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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name UNIVERSITY HEIGHTS SCHOOL
other names/site number University Heights Community Center

2. Location

street & number 5031 University Way NE not for publication
city or town Seattle vicinity
state Washington code WA county King code 033 zip code 98105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

[Signature] 10.21.10
Signature of certifying official/Title Date

Washington SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

[Signature] 12.7.10
Signature of the Keeper Date of Action

University Heights School
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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing
1	
	buildings
	district
	site
	structure
	object
1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

EDUCATION: School

EDUCATION: School
SOCIAL: Civic

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY
REVIVALS:
Mission/Spanish Colonial Revival

foundation: Brick
walls: Stucco

roof: Asphalt
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Located north of the downtown area of Seattle, Washington, University Heights School lies a few blocks north of the University of Washington campus. The 55,000 square foot school building is located near the north end of a full city block and faces east towards NE University Way. Secondary entrances are located on the north, south and west facades. The building was constructed in two phases, 1902 and 1907. The early addition faced south, while the 1907 addition shifted the main entry of the building to the east facade.

The site is nearly flat, and today the building is surrounded by modest landscaping and asphalt parking lots. Rows of deciduous trees line the perimeter of the block. To the south of the main entry, is a large 40' tree which hides some of the main façade. A community garden is situated near the southeast corner. The original playfields, at the south end of the building, have been converted to an asphalt parking area (1968 & 75), but are separated from the building by a landscaped plaza area. At the southwest corner of the building is a modest playground. Generally the north end of the building lot has been paved (post 1960s). On the west side, vestiges of the original concrete circular carriage driveway remain.

The chestnut trees planted along University Way in 1910 were removed c. 1925 for the widening of the street to accommodate a new streetcar line. By 1938, the school grounds had been improved with manicured lawn surrounded by a hedge, and an honorary rhododendron and two Japanese Cherry trees were planted near the main entrance. The trees, were donated to the school by Mr. & Mrs. Shimizu, and served as thankful recognition for the education of their two children (May and Frank).

Exterior

University Heights School building is a two-story, H-shaped building resting on a raised brick basement. The wood frame structure despite being constructed in two phases, present a unified appearance.

The building is oriented on a north-south axis with the main entrance located on the east elevation of the central section. The building has a hipped roof with wide overhanging boxed-in eaves which are broken by several shaped parapet walls. These Mission Style parapets are capped by an ornate cornice with dentil molding. Three hip-roofed attic vents are located at the roof ridge of each wing and the center section. These vents boast exposed shaped rafter tails and diamond patterned louvers which are cut by quatrefoil designs. Three brick chimneys with simple caps are located in the central section of the building.

The raised brick foundation ends approximately six feet above the ground level. It is pierced by a variety of two-over-two double-hung wood sash windows with stone sills. At the main entry bay two air return vents can be found. These are decorated by wrought-iron grills shaped in a foliated pattern.

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The exterior of the building is clad with weatherboard siding with a narrow 2" profile. Windows are generally one-over-one double hung with a fixed single pane transom window. These are grouped in pairs, threes or fours. Multi-light, arched windows are located in the attic areas of the various shaped parapets. At the entries, on the north, south and east façades, double hung windows have a diamond pane upper sashes.

The 1907 entrance to the school is highlighted by a large one-story projecting covered stairwell. Here a gable-roofed is hidden by a sculpted parapet wall which is held up by oversize battered columns resting on a brick foundation. Above is a slightly projecting wing, surmounted by a shaped parapet wall. Here a pair of double-hung windows with diamond-paned transoms are centered above the porch, flanked by single double-hung windows with diamond panes in the upper sashes. The attic story has a pair of multi-light wood sash windows with semi-circular arched multi-light transoms. Secondary entrances on the north, south and west elevations also boast projecting entryways. These are highlighted by shaped parapet and an arched entry portal which is trimmed with a "sullivanesque - like" cast terra cotta. The specified material for the east entrance was purchased from the F.A Seifert Company Catalogue #2. The trim on the north and south elevations most likely came from here as well. The terra cotta on the east/ main entry is currently hidden behind a wide wood trim.

Interior

The building floor plan has received little alteration or other changes that disrupt the general layout of spaces or primary interior features. The school retains its original hardwood floors and wood wainscot paneling as well as its white maple stairs with oak rails and balusters. The hallways are double loaded corridors with the original light fixtures illuminating the hall and classroom spaces.

The first and second hallway floors are thick plank straight grain Douglas Fir. Some classroom areas have their original wood floors, while others are hidden under carpet. Original wainscot paneling, window and door trim can be found in the hallways, classrooms, stairways, and coat rooms. All remain unpainted. Original coat hooks and brass name plates are installed in many locations.

Functionally the north and south wings served as main classroom spaces, while the central portion of the building housed administrative areas and smaller classrooms. These main classroom wings are defined by wide 12' hallways which lead to open loggia's (which served as coatroom) in front of two classrooms on either side of the hallway. These areas are defined by half walls and square columns. The classrooms are 27' x 33'.

The building is supported by brick columns (5.5 ft. high) and iron posts and beams in the basement. Concrete footers (3.6 x 3.6 ft. and 8 in. thick) are present as well. Wood framing is composed of 3 in. x 16 in. joists in various lengths, 8 in. x 16 in. x 16 ft girders, and 4 x 8, 6 x 8, and 6 x 10 in. studs of various lengths. A recent structural inspection confirms modest seismic improvements made by the school district in 1976. The foundation is in good condition despite five earthquakes during its history.

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The school building is heated by a gas fired-two pass fire tube boiler with a supply ventilation fan driven by a four foot in diameter wood wheel. The boiler and supply fan are over 80 years old. The boiler was manufactured in Tacoma Washington by the Birchfeld Company. The supply fan was manufactured in Seattle by the John K. Miller Company.

Steam produced in the boiler heats radiators at select building locations and a set of heat coils in the fan room. Outside air is drawn in across these coils where it is warmed and sent through the ducting system by the wood wheel fan. This method of heating University Heights has not been modified since installation except to change the fuel source which was switched from coal, to oil, to now gas

Condition

There are no significant modifications to the exterior or additions to the building. Two classrooms on the second floor were combined to create an auditorium in the 1930s and a door was cut between a another classroom and a small office for a library. A lunchroom was installed in the basement.

A recent window condition survey tallied more than two hundred windows in the building. Each window was rated on sash, rope, and glazing condition. From this survey the current owners have embarked on a window restoration project following the Secretary of the Interior Standards. Windows on the South and East sides of the building require the most extensive work. Currently one hundred windows are prioritized for work.

A review of the City Permit history and original plans retained by University Heights show a number of improvements to accommodate special student needs, public safety and public access. A day nursery area was improved in 1945. In 1951 the school District modified the classrooms to assist children that were hearing impaired. The north lawn was paved for teacher parking in the 1960s. An asphalt playground was developed on the south lot in 1968 and 1975. Fire sprinklers and alarms were installed in 1960 and upgraded in 1975-76. The stairway in the North wing was modified for fire exiting but the historic elements (e.g. wood banisters and columns) were not removed. One first floor classroom was modified to construct the Administration office (non-structural) in 1993. A wheel chairlift was installed in 1992 and replaced in 2010. Finally, the 1930 200 amp electrical panel which powered the heat system's fan, a welding area, and compressors was upgraded to accommodate the power needs of existing tenants (2010).

An inspections by Makers Associates in 2002 and 2009 identified immediate and longer term renovation needs. With the exception of wood windows and metal trim at the cornices, the building is in fair to good condition. However repairs that are essential over the next five years include seismic upgrades, particularly to the foundation, conversion of the electrical fuse panels to breaker panels, fire sprinkler head replacement, a new heating system, exterior re-painting, and plumbing repairs. One of the three chimneys was removed due to potential hazard after the Nisqually earthquake in 2001. It has been recommended that the other two chimneys be removed too. Among the immediate repair items are: basic life systems, handicap improvements, weatherization, and window restoration. This work is underway or complete.

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In November 2009, the property was divided into three tax parcels when University Heights Center for the Community Association (UHCCA) purchased the school from Seattle School District. Of the original 26 lots, 22 lots are now owned by UHCCA and 4 lots are owned by the City of Seattle Department of Parks and Recreation. This application excludes the City owned lots.

The property included all but seven houses (35,200 square feet) that lined NE 50th St. Over time these houses were purchased by the Seattle School District and the owners were relocated. In 1912 the District purchased an adjacent 100 feet South of the original grounds and, later, in 1919, an additional 100 feet was added. The site, after acquisition of the South boundary properties, was 104,000 square feet or 2.41 acres for a total of 26 lots and one tax parcel.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

EDUCATION

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1902-1907

Significant Dates

1902, 1907

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Bebb & Mendel (Architects)

Carney & Carney (Builder)

Period of Significance (justification)

- The Period of Significance encompasses the construction of the initial 8-room school structure and the subsequent 1907, 12-room addition.

Criteria Considerations (explanation, if necessary)

- None

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Statement of Significance (Provide a summary paragraph that includes level of significance and applicable criteria.)

The University Heights School is historically significant under Criteria "A" as a resource that played an important part in the broad patterns of educational development of Seattle's schoolchildren. Completed in 1902 and expanded in 1907, the school is also historically significant under Criteria "C" as a property that embodies the distinctive characteristics of an early educational facility in Seattle. It serves as a representative example of early Mission Revival architecture within the city and is an intact example of the work of the noted Seattle architectural firm of Bebb & Mendel. The period of significance for the property begins in 1902, the initial date of construction, and ends in 1907, when the school was greatly expanded to accommodate the increased enrolment at the school.

The first school in Seattle was begun in 1854, taught 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. When Seattle received a city charter in 1869, residents approved a tax to fund the first official schoolhouse building. Known as the Central Schoolhouse, by the time the 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 student body. The need to accommodate students became a persistent problem for the next 40 years for the district. Sixteen new schools across the city opened between 1880 and 1890. The first high school commencement was held in 1886, for twelve graduates. By 1893, over six thousand students attended Seattle Public Schools, and a major construction program began.

Seattle's exploding population in the late 1890s created the need for more schools. At the time, the north shore of the Portage Bay neighborhood of Brooklyn (later renamed University Heights), was approaching a blustering time of enormous growth. The new campus of the up-and-coming University of Washington was being planned, neighborhood houses were filling in and soon the area would have its own electric streetcar line. The neighborhood needed its own school. Student growth had grown past capacity in the local churches and other school sites such as Latona School were also full.

By 1900 the Seattle School District #1 realized it had to build a new larger school for the neighborhood. They purchased a full city block for \$30,650 and hired one of the most prominent architectural firms in the city, Bebb & Mendel, to design a new modern school. Design work began in 1901.

Architect Charles Bebb (b.1856-1942) was born in England and received his education at King's College, the University of Lausanne, and the London School of Mines (civil engineering). After some involvement with the building of railroads in South Africa, Bebb came to Seattle in 1890. For five years he was an architectural engineer for the Denny Clay Company. In 1901 he formed a partnership with Louis Leonard Mendel (b. 1867 to 1942). Together the two practiced until 1914, when Bebb took on a new partner Carl Gould (1914 to 1939).

