NPS Form 10-900 Oct. 1990

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



1485

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property			
Historic name Other name/site number	Lowell Elementary School 209-2820-1711		
2. Location			
Location			
Street & number 104	40 Orville Avenue		not for publication
City or town Ka	nsas City		vicinity
State Kansas Code	KS County Wyandotte	Code WY 20	29 Zip code 66102
. State/Federal Agency Cert	ification		
☐ request for determination Historic Places and meets th ☐ meets ☐ does not meet	of eligibility meets the documentation	n standards for reg ements set forth in mmend that this pr eet for additional co	
Patrick Zollner, Deputy Stat Kansas State Historica State or Federal agency an		D	Date
In my opinion, the property [Comments.) Signature of commenting offi		nal Register criteri	ia. (☐ See continuation sheet for additional
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☐ removed from the Nationa Register ☐ other, (explain:)			

Lowell Elementary School		Wyandotte County, Kansas			
Name of Property		County and State			
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	2	Noncontributing buildings sites structures objects total		
Name of related multiple property li (Enter "N/A" if property is not part of a	me of related multiple property listing hter "N/A" if property is not part of a multiple property listing.)		iting resources previously listed ister		
Historic Public Schools of Kansas	Historic Public Schools of Kansas MPS		0		
6. Function or Use					
Historic Functions (Enter Categories from instructions)		Current Functions (Enter categories from instructi	ions)		
Education/school		Work in progress			
7. Description					
	- Anna Carlos Ca	Madeda	A Comment of the Comm		
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instructions)			
Late 19th & 20th Century Revivals / Classical Revival; Beaux Arts (detailing)		Foundation: Stone / limestone Walls: Brick; Stone / lime	estone		
		Roof: Asphalt			
		Other: Terra cotta: Metal: Concrete: Stone / slate			

Statement of Significance	Lowell Elementary School	Wyandotte County, Kansas		
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B Property is associated with the lives of persons significant in our past				
significant nour 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 value, or presents a significant and distinguishable entity whose components lack inclindual distriction. D Property has yielded, or likely to yield, information important in prahistory or history. Criteria Considerations (Mark ** In all the boxes that apply.) Significant Dates Property is: 1888 Property is: 1888 Property is: 1888 B removed from it original location. C a birthplace or grave. Complete if Criteria B is marked above) D a cemelary. Significant Person. (Complete if Criteria B is marked above) Property is: Significant Person. Complete if Criteria B is marked above) NA E a reconstructed building, object, or structure. F a commemorative property. Architect/Builder Narrative Statement of Significance (Expain the significance of the property on one or more continuation sheets.) Peterson, David B. 9. Major Bibliographical References Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) Privious documentation on file (NPS): Significant Dates Privious documentation on file (NPS): Privious documentation on file (NPS): Significant Dates Privious documentation on daditional Register Significant Dates Privious documentation on file (NPS): Significant Dates P		Architecture		
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Lowell Elementary School		Wyandotte County, Kansas		
Name of Property		County and State		
10. Geographical Data				
Acreage of Property 1.35 acres				
UTM References (Place additional UTM references on a continuation sheet.) 1 1 5 3 5 8 5 4 5 4 3 3 0 2 2 Zone Easting Northing 2 Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Boundary Justification	3 Zone 0 4 ⊠ See	Easting Northing Continuation sheet		
(Explain why the boundaries were selected on a continuation sheet.) 11. Form Prepared By	.			
11.1 Offin Frepared by				
Name/title Shari L. Wilson				
Organization Historic Lowell Lofts, LLC	Date	9 July 2007		
Street & number 51 S. 64th St.	Telephon	e 913-287-6879		
City or town Kansas City	_ State _K	S Zip code 66111		
Additional Documentation				
Submit the following items with the completed form:				
Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the property's A sketch map for historic districts and properties having large a Photographs Representative black and white photographs of the property. Additional items (Check with SHPO or FPO for any additional items)		erous resources.		
Property Owner				
Name Historic Lowell Lofts, LLC, c/o Shari L. Wilson an	d Chris Steineg	er		
Street & number 51 S. 64th St.	Telephone	913-287-7636		
City or town Kansas City	State	KS Zip code 66111		

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

OMB No. 1024-0018

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United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Lowell Elementary School Kansas City, Wyandotte, Kansas

NARRATIVE DESCRIPTION

Summary

Lowell Elementary School (1898, 1905, 1922) is located in the Riverview Neighborhood at 1040 Orville Avenue in Kansas City, Kansas. The school is the neighborhood landmark in an otherwise residential area. The school's original eight classrooms were built in 1898 with additions in 1905 (six-room addition on the west side of the building) and 1922 (kindergarten addition). Architect William W. Rose designed the original building and its additions in the Classical Revival style with Beaux Arts decorative elements. The two-story building has a full, partially above-grade basement with generally the same floor plan as the first and second floors, and two towers in the front of the building. The towers are accessible through the attic. Three chimneys were originally located in the building, but one was removed (the date of this removal is unknown). A photograph from approximately 1929 shows tall finials on both towers, but these no longer remain.

