 1950s, the district added 19 new schools to its previous inventory of ten schools. However, the 1953 annexation of its most heavily populated neighborhoods to the City of Seattle profoundly affected the district. Enrollment fell almost 50 percent, to 6,500. Two junior high schools (Jane Addams and Woodrow Wilson) and eight elementary schools (Lake City, Maple Leaf, Haller Lake, Oak Lake, Broadview, Pinehurst, Olympic Hills, and Viewlands) were transferred to the Seattle School District. Teachers were transferred to the Seattle district and continued to teach as before. Seattle also acquired the outstanding debt on the purchase and construction of the schools, several of which were newly built.

This acquisition of new schools and students, along with the post-war "baby boom," was responsible for the Seattle School District's enrollment increasing from about 50,000 in 1945 to almost 100,000 in the early 1960s. The annexed territory included large expanses of land available for new subdivisions, along with the ten schools. However, growth required more new schools as well. The 1949 earthquake also damaged several schools beyond repair. Between 1946 and 1958, Seattle voters approved six bond issues for school construction.

From 1945 to 1965, two high schools, two junior high schools, 17 elementary schools and numerous additions were built throughout the city. Despite the intensive construction program, portable classrooms were a typical feature; in 1958, 20 per cent of students were in portables.

After the intensive construction program of the 1950s-60s, the school district faced new challenges in the 1970s-80s. Enrollment plunged dramatically, going from 93,000 in 1965 to 43,500 in 1984. Changing demographics, with smaller family sizes, and the migration of families to the suburbs were largely responsible. In 1980 the school board adopted a comprehensive school closure plan, which identified for closure two high schools, seven middle/junior high schools and 20 elementary schools. Many of those closed were in north Seattle, including Lake City School.

History of Lake City School

In 1912 the scattered residents of Lake City recognized the need for their own elementary school. Although the population was small, existing schools were a difficult journey for young children on rudimentary roads. J. E. Dudley, a Lake City resident, took leadership of the project, and collected signatures on a petition to the county superintendent of schools to form School District No. 180. The district purchased land at College Street (NE 125th Street) and 30th Avenue NE and began construction of a simple woodframe school. Classes began in September 1912, with 12 pupils and one teacher, Miss Linnia Kaufman. They initially met at 37th Avenue NE and (N)E 123rd Street, in a house donated for the purpose by H.L. Hilman, one of Lake City's primary property owners. The first months of the 1913 term were spent at Clyde Chittenden's camp store, with the new school building opening in January 1914. In 1919 two more classrooms were added, giving the school four classrooms, each with two grades and one teacher.

By 1926 the school had 80 students and by 1930 the community had clearly outgrown the four-room facility. The district purchased five acres of unplatted land across the street, on (N)E 125th Street and 28th Avenue NE. They hired the Seattle architectural firm of Stimson and McDonald to design a larger school, one that would accommodate all students and could be expanded to meet the future needs of the community. The new school opened in 1931. The brick-clad Georgian-style building was a significant advance over the original wood structure. The school was the most elegant and substantial building in Lake City and served a role in the community well beyond holding classes. Not only was the large gymnasium/auditorium frequently used for movies, lectures and other community events, but health care and library services were provided in the school.

Even during the Depression years, Lake City continued to grow, perhaps because its larger lots allowed people to build cheaply and raise vegetables and livestock. By 1936, 380 students filled the school. Photos show that the new school was clearly meant to be expanded, as originally each end of the building was clad with clapboard with second-story doorways accessed by narrow wood stairs. The first addition was on the west end, adding seven classrooms, a cafeteria, a nurse's room and a teacher's room. This was built in 1938-39 by the Works Progress Administration, as attested to by a small bronze plaque near the

northwest corner. The architect may well have been William Mallis, the designer of the later 1945 addition, as he is known to have been doing work with the WPA at this time.