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Louis L. Mendel, a native of Mayen, Germany, immigrated to the United States from Germany at the age of fifteen in 1882. He was first employed by the architectural firm of Lehman & Schmidt in Cleveland and then worked under the Schweinfurth Brothers, also in Cleveland. He arrived on the west coast around 1886, locating first in San Diego. By 1889, Mendel had moved to the Puget Sound region and is listed in connection with several partnerships in Seattle and Tacoma. During this time he completed several business, school, and public building design commissions in Tacoma, Bellingham, Seattle and Yakima. Between 1894 and 1898 he relocated to the Los Angeles area but returned to the Pacific Northwest in 1899. It is possible that the Mission/Spanish Colonial Revival style emerging in California at the time influenced Mendel when he and Bebb designed the University Heights School. Initially he worked as a draftsman for Bebb, but became an equal partner by 1901.

For the next thirteen years, the prolific partnership of Bebb and Mendel designed some of Seattle's largest and finest homes, hotels, and business buildings. They worked in a variety of architectural styles designing more than 200 hundred buildings in the region. Notable early projects include the Everett Theater (1901); several building blocks in Seattle including the Oriental Block (1903); the Hotel Sander (1901); the Schwabache Hardware building (1905); the Seattle Athletic Club (1904); the Frye Hotel (1911); the Walker Ames House (1907); the Washington State Building at the Alaska Yukon Pacific Exhibition (1909); the Hogue Building (1911); and Seattle's Ballard Fire Station No. 18 (1911).

For reasons unknown the partnership was dissolved in 1914. Mendel opened his own practice and continued designing, but on a smaller scale. Bebb formed a new partnership with Carl F. Gould later that same year. With his new partner, he continued to design many high profile commissions around the state. Bebb was elected a fellow of the American Institute of Architects in 1910 and was a founding member of the Washington State chapter of the AIA. He died on June 21, 1942 at his son's New Jersey home. Mendel died in Seattle on June 10, 1940.

With plans in hand, construction of the University Heights School, began in July 1902. The school was initially designed as a twenty room school house with the first phase to include eight rooms. The City of Seattle issued permit # 15335 signed by R. H. Thomson for the initial construction which was to be completed in 120 days for a cost of \$21,000. The eight room school house was completed by December of 1902, just in time for children to celebrate the holiday. A 1902 image shows a nearly complete building and community members posing for the pending opening.

Built in 1908 during the decade of Seattle's biggest building booms, Bebb & Mendel chose an architectural style (Mission Revival) that was just coming into vogue at the time. The style which took its character defining features from the Spanish Franciscan mission churches of the Southwestern United States, was initially part of the Art & Crafts movement. Early examples, like University Heights School, show a blending of these two design motifs. The styles' popularity was fueled by buildings magazines and architectural portfolios of the southwest. Here in the Pacific Northwest, specific interest in the style was further fueled from the Lewis & Clark Centennial Exposition held in Portland, Oregon in 1905. Planners for the expo adopted a distinct Spanish Renaissance design palette for the main fair buildings. At the fair, shaped parapets and stucco exterior walls were joined with Baroque ornamentation and Arts & Crafts style simplicity.

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The style enjoyed its greatest popularity between 1905 and 1930. Residential, commercial, ecclesiastical and institutional examples of the style can be found. Early examples of the Mission Revival style in the city of Seattle include the San Marco Apartments (1905); the Roycroft Apartments (1906); the LaCrosse Apartments (1907); Washington Hall (1908); and the L'Amourita Apartments (1909). None of these buildings were designed by the same architect, demonstrating the architectural experimentation by the architectural community in Seattle at the time.

Architecturally, University Heights School is unique among the schools in the Seattle School district. The closest in design is Summit School completed in 1905, three years after the first phase of University Heights was completed. Designed by architect James Stephens, who was the official school district architect, Stephen's Summit School does boast a small shaped parapet at the entry as well as an H-shaped plan, but holistically is it very different from University Heights.

Many histories list, list James Stephen as the designer of the 1907 addition to University Heights. However, architectural plans on file contradict this notion. Stephen's name does appear on some preliminary floor plans for the addition, however detailed elevation drawings from January 1902 show Bebb & Mendel as the designers. The 1907 wing was planned from the initial drawings, and construction occurred in phases. A more likely scenario is that as the official school district architect, Stephen's served as the final plans reviewer and approval body for the district. At the time the building was designed, Stephen was very busy with other school projects. Between 1905 - 1907 sixteen Seattle schools and/or additions to schools were being completed. Additionally Stephen was designing and supervising the construction of the Central Branch of the Seattle YMCA (1904-1909) and other properties in the region through his private practice. Given the volume of work documented it seems unlikely that Stephens could have been deeply involved in University Heights' second phase which in fact was already designed by Bebb and Mendel.

Upon completion of the building in 1902, the district hired Loren R. Shaw, as University Heights' first principal. He set the stage for the next decade's processes in curriculum and procedures emphasizing a high standard for educational excellence at University Heights School. Shaw served with University Heights for two school years from 1903-05 at which time he assumed the principal role at the John B Allen School. Following his administration was Charles W. Metsker.

Metsker was the longest serving principal in the history of the school. He and his wife Sadie, lived in the University District at 4058 8th Avenue NE. Together, they had one child, Edith. Indiana born and educated, Metsker began work at University Heights in the Fall of 1905. He served as principle until 1930. During his 25+ year tenure, he guided and governed over 525 teachers and 19,056 students. Metsker died after a short term illness mid school-year on January 12th 1930. Mrs. Julia M. Bruce, the sixth grade teacher, acted as principal during the year when Metsker was ill and thereafter until the next school year. Mrs. Bruce was known as "a very capable and understanding woman" and she was "as efficient in her leadership as she was in as teacher".

From April 1903 until the completed expansion in 1907, enrollment at the school rose two-hundred-percent from 281 students to over 435. Instruction increased from six teachers to thirteen. University Heights' roster quickly expanded to become one of the largest grade schools in the city.

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Unfortunately, the building was too small even after the large wing was added in 1907. At one time there were seven portables on the property and an enrollment reached a high of 1,056. By 1925, enrollment dropped to 998 students and 27 teachers.

In 1927 the overcrowding was relieved when the 7th and 8th grade classes were transferred to John Marshall Junior High School. Enrollment also decreased during the war years to about 320, making it possible for the school to accommodate two nursery schools for children of working parents. During the 1940s between 330 and 400 students attended University Heights School and two nursery schools operated in the building.

From 1950 until the 1970s, University Heights experienced rises and falls in enrollment as new schools were erected and dynamics of the neighborhood changed. A variety of memorable events occurred ranging from installing a new "auditorium" for their "live" theatrical performances and indoor movie shows to holding a circus in the building and a school carnival on-site. Other notable events included keeping a school-based garden for the children, gathering parents to build a much needed playground, holding exhibitions of local Pacific Northwest artists of the times. Over the years the school and faculty received various awards and recognitions for a variety of innovative programs.

University Heights was one of the primary Seattle based schools to institute specialized programs to meet the vital alternative needs of many types of children. Such programs included alternative teaching methods which provided individualized instruction, and innovative programs such as a sight-saving program which taught enhanced non-visual learning methods. A hearing impaired program utilizing assisted teaching methods encouraged further independent learning was begun in 1951.

In 1965 when the Voluntary Racial Transfer Program was initiated, University Heights School was not designated as a "receiving school", but was ready to immediately desegregate by accepting transfers and began to develop its own multi-ethnic curriculum.

In 1971 to help combat a declining District enrollment due to families moving out of the area, the University Heights community and school staff began to work toward a new teaching approach of individualized instruction and continuous progress for each child. They were able to cooperate with the University of Washington on numerous educational projects and in 1973 began, a joint project known as the Center of the Study of Teaching and Learning. As a result, the Alternative School II at University Heights was started in 1974. This program drew children from other areas of the city to the school. That same year, University Heights School was even host to a thrilling Hollywood movie, titled "99 and 44/100% Dead". The movie showcased the school and students, and staff as extras during an exciting chase scene where the building was artificially "blown up." The movie featured actor Richard Harris.

For the next thirty years University Heights operated under threat of demolition. A Seattle School District report stated the building needed too many repairs. A 1970 Fifteen year School District

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Facility Study identified seven schools to be closed in 1974, one of which was University Heights. Strong citizen opposition halted the initiative. However, the 1975 school levy failed and the School District stated that due to the lack of funds required that University Heights be closed. Again strong community opposition resulted in a law suit against the District by the University Heights neighborhood (1976). The courts agreed with the neighborhood and required that the School District complete an EIS and reopen University Heights. For the next ten years closure continued to be a threat to preserving the school. In 1984-1985 yet another plan recommended closing University Heights School. Despite significant support and court testimony from elected officials, consultants, business groups and parents a judge in closed chambers authorized the School District to close the building (January 1989) and the building officially closed as a school on June 20, 1989.

Immediately following the present owner of the building, University Heights Center for the Community (UHCCA), emerged to operate the building as a community center under a lease agreement with the Seattle School District. Since then, UHCCA has been focused on fundraising efforts for long term acquisition and preservation of the building. Today the building operates with a staff of dedicated volunteers. Projects have included raising over \$100,000 to replace the roof and current rehabilitation of exiting wood windows. Despite these efforts, in 2007 the School District decided to sell the property. Community protests successfully secured adequate funds to buy the building and site in 2009 and 2010 from the school district. Through these efforts, today University Heights School is the third oldest surviving school structure in the city.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1. City of Seattle Landmarks Preservation Board Recommendations and Controls for University Heights , LPB-34/78, 02/17/78
2. Bebb and Mendel Architectural Plans for University Heights, January 1902, UHCCA Archives
3. Seattle Public Schools, various architectural drawings related to replacement and maintenance, 1951-1976, UHCCA Archives
4. Erigero, Patricia C. "Seattle Public Schools: Historic Building Survey." Historic Seattle Preservation and Development Authority, 1989.
5. Ochseur, Jeffrey Kai, ed. Shaping Seattle Architecture: A Historical Guide to the Architects. Seattle: University of Washington Press, 1994.
6. City of Seattle Department of Planning and Development Permit Records #s 15335 (Original Permit), 365642, 409119
7. Antique Home Style <http://antiquehomestyle.com/styles/mission-revival>
8. Architectural Styles of America <http://jan.ucc.nau.edu/-twp/architecture/mission>
9. Secretary of State Washington State Archives (Digital Archives) Image File Name: 2891.tif
10. Census 1910 King County Record ID: HRP1910KGN0122240: Loren Shaw
11. Family Search: Charles Metsker <http://search.labs.familysearch.org>
12. Secretary of State Washington State Archives (Digital Archives) Image File Name: 5396.tif Census 1910 King County Record ID: HRP1910KNG0239051 Name: Charles W Metsker
13. Secretary of State Washington State Archives (Digital Archives) Census 1910 King County Image File Name: 5396.tif Record ID: HRP1910KNG0239052 Name: Sadie R Metsker
14. Secretary of State Washington State Archives (Digital Archives) Census 1910 King County Image File Name: 5396.tif Record ID: HRP1910KNG0239054 Name: Edith E Metsker
15. History of University Heights School University The Sixth Grade Pupils of Room Eighteen, 1937
16. West Capitol Campus Olmsted Brothers' Master Planning & Landscaping Washington State Capitol Grounds. page 16, ARTIFACTS, and SBA
17. Seattle Post Intelligencer "E-c-o-l-o-g-y Spelled Out" by Solveig Torvik, November 29, 1972
18. Seattle Times "Local Students Become Movie Extras" by Virginia MacDonald, August , 1973
19. Seattle Times, U Heights Final decision on Building Reuse Gets Closer, by Martin Prince, 1989
20. The North Seattle Press, "Neighbors and Neighborhood Refuse to Let School Die" October 3-16, 1990
21. "University Heights the Evolution of an Urban Schoolhouse", by Shirleu Tomita-Geiler, submitted in partial fulfillment of a Masters of Architecture degree, University of Washington, 1992
22. University Branch Seattle Public Library Opens in the Spring 1906. HistoryLink.org
23. Flyer and Agenda for University Heights Elementary School Re-Use Committee, July 22, 1989