The building has four primary entrances, one in each corner. Each entryway has a different number of steps leading to it: main (southeast) entry, 3 steps; southwest entry, 6 steps; northwest entry, 4 steps, and northeast entry, one 6-inch step. The building maintains a south-facing façade. It is constructed of brick with a limestone foundation, with terra cotta brick decorative elements and glazed brick pilasters on the south façade, pressed metal cornices, and asphalt shingles. Limestone block modillions are located under the metal cornice above the two south-facing doors and around the top of the building. Two short balustrades accentuate the doors as well. Shingle siding covers a dormer on the west end of the building. Lowell has 148 wooden windows, most in an unusual 6/2 double-hung design. A wall running from the southeast corner of the building west along Orville Avenue, then north along 11th Street is constructed of limestone and concrete. Two stairways that connect the building site with the lower playground area to the west are also constructed of limestone and concrete. Judging by a 1929 photograph, the wall and stairs may have been added after this time. The playground area was purchased in 1919 and 1920. The original school sign "LOWELL" remains above the main entry door.

Elaboration

Lowell was an elementary school for 82 of its 109 years. In 1980, it was converted to use as a warehouse. It was also used sporadically for storing books for library book sales.

According to drawings prepared for the 1922 addition, classrooms were located on the first and second floors with boys' and girls' restrooms, boys' and girls' playrooms, and mechanical space in the basement. A room for manual training was also located in the basement. Kindergarten classrooms, a library, and a piano were located on the first floor, with a storeroom, space for sewing machines, and a Victrola on the second floor. A principal's office was located on the southeast stairwell landing between the first and second floors, and a storeroom was on the landing above that. Two indoor sandboxes are included on the drawings for classrooms on the first floor. Fire escapes are shown from classrooms on the east and west sides of the building, although these were removed after the building was closed. All classrooms had

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Lowell Elementary School Kansas City, Wyandotte, Kansas

their own cloakrooms. The central hallways are 12 feet wide and ceilings throughout the first and second floors are 12 feet high. Stair railings are unique in their starburst pattern, composed of two pieces crossing at right angles with two additional pieces intersecting that cross on the diagonals.

Both the interior and exterior of the building are in essentially the same configuration as when originally constructed. The main classrooms, six plus the library on the first floor and seven on the second floor, retain the original oak woodwork and flooring (except where damaged flooring has been replaced by plywood). The flooring is buckled in numerous places, and leakage from the roof has caused holes in the floors of several classrooms. The roof leakage has also caused the northeast stairwell to become severely damaged. The other three stairwells require replacement of most of the treads and banister trim. Some features such as original slate blackboards have been covered by modern chalkboards, and in some places the blackboards are missing. Cloakrooms remain intact down to the coat hooks. Interior walls are constructed of brick and stone with plaster covering some of the brick. Most of the original wood trim, including picture rails, window and door trim, chalkboard trim, baseboards, and some doors, still remains. Decorative brackets in the ceiling corners of the hallways are missing, but paint lines show where they were originally mounted.

Lowell is a structurally solid building giving silent testament to the good original design, workmanship, and materials utilized more than one hundred years ago. The floor joists are 2x14 wood timbers in good to excellent condition. The roof was originally constructed to carry the load of slate roof tiles, so the roof rafters are 2x10 and 2x12 timbers in good to excellent condition. The roof itself is in poor condition, with numerous leaks despite repeated attempts at patching. Windows are currently boarded up. Glass in the windows behind the boards is broken out but the windows themselves can be repaired in most cases. Most of the windows are original to the building, with a few replacements.

Lowell has not suffered the fate of many architecturally significant schools. It still has most of its original windows, roof, and entryways. Both of its additions were designed by the original architect and are a natural extension of the original design. Even its interior was spared dropped ceilings and replacement of the original wood floors. A few original slate blackboards still exist, and the original corridor configuration is in place.

