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CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117824

AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann School, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on August 1, 2012, voted to approve the nomination of the improvement located at 2410 East Cherry Street and the site on which the improvement is located (which collectively are referred to as the "Horace Mann School" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on September 19, 2012, the Board voted to approve the designation of the Horace Mann School under SMC Chapter 25.12; and

WHEREAS, on February 20, 2013, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2410 East Cherry Street and the site on which the improvement is located (which collectively are referred to as the "Horace Mann School" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. The Horace Mann School is located on the property legally
2 described as:

3 Block 6 of Barclay Addition to the City of Seattle, as per plat recorded in Volume
4 24 of Plats, page 63, records of King County; situated in the City of Seattle,
5 County of King, State of Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Horace Mann School are designated:
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- 9 1. The exterior of the improvement known as the Horace Mann School.
- 10 2. The following features or characteristics within the interior of the improvement
11 known as the Horace Mann School: the first and second floor corridors, including
12 but not limited to all original fir flooring, running/standing trim, and classroom
13 doors; the stair systems; and the classrooms.
- 14 3. The site consisting of the property described in subsection 1.A on which the
15 improvement known as the Horace Mann School is located, excluding portable
16 classroom buildings and the greenhouse.
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18 C. Basis of Designation. The designation was made because the Horace Mann
19 School is more than 25 years old, has significant character, interest or value as a part of the
20 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
21 ability to convey its significance, and satisfies the following from SMC 25.12.350:
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- 23 1. It is associated in a significant way with a significant aspect of the cultural,
24 political, or economic heritage of the community, City, state, or nation (SMC
25 25.12.350.C).
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2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
4. 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 (SMC 25.12.350.F).

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Horace Mann School that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the improvement known as the Horace Mann School.
 - b. The following features or characteristics within the interior of the improvement known as the Horace Mann School: the first and second floor corridors, including but not limited to all original fir flooring, running/standing trim, and classroom doors; the stair systems; and the classrooms.



1 c. The site consisting of the property described in subsection 1.A on which the
2 improvement known as the Horace Mann School is located, excluding
3 portable classroom buildings and the greenhouse.

4 2. No Certificate of Approval is required for the following:

- 5 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
6 b. Installation, removal, or alteration of the following landscape elements: trees
7 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;
8 perennials; and annuals.
9 c. Removal of existing chain-link fencing.
10 d. Restriping of existing parking areas.
11 e. Installation, removal, or alteration of the following temporary site furnishings:
12 benches and movable planters.
13 f. Installation, removal, or alteration (including repair) of underground irrigation
14 and underground utilities, provided that the site is restored in-kind.
15 g. Installation, removal, or alteration of temporary interior window coverings.
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17 B. City Historic Preservation Officer Approval Process.
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- 19 1. The City Historic Preservation Officer (CHPO) may review and approve
20 alterations or significant changes to the features or characteristics listed in
21 subsection 2.B.3 of this ordinance according to the following procedure:
22 a. The owner shall submit to the CHPO a written request for the alterations or
23 significant changes, including applicable drawings or specifications.
24 b. If the CHPO, upon examination of submitted plans and specifications,
25 determines that the alterations or significant changes are consistent with the
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1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
2 significant changes without further action by the Board.

3 c. If the CHPO does not approve the alterations or significant changes, the
4 owner may submit revised materials to the CHPO, or apply to the Board for a
5 Certificate of Approval under SMC Chapter 25.12.

6
7 2. The CHPO shall transmit a written decision on the owner's request to the owner
8 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
9 written decision constitutes approval of the request.

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics listed in subsection 2.A.1 of this ordinance is available for the
12 following:

13 a. For the specified features and characteristics of the building, the addition or
14 elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes and
15 other similar wiring or mechanical elements necessary for the normal
16 operation of the building.

17 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
18 above ground.

19 c. Installation, removal, or alterations of exterior light fixtures, exterior security
20 lighting, and security system equipment.

21 d. Installation, removal, or alterations of non-original light fixtures in the
22 corridors and classrooms.

23 e. Installation, removal, or alterations of data systems and audio-visual
24 equipment.
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- 1 f. Installation, removal, or alterations of non-illuminated exterior signage where
2 no single sign is 6 square feet or greater in area.

3 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
4 characteristics of the Horace Mann School that were designated by the Board for preservation:

5 A. Uses not otherwise permitted in a zone may be authorized in a designated
6 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

7 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
8 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant
9 to the applicable provisions thereof.

10 C. Special tax valuation for historic preservation may be available under RCW
11 Chapter 84.26 upon application and compliance with the requirements of that statute.

12 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
13 parking requirements for uses permitted in a designated Landmark structure, may be permitted
14 pursuant to SMC Title 23.

15 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
16 SMC 25.12.910.

17 Section 5. The Horace Mann School is hereby added alphabetically to Section IV,
18 Schools, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

19 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
20 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
21 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
22 directed to provide a certified copy of the ordinance to the owner of the landmark.



1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4
5 Passed by the City Council the ____ day of _____, 2013, and
6 signed by me in open session in authentication of its passage this
7 ____ day of _____, 2013.

8
9 _____
10 President _____ of the City Council

11
12 Approved by me this ____ day of _____, 2013.

13
14 _____
15 Michael McGinn, Mayor

16
17 Filed by me this ____ day of _____, 2013.

18
19 _____
20 Monica Martinez Simmons, City Clerk

21 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Erin Doherty/206-684-0380	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann School a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Horace Mann School as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Horace Mann School to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Horace Mann School was built in 1902 and is located in the Central District neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and portions of the interior, but do not apply to any in-kind maintenance or repairs of the designated features.