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- 24. The Seattle Times Editorials, Wednesday, March 15, 2006 "A Makeover for U District"
- 25. In the Legislature of the State of Washington Senate Resolution 1989-8671 Adopted April 18, 1989
- 26. Seattle School District Archives for University Heights: Seattle Public Schools Pupil's Quarterly Report, Attendance and Principal Record 1903 to 1974, Directory of School Officers and Teachers 1906 - 1907

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 2.01 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>10</u>	<u>5-51-586</u>	<u>52-79-260</u>	3	<u>10</u>	<u>5-51-633</u>	<u>52-79-093</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>10</u>	<u>5-51-666</u>	<u>52-79-260</u>	4	<u>10</u>	<u>5-51-586</u>	<u>52-79-093</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundaries include nearly the entire block to which University Heights school is located. The boundaries are legally described as Lots 1-9 and Lots 14 - 26, Block 6, University Heights Addition, Vol. 9 of Plats, Page 41. The property includes King County tax parcels 881640-0900 and 881640-0912

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundaries include 3/4 of the properties historically associated with University Heights School and all which is currently owned by the University Heights Center for the Community.

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Name of Property

King County, WA
County and State

11. Form Prepared By

name/title Dorothy L. Lengyel , Executive Director (edited by DAHP, Sept. 2010)
organization University Heights Center for the Community Assoc. date 7-7-2010
street & number 5031 University Way NE telephone 206-527-4278
city or town Seattle state WA zip code 98105-4341
e-mail ed@uhcca.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name University Heights Center for the Community Association
street & number 5031 University Way NE telephone 206-527-4278
city or town Seattle state WA zip code 98105-4341

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



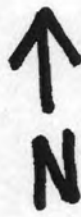
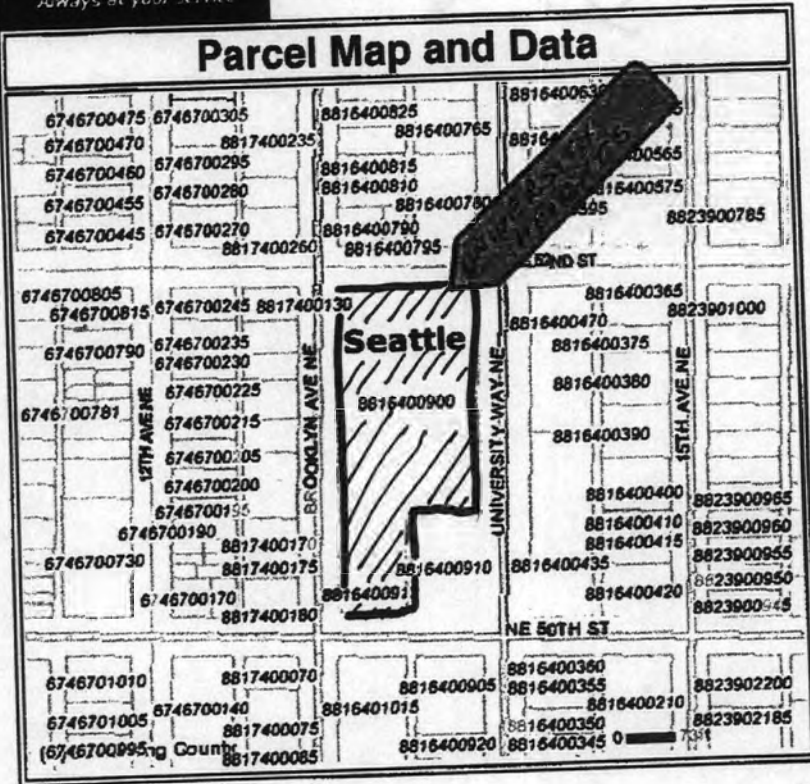
77

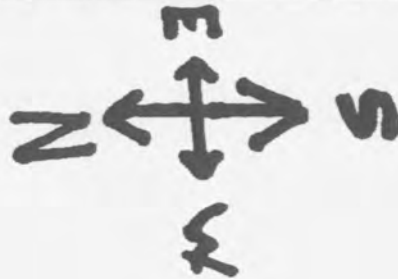
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2



King County
Always at your service

Parcel Map and Data





UNIVERSITY HEIGHTS CENTER
5031 University Way NE
Seattle, WA 98105

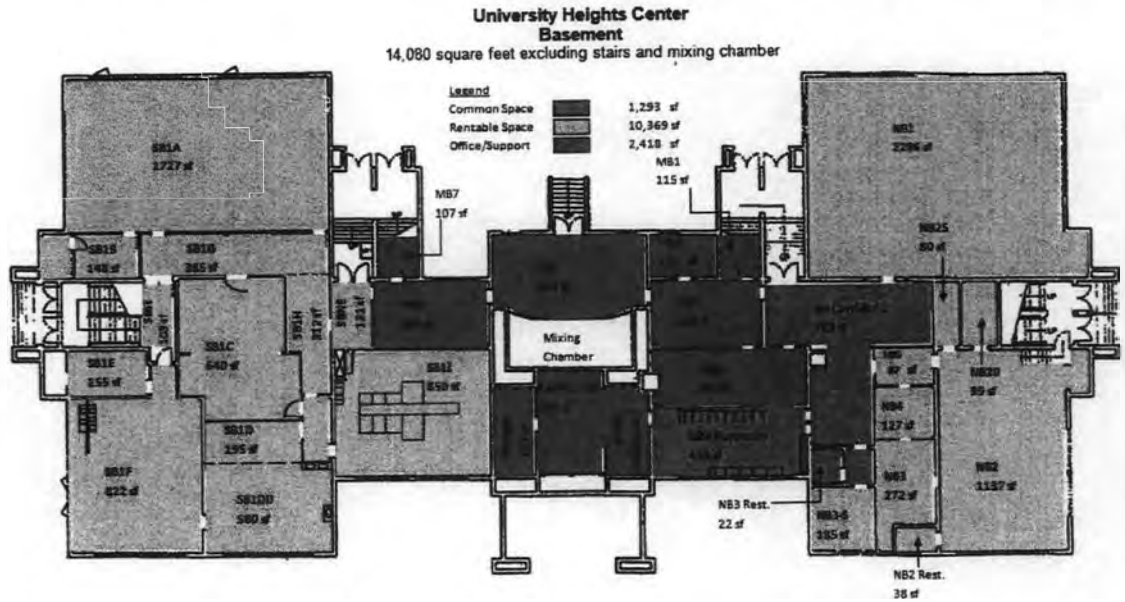
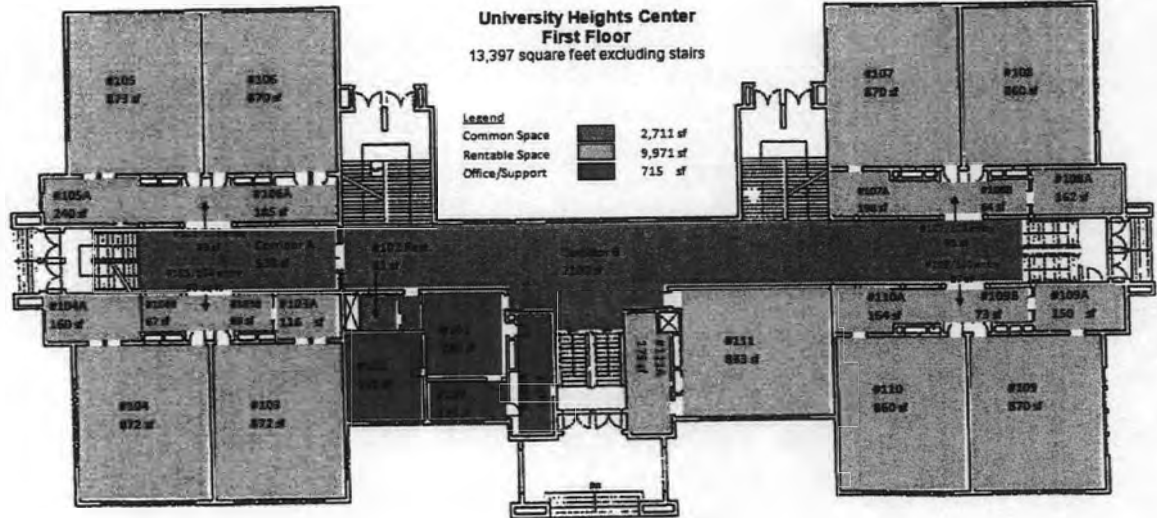
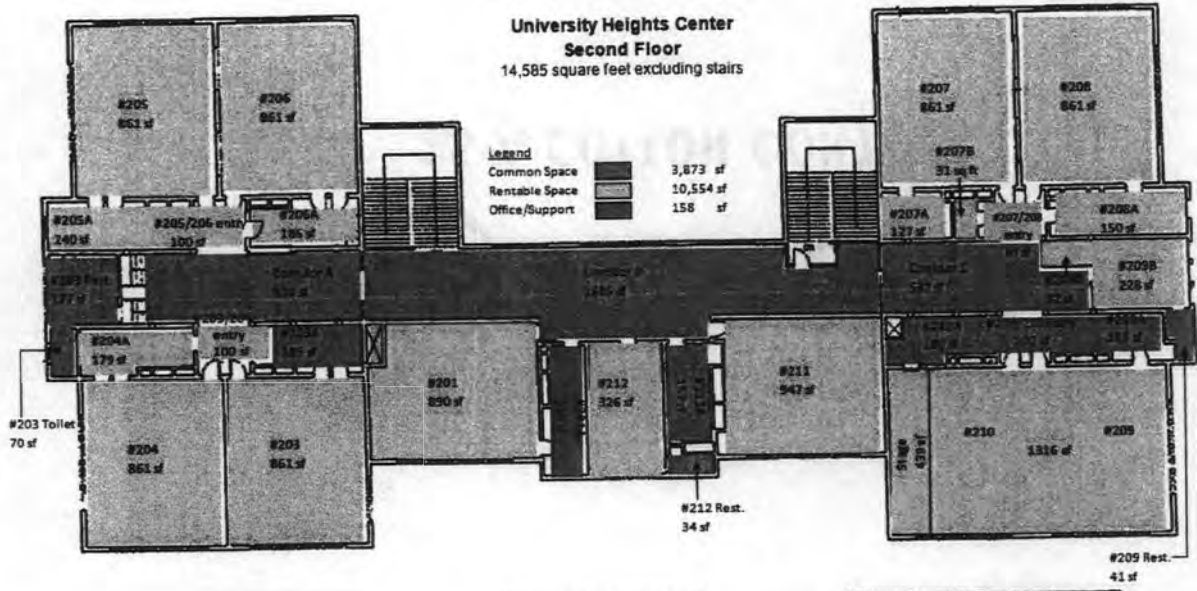
"Old Schools Still Teach"