The growth of Seattle's war industries attracted families from throughout the country, leading to housing shortages and overcrowded schools throughout the region, including Lake City. In 1945 a second addition was made at the east end of the building, designed by William Mallis. This consisted of a narrow two-story addition and a larger single-story extension. Included were two classrooms, a kindergarten room and play porch, boys' restrooms, a nurse's office and a conference room and small toilet room. It was in the same Georgian style, but with a flat roof and simpler details. When Lake City School was acquired by the Seattle School District in 1954, it had 16 classrooms and a combination gymnasium/auditorium, plus the temporary additions on the south.

Despite the expansion, suburban growth was so strong that primary grades were double-shifted (attending only a half day) and kindergarten pupils were triple-shifted. With the opening of the Shoreline District's first junior high school, Jane Addams, Lake City became a kindergarten through sixth-grade school. The opening of Pinehurst Elementary School in 1950 also brought some relief. However, Lake City's enrollment reached 1,144 pupils in the 1952-53 school year. Some classes met in the old school building across the street. Sometime during this period (or perhaps earlier, during the war) several portable classrooms, an open garage and a small gable-roofed structure (the Annex) were placed at the south end of the gymnasium wing.

Class sizes decreased somewhat with the rapid construction of other North End schools. Cedar Park Elementary School opened in 1956 as an annex to Lake City, serving grades 1-3. This rapid increase in the number of schools and changing demographics decreased class sizes, so that by 1961, Lake City had only about 550 students, fewer than half of its population nine years before. In 1974 the number of students had dropped to 370, about what it had been in 1936.

Lake City School was closed in 1981 as part of a city-wide school closure plan to bring the number of schools in line with the district's reduced enrollment. For a few years the building served as a community center, supplementing the facilities across the street. However, it was costly to operate. A community group, SPARCC (School Preservation and Recreation Community Center) worked to save the building, and a School Use Advisory Committee was formed. In an effort to preserve the building, a development plan was requested from Lorig Associates, who had successfully undertaken similar projects at Interlake School in Wallingford and Queen Anne High School (both of which are designated Seattle landmarks). In 1985 the southern half of the site was sold to the Seattle Department of Parks and Recreation and is now a park, the Lake City Playground. In 1986-87, the school building was renovated and rebuilt, as described above, opening as a professional office building in 1987.

The Architects

At least three architectural firms have worked on Lake City School. The original architects were Stimson and McDonald, about which little is known. The 1945 addition and, possibly, the 1939 addition, was the work of William Mallis, a noted school architect. The 1986-87 remodel and additions were done by Wyatt Stapper Architects.

Stimson and McDonald

A plaque in the vestibule identifies the Seattle firm of Stimson and McDonald as the architects for the original 1931 building. Vas S. Stimson (1888-?) practiced with Earl Morrison in Spokane from 1919 to 1926. He came to Seattle at that time, establishing an office in 1927 in the Lumber Exchange Building, on the same floor as Andrew Willatsen. By 1929 the two had formed Willatsen Stimson and Company. Shortly afterwards, in 1931 he formed a partnership with Donald N. McDonald, which continued until 1940. During the war Stimson worked for the Federal Housing Administration, but he appears to have left Seattle by 1948, and his later life is not known.

Donald N. McDonald (1904-1964) worked as a draftsman for the Seattle Parks Department from 1927 to 1930, and formed a partnership with Stimson in 1931. When that arrangement ended in 1940, McDonald may have served in the armed forces. Following the war, in 1946, he worked briefly with Charles T. Miller and later practiced independently from 1947 until 1952, after which he worked briefly with Earl W. Morrison. In the 1950s he again opened his own office, Donald N. McDonald and Associates, which he maintained until his death in 1964.

Despite the fact that Stimson and McDonald were partners for about nine years, none of their other works have been identified.

Works Progress Administration

The Works Progress Administration, better known as the WPA, built the west addition to the classroom building in 1938-39. The designer is not known, but it may have been architect William Mallis (discussed below), who is known to have done a considerable amount of WPA work at this time. He was hired by the district to do the 1945 addition on the east end. Both of the two-story additions to the original building are virtually seamless in style and materials.