 X **This legislation does not have any financial implications.**

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.



e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

g) **Does this legislation affect a piece of property?**

Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Horace Mann School

Erin Doherty/jom
DON Horace Mann School Landmark Designation Exhibit A
April 26, 2013
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



City of Seattle
Office of the Mayor

June 18, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Horace Mann School as a historic landmark, imposes controls, grants incentives and adds the Horace Mann School to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and portions of the interior, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, Department of Neighborhoods at 206-684-0380.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council





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 425/12

Name and Address of Property: Horace Mann School
2410 East Cherry Street

Legal Description: Block 6 of Barclay Addition to the City of Seattle, as per plat recorded in Volume 24 of Plats, page 63, records of King County; situated in the City of Seattle, County of King, State of Washington.

At the public meeting held on September 19, 2012, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Horace Mann School located at 2410 East Cherry 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, or period, or a method of construction; and*
- E. It is an outstanding work of a designer or builder; 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.*

ARCHITECTURAL DESCRIPTION

Site

Horace Mann Public School occupies a full city block bordered by E Cherry Street on the south, 24th Avenue on the west, E Columbia Street on the north, and 25th Avenue on the east. The 1.76-acre site is relatively flat sloping gently down to the south, with a low retaining wall running along the southeastern, eastern, and northeastern property lines. The perimeter streets have sidewalks and street trees. The site is enclosed by chain-link fencing, with gates on the west, south and north.

The site is currently occupied by the original school building located in the central southern portion of the site, a portable building containing two classrooms located at the northeastern corner of the site, a group of three portable classrooms lined up and running north-south located in the northwestern corner of the site, and a greenhouse building located at the southeastern corner of the site. The portable buildings were probably installed around 1950, and the greenhouse structure was built around 1980.

The school has a lawn area on the west and a paved play area wrapping around its eastern and northern sides. The southern end of the site is generally paved, with the exception of small garden areas surrounding the greenhouse.

Structure & Exterior Features

Horace Mann Public School is a wood-framed two-story building with an offset "T" shaped plan. The building was originally conceived to have a "barbell" or "H" shaped plan, with a central block and two wings. The building was built with only the main (north) block and the southern wing. The building measures approximately 162 feet north-south, excluding a projecting entry porch on the southern façade, and approximately 104 feet east-west at its widest point at the southern wing. The building at its highest point is approximately 60 feet from grade to the top of the north-south ridge line, not including an additional 6 feet to the top of a hip roof attic monitor vent centered above the western façade's main entrance portico. The building has a partially exposed basement with a floor-to-ceiling height of approximately 10 feet, the first floor has a floor-to-ceiling height of approximately 14 feet 2 inches, and the second floor has an approximate floor-to-ceiling height of 12 feet 8 inches.

Stylistically, the building can be identified as Colonial Revival, with a classical base, shaft and capital composition. The building has a partially raised basement of painted common red brick (with large portions painted over with graffiti). A heavy wood water table runs around the perimeter of the building at the top of the foundation. The building exterior is generally sheathed with painted beveled horizontal cedar siding with a 4-inch exposure. Windows, unless otherwise noted, are original wood-sash double-hung windows with original single-pane glazing. The windows of the upper two stories, unless otherwise noted, are tall, narrow four-over-four with shouldered casing, heavy cornices, and heavy wood sills. The basement windows are two-over-two with brick mould casing and stone sills. The building's roofs have projecting eaves with soffits and ornamental modillions. The southern wing has a hip roof with a projecting hip roof south entrance bay on the south. The main (northern) block has a gable-end roof intersecting the hip roof south wing. The roof has two hip roof monitor attic vents, one centered on the southern wing, and one centered above the western façade's main entrance portico. All main roofs have 7-in-12 roof slopes and are covered with composition shingles. The main (northern) block has two projecting stairwells on the western façade, at each end. The southern stairwell intersects the southern wing. The stairwell projections have the same projecting eaves with soffits and ornamental modillions, but have flat roofs that intersect the main building below its soffit line.

The western façade is primary and is dominated by a slightly projecting pedimented, gable-roofed entry bay, centrally placed on the main (northern) block. The bay has a projecting flat-roofed entry porch supported with two pairs of wooden Ionic columns and two pairs of flat Ionic pilasters. Wood letters spelling out "Horace Mann Public School" are mounted on the porch frieze. The columns rest on a sandstone base and support a full wooden entablature

with dentils and modillions. (A balustrade with turned columns once crowned the porch, but was removed at some point.) Six sandstone steps lead up from grade to the porch and return back to the building on the north and south. The porch provides access to a semi-circular arched portal, with wooden casings, impost and keystone. Behind the arch is a stair vestibule with no lower landing, with the stairs leading to an upper landing and a pair of glazed and paneled doors flanked by glazed and paneled sidelights. Above the porch roof is a tripartite window of one-over-one wood-sash double-hung windows flanked by a pair of narrow one-over-one wood-sash double-hung windows. The bay pediment has a central wood-sash fanlight. The central bay is flanked by groups of five ganged windows on both the first and second floors, and groups of four ganged windows on the basement floor.

The southern portion of the western façade, a projection of the southern wing, has a group of four ganged windows on the north and a pair of single windows on the south, on both the first and second floors, and two pairs of two ganged windows on the basement floor. The northern façade of the southern wing projection has a single window on both the first and second floors, with a service stairway leading down to a doorway to the basement.

The southern façade is primary and is dominated by a projecting hip-roofed entry bay, centrally placed on the southern wing. The entrance bay has a recessed entry framed with a heavy classical flat entablature resting on square Tuscan pilasters. The entry doors consist of two pairs of glazed and paneled doors with each pair having an upper semi-circular fanlight. Above the entry entablature is a large window grouping lighting the south entry stairway and a small upper loft. The window is composed of a lower tripartite window of double-hung wood-sash four-over-four, six-over-six, four-over-four windows, surmounted by a wood-paneled spandrel, with an upper smaller Palladian window group consisting of double-hung wood-sash four-over-four, six-over-six, four-over-four windows with a central raised fanlight. The large composite window has heavier cornice trim. Flanking the entry and composite window are single windows on both the first and second floors. The projecting entrance bay is flanked by groups of five ganged windows on both the first and second floors, and groups of four ganged windows on the basement floor.