University Heights Center

42,062 Total Square Feet Excluding Stairs

Legend

Common Space		7,877 sf
Rentable Space		30,894 sf
Office/Support		3,291 sf



South

North

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

274-0001

BROOKLYN AVE

14th AVE NE

52nd AVE

Senior House

University Heights School Property
Carter & Whitford, Engineers

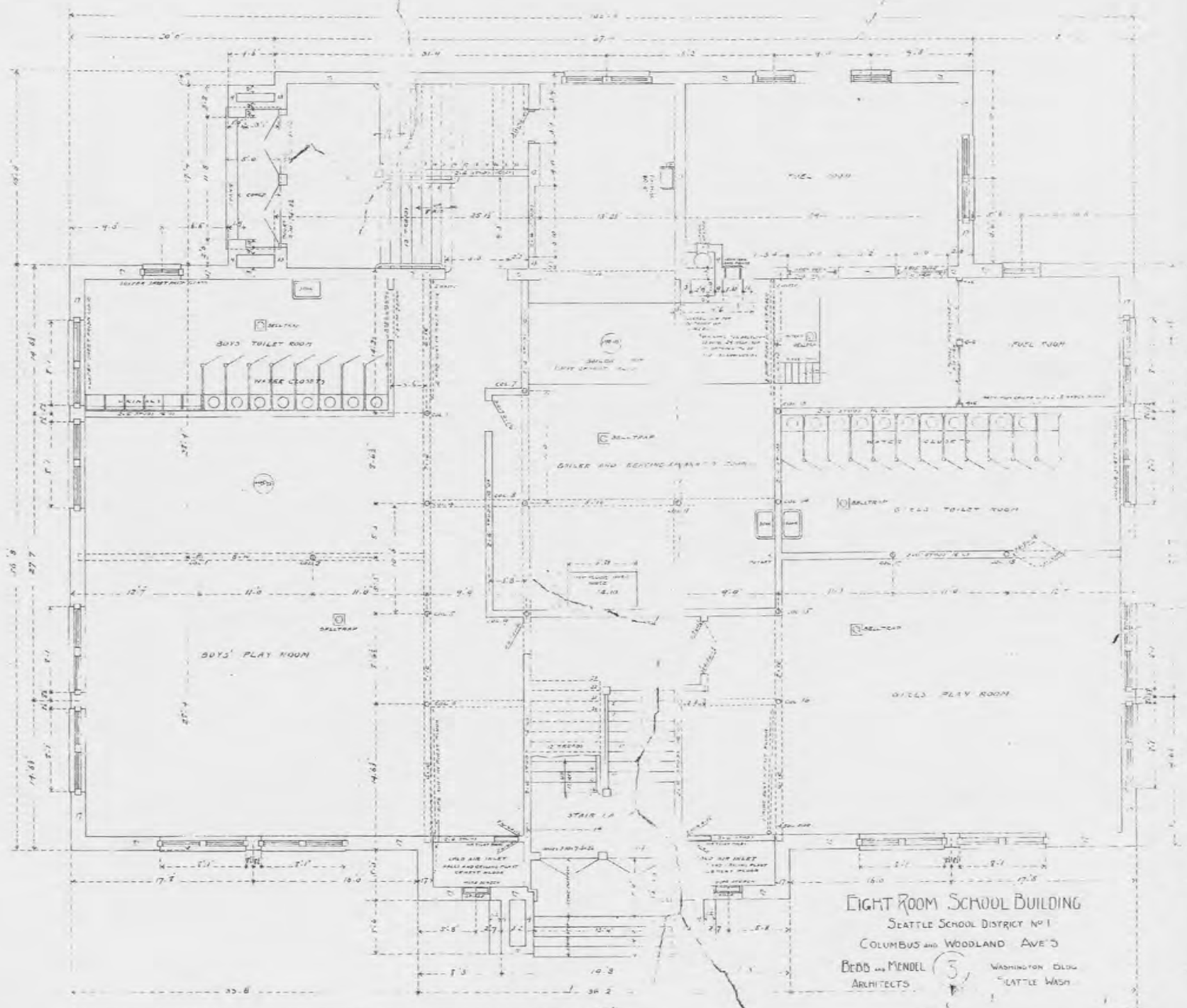
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21875

21810
21810

21813
21813

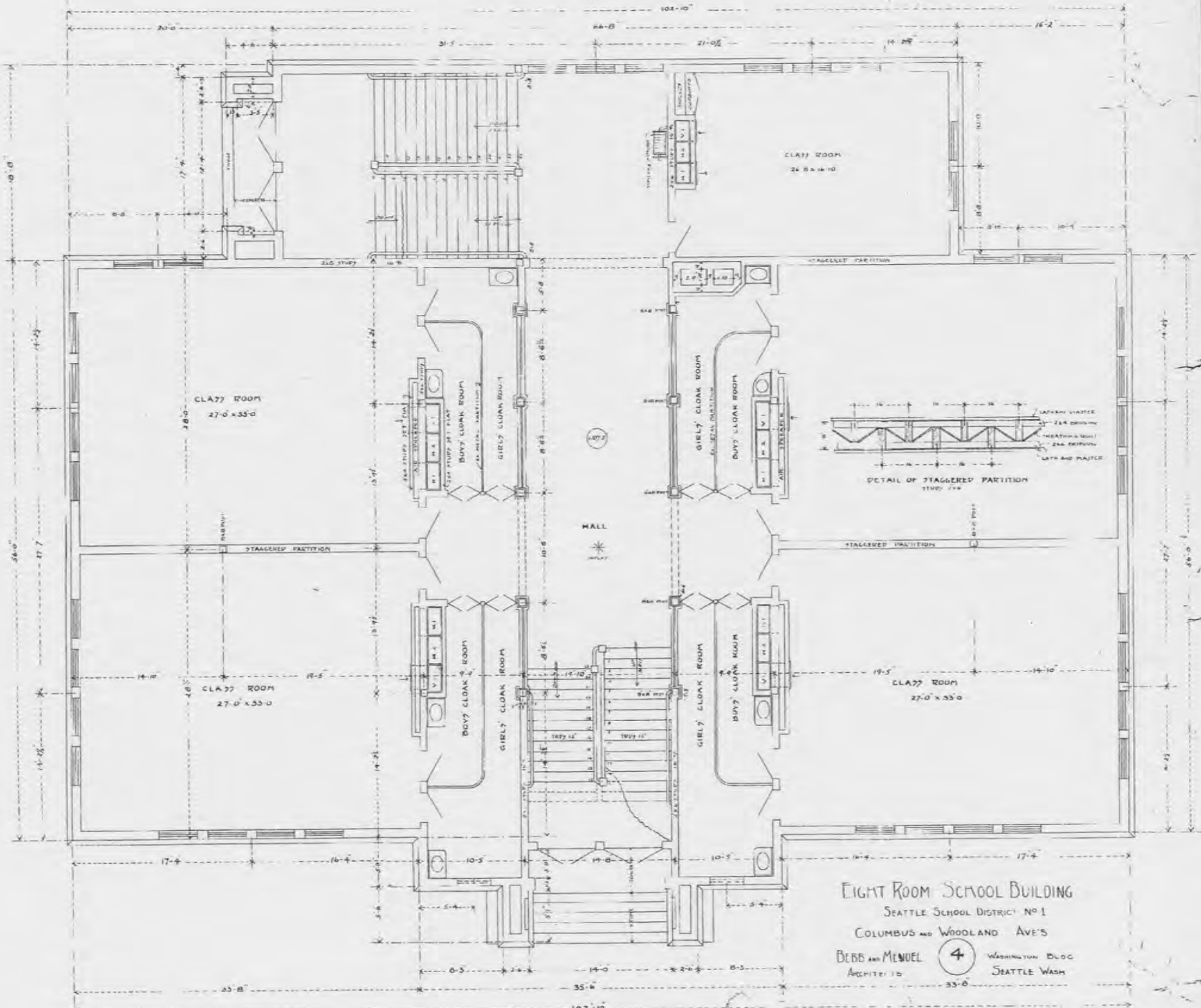
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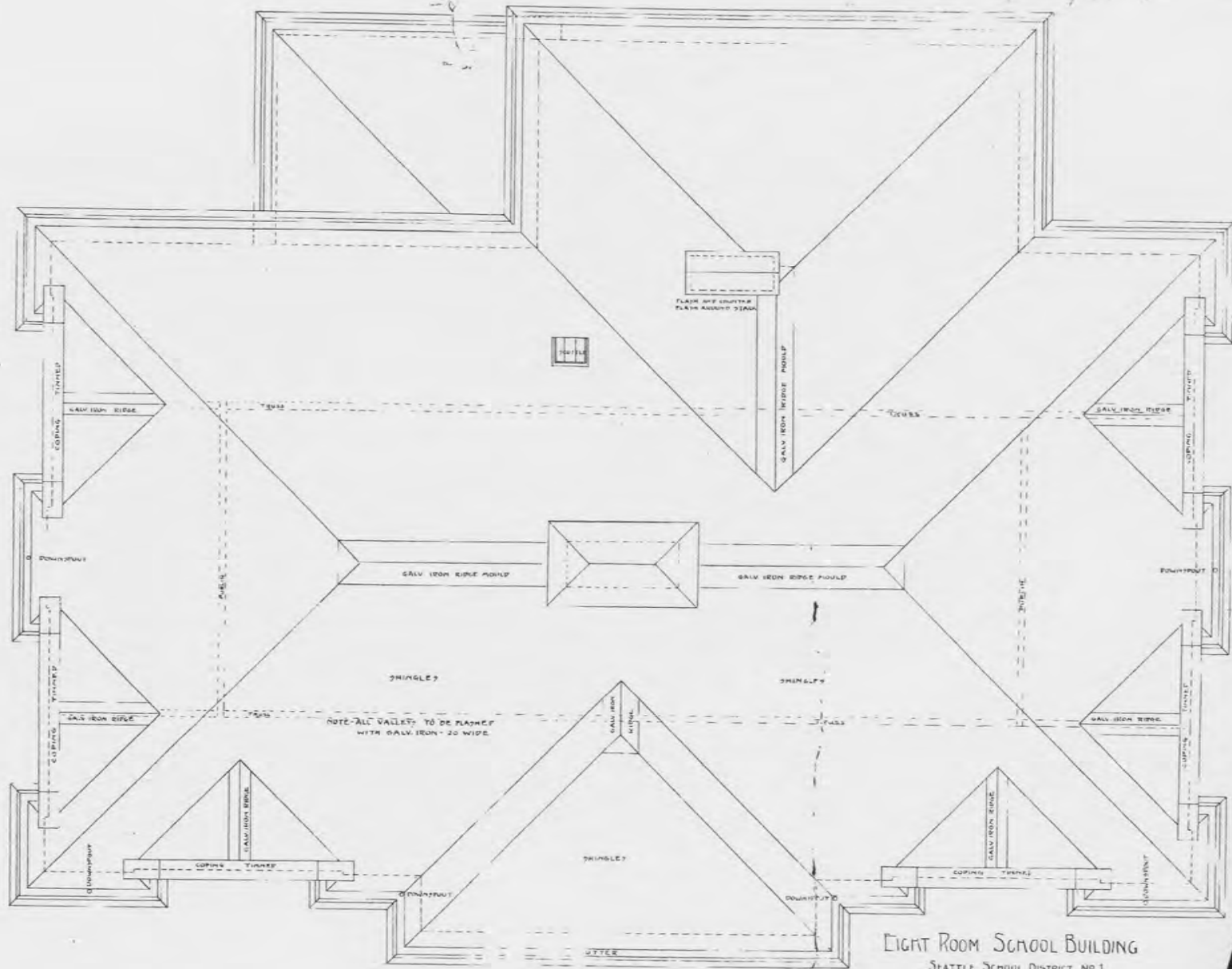
EIGHT ROOM SCHOOL BUILDING
 SEATTLE SCHOOL DISTRICT NO. 1
 COLUMBUS AND WOODLAND AVE'S
 BEDD AND MENDEL ARCHITECTS
 WASHINGTON BLDG
 SEATTLE WASH.