The WPA was created in 1935 by Executive Order of President Franklin D. Roosevelt, and proved to be one of the most far-reaching and important of the numerous programs of the New Deal. Its purpose was to help address the nationwide unemployment caused by the Great Depression by providing real jobs rather than relief. The WPA consolidated several short-lived earlier programs including the Civil Works Administration (CWA) and the Federal Emergency relief Administration (FERA). The WPA allocated 78 percent of its funds to public works, construction and conservation of natural resources. The remaining 22 percent supported a wide range of community services such as education, recreation, arts, historical surveys, public health and vocational training. In 1939, the WPA was reorganized and renamed the Work Projects Administration, and placed under the Federal Works Agency. Some of the most controversial programs, such as the Federal Theater Project, were ended.

About this time, much of the program's emphasis gradually shifted to national defense preparation. The WPA ended in 1943, as the thriving war industries made it unnecessary. Despite the controversy and inefficiencies that surrounded the WPA throughout its existence, it directly involved more than 8 million workers and left a lasting legacy in every part of the country.

Here in King County the majority of WPA construction projects were roads, schools and infrastructure improvements in city and county parks. Other construction projects included a public cannery in Kirkland, Boeing Field improvements, the Seattle federal courthouse, several city halls, fish hatcheries and flood control projects. The program also completed numerous non-construction activities, such as historical records surveys, engineering surveys, community education, theater programs, public art and several publications.

Repairs and additions to schools were the most frequently requested WPA projects nationally. The program built 37 schools in Washington, including at least one in King County (Skykomish). Additions were less frequent, with an estimated 18 school additions built throughout the state. School renovations or additions were made in Kirkland, Boulevard Park, Panther Lake, Meridian, Coalfield, Ravensdale, Bellevue, Foster, Highline, Mercer Island, Tukwila, Thorndyke, Duvall, Preston, Snoqualmie and Woodinville. It is not known how many of these buildings remain today.

William Mallis, Architect

The 1945 addition was designed by William Mallis (1894-1989), who was one of the most prolific local school designers of the era. Mallis was born on June 29, 1883 in Auchterarder, Scotland. He received his architectural training in nearby Perth, where he served a four-year apprenticeship with a firm specializing in the design of estates and conservatories. Mallis first came to the United States around the turn of the century but returned to Scotland for a period before permanently emigrating in 1912. He worked with the Kansas City, Missouri, firm of J. H. Felt & Company from 1912 to 1917. Following a brief period in Fallon, Nevada, he arrived in Seattle in 1918. He began work here as a draftsman/designer for the Pacific Coast Coal Company. In 1920 he established a practice with William Aitken in the Lyon Building, where he remained for the rest of his career. He worked with Aitken until about 1930, and was an independent practitioner until 1939, when Joseph H. DeHart joined the firm. DeHart became a partner in 1945. The firm was later joined by Bruce Hopkins, to form the partnership of Mallis, DeHart, and Hopkins Architects. By the late 1960s, after Mallis retired, the firm gained two new partners, and was renamed DeHart, Lands & Hall Architects. In 1990 it evolved once again to Gregory & Chapel, a partnership that disbanded in 1996.

This school addition is a minor part of Mallis' vast body of school architecture. The firm's designs ranged from the Georgian/Colonial seen in the original Lake City School to International Style Modernist works. However, his most notable works use the Art Deco/Streamline Moderne design vocabulary. In 1936 he employed the Art Moderne style for the Skykomish School, a WPA project. This building is still in use and is an important

part of the Skykomish National Historic District. Shortly thereafter, Mallis designed a major addition to Edmonds High School (1939, now the Edmonds Center for the Arts). This is also a notable example of Art Moderne design and is listed in the Washington Heritage Register.