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National Register of Historic Places Continuation Sheet

Section Number 8 Page 3

Lowell Elementary School Kansas City, Wyandotte, Kansas

STATEMENT OF SIGNIFICANCE

Summary

Lowell Elementary School is being nominated to the National Register of Historic Places as part of the *Historic Public Schools of Kansas* MPS under Criterion A for its historical association with the expansion of public education in Kansas. The building and grounds also fall under Criterion C, as a representative of the renowned regional architect Mr. William W. Rose's work displaying an unrestrained interpretation of Classical Revival style with Beaux Arts detailing and incorporating towers into the overall theme. Lowell is the oldest surviving school building known to have been entirely designed by Mr. Rose (original building and both additions).

History

The construction of Lowell Elementary was approved by the Kansas City, Kansas Public Schools as a result of overcrowding at Barnett School, located on the southwest corner of 11th and Barnett. Parents requested the new building, and were represented on the committee to select a new site. A site was chosen but the school board selected a less expensive site on the north side of Orville Avenue between 10th and 11th Streets. This site was 200 x 137 feet in size and was part of the Hiram Northrup estate. The new school was named on May 16, 1898, for the "distinguished author", poet James Russell Lowell.

The architect was William Warren (W.W.) Rose. Born in Oyster Bay, Long Island, New York, on March 12, 1864, Rose's early training and natural talent was in architecture. Rose graduated from the Ogdensburg Academy in 1882, then went to New York City to study architecture in the office of G.A. Schellinger. He then spent three years in the architectural offices of Charles T. Mott and J.C. Cady Company. By 1889, he and his wife were in residence at 1413 N. 7th Street in Kansas City, Kansas, and he had established an architectural partnership with James Oliver Hogg of Kansas City, Missouri. In 1890, Hogg and Rose were designated architects for the Kansas City, Kansas Board of Education. Rose was reappointed in 1891, and would hold this position for approximately 37 years, with a possible brief hiatus in 1907. The building boom ended in the panic and depression of 1891, and the Hogg and Rose firm dissolved in 1894. By 1906, David B. "Burt" Peterson had joined Rose as a draftsman and structural superintendent, and the firm was renamed Rose and Peterson in 1909. Rose also served as mayor of Kansas City, Kansas (1905-1907).

Lowell is the only surviving school building known to have been entirely designed by Rose (the original building and both additions). Its Classical Revival style with Beaux Arts detailing distinguishes the building from other school buildings designed by Rose. He also designed Whittier Elementary (1908), Dunbar Elementary (1908), and Hawthorne Elementary (1908-09), which employ Classical detailing to otherwise moderately articulated facades. Lowell's Beaux Arts decorative finishes include terra cotta ornamentation around the front entry doors, pressed metal cornices, glazed brick pilasters, and buff-colored brick work above a stone foundation and water table. The roof is hipped with two prominent towers rising above the front façade. These elements of the building remain intact and will need only

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Lowell Elementary School Kansas City, Wyandotte, Kansas

careful cleaning and repointing to regain their original beauty. The distinctive lettering of the school name "LOWELL" also remains above the main entry.

In addition to Lowell, Rose is responsible for numerous other buildings in Kansas City, Kansas, including the Carnegie Building that housed the public library (demolished in 1966), Kansas City, Kansas High School (later named Wyandotte High School, destroyed by fire in 1934), and Memorial Hall (still in use at 7th and Ann, this building is considered by many to be his greatest work).

The original eight rooms of Lowell were designed in 1897-98, with a six-room addition designed by Rose in 1905 and a kindergarten addition designed by Rose and Peterson in 1922. The plans for the additions were very sensitive to the original building design. Lowell was first occupied in 1898 and consisted of eight classrooms and eight teachers. Grades 1 through 7 were taught in the school, reflecting the national pattern of constructing separate elementary and high school buildings. With the population boom after World War I and the increasing incorporation of kindergarten into public schools, the kindergarten addition was deemed necessary and was operational for the 1922-23 school year. ¹

The elementary schools of the Kansas City, Kansas Public School District followed the general pattern of city schools across Kansas. While smaller communities often had one- or two-room schools, this rarely occurred within cities. The first city schools were called graded schools because, unlike the country schools, they incorporated separate grades from the earliest days. Schools typically included grades 1 through 8, and, early on, high school classes were held within the graded school.²