BASEMENT PLAN



EIGHT ROOM SCHOOL BUILDING
 SEATTLE SCHOOL DISTRICT NO 1
 COLUMBUS AND WOODLAND AVE'S
 BEBB AND MUEHL ARCHT'RS
 4 WASHINGTON BLOC
 SEATTLE WASH

FIRST FLOOR PLAN



R OF PLAN

EIGHT ROOM SCHOOL BUILDING

SEATTLE SCHOOL DISTRICT NO 1

COLUMBUS AND WOODLAND AVE'S

BEBB AND MENDEL ARCHITECTS

6

WASHINGTON BLDG
SEATTLE WASH



SOUTH ELEVATION

Scale 1/8" = 1'-0"

LIGHT ROOM SCHOOL BUILDING
 SEATTLE SCHOOL DISTRICT No. 1
 COLUMBUS AND WOODLAND AVE'S
 BEDD AND MENDEL ARCHITECTS
 7 WASHINGTON BLDG
 SEATTLE WASH.

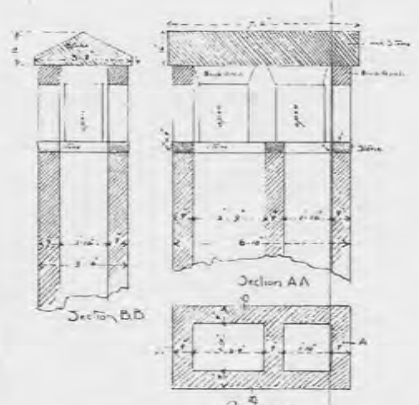
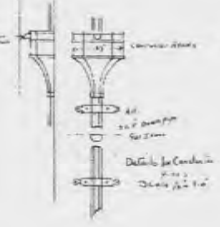
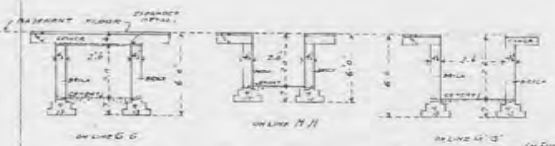
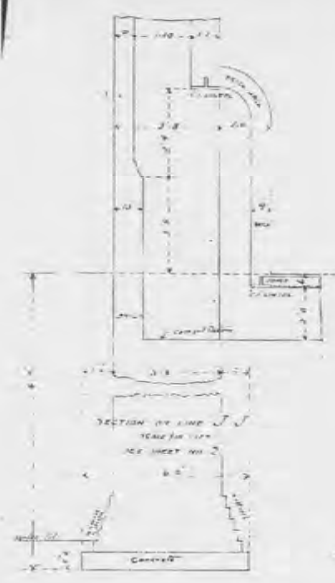
DRAWING NUMBER

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274-0012

DRAWING NUMBER

DRAWING NUMBER



Details of Chimney
As shown on plan

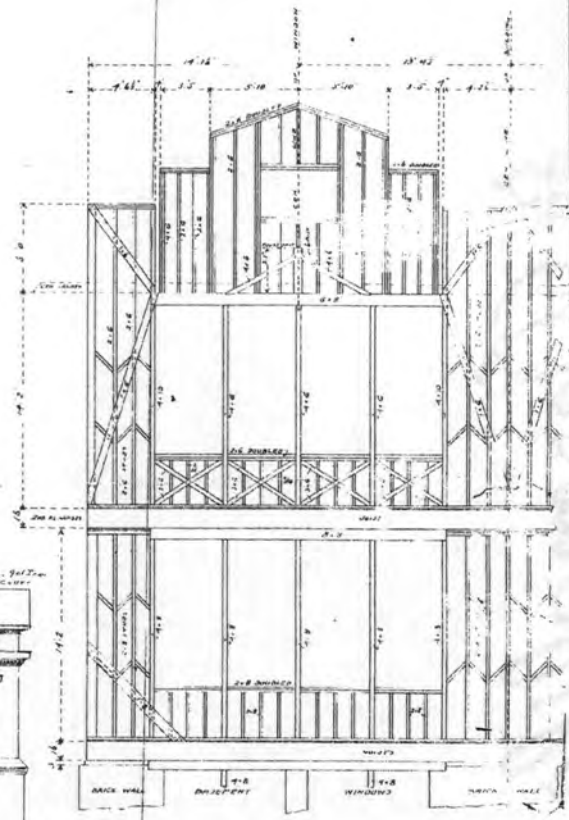


EAST ELEVATION
Scale 3/4" = 1'-0"

EIGHT ROOM SCHOOL BUILDING
SEATTLE SCHOOL DISTRICT NO. 1
COLUMBUS AND WOODLAND AVE'S
BERRY MENDEL ARCHT. ENGRS.
WASHINGTON BLDG.
SEATTLE WASH.



WEST ELEVATION
Scale 1/4" = 1'-0"



FRAMING DIAGRAM OF EAST AND WEST WINDOWS

EIGHT ROOM SCHOOL BUILDING

SEATTLE SCHOOL DISTRICT No. 1
COLUMBUS AND WOODLAND AVES

BISS and MENDEL ARCHITECTS
WASHINGTON BLDG
SEATTLE WASH.





NORTH ELEVATION

Jan. 21 1914

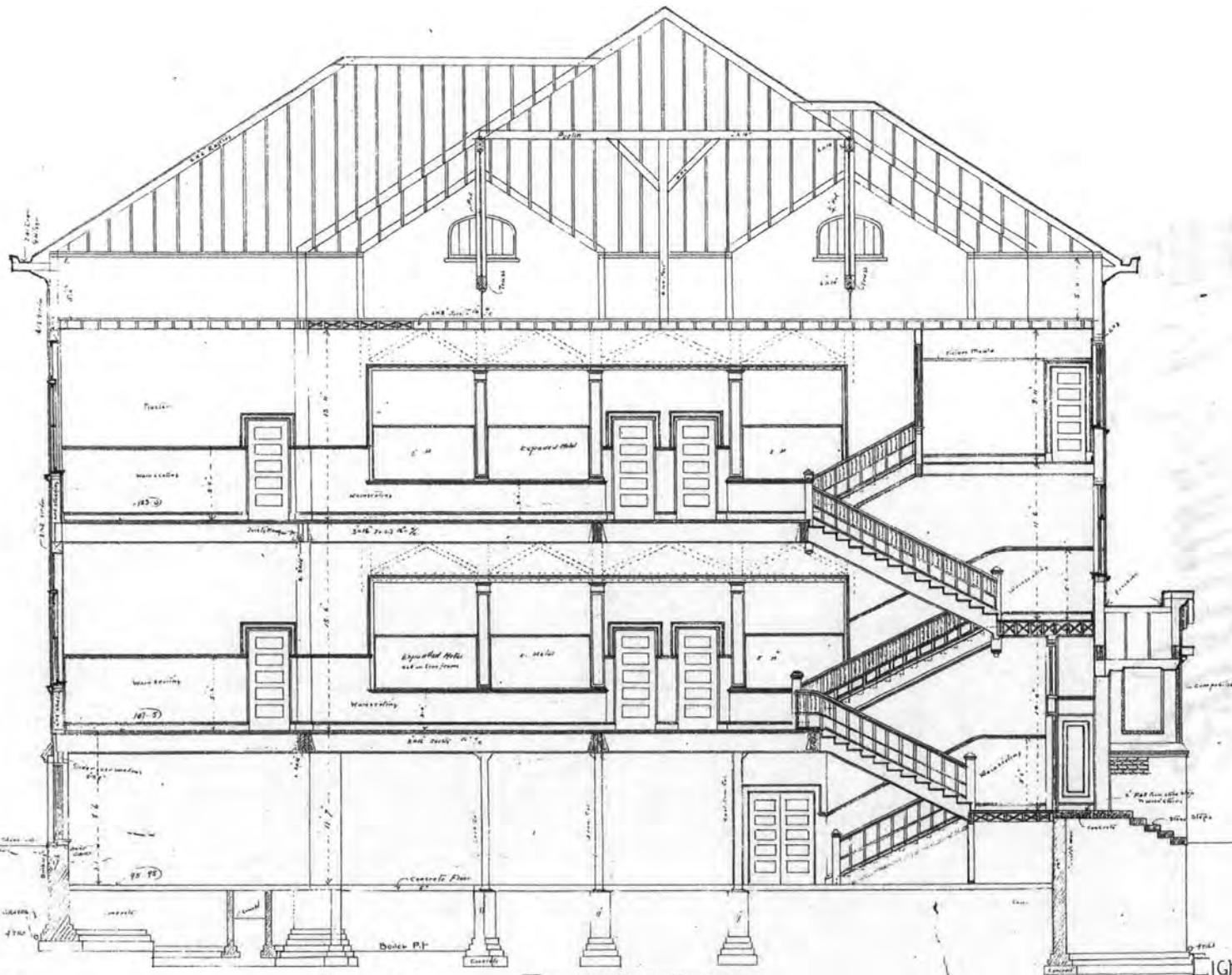
EIGHT ROOM SCHOOL BUILDING

SEATTLE SCHOOL DISTRICT No 1
COLUMBUS AND WOODLAND AVE S

BEBB AND MENDEL
ARCHITECTS

10

WASHINGTON BLDG
SEATTLE WASH



TRANSVERSE SECTION.