Probably his best known work is Nathan Eckstein Middle School, a notable Modernistic building from 1950 that is now a designated Seattle landmark. Mallis or Mallis and DeHart designed a large number of schools for the Shoreline School District or its predecessors:

Ronald School (1912)
Richmond Beach School (1924)
Maple Leaf School (1926)
View Ridge Elementary School (1948)
Jane Addams Junior High School (1949)
Pinehurst Elementary school (1950)
Woodrow Wilson Junior High School (1953)
Shoreline High School (1955)
Shorecrest High School (1961)

Other local works include:

Lake Washington High School, Kirkland (1950)
Kent Meridian High School (1951)
Casper Sharples Junior High School (now Aki Kurose, 1952)
David T. Denny Junior High School (1952)
Nathan Hale High School (1963)

BIBLIOGRAPHY

Bender, Barbara L. Drake. Growing up with Lake Forest Park: The Early decades in "North Seattle," Volume I. Seattle: Shoreline Historical Museum, 1983.

_____ Volume II, 1989.

Bivins, LouAnn. *Shoreline or Steamers, Stumps and Strawberries*. Seattle: Frontier, 1987.

City of Seattle:

Department of Planning and Development, Microfilm Permit and Drawing Files.

Municipal Archives, Digital Photo Collection.

Foster, George. "A City Within a City Built of the Post-war Boom," Seattle Post-Intelligencer,

Hawkins, Roberta (ed.). *From Shore to Shore and Line to Line: Shoreline Public Schools, 1944-2004.* Shoreline Historical Museum, 2007.

Hebrank, Steadman & Associates, Inc. Topographic Survey of Lake City Professional center, April 15, 1988; March 18, 2008.

Historylink.org, various essays on the Denny Regrade, http://www.historylink.org

King County Tax Division: Property Tax Records
http://www5.metrokc.gov/parcelviewer/viewer/kingcounty/viewer.asp.

King County Tax Assessor Property Record Cards. Washington State Archives, Puget Sound Branch.

Krafft, Kathryn H. National Register Nomination Ronald School.

Kroll Map Company Inc, Seattle, "Kroll Map of Seattle," c. 1930, 1951, 1961.

Makers. *Lake City Seattle Gateway Improvement Plan*, 1977.

Mallis, William. Plan for Addition to Lake City school, April 25, 1945.

Museum of History and Industry, Digital Photo Collection,
http://www.seattlehistory.org/mohai.

Ochsner, Jeffrey, editor. *Shaping Seattle Architecture: A Guide to the Architects.* Seattle: University of Washington Press, 1998.

Park, Clayton, "Pioneering Spirit led to building of Lake City Community Center," *Jet City Maven*, August 1997, pp. 8-9.

Payton, Charles. "The WPA Legacy in King County," Historical Paper No. 14, 4Culture.org, October 2005.

Phelps, Myra. *Public Works in Seattle: A Narrative History of the Engineering Department 1875-1975.* Seattle: Kingsport Press, 1978.

Polk, R. L., Company. *Seattle Directory*. 1889-1965.

Shippen, Sara and Natalie Shippen. National Register of Historic Places Nomination Form, Edmonds High School. 1986.

Thompson, Niles, and Carolyn J. Marr. *Building for Learning: Seattle Public School Histories, 1862-2000*. Seattle School District No. 1, 2002.

Thrush, Coll. *Native Seattle: Histories from the Crossing-Over Place*. Seattle: University of Washington Press, 2007, p. 254.

University of Washington, Special Collections, Digital Photo Collections. http://content.lib.washington.edu/

Wilma, David, "Lake City Branch, The Seattle Public Library," http://www.historylink.org/essays/output.cfm?file_id=4031, accessed 7/7/2008.

Wilma, David, "Seattle Neighborhoods: Lake City Thumbnail History," http://www.historylink.org/essays/output.cfm?file_id=3449, accessed 7/4/2008.

Works Progress Administration press release, 1939.

The features of the Landmark to be preserved include:
The site and the exterior of the building, excluding the wood frame South Annex wing.

Issued: April 1, 2009

Karen Gordon
City Historic Preservation Officer

cc: Fred Stephens
Tingyu Wang
Bruce Lorig
Kim Orr
Mimi Sheridan
Stephen Lee, LPB
Stella Chao, DON
Diane Sugimura, DPD
Marti Stave, DPD
Cheryl Mosteller, DPD
Ken Mar, DPD