By the 1880s, as the numbers of students grew, new schools were constructed as elementary schools in larger cities, with separate high schools becoming the norm. During the Progressive Era (noted for its standardization of textbooks and teacher qualifications) the specialization of curriculum areas significantly impacted the design of school buildings. An additional difference between city and country schools during this time was the degree of specialized spaces within the graded (grade) school. While Lowell did not have a gymnasium or auditorium, it did have classrooms designated as library and kindergarten rooms, and additional rooms designated for manual training and girls' and boys' playrooms.³

Expansion of curriculum led to the emergence of junior high school and kindergarten. By the 1920s, junior high schools were common components of city schools and grade schools, therefore, reconfigured to include grades K-6. Kindergarten rooms often had special features, which in Lowell's case included a sandbox inside the classroom.⁴

¹ For additional historical context about the development of public schools in Kansas, see <u>Historic Public Schools of Kansas, MPS</u> by Brenda Spencer (2005), especially Section F, pages 31-32. Filed at the Kansas State Historical Society, Topeka, Kansas.
² Ibid.

³ For additional historical context about the development of public schools in Kansas, see <u>Historic Public Schools of Kansas</u>, <u>MPS</u> by Brenda Spencer (2005), especially Section F, pages 31-32. Filed at the Kansas State Historical Society, Topeka, Kansas.

⁴ Ibid.

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Section Number 8 Page 5 Lowell Elementary School
Kansas City, Wyandotte, Kansas

As cities grew, schools often needed to add classrooms or wings to the original buildings. As a neighborhood school, Lowell expanded twice to accommodate growth in population and the new addition of kindergarten to the curriculum.⁵

Land records indicate that the original school site was purchased on March 18, 1898, from the estate of Hiram Northrup in two parcels for the grand total of \$1,126. The ground for the children's playground area was purchased over two years, 1919 and 1920. On December 20, 1919, a portion of the site was purchased from Rhea Hughes Day for \$4,100. Elmer A. Brown sold the rest of the area to the Board of Education on August 12, 1920, for \$1,875.

In 1980, Lowell was converted to use as a district warehouse due to its proximity to the central maintenance shops. The school district also allowed use of the basement to store books for the local Friends of the Library in Kansas City, Kansas, book sales.

Lowell has served as a community gathering place throughout its history. Its location in a residential area with few commercial, governmental, or other nearby monumental buildings established its importance as a neighborhood school and local landmark. Many people still harbor feelings of affection for the building and have fond memories as students or teachers. The entire neighborhood is taking an interest in the building's renovation and restoration to its former status of neighborhood prominence. To this day, Lowell retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

In September 2004, the Wyandotte High School Class of 1949 held its 55th class reunion. At a morning coffee, Lowell alumni sang the Lowell School Song used in the 1930s and 1940s and sung to the tune of "Juanita". The song was written by Principal Aura Smith (later Mrs. Albert Prince). The words are as follows:

Standing on Orville
Is a school we love so well.

There in the classrooms We learn to read and spell.

We hear the chatter From early until late.

Of all the children From the first to the eight.

Lowell, oh-o-oh Lowell Thy memory hath impart.

⁵ Ibid.

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Continuation Sheet

Section Number 8 Page 6

Lowell Elementary School Kansas City, Wyandotte, Kansas

Lowell, oh-o-oh Lowell Ever in my heart.

Architectural Significance

School buildings tend to follow established architectural trends. In much the same way as courthouses, libraries, and performing arts centers, schools were designed as monuments and community landmarks. Lowell Elementary School is of Classical Revival and Beaux Arts architecture. Classical Revival-style architecture was dominant in public, commercial, and residential buildings throughout the country in the first half of the 20th century. Interest in reviving the Classical styles developed after the 1893 World's Columbian Exposition was held in Chicago. The general architectural theme of the exposition was classical. The reintroduction of the style was part of the greater American Renaissance movement that also popularized Colonial Revival architecture.

Beaux Arts architecture is usually found on buildings in the United States built in the late 19th and early 20th centuries. It is an eclectic tradition inspired by Renaissance styles that was popularized at France's Ecole de Beaux Arts. The style is most evident in its generous decorative detailing, which allowed building owners to express grand tastes and values.

Common features of the early 20th century Classical Revival style evident on Lowell include pediments, pilasters and engaged columns with decorative capitals, and cornice line dentils. Some of these features are also common on Renaissance-inspired Beaux Arts-style buildings. Other characteristics of the Beaux Arts style found on Lowell include ballustraded windowsills above the entrances and arched windows.

NPS Form 10-900-a OMB No. 1024-0018

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Lowell Elementary School Kansas City, Wyandotte County, KS

VERBAL BOUNDARY DESCRIPTION

Lots 20 through 33 inclusive, and a part of Lot 19 in Block 2 of Northrup Park, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Basis of Bearing: For course orientation the bearings in this description are oriented to the Kansas State Plane Coordinate System Grid North, North Zone from Global Positioning System observations.

Beginning at the Southwest corner of said Lot 33, said point being monumented by a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence North 01° 46'44" West 137.02 feet to the Northwest corner of said Lot 33 and a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence North 87° 55'32" East 365.46 feet, along the North lines of Lot 33 through 19, to a one-half inch reinforcing bar set with KS CLS-175 survey cap, 18.01 feet East of the Northwest corner of said Lot 19, as measured along said North line;

Thence South 01° 43'59" East 58.32 feet, along a line one foot West of and parallel with the West face of an 8 inch concrete retaining wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence South 89° 27'43" West 2.06 feet, along a line one foot North of and parallel with said wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence South 01° 14'06" East 79.56 feet, along a line one foot West of and parallel with said 8 inch wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap, 15.60 feet East of the Southwest corner of said Lot 19, as measured along the South line of said Lot;

Thence South 88° 03'07" West 362.60 feet, along the South lines of Lots 19 through 33 to the Southwest corner of Lot 33, Block 2, Northrup Park and the point of beginning, containing 50,023 square feet or 1.1484 acres.

Subject to the following easement AND any and all other right-of-ways, easements and restrictions of record.

EASEMENT DESCRIPTION FOR ACCESS & MAINTENANCE

A 5 foot easement lying West and North of the following described line across Lot 19 in Block 2 of Northrup Park, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Basis of Bearing: For course orientation the bearings in this description are oriented to Kansas State Plane Coordinate System, Grid North, North Zone from Global Positioning System observations.

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Commencing at the Southwest corner of said Lot 19;

Thence North 88° 03'07" East 15.60 feet, to the point of beginning of the easement herein described;

Thence North 01° 14'06" West 79.56 feet, along a line one foot West of and parallel with the West face of an 8 inch concrete retaining wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence North 89° 27'43" East 2.06 feet, along a line one foot North of and parallel with said wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap;

Thence North 01° 43'59" West 58.32 feet, along a line one foot West of and parallel with said wall, to a one-half inch reinforcing bar set with KS CLS-175 survey cap, 18.01 feet East of the Northwest corner of said Lot 19, as measured along said North line, and the point of terminus of said easement description.

BOUNDARY JUSTIFICATION

This boundary includes the property historically associated with this resource that retains its integrity.

PHOTOGRAPHIC INFORMATION

Photo 16:

Photo 17: Photo 18:

Photo 1:	View of SE corner, facing NW / Photographer: Katrina Ringler / Date 5-4-2007
Photo 2:	South (front) façade, facing N / Photographer: Katrina Ringler / Date 5-4-2007
Photo 3:	View of SW corner, facing NE / Photographer: Katrina Ringler / Date 5-4-2007
Photo 4:	West façade & west end of south façade, facing NE / Photographer: Katrina Ringler / Date 5-4-2007
Photo 5:	West façade & west end of north façade, facing E / Photographer: Katrina Ringler / Date 5-4-2007
Photo 6:	North façade, facing S / Photographer: Katrina Ringler / Date 5-4-2007
Photo 7:	East façade, facing W / Photographer: Katrina Ringler / Date 5-4-2007
Photo 8:	Northwest steps, facing S / Photographer: Shari Wilson / Date June 2007
Photo 9:	East door on south façade, facing N / Photographer: Shari Wilson / Date June 2007
Photo 10:	View of playground, facing W / Photographer: Shari Wilson / Date June 2007
Photo 11:	Southeast stairwell, first floor / Photographer: Shari Wilson / Date June 2007
Photo 12:	Northeast doors from interior / Photographer: Shari Wilson / Date June 2007
Photo 13:	Southeast stairwell, facing S / Photographer: Shari Wilson / Date June 2007
Photo 14:	First floor corridor / Photographer: Shari Wilson / Date June 2007
Photo 15:	Typical classroom / Photographer: Shari Wilson / Date June 2007

Typical windows at stairwell interiors / Photographer: Katrina Ringler / Date 5-4-2007

Original drinking fountain at corridor / Photographer: Shari Wilson / Date June 2007

Typical windows / Photographer: Shari Wilson / Date June 2007