Scale 1/8" = 1'-0"

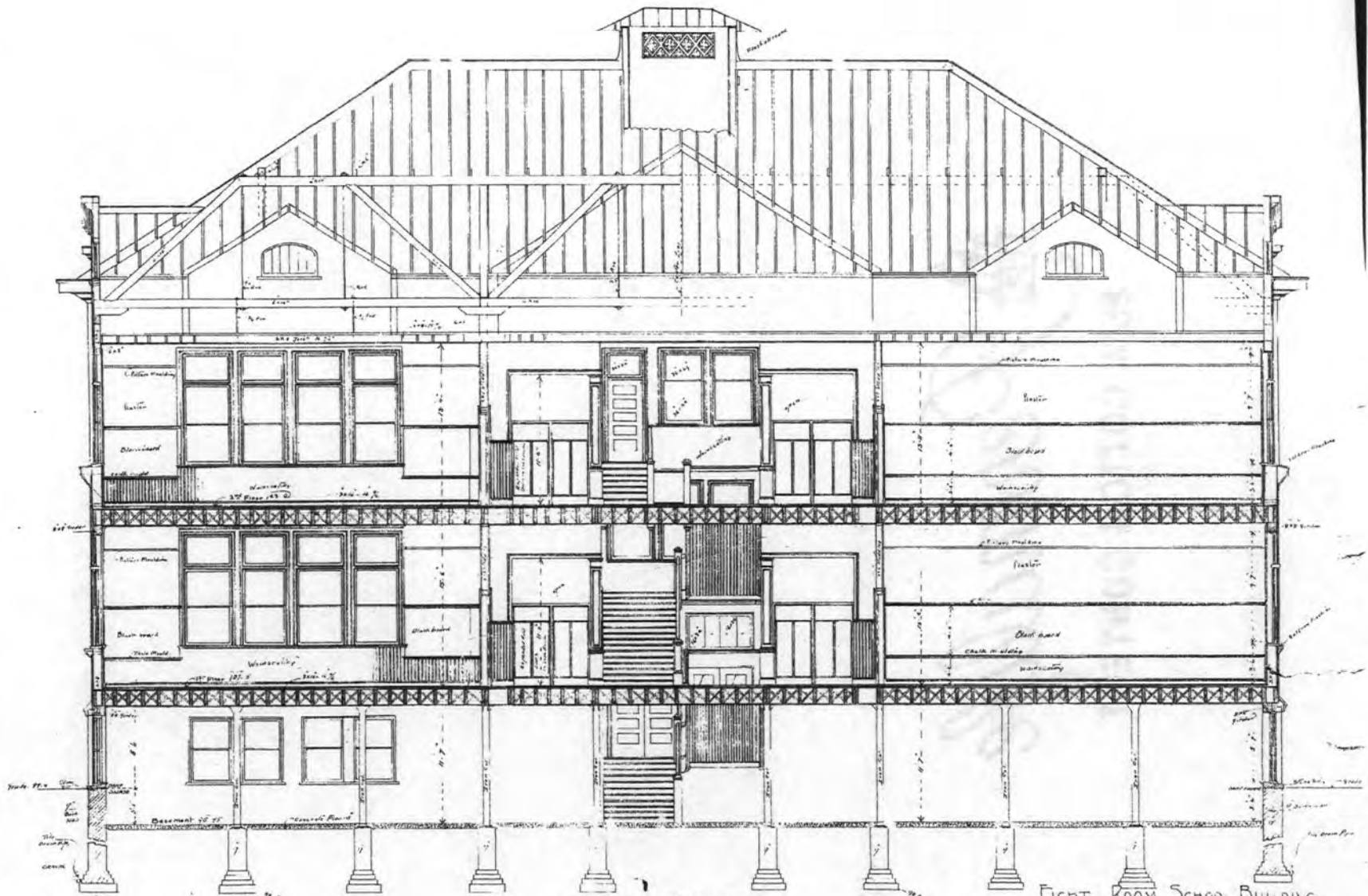
EIGHT ROOM SCHOOL BUILDING.

SEATTLE SCHOOL DISTRICT No 1
COLUMBUS AND WOODLAND AVES

BEED AND MENDEL
ARCHITECTS



WASHINGTON BLDG
SEATTLE WASH



LONGITUDINAL SECTION

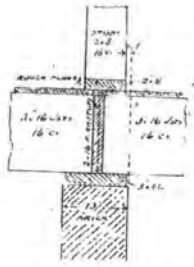
SEAL AND 1/2 INCH

EIGHT ROOM SCHOOL BUILDING
 SEATTLE SCHOOL DISTRICT NO. 1
 COLUMBUS AND WOODLAND AVE S

BEDD AND MENDEL
 ARCHITECTS

12

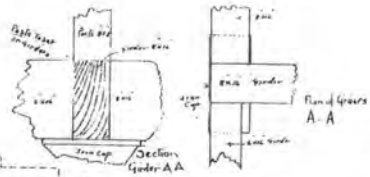
WASHINGTON
 SEATTLE WASH



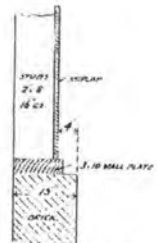
SECTION ON LINE F-F



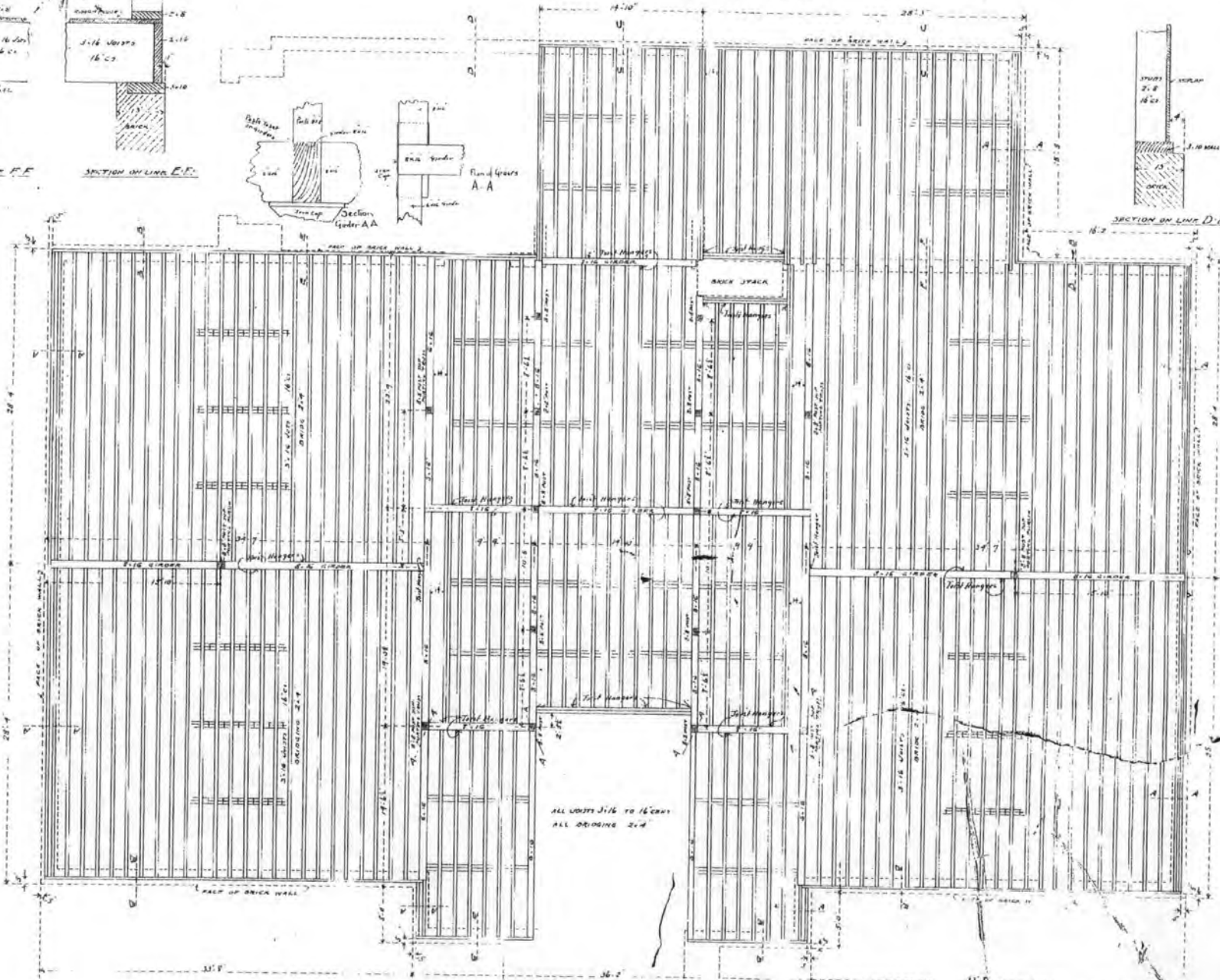
SECTION ON LINE E-E



SECTION GUTTER A-A



SECTION ON LINE D-D



ALL STUDS 2x8 TO 16 INCH
ALL BRICKING 2x4

FRAMING PLAN OF FIRST FLOOR

Scale 1/4" = 1'

