CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 118106

AN ORDINANCE relating to historic preservation, imposing controls upon the Cedar Park Elementary 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 July 18, 2012, voted to approve the nomination of the improvement located at 13224 37th Avenue NE and the site on which the improvement is located (which collectively are referred to as the "Cedar Park Elementary 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 5, 2012, the Board voted to approve the designation of the Cedar Park Elementary School under SMC Chapter 25.12; and

WHEREAS, on April 2, 2014, 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 13224 37th Avenue NE and the site on which the improvement is located (which collectively are referred to as the "Cedar Park Elementary School" for the purposes of this ordinance), is hereby acknowledged.

A. Legal Description. The Cedar Park Elementary School is located on the property legally described as:

Lots 1 through 4 and 21 through 24 in Block 4 of Cedar Park No. 2, as per plat recorded in Volume 28 of Plats, page 33, records of King County; except the south 20 feet of said Lot 4; situated in the City of Seattle, County of King, State of Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Cedar Park Elementary School are designated:

1. The exterior of the improvement known as the Cedar Park Elementary School.
2. The site consisting of the property described in subsection 1.A on which the improvement known as the Cedar Park Elementary School is located.

C. Basis of Designation. The designation was made because the Cedar Park Elementary School is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, has integrity or the ability to convey its significance, and satisfies the following from SMC 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Cedar Park Elementary 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, 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 Cedar Park Elementary School.

   b. The site consisting of the property described in subsection 1.A on which the improvement known as the Cedar Park Elementary School is located.

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

   a. Any in-kind maintenance or repairs of the features listed in subsection 2.A.1.

   b. Installation, removal, or alteration of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; and annuals.

   c. Restriping of the existing parking areas.

   d. Installation, removal, or alteration of the following temporary site furnishings: benches; and movable planter boxes.

   e. Installation, removal, alteration, or repair of underground irrigation and underground utilities, provided that the site is restored in-kind.

   f. Installation, removal, or alteration of temporary interior window coverings.

   g. Removal and replacement of playground equipment or surface material within the existing play area.

h. Installation, removal, or alterations of site signage, for accessibility compliance or as required by City code.

i. Removal of the existing art work.

j. Removal of the free-standing wood shed at southeast corner of the building.

k. Removal of the non-original panels applied to the perimeter of the former, covered outdoor play area.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:

a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

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

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

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

   a. The addition or elimination of ducts, conduits, HVAC vents, grilles, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

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

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

   d. Installation, removal, or alterations of non-illuminated exterior signage less than 6 square feet in area.

   e. Installation, removal, or alterations to existing fences, gates, stairs and handrails on the site.

   f. New painted murals.

   g. New building and site signage that is not otherwise excluded from the Certificate of Approval requirement pursuant to subsection 2.A.2.h.

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

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

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

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

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

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

Section 5. The Cedar Park Elementary School is hereby added alphabetically to Section IV, Schools, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

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

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

Passed by the City Council the ____ day of _____, 2014, and signed by me in open session in authentication of its passage this _____ day of _____, 2014.

_____

President _____ of the City Council

Approved by me this ____ day of _____, 2014.

_____

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Form revised: February 26, 2014

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Erin Doherty/206-684-0380	Tim Wolfe/206-684-0535

Legislation Title:
AN ORDINANCE relating to historic preservation, imposing controls upon the Cedar Park Elementary 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 Cedar Park Elementary School as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Cedar Park Elementary School to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:
The Cedar Park Elementary School was built in 1959, and is located in the Cedar Park 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 and the exterior of the building, but do not apply to any in–kind maintenance or repairs of the designated features.

Please check one of the following:

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

____ **This legislation has 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.

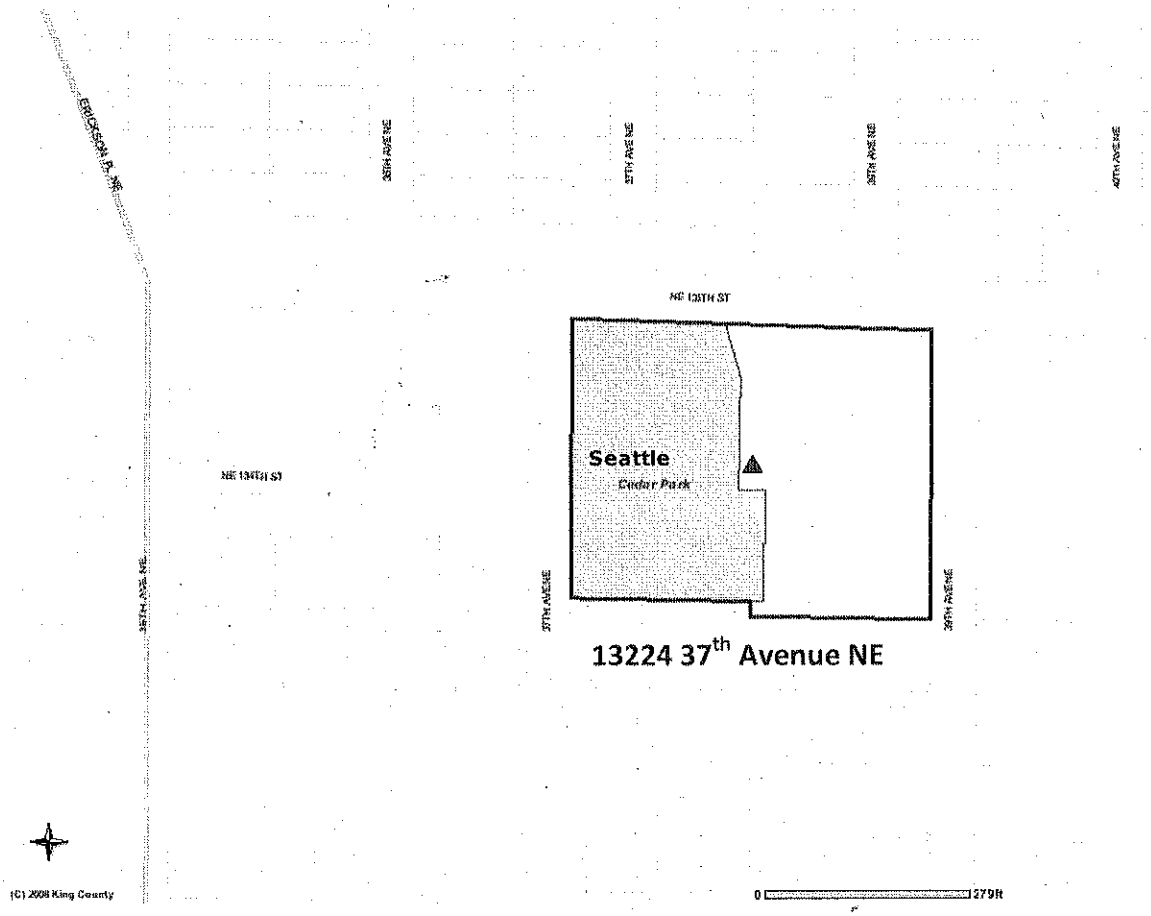
e) Is a public hearing required for this legislation?
No.

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 Cedar Park Elementary School



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

City of Seattle
Edward B. Murray
Mayor

May 13, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that designates the Cedar Park Elementary School as a historic landmark, imposes controls, grants incentives and adds the Cedar Park Elementary 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 and the exterior of the building, 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,

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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Seattle, Washington 98124-4749

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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 415/12

Name and Address of Property: Cedar Park Elementary School
13224 37th Ave NE

Legal Description: Lots 1 through 4 and 21 through 24 in Block 4 of Cedar Park No. 2, as per plat recorded in Volume 28 of Plats, page 33, records of King County; except south 20 feet of said Lot 4; situated in the City of Seattle, County of King, State of Washington.

