



**King County
Office of Cultural Resources**

**Landmarks and Heritage Commission
Public Art Commission
Arts Commission**

506 Second Avenue, Suite 200
Seattle, WA 98104-2307
Phone (206) 296-7580 V/TTY
Fax (206) 296-8629

WOODINVILLE LANDMARKS COMMISSION

FINDINGS OF FACT AND DECISION WOODINVILLE SCHOOL LANDMARK NOMINATION

SUMMARY

The Woodinville Landmarks Commission designates the Woodinville School, located at 13203/13205 NE 175th Street, Woodinville, Washington, a City of Woodinville Landmark. The building is owned by the City of Woodinville.

Property Description: All of the land area described as Tax Parcel #1026059024 [PCL B WOODINVILLE BLA# BLA 99-0201 REC #19991206900007 SD BLA BEING POR NE ¼ OF NE ¼ OF SE ¼ OF SEC 9 & POR NW ¼ OF NW ¼ OF SW ¼ SEC 10 T-R 26-5].

The Commission heard testimony from six individuals testifying in support of the designation, no one testified in opposition to the designation. In making its decision the Commission made the following findings:

FINDINGS

1. The school is historically significant under *Criterion A1* for its association with the growth and development of the community of Woodinville, and as a well-preserved example of a Works Progress Administration (WPA) project. The school is significant under *Criterion A3* as a distinctive example of the WPA Moderne style. The school is significant under *Criterion A5* as the work of a notable Washington architect, Frederick Bennett Stephen of Seattle; and:

2. As an intact school building, the Woodinville School reflects the historic growth of this community and is an important reminder of federal involvement in rural school construction during the Great Depression era.
3. In 1881, Woodinville's first school was established in the home of Ira and Susan Woodin. In 1892, the Calkins family donated the land on which the school is sited, with the stipulation that it be used for school purposes only. A two-room, wood frame school building was constructed on the site and served until 1908 when it was destroyed by fire. It was replaced by a brick masonry building. Built in 1909, the new two-story, four-room school is believed to have been the only brick schoolhouse in King County outside of Seattle.
4. As the community grew during the 1920s and 1930s, a larger grammar school became necessary. With the Great Depression underway, funding for a remodeled school was provided through the Works Progress Administration (WPA). A stipulation attached to the WPA funds required that it be used for remodeling or expansion of an existing structure. Thus, the old 1909 building was technically "enlarged" in 1936 with a building designed by Fred B. Stephen. A small portion of the original 1909 brick school was retained, although the majority of the old building was entirely integrated into the 1936 construction. A remnant of the original building remains visible at the east end of the south elevation.
5. Following the Second World War, more classroom space was needed. In 1948, the east wing was constructed, providing four additional classrooms. The design work was again undertaken by Fred B. Stephen. The 1948 addition essentially balanced the asymmetrical façade design of the 1936 building.
6. Today, Woodinville is characterized by modern retail centers, housing developments and commercial or manufacturing facilities interspersed with open space and agricultural areas. The Woodinville School remains as a highly visible local landmark, indicative of the early 20th century history of the community.
7. The distinctive façade and west elevation exhibit original historic building fabric and architectural features representative of an important stylistic trend in American architecture. It is a notable example of WPA Moderne design mode, combining the symmetry and formality of Beaux-Arts classicism with sparseness and careful architectural detailing drawn from European modernism. This design mode is also referred to as "stripped classicism." The architectural form and features are drawn from traditional, classically derived designs but stripped down to simplified or "starved" architectural details.

8. As the son and longtime partner of Seattle school architect James Stephen, Fred Stephen made a significant contribution to the design of local schools from 1909 until the 1960s. The design of the Woodinville School closely follows the progressive model school plan developed by the firm for brick schools built in Seattle after 1908. The quality of the WPA Moderne design may indicate Fred Stephen's personal and professional association with Paul Phillip Cret. Cret, who was a young architecture professor at the University of Pennsylvania while Stephen was a student there, became a particularly influential proponent of "stripped classicism."

The Woodinville Landmark Registration Form provides additional contextual information in support of the above findings.

FINAL DECISION

At its December 20, 2001 meeting, the Woodinville Landmarks Commission unanimously approved a motion to designate the Woodinville School as a City Landmark.

Boundaries: All of the land area within the boundaries of Parcel #1026059024

Features of Significance: The entire land area of the tax parcel identified above and the entire exterior of the building according to the attached site plan.

PROTECTION MEASURES

Controls

No significant feature (as described above) may be altered, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville Ordinance No. 249 [City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation]. The following exclusion is allowed:

In-kind maintenance and repair

No new structure, building, road, intensive landscaping or fence construction may take place within the boundaries of the designated parcel, whether or not a building permit is required, without first obtaining a Certificate of Appropriateness from the King County Landmarks and Heritage Commission pursuant to the provisions of KCC 20.62.080 and City of Woodinville Ordinance No. 249 [City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation].

Incentives

The following incentives are available to the property owner:

1. Eligibility for grant funds for building rehabilitation or stabilization through the King County Landmarks and Heritage Program Office.
2. Eligibility for technical assistance from the King County Landmarks and Heritage Commission and staff.
3. Eligibility for historic site marker.

Decision made December 20, 2001.
Findings of Fact and Decision filed December 31, 2001.

WOODINVILLE LANDMARKS COMMISSION

Leon Leeds, Chair

Date

TRANSMITTED this 31 day of December, 2001 to the following parties and interested persons:

Pete Rose, City Manager, City of Woodinville

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Carl Smith, City Planner, City of Woodinville
The Honorable Kathy Lambert, King County Council
The Honorable Louise Miller, King County Council
Lynn McNally, Chair, Woodinville Planning Commission
Gladys Berry, Woodinville Historical Society
Donna Calkins, Bellevue, WA
Jacque Calkins, Bellevue, WA
David Chapman, Woodinville, WA
Lila Chapman, Woodinville, WA
Suzi Freeman, Woodinville, WA
Katherine Jarman, Woodinville, WA
Mary D. Jarman, Woodinville, WA

NOTICE OF RIGHT TO APPEAL OR RECONSIDER

Appeal. Any person aggrieved by a decision of the Woodinville Landmarks Commission designating or rejecting a nomination of a landmark may, within 35 calendar days of mailing of notice of the action, appeal the decision to the City Council. Written notice of appeal shall be filed with the Historic Preservation Officer and the Woodinville City Clerk and shall be accompanied by a statement setting forth the grounds of the appeal, supporting documents and argument. (KCC 20.62.110 A, as adopted by reference in City of Woodinville Municipal Code 21.31 - Landmark Protection and Preservation.

Reconsideration. Any person aggrieved by a decision of the Woodinville Landmarks Commission designating or rejecting a nomination for designation of a landmark may, within 20 calendar days of mailing of notice of the decision, petition the Commission for reconsideration on the grounds the decision was based on 1) errors or omissions of fact; or, 2) that new information bearing on the decision, and not reasonably available to the Commission at the time of the decision, is available.

The written petition must be filed with the Historic Preservation Officer and must be accompanied by 1) a statement setting forth the grounds for the petition; and, 2) any supporting documents.

Within 70 calendar days of a petition for reconsideration, the Commission shall review the record, and may, at its discretion, render a revised decision. The Commission may, at its discretion, hold another public hearing on the landmark nomination.