EIGHT ROOM SCHOOL BUILDING

SEATTLE SCHOOL DISTRICT V-1

COLUMBUS AND WOODLAND AVENUES

BEBB AND MENDEL ARCHITECTS

13

WASHINGTON
SEATTLE

DRAWING NUMBER

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6002

DRAWING NUMBER

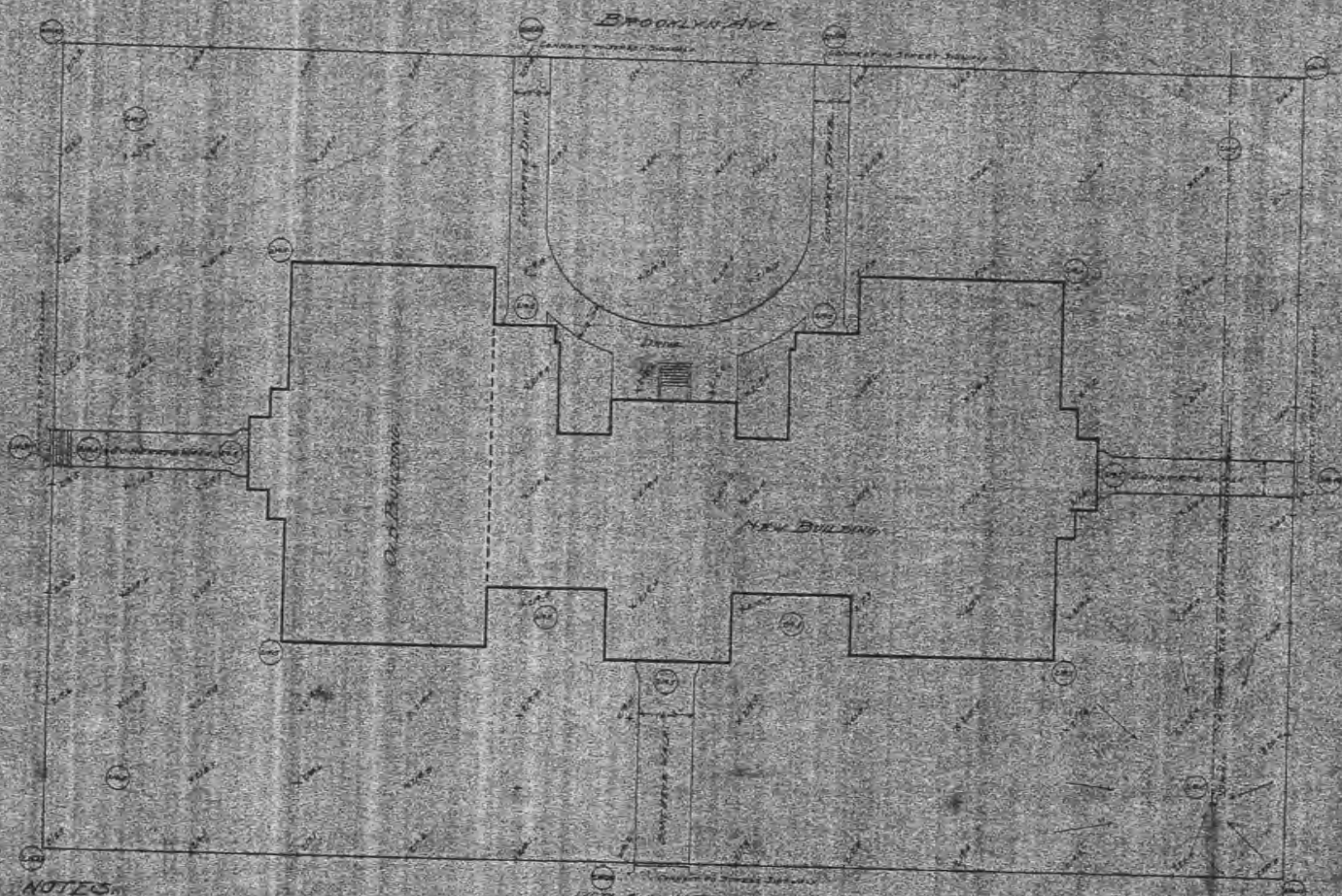
274-0002

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6002

DRAWING NUMBER

SAPCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6002

University Heights



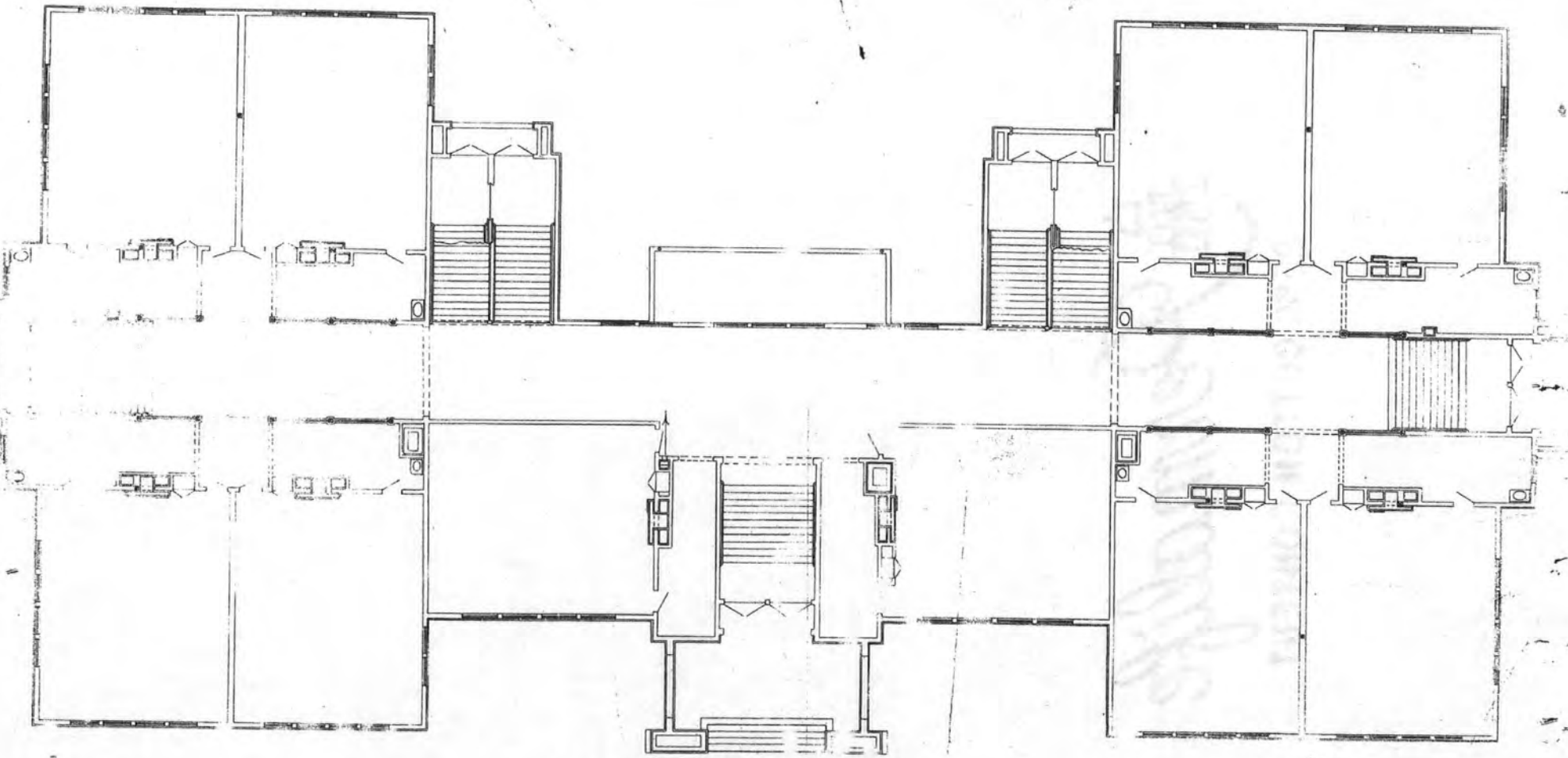
NOTES

THINGS NOT INCLUDED IN GRADES
 SHOWS EXISTING OR PROPOSED
 SURFACE DRAINAGE
 FINISHES INCLUDED IN EXISTING SURF
 ELEVATION THROUGH THE GRADES
 IS TO BE 2.00 FEET

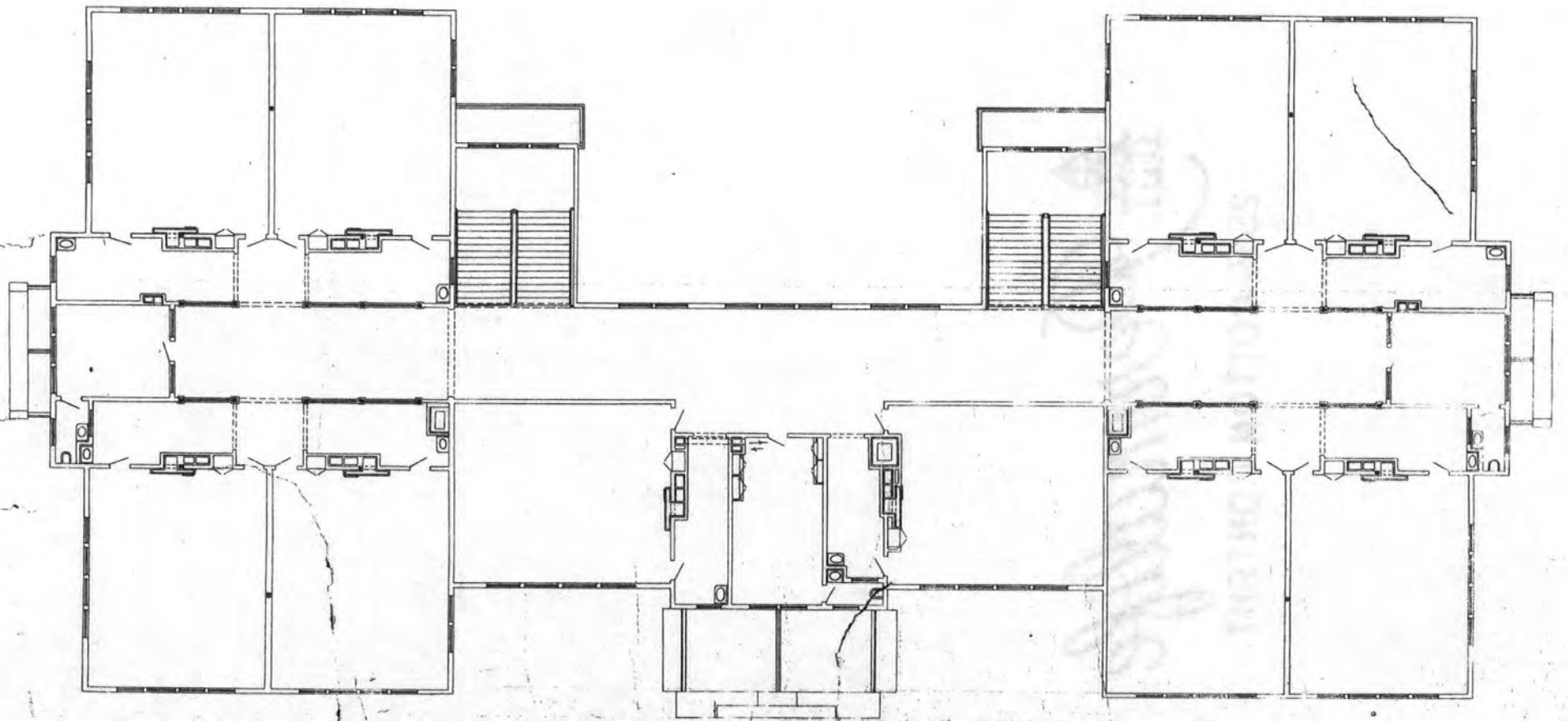
GRADING PLAN
SCALE 1"=10''