The western façade is composed of the projecting southern wing, and the main block with its two projecting stairwells. The southern wing has a group of four ganged windows on the south and a pair of single windows on the north, on both the first and second floors, and two pairs of two ganged windows on the basement floor. The northern façade of the southern wing projection has a single window on both the first and second floors, with a single window at the basement level.

The two projecting stairwells each have a recessed entry framed with a heavy classical flat entablature resting on square Tuscan pilasters. The entry doors consist of two pairs of glazed and paneled doors with each pair having an upper four-light transom. The southern stairwell has two sandstone steps, and the northern stairwell has a larger concrete landing with a non-original wheelchair accessible ramp. Above each recessed entry is a simple tripartite group of windows. The inner facades of both stairwells are blank.

The main (northern) block has a simple tripartite group of windows flanked on each side by a pair of windows on both the first and second floors. The basement portion of the façade has a central service stairway leading down to the basement mechanical area, flanked by a row of three single windows on each side. The southernmost window is presently filled with

louvers, and the northernmost window is blanked off. The central basement entrance has a non-original hip roof shed supported on simple timber square columns projecting out from the façade.

The northern façade is blank, as it was designed for a later addition. A brick chimney that was located east of the gable ridge was removed and the siding was filled in without weaving the siding.

Plan & Interior Features

The building has an offset "T" shaped plan. The building was originally conceived to have a "barbell" or "H" shaped plan, with a central block and two wings. The building was built with only the main (north) block and the southern wing.

The main (north block) has an approximately 15-foot wide single-loaded north-south corridor running along its eastern side with the remodeled offices on the south and a single classroom on the north, both located on the western side of the main floor, with classrooms also located directly above them on the western side of the second floor. Two stairwells are located at the northern and southern ends of the corridor projecting out to the east of the corridor that provide vertical access between the first and second floors and the basement. The main western entrance vestibule intercepts the corridor at its mid-point. All original classrooms were approximately 24 feet by 32 feet in size, although some have been modified. The stairwells have mid-level landings, with the lower landing serving as a vestibule for the eastern entrances. The basement of this section has a centrally located boiler room with a coal storage room and a custodian's office. The girls' toilets are located on the southern side of the boiler room, and the boys' toilets are located on the northern side.

The southern block has four classrooms, two on the east and two on the west, on the first and second floors divided by a large circulation space. The original library was located in a small closet adjacent to the southwestern second-floor classroom. The basement of this section is accessed by the southern entry stairway and contained the kitchen and lunchroom on the western side and (unknown) located on the eastern side of the double-loaded corridor. There is a small room accessed by a small stairway located above the stairway landing between the main and second floors.

The interior finishes of the building are largely original, with Douglas fir floors, fir wainscot on the corridors and stairways, fir stair newels and turned balusters on the stairways, and plaster upper walls and ceilings. Most classrooms retain their original trim, cabinetry, and chalkboards. Most of the original lighting has been replaced, as have the original room radiators.

Documented Building Alterations

Mann school has had several minor alterations since its construction in 1902. Seattle Public Schools records indicate that after the large earthquake in 1949, the center chimney was rebuilt. The original cedar roofing was replaced by composition roofing in 1953. Portables were added to the site in 1955, and relocated in 1968. Some seismic improvements were made to the building in 1993. In 2004, DKA Architects oversaw the installation of several upgrades including remodeling rooms for science and art classes, installation of a new fire alarm system, plumbing upgrades, another roofing replacement, and exterior renovations

including window rebuilding. In 2007, a new science room was added and additional windows rebuilt.

STATEMENT OF SIGNIFICANCE

Neighborhood Historical Context: Central District

Horace Mann Public School is located in Seattle's Central District. The Central District as defined by the City of Seattle is that area bordered by E Madison Street on the north, 12th Avenue and Rainier Avenue S on the west, on the south at a point where Rainier Avenue S intersects with S Mount Baker Boulevard, and on the east by Martin Luther King Jr. Way S until it intersects with S Irving Street where the boundary shifts eastward to run along the shoreline of Lake Washington to E Prospect Street where it jogs back to E Madison Street. The Central District is composed of six sub-neighborhoods, Minor, Mann, and Atlantic on the eastern side of a north-south ridge, and Harrison/Denny Blaine, Madrona, and Leschi, on the western side of the ridge generally viewing eastward toward Lake Washington. More specifically, Mann is bordered by E Madison Street on the north, separated from Minor to the west by 23rd Avenue, from Atlantic on the south by E Yesler Way, and separated from Harrison/Denny Blaine, Madrona, and Leschi by Martin Luther King Jr. Way S on the east.

The immediate portion of the Central District surrounding Mann is more associated with the Squire Park neighborhood to the west, than to the residential areas on the eastern slope commanding views of Lake Washington. The Central District and the Squire Park neighborhood are thus intertwined in their historical development as lands were logged off and settlement shifted eastward from the original waterfront and Duwamish Valley settlement areas.

Much of the land in the Central District, including the subject property, was originally a portion of one of Seattle pioneer Henry Yesler's land claims filed around 1852, specifically what is called Yesler's "Pan Handle." The panhandle stretched eastward from Elliott Bay as a two block wide corridor with Fir Street on the north and Washington Street on the south until what is now 20th Avenue E. The claim then formed a large rectangular piece of land in what is now the heart of the Central Area, bordered by 20th Avenue on the east, a half block north of E Marion Street on the north, 30th Avenue, and to a half block south of Yesler Way on the south.

Carson D. Boren originally claimed the area north of Yesler's panhandle in what was to become the Central District. The first plat in the Central District was a portion of Boren's claim filed in 1875 by N. B. Knight and George and Rhoda Edes that encompassed roughly 40 blocks from 10th Avenue to 20th Avenue, and between E Union Street on the north and E Cherry Street on the south.

In 1882, African-American pioneer William Grose (1835-1898) acquired a 12-acre tract of land in the original Boren claim northeast of the Edes Plat, near E Madison Street and between 21st and 23rd Avenues. Gross and his family moved to the E Madison property in 1891, encouraging other African-American families to do the same, with their residences and businesses spreading south along 23rd Avenue between Yesler Way and East Roy Street.

A large parcel directly south of the Edes Plat, also in the original Boren claim, was platted in 1890 by Watson Carvasso Squire (1838-1926) and his wife, Ida Remington Squire. Squire was at the time one of the state's most prominent citizens and property owners. Originally from New York, Squire studied law before distinguishing himself in the Union Army in the Civil War. He later worked for the Remington Arms Company, marrying Ida Remington, the granddaughter of the company founder.

Most of Yesler's claim east of 20th Avenue was platted between 1890 and 1912. The Walla Walla Addition, its name derived from a group of investors from Walla Walla, was also platted in 1890. Its boundaries between north of E Marion Street on the north, east of 23rd Avenue on the east, E Alder Street on the South, and 20th Avenue on the west.

W. L. Barclay created the Barclay Addition in 1907, encompassing the area between the 1904 Rengstorff's Addition on the north, and north of E Marion Street; 25th Avenue E on the east; E Cherry Street on the south; and the Walla Walla Addition and east of 23rd Avenue E on the west. The Walla Walla School, the subject building, was built on the southern portion of this plat.

The last plat filed in the immediate vicinity of the subject building was Gamma Poncin's 1911 Addition directly east of the Barclay Addition and continuing southward, wrapping around the eastern boundary of the un-platted property that would become the site for Garfield High School.

Many of the new plats were laid out in conjunction with streetcar lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888, going to Lake Washington; within 12 months, builders constructed about 1,569 homes within about three blocks of the cable car line. By 1890, streetcar lines were running to South Seattle, Madison Park, Fremont, Phinney Ridge, Green Lake and Ballard. The following year lines were running along Rainier Avenue past Columbia City, to Broadway, First Hill, and Beach Hill. In 1892, lines were running to Brooklyn (University District), Ravenna, Madrona Park, and Duwamish (Georgetown). In 1893, a line to Rainier Heights was completed.

At the turn of the century parts of the Central Area were still being farmed, and nurseries were not uncommon. John Leitha had a greenhouse operation that covered a couple of blocks at 14th Avenue between Yesler Way and Fir Street, with a market garden taking up several blocks west of the greenhouses. William Grose and his son, George, operated a truck farm after their move to East Madison in the 1890s. Robert A. Clark and his wife Annie operated a farm in the East Madison district for three years starting in 1895. Frank Anderson established a dairy around that time on 21st Avenue, which he operated for a few years.

In 1890 the Society of Jesus (the Jesuits) purchased nine lots at the southeast corner of Broadway and East Madison Street three blocks west of Squire Park for use as a Jesuit school. In 1892, the parish and School of the Immaculate Conception were established, and later that year some classes were held at their new campus in the former home of the Woman's Christian Temperance Union. The School's first new permanent building, (now Garand Hall, John Parkinson) was consecrated on December 8, 1894. The School reincorporated as Seattle College in 1898. The College relocated to Interlaken in 1919 (now Seattle Preparatory School), but returned to First Hill in 1931.

As plats were filed and people began building homes, Squire Park and the Central District grew into a diverse residential area. Squire Park and the larger Central Area developed into a diverse residential neighborhood, becoming the home to many racial and ethnic minorities over the years, including African Americans, Japanese, Filipino, and Jewish populations, as well as some Germans, Scandinavians, and Italians.

The first public school located in the Central Area was T.T. Minor School. As a result of rapid growth in the new residential areas, two additional schools were opened in 1902, the Walla Walla School (Saunders & Lawton) at 2410 E Cherry Street, and the 20th Street School (William E. Boone and J.M. Corner, renamed Longfellow, later Edmund S. Meany Middle School, demolished) at 301 21st Avenue E. The Colman School (James Stephen, now the African American Museum) at 1515 24th Avenue S, opened in 1909. The area's first high school, James A. Garfield (Floyd A. Naramore) opened in 1923.

The Sisters of Providence purchased a full block in Squire Park in 1906, relocating their operation in 1910 from their original hospital, which stood on the block between E Spring Street and E Madison Street, and between 5th Avenue E and 6th Avenue E.

By 1900, the East Madison area became known as the "colored colony." To serve its members, the African Methodist Episcopal Church was established in 1891 at 1522 14th Avenue, and the Mt. Zion Baptist Church relocated to 1634 19th Avenue E in 1918. The African-American population remained relatively small in Seattle, not exceeding 4,000, until the demand for military/industrial workers during World War II attracted many workers from the East and South, many of whom were African-Americans. At that time the Central Area was one of the few locations where African American residents could purchase property and avoid hostility from neighbors. The Central Area and Squire Park have been particularly associated with the African-American community from the mid-20th century to the present.

A substantial Japanese community also developed several blocks to the southwest of Squire Park near the vicinity of Yesler Way and Rainier Avenue South, becoming known as "Japan Town." The Mary Knoll sisters established Our Lady Queen of Martyrs parish in 1925, and by 1930, a church, school, and orphanage were built at 1600 E Jefferson Street serving both the Japanese and Filipino Catholic communities. Japanese-Americans also owned many businesses near and along Yesler Way and located a number of important institutions in this area, including the Japanese Language School at 1414 S Weller Street and the Seattle Buddhist Church at 1427 S Main Street.

By 1940, members of the Japanese and Japanese American communities were concentrated on both sides of Yesler between 5th Avenue S and 23rd Avenue S. The oldest part of the community, which was also its main business district, was located at the western end of this area.

The internment of Japanese-Americans during World War II virtually depopulated the Central District's Japanese community. The old Bailey Gatzert School, opened in 1921, lost approximately 45 percent of its student body during this period. Relatively few Japanese returned to the area after the War and the Our Lady Queen of Martyrs parish was closed in 1953, with the property becoming the St. Peter Claver Center, an interracial center serving the growing African-American population in the Central Area.

A strong cluster of Japanese presence remains in one portion of the Central District, an area between by 14th Avenue S to 18th Avenue S, and between E Yesler Way on the north and E Jackson Street. The Seattle Buddhist Church (1940-41, Kichio Allen Arai), the Seattle Koyasan Buddhist Temple at 1518 S Washington Street, the Japanese Congregational Church at 305 17th Avenue S, the Keiro Nursing Home at 1601 E Yesler Way, and the Kawabe Memorial House Konko at 221 18th Avenue S, and Wisteria Park, are all clustered in this area.

After World War I, Squire Park and the Central Area developed a large Jewish population, and numerous institutional buildings from this period remain. These include the Congregation Bikur Cholim (1912-1915, B. Marcus Priteca) at 104 17th Ave S (now Langston Hughes Cultural Center), the Sephardic Bikur Cholim at 915 East Fir Street (now Tolliver Temple), the Herzel Congregation at 2101 East Yesler Way (now Odessa Brown Children's Clinic), Temple de Hirsch at 1511 East Pike Street, and Seattle Talmud Torah Hebrew School (Now Seattle Islamic School) at 720 25th Avenue E. After World War II, most of the Jewish community moved outside the city and established new synagogues in Seward Park, Mercer Island, and Bellevue. Of the early Squire Park and Central Area Jewish institutions, only Temple de Hirsch retains its Jewish heritage.

After World War II, suburban development to the north, south, and east, drew the middle-class population away from the Central Area, leaving it to the lower middle-class and the elderly. Redlining, housing blight, and general decay of social and environmental conditions followed.

Seattle Public School's 1977-78 desegregation plan did not include all district schools, and the resulting disparities in enrollment created under-utilized schools, often near schools that were overcrowded. In addition, the lack of standardization of grade level organization in middle schools was confusing. In 1988, the school board adopted a plan called Controlled Choice that created a standard K-5, 6-8, 9-12 organization (with some allowances for K-8 programs at certain schools). The district was divided into eight school clusters. Parents could choose from schools in their cluster. This plan was modified in 1995, when the school board decided to move to a plan with open enrollment at the secondary level and modified clusters at the elementary level.

In the early 1990s, a renaissance in the Central Area began, created by general economic prosperity, community efforts, and greater investment in housing and businesses in the area. The Central Area Development Association, for example, a community-based non-profit corporation dedicated to preserving the area's unique cultural heritage, has attempted to provide affordable housing and develop strong business partnerships in the neighborhood.

Building History: Horace Mann Public School

The Walla Walla School was built in 1901, to alleviate overcrowding at T.T. Minor School. Prior to its construction, 174 children spent a year at a rented storefront within the Walla Walla plat of the Central District. The Colonial Revival structure was based on district architect Stephen's model school plan, with the design and construction documentation completed by the Seattle architectural firm of Saunders & Lawton. The building was constructed by the Seattle-based general contractor D. Dow & Company.

Walla Walla school was renamed Horace Mann Public School in 1921, after the American educational reformer (1796-1859). The school housed grades 1-8 until 1931, when a kindergarten was added. In 1938 grades 7 and 8 relocated to Washington School. In April of 1949, the interior chimney was damaged by a major earthquake. Peak enrollment was 596 in 1957-58, but in less than a decade had declined to 252. The school was closed in 1968, and after which the building was used for various overflow programs and offices for Garfield High and the Extend Services Program (ESP). In 1975, the Nova High school moved into the building, and Summit K-12 also occupied the building along with these other programs between 1977-79. From 1979 to 2009, Nova Alternative High School was the main occupant of the school.

Since March 2010, the building has been leased by the organization Peoples Family Life. They run a program called "Work it Out," which is educational and vocational training for at-risk youth.

Original Building Developer and Owner: Seattle School District Number 1

The first school in Seattle was taught in 1854, by Catherine P. Blaine at Bachelor's Hall, a boarding house for single men located near the present day First Avenue and Cherry Street. An initial three-person School Board probably formed around 1861, and in 1862, the first public funds were used to pay a teacher salary for the 23 children attending school. In 1869, Seattle received a city charter, and residents approved a tax to fund a schoolhouse building. Once the Central Schoolhouse, a two-story building with two classrooms, was built in 1870, enrollment jumped to one hundred students. Shortly thereafter four additional "shack" schools were built to house the growing enrollment.

In 1882, Edward Ingraham was named the first superintendent of the Seattle School District. In 1883, a new twelve-room Central School opened. By 1893, over six thousand students attended Seattle Public School, and a major construction program began. Sixteen new schools opened between 1880 and 1890. The first high school commencement was held in 1886 for twelve graduates.

Frank B. Cooper was hired as superintendent in 1901. During his 21-year tenure he led the Seattle School District's transformation into a major urban school system. James Stephen also became the school architect and director of construction in 1901, developing a "model" school plan for standard wood frame elementary schools that was used as a basis for several elementary schools designed for the district. Cooper and the School Board planned for smaller neighborhood elementary schools and comprehensive high schools.

In 1902, the Seattle School District Number 1 constructed six new schools, the new Central High School on Broadway (William E. Boone and J.M. Corner, later renamed Broadway High School, demolished), the Brooklyn School (Bebb & Mendel, later University Heights School), the Interbay School (James Stephen, demolished), the Ross School (demolished), the Walla Walla School (Saunders & Lawton), and the 20th Street School (William E. Boone and J.M. Corner, renamed Longfellow, later Edmund S. Meany Middle School, demolished).

By 1910, enrollment was at 24,758 students and more elementary school buildings were needed. A new elementary school plan by Edgar Blair using brick construction was endorsed. Colman School was the second of this type of building, opening only 21 days after Adams School. Under Superintendent Cooper, Seattle Schools initiated programs for students with

special needs. As the enrollment continued to grow, more elementary and high schools were needed. In 1919, a bond issue was passed to fund them and Floyd A. Naramore replaced Blaire as school architect and significantly influenced school design for the next decade.

In 1923, a bond issue provided funds for the first intermediate or "junior high" school for students in grades 7-9. Between 1923 and 1929, high schools adopted specialized programs for science, art, physical education, industrial arts and home economics. By 1935, all elementary schools also included kindergarten, and lunchroom service was being added to all schools. Attendance grew during the 1920s then dropped significantly during the 1930s. Schools were consolidated and 16 were closed. During World War II, Seattle became a center of aircraft and shipbuilding for the war effort and school enrollment once again grew, especially in areas where there were no current school facilities. However, the new buildings were temporary or portable in order to conserve material for war needs.

After World War II, enrollment swelled to a peak of 100,000 students in the early 1960s. Between 1946 and 1958, six separate bond issues were approved for new school construction. One of the first priorities during this period was the building of new junior high schools. Between 1945-1965 ten new junior high schools, seventeen new elementary schools, and four new high schools were built. During this period, the Seattle School District once again built quality structures and each school was individually designed. Elementary schools included separate gymnasiums and auditorium-lunchrooms. Older high schools gained additions of gymnasiums and specialized classroom space. Despite all of the construction, there were still extensive needs for portable classrooms for excess enrollment.

In 1966, a new type of school was designed based on pedagogical theories of team teaching, open space and synergy. Five new elementary schools were designed and built with an "open concept" and other schools were remodeled with the removal of walls and addition of learning resource centers. New programs for Head Start, Title 1 remedial, Special Education and Transitional Bilingual were added. Also during the 1960s, racial desegregation of schools was attempted. By 1977, the School Board instituted a sweeping plan of desegregation that included bussing for over half of Seattle's schools. By 1980, school enrollment had dropped by half from the 1960s, and the School Board enacted a school closure plan. Two high schools, seven junior high schools and twenty elementary schools were closed by 1984.

In 1984, many schools needed upgrading or replacement, and a bond issue passed for 13 new Elementary Schools, upgrading Ballard High and a new facility for Franklin High. Community debates about preservation followed this bond issue. The School Board also decided that excess properties were an asset to the Seattle School District and therefore should not be sold, but rather leased to community groups. Only three of the decommissioned schools were demolished so that the underlying property could be leased, and the rest of the buildings either sit empty or are being revamped for other purposes by long-term leaseholders.

Architectural Context:

Historical Architectural Context: Colonial Revival

Horace Mann Public School can be classified stylistically by its symmetrical classical composition and ornamental detailing as designed in the Colonial Revival style. In the later

part of the nineteenth-century, architects in the United States looked toward establishing a national style, with some such as H. H. Richardson advocating Romanesque-based forms, while others championed Colonial Revival styles, and a few felt that all eclecticism and historical styles should be abandoned in the search for a unique new direction.

The Colonial Revival style was enthusiastically embraced by a number of architects after the National centennial in 1876. Colonial revivals are based on Georgian and Federal styles, as well as more vernacular styles like Cape Cod, Garrison Salt Box, and Dutch built forms. The Colonial revival styles often featured symmetric facades with self-contained rectangular plans and are related to the Classic Revival theme demonstrated in the Beaux Arts architecture of the White City of the Chicago World's Fair of 1893.

Colonial Revival styles were very popular in residential architecture from 1895 through the 1950s. The most common of the Colonial Revival styles for residential buildings was the Cape Cod style, which often borrowed entry details from the Georgian prototypes, but otherwise were vernacular buildings. Even when the plans were updated and "modernized" from their seventeenth and eighteenth-century models, most Colonial Revival styles have rigid plans with small spaces allocated for specific functions. Many larger buildings, such as town halls, colleges, and churches, built beginning in the later part of the 19th-century and lasting through World War II, often used American Colonial Georgian prototypes as they aspired toward an American idealism. These buildings themselves were based on the work of English architects, Sir Christopher Wren and James Gibbs, whose work was known in the American Colonies through books such as *Palladio Londinensis, or the London Art of Building*, by William Salmon in 1734. The Wren Building on the campus of the College of William and Mary in Williamsburg, Virginia, begun in 1695, is one of the earliest major American Georgian Buildings reflecting this influence.

These Georgian/Colonial Revival buildings often had eighteenth-century details applied to building types and sizes unknown in the American colonial period, such as railroad stations, public schools, libraries, hospitals, private clubs, and retirement homes. Presbyterian, Christian Science, and Later-Day Saints churches also showed marked preference for this style, invoking traditionalist images of small-town America. Georgian/Colonial Revival featured classical elements and embellishments, often with Mannerist over-scaling of building elements, including projecting entrances with round classical columns, Palladian windows, Federal porch roofs, classical corner pilasters, and double-hung windows with multi-paned upper sashes. Georgian Revival buildings were strictly rectangular with minor projections and symmetrical façades. The architectural firm of McKim, Mead, and White were major proponents of the creative reinterpretation of this style in the later part of the nineteenth-century, while later architects tended toward more literal manifestations, if not outright replicas.

The Walla Walla School is one of the earliest non-residential Colonial Revival style buildings in Seattle. Other early local examples of the style include the Mannings Mortuary, now the Richard Hugo House, built in 1902, and many of the buildings at Fort Lawton constructed between 1899 and 1905. The Colonial Revival style enjoyed a long period of popularity in Seattle as well as the rest of the country. Other local examples include the Seaview Building at The Kenney retirement community in West Seattle, modeled after Philadelphia's Independence Hall (1908, Graham & Meyers), the Columbia Branch Library (1914, Somervell & Thomas), The Sunset Club (1914-15, Joseph S. Cote), and the Women's

University Club (1922, Albertson, Wilson & Richardson, with Édouard Frère). Predictably, when the local chapter of the Daughters of the American Revolution built their new headquarters in Seattle's Capitol Hill Neighborhood in 1925, they built a near replica of George Washington's Mt. Vernon, one of the United States' best-known Colonial Georgian buildings.

Building Architect: Saunders & Lawton

Horace Mann Public School was designed and construction documentation prepared by the Seattle architectural firm of Saunders & Lawton, a partnership of architects Charles W. Saunders and George Willis Lawton that lasted between 1898 and 1915.

Charles Willard Saunders was born in Cambridge, Massachusetts on October 12, 1857. He married Mary A. Channing on December 19, 1882. The couple moved to Pasadena, California, where they practiced architecture in the partnership of Saunders and Saunders. Charles relocated to Seattle after the "Great Fire" of June 1889, without his wife, and by 1890, was in partnership with Edwin W. Houghton (1856-1927), an English architect who also was practicing in Pasadena. Charles Bebb, who would later form the successful firm of Bebb and Mendel, worked as a draftsman in the office.

Saunders & Houghton rapidly secured several large commissions including the Rainier Hotel (1889, destroyed by fire), The Bailey Building (1889-91, also known as the Broderick Building, 613-621 Second Avenue and 113-117 Cherry Street), and the Washington Territorial Investment Company Building (1889-90) where Saunders & Lawton moved their offices to when the building was completed. William E. Bailey commissioned all these projects.

Other projects completed by Saunders & Houghton included the Fire Department Headquarters (1889-90, demolished), Engine house No. 2 (1889-90), the Terry-Denny Building (1889-91, 109-115 First Avenue S), the Maude Building (1889-91, 309-311 First Avenue S), the Heritage Building (1899, 111 S Jackson Street), and the Olympic Block 1889-91, demolished).

The firm also secured the commission in 1889, to design a group of four eight-room schools for Seattle's School District. The completed schools were named Mercer School (1890, demolished 1948), T.T. Minor School (1890, demolished 1940), the Pontius Street School (1891; later Columbia, later Lowell; demolished 1959), and the Rainier School (1890, demolished 1958). All were large two-and-one-half-story wood-frame buildings with each floor having four rooms. The schools had nearly identical floor plans, but each was designed to have a separate stylistic identity in various eclectic revival styles, with Mercer styled in Italian Renaissance, Minor as Colonial Revival, Pontius as Tudor, and Rainier as Romanesque Renaissance.

Saunders returned to the East Coast in 1891, and set up an independent practice upon his return to Seattle in 1892. The financial panic of 1893 generally slowed construction activity nationally, although one major commercial project designed by Saunders during this period was the Seattle Theater and Rainier Club (1892-93, demolished), two adjacent stripped down Romanesque stone buildings on a downtown sloping site.

In 1894, the University of Washington commissioned Saunders to design their first building on their new Montlake campus. The Main Building (1894-95; Administration Building, now

Denny Hall; altered) was designed in a flamboyant French Renaissance châteaux-like style. Stone remaining from the construction of the Main Building was used to construct the second permanent building on campus, the Observatory (1894-95), also designed by Saunders. Saunders and Lawton also designed the University's first Gymnasium/Amory (1894-95, demolished) and the Bell Tower (1904, destroyed 1949).

In 1898, Saunderson's draftsman since 1893, George Willis Lawton (1864-1928) formed the partnership of Saunders & Lawton. The firm would last until 1915. Major projects completed by the firm include the Lincoln Apartments (1899-00, demolished), the Bon Marché Department Store (1900, 1901-02; demolished), and the Lumber Exchange Building (1902-03, demolished). The firm also designed the University of Washington's Water and Chimes Tower (1904, destroyed 1949), the Seattle Buddhist Church (1906-08, demolished), as well as utility warehouses, mills, apartments, and several private residences. The firm's work reflected the design ideology of the period, with a variety of architectural styles usually based upon European or American Colonial models eclectically assembled to house contemporary programs.

The firm was commissioned in 1901, to design two elementary schools for the Seattle School District that used James Stephen's "model" plan. The Walla Walla School (1901-02), named after the sub-neighborhood adjacent to the school, and Beacon Hill School. Both buildings were designed to have a central main entrance and two wings creating an "H" plan. The Beacon Hill School was completed in Phases with the central section and southern wing completed first, and the northern wing added later. Walla Walla remained incomplete, never receiving its northern wing. Both schools had exteriors designed in a vaguely Colonial revival style, and shared common exterior details including window design, foundation water table, and soffits. The Walla Walla School was built with an elaborate classically inspired main entrance portico with grand Ionic columns, while the Beacon Hill School had a simpler only slightly protruding entry with a pair of Tuscan pilasters framing a Romanesque arch entry portal. Beacon Hill also has simpler interior detailing with only the southern stairway having wooden balusters and newels.

In 1903, the firm collaborated with the St. Louis architectural firm of Eames & Young on Seattle's first true steel-framed skyscraper, the Alaska Building (1903-04). Two interesting apartments the firm designed, both in flamboyant eclectic Spanish/Mission Revival style are the San Marco Apartments (1905, 1205 Spring Street), and the L'Amourita Apartments (1909, 2901-2917 Franklin Avenue E, City of Seattle Landmark).

The firm prepared designs for three buildings built for the Alaskan-Yukon-Pacific Exposition, including the Forestry Building (1908-09, demolished in 1930), the Washington Women's Building (1908-1909, relocated and now Imogene Cunningham Hall), and the Washington State Dairy Building (1908-09, demolished 1961). Of particular interest was the design of the Forestry Building, which was constructed along Classical lines, but with unpeeled logs. The 124 perimeter and colonnade columns were made from 54-inch diameter 37-foot tall logs.

In 1909, the firm also completed designs for the Alhambra Theatre (1909, 5th Avenue & Pine Street, majorly altered) in downtown Seattle. In 1910, the firm completed plans for the Washington State Penitentiary at Monroe (1910, 16700 177th Avenue SE, Monroe, altered).

Some notable later commercial and warehouse projects completed by the firm include the Dunn Tin Storage Warehouse (1902, 2801 Elliott Avenue, now the old Spaghetti Factory), the McKesson and Roberts Warehouse (1906, 419 Occidental Avenue S now FX McRorys), the Westland Building (1907, 100 S King Street) and the Polson Building (1910, 200 block of First Avenue S).

The last major project the firm designed before its dissolution in 1915 was the Masonic Temple (1912-1916, now the Egyptian Theater) located on Capitol Hill, after which Saunders again practiced alone on a reduced scale as his attention became focused on politics. Earlier, Saunders had served on the Seattle Board of Park Commissioners between 1903 and 1905, and was involved with conservation efforts including forest fire prevention and reforestation around 1905. He was elected to the Washington State Congress, serving as the 45th District representative between 1923 and 1932.

Saunders was a founding member of the Washington State Chapter of the American Institute of Architects and served as its first Secretary. Saunders retired from architectural practice in 1929, and died on March 13, 1935.

The features of the Landmark to be preserved include:

The exterior of the building, the interior first and second floor corridor and stair system including all original fir flooring, running/standing trim and classroom doors, and the classrooms and the building site excluding the portable classroom buildings and greenhouse.

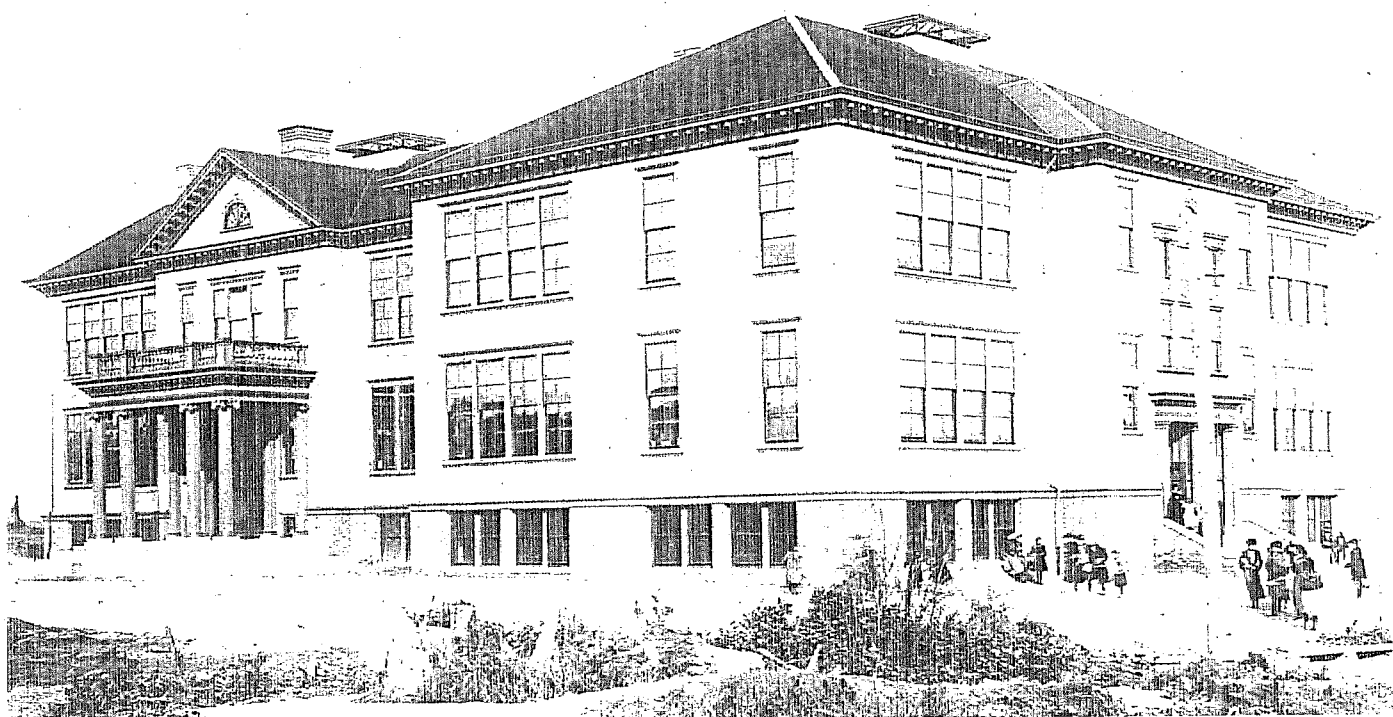
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Horace Mann School, 2410 East Cherry Street, 2012



Horace Mann School, 2410 East Cherry Street, c. 1905