At the public meeting held on September 5, 2012, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Cedar Park Elementary School located at 13224 37th Ave NE 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 a method of construction; and

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

ARCHITECTURAL DESCRIPTION

Building Site

The former Cedar Park Elementary School is located on the eastern side of a 4.38-acre aggregated parcel. The school site slopes rapidly down to the west from 39th Avenue NE, to a leveled building pad, essentially recessing the building below street grade on its eastern and northern sides. The sloped setback areas are densely landscaped with mature trees and shrubs, effectively screening the school from public view from the east and north. The main entrance to the former school is from the north, with a wide concrete stairway descending down from NE 135th Street with flanking rockeries to a small courtyard accessing the school's main northern entrance, and by a paved driveway descending to a small parking court adjacent to and to the north of the school's auditorium, kitchen, and gymnasium wing. This parking court is enclosed by the school building on the south, a retaining wall on the north, and a high concrete wall with a central doorway to the main entry court on the east. A small gravel drive located at the southeastern corner of the parcel also provides access from 39th Avenue NE. An enclosed patio with an eastern concrete retaining wall, formerly used by

the kindergarten classroom, is located at the southeastern corner of the classroom wing. The western portion of the parcel, the former school's playfield, is a level terrace presently used as a community park, containing a sports court and playground.

Structure and Exterior Features

The building has a reverse "J"-shaped plan, with a classroom wing on the eastern side running north-south, a gymnasium, auditorium, and kitchen wing running east-west on the north, and a covered play court extending southward from the gymnasium. The building measures overall approximately 355 feet 10 inches north-south and 186 feet 8 inches east-west. The classroom wing is approximately 75 feet 2 inches wide east-west, and extends the entire length of the building north-south. The auditorium, kitchen, and gymnasium wing measures approximately 71 feet 2 inches north-south and 144 feet east-west from its 90 degree intersection with the classroom wing at the western wall of the classroom hallway. The covered play area and the gymnasium both measure approximately 48 feet wide east-west. The covered play area measures approximately 71 feet 2 inches north-south. The highest portion of the building, the ridge of the gymnasium and covered play area is approximately 21 feet from grade and the highest section of the classroom wing, the double ridges, is approximately 10 feet 2 inches from grade. There is a covered walkway with a folded-plate precast concrete roof running from near the center of the classroom wing on its western side to 36 inches short of the covered play area structure.

The building's structure is primarily precast reinforced concrete, with precast concrete beams and bents and tilt-up concrete walls. Some interior walls are framed partitions. Foundations and floor slabs are cast-in-place concrete.

The classroom wing consists of a series of reinforced concrete cantilevered bents spanning east-west and spaced 10 feet 2 inches on-center. Each bent system is composed of two pair of bents with pin connector at the roof crowns. Precast concrete panels span north-south between the bents.

The auditorium and kitchen wing is constructed of a series of paired precast concrete cantilevered bents connected with pin hinges spanning north-south and spaced 10 feet 2 inches on-center. The bents are of varying heights, ascending from the lowest point where the auditorium connects to the classroom wing, increasing in height in each bay until the auditorium kitchen space connects to the gymnasium. Precast concrete panels span east-west between the bents.

The gymnasium and covered play court are constructed of a series of paired pre-cast concrete cantilevered bents connected with pin hinges spanning east-west 11 feet 10 inches on center. Precast concrete panels span north-south between the bents.

The classroom wing has a pair of long low-slope (1.25/12) gable roofs, creating a long north-south valley centered on the western hallway wall. The gymnasium and covered play area have a two-story high roof with a low-slope (1.25/12) gable roof with a north-south ridge centered over the gymnasium and covered play area. The eastern roof plane of the gymnasiums continues eastward over the auditorium and kitchen joining and forming a continuous line with the classroom wing's western valley roof plane. All roofs over interior spaces have 1.5 inches of rigid insulation over the pre-stressed concrete panels, and all roofs

are covered with built-up roofing with gravel ballast. Roof overhangs are approximately 4 feet 6 inches, with metal gutters clipped to the pre-cast concrete roof panel edges.

The northern façade includes the main entry recessed southward from the office area to the east. The entry consists of a pair of flush-panel doors flanked by narrow sidelights and with a horizontal upper transom light. The entry area has a projecting covered roof cantilevered westward from the office area. The entry wall returns southward on its western side with a lower stem wall of precast concrete panels and with 15 light aluminum-sash windows above. The bay to the west of the entry has an inset square grid pattern. The remainder of the façade is unadorned precast concrete panels spanning between the exposed concrete bent columns. There are service entry doorways, a single door, and a pair of doors accessing the kitchen area from the north parking court. There is a large horizontal louvered vent mounted near the ascending roofline that provides venting for the kitchen.

The classroom wing's eastern façade is basically a long wall of spaced exposed concrete bent columns framing 26 bays with lower stem walls of precast concrete panels with 15 light aluminum-sash windows above. The lower outer lights are operable awning windows. The southernmost four bays making up the east exterior wall of the former kindergarten classroom have a different configuration, with a solid concrete in-filled wall on the north, a large glazed projecting rectangular window bay, and a solid concrete panel on the south. A doorway is located on the northern side of the projecting bay.

The classroom wing's southern façade includes the main entry with a centrally located pair of flush-panel doors flanked by narrow sidelights and with a horizontal upper transom light. The remainder of the façade is unadorned precast concrete panels spanning between the exposed concrete bent columns. The western wall is recessed creating a covered walkway under the roof.

The classroom wing's western façade has concrete bent columns framing 19 bays. The northern portion has two entry bays separated by five solid concrete infill panel bays, which are the exterior walls of the school restrooms. The southern side consists of 12 bays with lower stem walls of precast concrete panels with 15 light aluminum-sash windows above. The lower outer lights are operable awning windows. The classrooms look out at a planting bed. The southernmost bay is open.

The southern façade of the auditorium is unadorned precast concrete panels spanning between the exposed concrete bent columns. There is a recessed doorway at the westernmost end of the façade providing access to the gymnasium. The upper portions of the two central bays were glazed with wire glass to provide light into the former auditorium. A doorway near the center of the façade, originally containing a pair of doors, has been enlarged to allow greater height access to the former auditorium, now studio space, removing the glazing in that wall portion.

The eastern façade of the covered play area is composed of six two-story bays framed by exposed concrete bent columns. The bays are completely filled by original chain-link fencing covered by plastic panels. Gates to the interior are located at the northern and southern ends.

The southern façade of the covered play area is unadorned precast concrete panels spanning between the exposed concrete bent columns.

The western façade of the covered play area and gymnasium is composed of 12 two-story bays framed by exposed concrete bent columns. The six southern bays, which constitute the covered play area, are completely filled by original chain-link fencing covered by plastic panels. The six northern bays, which constitute the gymnasium, have 12-foot high precast concrete panels spanning between the exposed concrete bent columns topped by 15-light aluminum-sash windows with wire glass glazing.

Plan and Interior Features

The building has a reverse "J"-shaped plan, with a classroom wing on the eastern side running north-south, a gymnasium, auditorium, and kitchen wing running east-west on the north, and a covered play court extending southward from the gymnasium. Interior finishes are simple, with vinyl-asbestos tile flooring, concrete or plaster walls, and acoustical tile ceilings with flush-mounted fluorescent lighting. All doors are flush panel birch or maple veneer. Hydronic wall-mounted radiators provide heating.

The classroom wing is double-loaded, with an approximately 10-foot wide corridor. The eastern side has the kindergarten room located at it southern end, followed by seven identical classrooms running northward. The northern end on the eastern side nearest the main entry, housed the school's administrative section with a nurse's station, public waiting area, principal's office, teachers' lounge, and teachers' restrooms, and a book room. The western side has four classrooms running from the southernmost end northward, followed by an east-west corridor followed by the girls' and boys' toilets separated by a small janitors' room, another east-west corridor, a custodians' room, a recessed entry to the auditorium, and a conference room adjacent to the northern main entry and directly across the corridor from the school's administrative area.

All classrooms are identically sized, measuring approximately 32 feet east-west and 30 feet north-south. Each classroom has built-in shelving and a counter with a sink on the corridor and entry side, opposite the fully glazed exterior wall. Common walls between classrooms are staggered stud framed walls. The kindergarten is slightly larger featuring a window bay with seating and two small toilets. The corridor is lined with lockers.

The auditorium and kitchen wing has the auditorium measuring approximately 60 feet east-west and 50 feet north-south is on the southern side with a platform stage at its western end. The northern side has chair and table storage at its eastern end, a central kitchen, and a boiler room and custodian room on its western end.

The gymnasium measures approximately 72 feet east-west and 48 feet north-south with an approximately 18-foot high ceiling. The floor is maple strip, the walls precast concrete, and the ceiling has a sprayed on acoustical finish. Fluorescent lighting fixtures are suspended from the ceiling. The gymnasium has doorways located at its southeastern and northwestern corners, each with a pair of flush doors.

Documented Building Alterations

Cedar Park Elementary school has been leased as an artists' studio and housing facility since the school was closed in 1981. The tenants have made minimal changes including alterations to the auditorium's southern wall to accommodate a large access door and installation of plastic panels over the original chain-link fencing. Interior changes noted (all interior spaces

could not be accessed) included alteration of the girls' toilet room to include enclosed shower facilities, and minor modifications to classroom and administrative areas to accommodate the needs of individual tenants.

STATEMENT OF SIGNIFICANCE

Neighborhood Historical Context: Lake City & Cedar Park

The subject building is located in Seattle's Cedar Park neighborhood a residential area situated at the northeastern-most section of the City of Seattle. The Cedar Park neighborhood is also considered by the City of Seattle's Department of Neighborhoods included within the North District Neighborhoods area, which includes the Lake City, Northgate, Meadowbrook, Pinehurst, Maple Leaf, Cedar Park, Victory Heights, Olympic Hills, Jackson Park, and North Mathews Beach neighborhoods. Cedar Park is adjacent to Olympic Hills on the west, Victory Heights to the southwest, and Meadowbrook and Matthews Beach to the south. The smaller Northgate/Lake City Planning Area is generally defined on the north by NE 145th Street, on the east by Lake Washington, on the south by NE 85th Street, and on the west by I-5. Cedar Park is also often identified as that area included in Seattle Census Tract 1, bordered by NE 145th Street on the North, Lake Washington on the east, NE 125th Street on the south, and 30th Avenue NE on the west. Due to the hard border presently created by Lake City Way, and consistent with the Seattle City Clerk's "Geographic Indexing Atlas," the Cedar Park neighborhood will be defined for the purposes of this discussion as the area bordered on the north by NE 145th Street, and on the east by Lake Washington, on the south by a soft line somewhere between NE 120th Street and NE 125th Street, and on the west by Lake City Way, although some residents consider their neighborhood's western boundary 35th Avenue NE. Pertinent historical information of adjacent or associated areas is also included. Statistical population cited is from Census Tract One, although this area includes some area west of Lake City Way.

The first people to inhabit the Lake City and Cedar Park Areas were the members of the Duwamish tribe, which included the "hah-choo-AHBSH" or "People of the Large Lake." During the period of native inhabitation, the use of the area surrounding the subject site was seasonal or migratory, with the major village located to the south at the entry to Union Bay called "hehs-KWEE-kweel" where the Duwamish Chief, Cheslahud, lived. Chief Si'ahl (also known as Chief Seattle or Sealth) was the first of the Duwamish chiefs to sign the treaty of Point Elliot in 1855. The treaty ceded 54,000 acres in King County to the United States Government, and was ratified by the Senate in 1859.

The Port Gamble based Puget Mill Company, founded by Andrew Jackson Pope and Frederic Talbot, filed and obtained title to most of the land in the Lake City, Lake Forest Park, and Kenmore area after 1855. The company used Fred Drew, an employee of the company and a "dummy entry man," to claim title to the land that made up a large part of the southern portion of the upland area of the Cedar Park Neighborhood including the future site of the subject building. Marshall Blinn, founder of the Seabeck Sawmill, obtained title to the northern portion of the neighborhood, with Pope and Talbot taking most of the shoreline portion.

Between 1885 and 1892, the Seattle Lakeshore and Eastern Railway built routes from downtown Seattle up along the northwestern shore of Lake Washington to the Bothell Depot

completed in 1888, where it branched to three routes: one leading north toward Canada, another east along the North Cascades, and a third leading southeast to Snoqualmie Pass.

The Puget Mill Company had previously granted the railroad a right-of-way deed in 1887, after which they actively began logging off the first-growth timber of their portions of the northern shores of Lake Washington and inland areas. The company used the railway to transport logs to downtown Seattle where they were transferred by tugs to Port Gamble or Port Ludlow where the major sawmills of the Puget Mill Company were located.

In 1903, Gerhart Erickson, a Bothell businessman and state legislator, sponsored "Good Roads" legislation that provided funds to create the Bothell-to-Seattle portion of the Pacific Highway, or State Highway Number 2. By 1907, the road extended from Seattle to Lake Forest Park, to Bothell by 1914, and to Everett by 1916. At that time the road was called Gerhart Ericksen Way and was paved with Warrenite, a form of asphaltic paving. Between 1924 and 1930, the road was called the Victory Highway in honor of World War I. After 1930 it was called the Bothell Highway, and eventually after the completion of Interstate 5 in the 1960s, the road was called Lake City Way. It is now part of State Route 522.

The road between Seattle and Bothell allowed for development of the upland areas of what would become Lake City, Cedar Park, and other neighborhoods along the road. The general Lake City area gets its the name from the 1907 Lake City Plat filed by D.H. Lee on the northern side of what is now 115th and the "Lake" train stop that was located at its foot along the shoreline railroad track. Areas within the Cedar Park neighborhood were platted for residential development beginning in 1913 and continuing into the mid-1920s.

The central upland portion of the Cedar Park neighborhood consists of the Kenwood Division One Plat, extending from 32nd Avenue NE to 36th Avenue NE, and bordered on the north by NE 145th Street, and on the south by NE 135th Street. The Engineering firm of Reitze, Storey & Duffy filed the plats in 1913. At that time 135th was named Storey Street, 137th was Dexter Street, and 140th was named Chittenden Street. Clyde C. and Ralph G. Chittenden signed the dedication of the Plat for the Cascade Power and Traction Company.

Clyde was brother to Hiram Chittenden, the famous engineer and Port of Seattle Commissioner for whom the Ballard Locks are named. Clyde had been a circuit court judge in Michigan before relocating to the Lake Forest Park neighborhood in 1909. Ralph was Clyde's son. Clyde and his wife Grace moved to the area along Pacific Highway by 1920, becoming one of the area's early residents.

The northwestern upland portion of the Cedar Park neighborhood extending northward from NE 140th Street to NE 145th Street, and bordered on the west by 35th Avenue NE and on the east by 40th Avenue NE was platted by Gardner, Gardner, & Fischer Engineers, Inc. for M.R. and Georgie Wood in 1925.

Cedar Park Plat and Plat No. 2, were filed in 1926, by the Puget Mill Company. These plats are all bordered by NE 135th Street on the north, and NE 125th Street on the south, and extend from 30th Avenue NE eastward on the upland portion. The sloping area from the ridge and extending to the railroad right-of-way, now the Burke Gillman Trail, was filed as Cedar Park No. 3 by the Puget Mill Company also in 1926. The narrow strip of land eastward of the railroad right-of-way, now known as Riviera Place, created when Lake Washington was lowered approximately 11 feet in 1916, was also platted in 1926 by The Puget Mill

Company. The Puget Mill Company also platted for residential development other logged-off area within the vicinity including Sheridan Beach and Sheridan Heights in Lake Forest Park, as well as other areas, actively promoting the lots through advertisements and in some cases building model homes.

Between the 1920s and 1930s, several dozen houses were built within the Cedar Park neighborhood, with most occupying several lots and having orchards and small gardens, and undeveloped tracts were still present. The entire population of the Lake Forest census tract area, which included all lands along Lake Washington between Lake City proper and the King County line, was 543 in 1920. The Puget Mill Company platted the last of its holdings in the immediate area east of the Kenwood Division in 1934. This plat departed from the grid and followed natural contours across the slope and downward connecting with Riviera Place on the eastern side of the railroad right-of-way.

During the 1930s, areas along the Bothell Highway were commercially developed, with most clustering between NE 123rd Street and NE 125th Street. Early development included a small grocery, a café, a bank, some service stations, some taverns, and a Masonic Hall located just north of NE 135th Street. As the Seattle city limits were then located at NE 85th Street, some business developed along the highway that took advantage of less restrictive police enforcement, including the notorious Jolly Roger Club just north of the city limits.

By 1940, approximately 1,000 people lived in the Cedar Park Neighborhood. The last plat filed in the neighborhood was the Sunrise Terrace Park plat filed by Lora L. Parker and E. Humphrey on September 15, 1947. This plat also followed the contours of the slope and connected to Cedar Park No. 4 to the south and Westwood Park on the west via 41st Avenue NE and Westwood Place NE respectively. Houses initially built in this area were post-war contemporary, rather than the Craftsman style, and Colonial and Tudor revivals that initially developed in the older platted areas.

Lake City incorporated as a township in 1949, and was annexed into the city of Seattle in 1954, after a three-year process resulting in the Washington State Supreme Court overturning the voter-approved annexation of 1951. A large portion of the controversy surrounding the annexation focused on the school district, and whether the existing Shoreline School District would be merged into the Seattle School District or kept separate.

With a rapidly expanding population, one of the cities' first priorities was improving the area's infrastructure, including new schools. The Cedar Park Neighborhood's population had doubled to over 2,000 people by 1950. Cedar Park Elementary School was completed in 1959, originally as an annex to the overcrowded 1931 Lake City School. A stairway costing $25,000 and containing 196 steps was built on the NE 135th Street right-of-way in 1963, which allowed school children from the lower eastern portions of the neighborhood easier access to the new elementary school.

Northgate Mall was built in 1950, and significantly affected the businesses along the Bothell Highway, pulling business and customers away from Lake City Way. As housing development pressure increased after the war, much of Thornton Creek was filled and developed. As early as 1970, the residents of Lake City were working to protect the natural areas and water quality. In 1965, the Lake City Library, was built, expanding the Seattle Public Library system. The Lake City Development Association also worked to make Lake

City Way more pedestrian friendly. Between 1976 and 1979, sidewalks were improved, trees planted and the "Gateway" sculpture was installed.

In 2010, the Cedar Park Neighborhood had a population of 6,255. Presently, the ethnicity of the Cedar Park neighborhood is approximately 60% Caucasian and 14% Asian, 14% African American, with small percentages of other ethnic groups represented. There were 2,669 housing units in the Census Tract No. 1, with only a few vacancies. Most of the detached homes in Cedar Park have more than three bedrooms with a median value of approximately $600,000. The Cedar Park neighborhood retains only a few early development houses built in the 1920s, with only about 10% of the houses built prior to 1939. Home construction peaked between 1960 and 1989, with approximately 90% of the houses in the neighborhood having been built during this period.

Building History: Cedar Park Elementary School

After annexation, the post-WWII baby boom meant that new schools were required in Lake City and Cedar Park. In 1955, the Seattle School district bought the 4-acre site where Cedar Park Elementary was eventually built. At the time of purchase, the site contained two residences and a chicken house. For 4 years, including during construction of the new building, the school operated out of portable buildings located at the southwestern portion of the site, now used as a park. Seattle architected Paul Thiry was chosen to design the new school.

The new school was one of three new elementary schools authorized by the School Board in 1956, each given an initial budget of $650,000 from funds approved in a November 1960 bond issue. The Board approved Thiry's plans at their meeting held on December 20, 1957.

The School Board awarded the construction contracts for Cedar Park Elementary on March 14, 1958. The Sellen Construction Company was named the general contractor, with a budget of $343,380. Hart Plumbing and Heating Company received a contract for $$92,438 and the electrical contract of $33,232 went to Mars Electric Company.

The school grounds were landscaped in 1960 for an additional $23,600, with work completed by Turnquist Construction Company. The school opened at the beginning of the 1959 school year and was initially was operated as an annex to the Lake City School, and operated as an independent school by 1970. The new school was dedicated on November 18, 1959.

The Cedar Park Elementary building was designed for a student body capacity of around 470 (each classroom was designated to have a 40 person capacity), with the auditorium designed to hold 500. In 1972, the school was remodeled, turning two classrooms into a library. The peak enrollment at the school was 437 students in 1968-69, and by 1981, the year the School District closed the school, enrollment had declined to 197 students.

After Cedar Park Elementary School was closed in 1981, the School District convened an advisory to investigate leasing the school as an alternative to demolishing the building, since the District wished to hold the property for potential school use in the future. The committee approved 26 or 27 potential uses, and among the acceptable uses were artists' studios with enough housing "as required to protect and manage the property." A group called the "Cedar Park Arts Center" was chosen to lease the school. The group, now called Artwood, continues to occupy the former school building.

The Seattle School District and the City of Seattle Department of Parks and Recreation have a joint use agreement regarding the former playfields of the school on the western portion of the property.

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, and designed a series of "model" schools, that were standard wood frame elementary schools. Cooper and the School Board planned for smaller neighborhood elementary schools and comprehensive high schools. By 1910, enrollment was at 24,758 students and more elementary 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, the District built 20 new elementary schools, ten new junior

high schools, and three new high schools, as well as acquiring nine additional schools by annexation. During this period, the Seattle School District built quality structures and each school was individually designed in the Modern style. 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.

Seattle Schools built between 1945 and 1965

Year	School	Architect	Present Status
1948	View Ridge Elementary	William Mallis	Open
1949	Arbor Heights Elementary	George W. Stoddard	Open
1949	Briarcliff Elementary	George W. Stoddard	Sold
1949	Genesee Hill Elementary	George W. Stoddard	Closed/vacant
1950	Eckstein Jr. H. School	William Mallis	Open
1950	Lafayette Elementary	John Graham & Co.	Open
1950	Van Asselt	Jones & Biden	Closed/vacant
1952	Blaine Jr. H. School	J. Lister Jones	Open
1952	Sharples-Kurose Jr. H. School	William Mallis	Open
1952	David Denny Jr. H. School	Mallis & Dehart	Demolished
1954	Olympic Hills Elementary	John Graham & Co.	Open
1954	Viewlands Elementary	Malis & Dehart	Open
1955	Wedgwood Elementary	John Graham & Co.	Open
1956	Northgate Elementary	Paul Thiry	Open
1956	John Rogers Elementary	Theo Damm	Open
1957	Asa Mercer Jr. H. School	John W. Maloney	Open
1957	Sealth High School	Naramore, Bain, Brady & Johanson	Remodeled/open
1958	North Beach Elementary	John Graham & Co.	Open
1958	Roxhill Elementary	John Graham & Co.	Open
1958	Sandpoint Elementary	G. Stoddard, F. Huggard	Open
1959	Cedar Park Elementary	Paul Thiry	Leased
1959	Sacajawea Elementary	Waldron & Dietz	Open
1959	Whitman Jr. H. School	Malis & Dehart	Open
1960	Rainier Beach High School	John W. Maloney	Open

1961	Decatur Elementary	Edward Malum	Open
1961	Graham Hill Elementary	James Stephens	Open
1961	Rainier View Elementary	Durham, Anderson & Freed	Open
1962	Schmitz Park Elementary	Durham, Anderson & Freed	Open
1963	Louisa Boren Jr. H. School	Naramore, Bain, Brady & Johanson	Closed/Will open Sept.2012
1963	Nathan Hale High School	Malis & Dehart	Remodeled/open
1963	Broadview-Thomson Elem.	Waldron & Dietz	Open
1963	George Washington Jr. H. School	John Graham & Co.	Open
1964	Worth McClure Jr. H. School	Edward Malum	Open

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 the 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 Seattle School Board instigated 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 Seattle 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.

For the 2011-2012 school year, there are over 47,000 enrolled students. Although this is less than half the number of fifty years ago, the number of students is gradually increasing. The district presently operates 91 schools, of which 54 are elementary, 12 are high schools, 10 are K-8 schools, 9 are middle schools, and 6 are alternative schools. The District has over 8,000 staff including 3,100 teachers, 835 paraprofessional, 660 certified instructional staff, and 150 principals. Seattle Public Schools had a general fund budget of 558.3 million dollars in the 2009-10 operational year.

Subsequent Building Tenant: Cedar Park Arts Center and Artwood

Hiram Lewis, a painter and part-time Metro bus driver, assembled a group called the "Cedar Park Arts Center" with the intent of presenting a proposal to lease the subject building,

former Cedar Park Elementary School. Lewis' group obtained a lease on the building and began occupying the building in 1982, and Lewis and other artists began to use the school under a short-term lease for live/work space.

Between 1981 and 1994, there was no formal agreement clarifying the use of the building other than the initial understanding that the building would be used for artists studios with enough housing "as required to protect and manage the property." In 1991, a Seattle Fire Department inspector questioned whether live-in studios were allowed under area zoning and consistent with uses recommended by the original advisory committee. Subsequently, the City's Department of Construction and Land Use cited the building for having unauthorized dwellings.

In response to neighborhood pressure and with the hope of resolving these ambiguities, the City formed another advisory committee in 1993, to make recommendations. Despite complaints from some neighbors, the artist group was given a more formal agreement allowing nine dwellings in the building. A joint use agreement between the School District and the Seattle Parks Department to establish "Cedar Park" on the western portion of the site was also made about that time.

Paisley and her husband Alan took over as the master tenants in 1993, with Anne as resident manager. With the new agreement in place, Paisley oversaw the minor modifications that have been made to the building, including adding showers and a tub to the Girls Lavatory, and individual units were modified, but remain essentially close to the original configurations.

Paisley also initiated and oversaw as chairperson of the steering committee, the transformation of the former asphalt playground into a community park with a well-kept lawn, landscaping, and play equipment.

In 2006, when the School District faced a multi-million dollar budget shortfall, Paisley expressed an interest in purchasing the building from the District, which at that time was considering selling-off the property. Ultimately the District decided to hold the property for school use.

Presently the former school building with its lush well-kept grounds, has 16 studio spaces and 28 tenants. Anne and Alan Paisley have lived in the building for the last 30 years. The second longest tenant, fiber artist Meg Hannan, has lived there for 27 years, and maritime craftsman Gene Rice has used his studio space for 24 years to fabricate parts for vessel restoration. The building currently "houses sculptors, painters, jewelry-makers, photographers, musicians, writers, set designers, boat builders, singers, cabaret performers, illustrators, and ceramicists." The gym is used for weight and fitness training.

Historical Architectural Context:

Cedar Park Elementary School can be classified stylistically by its massing and scale as being in the Mid-Century Modern/International Style. The Modern Movement had its origins in Europe after World War I, with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. The possibilities of curtain wall construction utilizing steel frames and the freeform massing using ferro-concrete were explored by Continental architects, as well as American modernist pioneers including Frank Lloyd Wright. By the 1920s, these

experimentations produced two distinct branches of modern architecture: the steel and glass classicism, "International Style," of the Bauhaus architects Walter Gropius and Mies van der Rohe, and the béton brut style of Charles Edouard Jeanneret (Le Corbusier) and the "New Brutalism."

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After emigrating to the United States, Mies created a number of buildings that became icons of the International Style, including: the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the "frame rectangle." Mies sought to reduce architecture to its basic form, eliminating all ornament and superfluity, creating the well-known aphorism "Less is more."

Modern Architectural Design

A variant of the International style, béton brut, usually attributed to Le Corbusier, was developed in parallel with the International style, with reinforced concrete as the preferred construction fabric. The term Brutualism was used after architectural historian and critic Reyner Banham coined it in 1966.This style developed in the early 1950s, with the philosophic intent to show how buildings worked. The structure, shell, and heating and ventilation systems were to be visible. This design philosophy was later broadened to include any massive building built of concrete, a construction practice opposite of the glass curtain wall promoted by some European architects including Mies van der Rohe and Walter Gropius. The French architect Le Corbusier was considered the champion of this style, and in his Unité d'Habitation (1952) in Marseille, France; and the Secretariat Building (1953) in Chandigarh, India, were early archetypes in this style.

The exterior of these buildings was often of rough finished concrete that left the texture of board forms. Other characteristics of the style include: a heavy mass and large scale, ridges or elements that create sharp shadows, inoperable windows set deeply into the building envelope, and floors and roofs constructed of waffle slabs or other expressive structural systems. In addition to concrete, Brutalist buildings may include brick, rough-hewn stone, steel surfaces.

In North America, some of the better examples of Brutalism are the University of California's Geisel Library in San Diego, California (1971, William L. Pereira), the Boston City Hall (1963-1968, Kallman, McKinnell and Knowles), the Yale Art and Architecture Building (1963, Paul Rudolph), and the Salk Institute in La Jolla, California (1959-1965, Louis Kahn).

Local example of Brutalist buildings include several buildings on the University of Washington main campus, including Kane Hall (1971, Walker, McGough, Foltz, Lyerla), Condon Hall (1973, Mitchell/Giurguola Associates; Joyce, Copeland, Vaughan & Nordfors), McMahon Hall (1965, Kirk, Wallace, McKinley & Associates), Gould Hall (1971 Gene Zema and Daniel Streissguth), Schmitz Hall (1970, Waldron & Pomeroy), Gould Hall (1972, Streissguth & Zema), and the Marine Sciences Building and Oceanography Teaching Buildings (1967-69, Little & Jones). Other notable local examples include the Seattle

Community College North Campus (1966-1970, Mahlum & Mahlum), and the Christ Episcopal Church in Tacoma Washington (1970, Paul Thiry).

Architectural design in Seattle also went through a radical transformation during the 1940s and 1950s. The progressive enthusiasm of the War years had essentially overtaken eclecticism, and traditionalist architects were either retiring or reluctantly adapting to Modernism—first Art Deco style and eventually the International style—evolving here into what is now termed Northwest Modernism. This style was used extensively in the many institutional buildings built to accommodate an expanding post-war population in Seattle and nearby suburbs. J. Lister Holmes (1891-1986), George Stoddard (1896-1967), William Bain (1896-1985), and Paul Thiry (1904-1993) were among those local architects who successfully made that mid-career leap and were rewarded with major commissions during the immediate post-war period. Holmes's Rainier Vista school completed in 1943, and the Catherine Blaine Junior High School (now Catherine Blaine Junior Elementary School) completed in 1952, were prototypes of the new style adapted to school use, using low horizontal compositions of brick and horizontally grouped windows. This same vocabulary was used in Stoddard's 1946 Renton Hospital. William Bain, working within the structure of the firm Naramore, Bain, Brady and Johanson, used the thin piloti of the International style to support the interconnecting breezeways of Bellevue's Ashwood Elementary School completed in 1957. The Washington State Library that Thiry designed for the Washington State Capital in 1954, uses a hovering horizontal roof supported by a colonnade of simple columns framing glass walls is a hallmark of Northwest Modernism.

A new generation of architects was also emerging from architectural schools, including the University of Washington, where traditionalist professors were being challenged by early modernist adaptors, including Lionel "Spike" Pries (1897-1968). These new practitioners including Victor Steinbrueck (1911-1985), Paul Hayden Kirk (1914-1995), Omar Mithun (1918-1983), and Roland Terry (1917-2006), emerged from their apprenticeships immediately embracing a new Northwest Modernism. Steinbrueck's and Kirk's University of Washington Faculty Center was widely admired and published at the time as an example of Northwest interpretation of the work of Mies van der Rohe. Kirk would expand his practice designing several clinics throughout the Northwest including the Group Health Cooperative Northgate Clinic completed in 1958, and the Goiney/Roedel Clinic in Lake City completed 1952, both studies of Miesian principles interpreted into Northwestern Modernism.

Building Architect: Paul A. Thiry, FAIA (1904-1993)

Paul Albert Thiry, son of Hippolyte Thiry and Louise (Schwaebel) Thiry, was born on September 11, 1904, in Nome, Alaska. His father was a French mining engineer working for a Belgian mining company. The Thiry family moved to San Francisco in 1906, returning to Alaska after the earthquake and fire in April of that year. His mother traveled to France with her son in 1909, visiting for several months with her family, before returning to Nome through Seattle. Back in Nome, Louise Thiry started a women's clothing business, spending some time every year in Seattle placing material orders. When is Seattle she and her son lived at the fashionable Lincoln Hotel on 4th Avenue across the street from the Carnegie Central Library. Louise and Paul moved to Seattle after Hippolyte Thiry was killed in World War I. In Seattle, Thiry attended Coe School and Summit School, before boarding and

attending school at Saint Martins College in Lacy, Washington, graduating in 1920, at the age of 15.

Thiry entered the University of Washington in 1920, abandoning his pre-med studies to study architectural design. The University's Department of Architecture was just 10 years old when Thiry entered the program in 1923, one of just 47 students. The department's founder, Carl F. Gould (1873-1939), had officially affiliated the department with the Beaux-Arts Institute of Design of New York, and his program was steeped in the classical training of the Ecole des Beaux-Arts of Paris, France. Thiry excelled at his studies, especially enjoying drawing, and qualified for membership in Tau Sigma Delta, the architecture honorary society in 1926. The school encouraged mentoring by practicing architects and Thiry was able to gain valuable experience working as a summer apprentice with Seattle architect Henry Bittman (1881-1955) in 1926, and John Graham Sr. (1873-1955) in 1928. Thiry, semi-fluent in French, was able to take advantage of the opportunity to spend the summer of 1927 in France, studying with Jacques Carlu (1890-1976), earning a diploma from the Ecole Americaine des Beaux-Arts, Fontainebleau. Thiry graduated from the University in 1928, with a Bachelor of Architecture, receiving the Student Medal awarded by the American Institute of Architects (AIA).

Before Thiry graduated, his landlord, William Druxor, asked him to design an apartment building adjacent to the building where Paul and his mother lived, Lake Crest Apartment Court. After graduation, Thiry opened his own office at 823 Skinner Building, receiving his architectural license in 1929 (L-110). During his early years Thiry's work was primarily single-family residential and churches, mainly designed in the Norman Gothic style then popular. His Castlewood Apartments completed in 1929, however, was a stripped down Art Moderne design.

As work inevitably slowed during the mid-1930s Depression, Thiry traveled to Chicago to visit the 1933 Century of Progress Exhibition. There he received at least a brief exposure to modern design trends in several of the exhibits there including the Hall of Science and Chrysler Motors buildings and in residential design in the "Homes of Tomorrow Exhibit" and manufacturer's exhibits at the Home Planning Hall.

> "after seeing the structure at the Chicago Fair, it always seemed to me that form had to follow function, and design had to show structure. I thought that there were so many new elements being developed that there should be a new architecture, but I didn't get much support in that viewpoint ... [from] the people that I was taught by at the University."

In 1934, Thomas T. Matsumoto who he had studied with at the University invited Thiry to work for him in Japan, an offer that led Thiry to purchase a steamer ticket around the world. In Japan, Thiry worked with Matsumoto for several months, traveling around the country and meeting Antonin Raymond, a Czech architect who had come to Japan to work with Frank Lloyd Wright on the Imperial Hotel. In private practice in Japan, Raymond's work demonstrated clear influence by early European Modernists such as Auguste Perret and Charles-Édouard Jeanneret (Corbusier). Thiry would later say that his work in Japan and his experience with the architectural work of Raymond influenced him most toward his rapid shift toward Modernism.

Leaving Japan, Thiry traveled to Shanghai, working there briefly, then visiting several cities in Asia and India, before stopping again in France, where he briefly met Corbusier. Leaving France, Thiry arrived in New York, staying in Washington D.C. several weeks, before returning to Seattle by way of the Panama Canal.

When Thiry returned to Seattle in 1935, he formed a partnership with Albert Shay that lasted several years, with Shay handling the business end, and Thiry having a free hand in design. Thiry designed a few more residences in traditional eclectic styles in the mid-1930s, but fully established himself as a Modernist in the design of a few similar flat-roof, stucco houses, including his own in the Washington Park Neighborhood finished in 1936.

Like many architects, Thiry's skills were needed on the home front during World War II. Thiry worked with various others in designing large-scale housing and military projects including 6,000 dwellings and community facilities in Port Orchard (1940-1944), and a Navy Advance Base Depot in Tacoma.

Thiry's views on modern domestic architecture were disconcerting to staid Seattleites in the late 1940s and 1950s. He was frequently invited to talk at various social groups around Seattle, including the Women's University Club. Later commenting:

> "I spoke of flexible spaces, of the practicalities of flat roofs, of overhangs, and letting the sun in, and keeping the sun out, and building to accommodate the breeze in the summertime, and to discourage the wind in the winter, and to keep out of the rain. And then I got into subjects like building reflecting surfaces, and the dark inner parts of houses, and of sliding screens and shojis, and you know, it really denounced the American home."

In 1946, Thiry moved to an office he designed for himself on Seattle's First Hill. Thiry occupied the low-slope, butterfly-roofed building until he retired. By the beginning of the 1950s, Thiry was nationally recognized, having had projects published numerous times in major magazines and book compilations, leading him to higher profile institutional, civic, and commercial projects. He was elected to the AIA's College of Fellows in 1951.

He won one of the first Honor Awards issued by the Seattle Chapter of the American Institute of Architects (AIA) in 1950, for his design of the Church of Christ the King in the Greenwood Neighborhood. His St George Church and Friary, completed in 1953, also won a Seattle AIA Honor Award in 1955. Thiry's vast experience with church design led him to write *Churches and Temples* with R. Bennett and H. Kamphofner in 1953.

His museum building for the Seattle Historical Society, originally completed in 1950, incorporated his ideas of flexible planning and window walls seen in his residential projects into a modern flexible exhibit space. The project won a Seattle AIA Honor Award in 1955. Thiry would expand and modify the building located in the Montlake Neighborhood several times over the next several years. In 1952, he designed another significant museum building on Seattle's First Hill for philanthropists Charles and Emma Frye. Thiry's Northeast Branch Seattle Public Library (Seattle City Landmark) completed in 1954, was a departure from previous flat-roof designs, with a low-slope gable roof with this overarching overhangs supported on a steel frame.

Thiry completed one of two schools for the Seattle School district in 1956, Northgate Elementary, followed in 1959 by Cedar Park Elementary (the subject building). Although

relatively minor projects in Thiry's overall body of work, these two schools show Thiry responding to simple programs that reflected contemporary educational trends with efficient elegantly worked out floor plans. Both buildings are economically constructed with no frills concrete tilt-up construction with low-slope long-span reinforced concrete slab roofs, reflecting modest construction budgets. The schools project bold simplicity of form characteristic of Thiry's later work, and subtle handling of light in the school's classrooms and public spaces. The structural design of both schools was by Peter Hostmark, PE, who worked with Thiry on several other projects.

Thiry had previously completed an elementary school building on the Our Lady of the Lake church campus in 1948. The school contained both classrooms and a gymnasium, utilizing a shared vocabulary of red "flashed" brick masonry, glass block with inserted operable aluminum sash windows, and either flat or low-slope roofs. The same year that Northgate Elementary was designed, Thiry completed a church campus project for the St. Pius X Parish that included both a church and elementary school with an attached gymnasium. The school buildings shared a similar construction vocabulary with Northgate Elementary, utilizing low-slope pre-cast concrete bents with tilt-up concrete walls used for the gym and masonry infill stem-walls used for the classrooms.

Thiry was commissioned by the State of Washington to design the new State Library in Olympia in 1955. The library, which was completed in 1958, was classically arranged with a long horizontal colonnade and projecting portico, but reinterpreted in the Modern style to have a flat roof, side entrances, and a long frontal pool with a fountain designed by noted Northwest sculptor, Everett Du Pen. Hostmark was the structural engineer for the project. As architect for the Washington State Library, Thiry was embroiled over the decision to commission Northwest artist Mark Toby to design a mural for the library, stating "more critics acclaim him for what he has done than those who criticize him."

Thiry's reputation led him to be appointed chief architect of Seattle's Century 21 Exposition in 1957. Thiry prepared the master plan, coordinated with other exhibition architects, and designed three exhibition buildings including the Nalley's Fine Foods Pavilion, the Seattle First National Bank Pavilion, and the Washington State Pavilion (Coliseum, now Key Arena). Thiry and Hostmark's design of the building called for two steel roof trusses, supported by tri-podal concrete abutments, spanning 340 feet between the four mid-points of the structure, that divide the cable-hung roof into four equal hyperbolic parabolic squares with a pre-stressed perimeter ring girder.

Due to the success of the 1962 Century 21 Exposition, both the Chamber of Commerce and the City Council honored him as "Man of the Year" in 1962. Likewise, he also became Chancellor of the AIA's College of Fellows that same year.

Thiry and Hostmark collaborated on two significant examples of church architecture in the 1960s. Their 1962 Mercer Island Presbyterian Church is still considered one the Pacific Northwest's premier examples of Modern church design with its tent-like folded plate concrete roof hovering above the sanctuary. Saint Demetrios Orthodox Church located in Seattle's Montlake Neighborhood mixed traditional forms re-interpreted in a contemporary style that continues to be a focal point for the neighborhood and Greek Orthodox community.

Thiry was commissioned by the Army Corps of Engineers in 1962 to develop a master plan for the development of their Libby Dam project in Montana. Thiry, in his advisory role,

developed guidelines for the design of the dam, powerhouse, visitor's center, and other associated structures, as well as coordinating with sculptor Albert Wein on the "Treaty Tower" on the upstream face of the dam.

Beginning in the 1960s, Thiry was appointed to several local and national design related commissions. A self-declared elitist, Thiry believed that those with the training and experience should make important civic decisions, and he felt it his duty to be involved in civic matters and express his opinion. He said in a 1983 interview that:

> "We have to attack problems of cities in great ways, recognizing problems and not be Mickey Mouse about parks and all of that. They should be a part of the grand plan. And so with the kind of education people are getting now, and everyone being equally intelligent, and understanding about all problems of architecture and design and planning, you can, you know, speak to the average grammar school graduate, and he'll give you the full treatment in how to do things. A person with Beaux Arts training is a contradiction to this wisdom that's exhibited by everybody in the street.

A man with strong opinions and convictions, Thiry's public service was not without controversy. He served on the Seattle Planning Commission from 1952 to 1961, but quit when the City Council refused to alter its plans for a freeway cut through the city without a full cover. As chair of the AIA Committee on the National Capitol Building in Washington D.C., Thiry was appointed in 1962 by President John F. Kennedy to serve on the National Capitol Planning Committee. In that capacity he took a position counter to the national AIA in opposing restoration of the West Front of the capital as opposed to a new extension. Jacqueline Kennedy also appointed Thiry to the Kennedy Library Commission in 1964, after President Kennedy's assassination. Nevertheless, Thiry was cited by the national AIA in 1965 for his work in community design.

In the late 1950s Thiry was asked by Archbishop Thomas A. Connolly, to design an office addition to St. James Cathedral. Thiry declined to make modifications saying it would destroy the character of the original building. When he criticized the Archbishop's office for proposing the addition because it was intended for the use of social programs, which he felt was beyond the church's mission, the Archdioces excluded him from consideration for future projects.

Two other churches completed in 1969 and 1970 are hallmarks of Thiry's later career. The Agnes Flanigan Chapel dedicated in 1969, is both playful and richly symbolic, drawing upon Native American images. The Chapel is one of three buildings Thiry designed for the Lewis and Clark College in Portland, Oregon. His Christ Episcopal Church finished in 1970, in Tacoma, Washington is a testament of faith expressed in Brutalism.

Thiry remained active in design and community affairs until the late 1980s. He was the first recipient, along with Paul Hayden Kirk (1914-1995), of Seattle AIA's highest honor, The Seattle Medal. He passed away in Seattle on June 27, 1993.

Paul Thiry Attributions
See complete list included in Landmark Nomination application.

Building Structural Engineer: Peter H. Hostmark, P.E. (1903-1969)

The structural engineer for the Cedar Park Elementary School was Peter H. Hostmark. Peter H. Hostmark was born on August 8, 1903, near Trondheim, Norway. He was a graduate of Norges Tekniske Høgskole. He immigrated to the United States, arriving in Seattle in 1927. He was a noted Nordic skier who designed the snow bowl at Snoqualmie Pass. Hostmark was the structural engineer on several innovative pre-stressed concrete buildings designed by Paul Thiry including The Washington State Pavilion at the 1962 Century 21 Exhibition, Mercer Island Presbyterian Church, and St. Demetrios Orthodox Church. Hostmark served as president of the Structural Engineers Association in 1957, and in 1965 the American Iron and Steel Institute awarded him the design in Steel Award. Hostmark died in Seattle in on June 18, 1969.

Building General Contractor: Sellen Construction Company

The general contractor for the Cedar Park Elementary School was Sellen Construction. Sellen Construction was founded in 1944 by John Sellen, locating their office in the South Lake Union Neighborhood. Over the years they completed hundreds of major construction projects in the Northwest including the Seattle School District Administration Building (1944), the I. Magnin Building (1953), Loyola and Xavier Halls (1955) for Seattle University, Mechanical and Electrical Building at the University of Washington (1958), the Central Quadrangle at the University of Washington, Merger Pavilion at Swedish Medical Center (1979), the Watermark Tower (1983), the Tacoma Sheraton (1984), the U.S. Bank Center in Seattle (1989), and the Washington Mutual Center/Seattle Art Museum Addition (2006).

The features of the Landmark to be preserved include:
The exterior of the building and the building site

Issued: September 17, 2012

Karen Gordon
City Historic Preservation Officer

Cc: Joseph A. Wolf, Seattle Public Schools
Tingyu Wang, Seattle Public Schools
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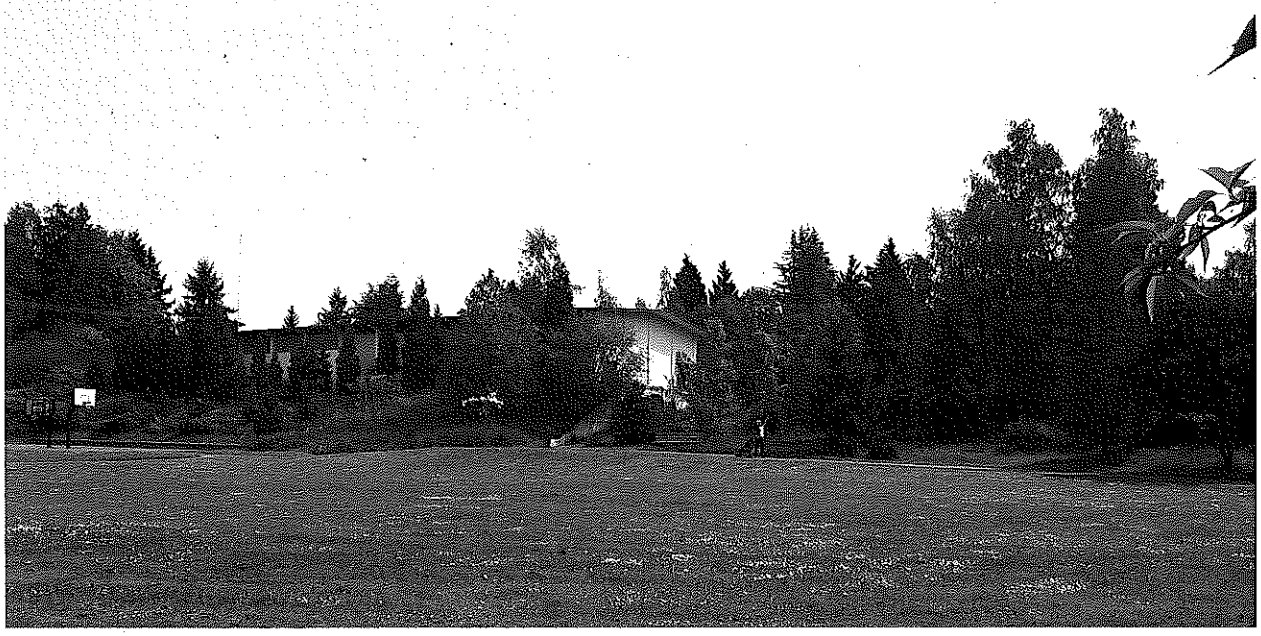
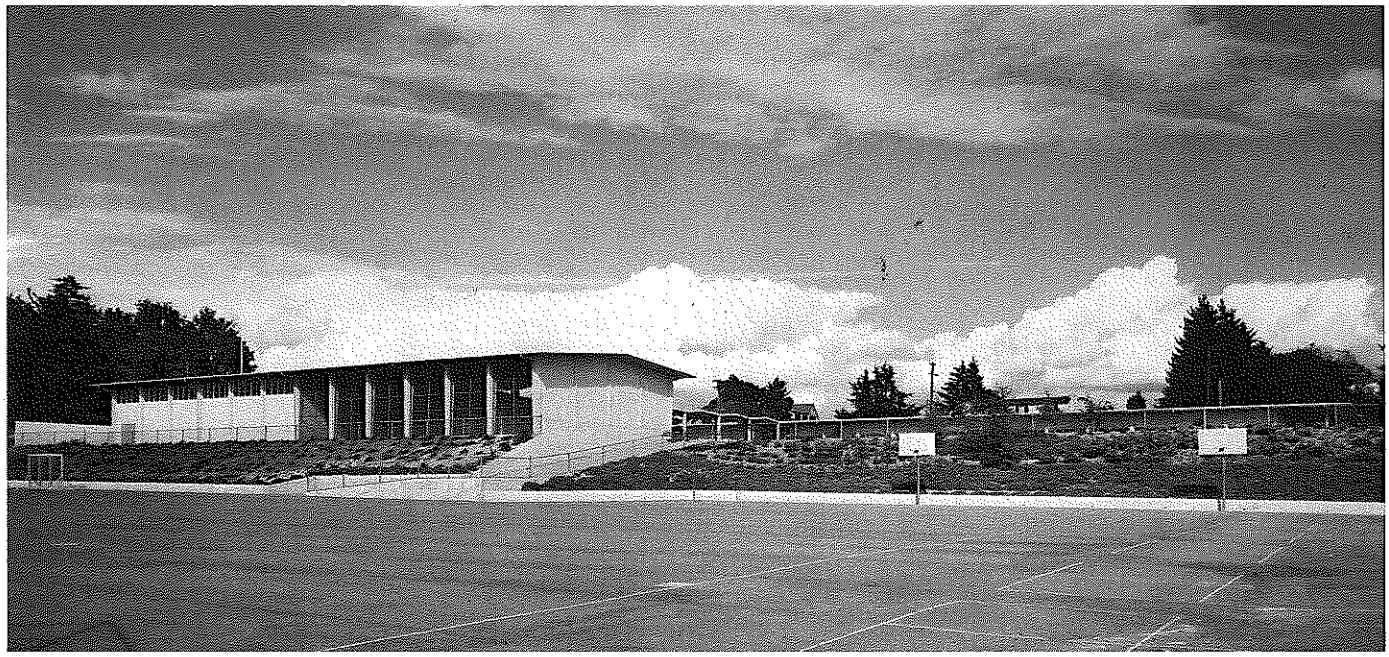
Mark Hannum, Chair, LPB
Diane Sugimura, DPD
Alan Oiye, DPD
Ken Mar, DPD



Cedar Park Elementary School, 13224 37th Avenue NE, 2012



Cedar Park Elementary School, 13224 37th Avenue NE, 1963