UNIVERSITY HEIGHTS, OHIO
 ENGINEERING DEPARTMENT
 1215 UNIVERSITY HEIGHTS
 CLEVELAND, OHIO

274-0002

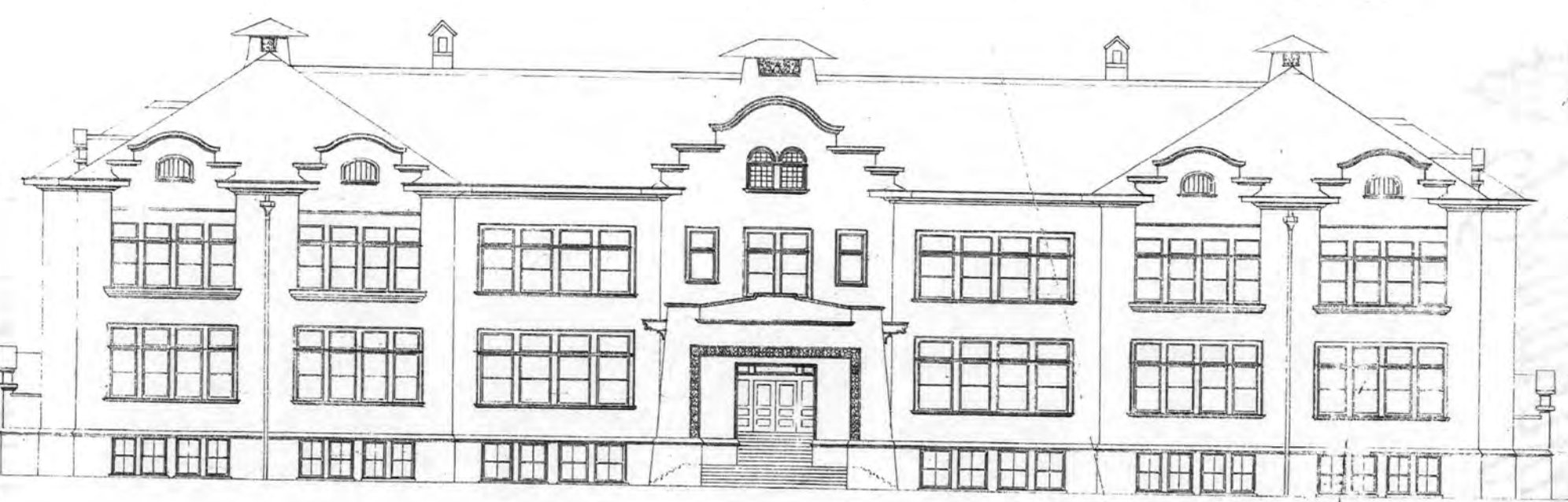


FIRST FLOOR PLAN - UNIVERSITY HEIGHTS SCHOOL
JAMES STEPHENS, ARCHITECT



SECOND FLOOR PLAN - UNIVERSITY HEIGHTS SCHOOL
JAMES STEPHENS, ARCHITECT.

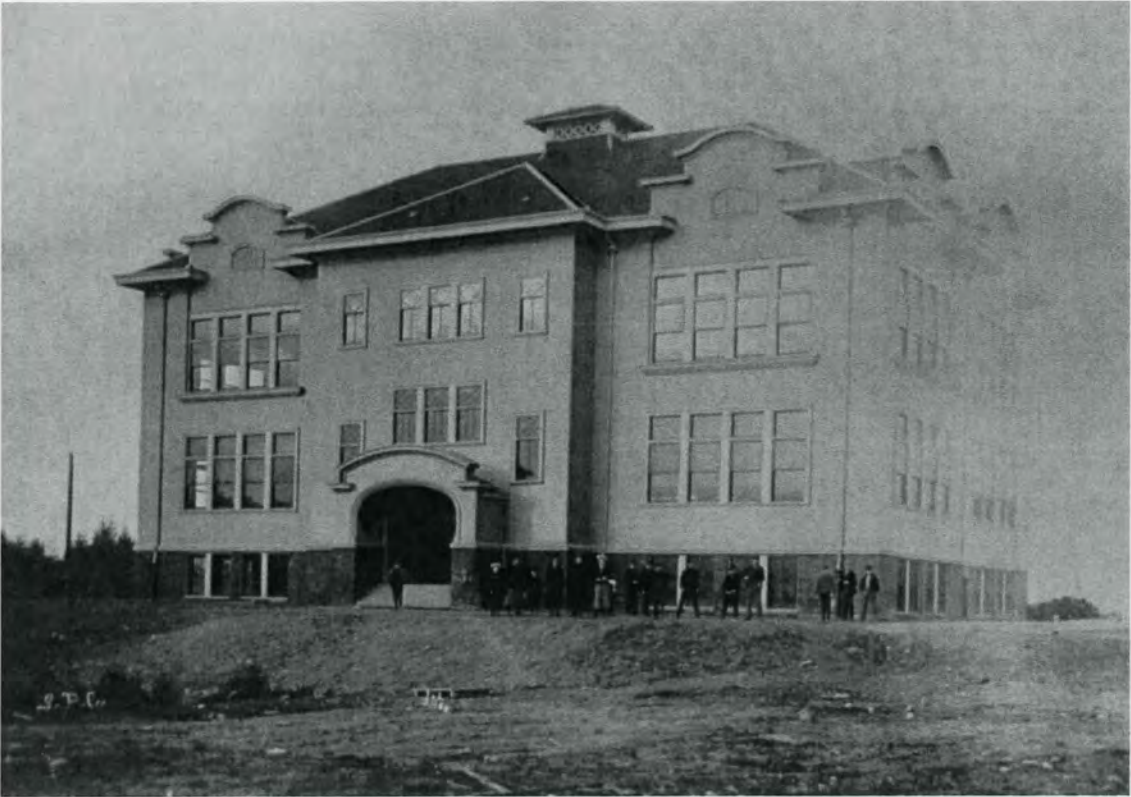
20 Room School Building



FRONT ELEVATION
Scale 1/8" = 1'-0"

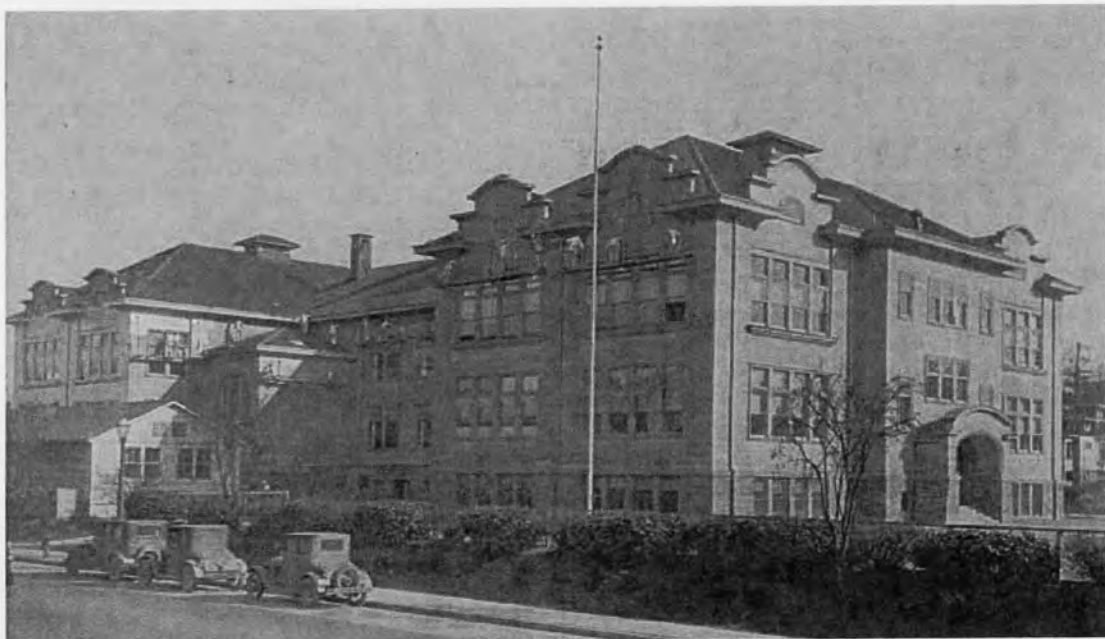
20 ROOM SCHOOL BUILDING
SEATTLE SCHOOL DISTRICT No. 1
COLUMBUS AND WOODLAND AVENUE
DEBS AND MENDEL : 16 : WASHINGTON BLDG.
ARCHITECTS SEATTLE WASH.

University Heights School – Historic Images





University Heights School
showing 1907 addition.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY University Heights School
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 10/22/10 DATE OF PENDING LIST: 11/22/10
DATE OF 16TH DAY: 12/07/10 DATE OF 45TH DAY: 12/07/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000995

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12.2.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



UNIVERSITY HEIGHTS SCHOOL
5031 UNIVERSITY WAY NE
SEATTLE, WA . KING CO.

· D. LENGYEL

· SEPT. 2010

MAIN FACADE

1 OF 8



UNIVERSITY HEIGHTS SCHOOL
5031 UNIVERSITY WAY NE
SEATTLE, WA
King Co.

- D. LENGEL
- SEPT 2010

NORTH FACADE

2 of 8



UNIVERSITY HEIGHTS SCHOOL
5031 UNIVERSITY WAY NE
SEATTLE, WA
· KING CO.

- D. LENGYEL
- SEPT. 2010

WEST FACADE
3 OF 8



UNIVERSITY HEIGHTS CENTER
Building & Home Of Neighborhood

DRIVING SCHOOL
208-525-0808

UNIVERSITY HEIGHTS SCHOOL
5031 UNIVERSITY WAY NE
SEATTLE, WA
• KING CO.

- D LENCZYK
- SEPT. 2010

WEST FACADE ENTRY

4 OF 8



Nagler Commons Angles Center

Schools

UNIVERSITY HEIGHTS SCHOOL
5031 UNIVERSITY WAY NE
SEATTLE, WA
• KING CO.

• D. LENGYEL
• SEPT. 2010

• SOUTH FAÇADE

5 of 8



UNIVERSITY HEIGHTS
SCHOOL

5031 UNIVERSITY WAY NE
SEATTLE, WA

• KING CO.

• D. LEINDEL

• SEPT 2010

• BASEMENT
WINDOW DETAIL

6 OF 8

ETA 508W 22.08.10 #10 F17561-75013 1#29 F#29_57N_2.tif



UNIVERSITY HEIGHTS SCHOOL

5031 UNIVERSITY WAY NE

SEATTLE, WA

King Co.

• D. LENGYEL

• SEPT 2010

PAMPET DETAIL

7 OF 8



UNIVERSITY HEIGHTS SCHOOL

5031 UNIVERSITY WAY NE

SEATTLE, WA

. KING CO.

• D. LENGYEL

• SEPT. 2010

WINDOW DEMO

BOF 8



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

October 21, 2010

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed three new National Register Nomination forms for

- **Florence Ferguson House, Whitman County, WA**
- **University heights School, King County**
- **Tacoma Ice Company's Cold Storage Plant, Pierce County**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov